



CITY OF RIVERBANK
CITY COUNCIL MEETING
City Hall Council Chambers
6707 Third Street • Riverbank • CA 95367



REVISED
AGENDA
MONDAY, MAY 14, 2012 – 6:00 P.M.

CALL TO ORDER: Mayor Virginia Madueño

FLAG SALUTE: Mayor Virginia Madueño

INVOCATION: Riverbank Ministerial Association

ROLL CALL: Mayor Virginia Madueño
Vice Mayor Dotty Nygard
Councilmember Richard O'Brien
Councilmember Jeanine Tucker
Councilmember Jesse James White

CONFLICT OF INTEREST

Declaration by Council Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered.
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1. PRESENTATIONS

Item 1.1: Proclamation Declaring May 2012 as Asthma Awareness Month.

Item 1.2: Proclamation for Bike to Work Week – May 14 – 18, 2012.

2. PUBLIC BUSINESS FROM THE FLOOR (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. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the City Council. The public will be invited to make comments on agenda items when the item comes up for Council consideration. For Closed Session items, the public will be invited to make

comments before the meeting is recessed to Closed Session. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the City Council.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Approval of the April 23, 2012, regular City Council Minutes.

Item 3.C: **Resolution** to Adopt Warrant Registers for 04/19/2012, 04/26/2012 and 05/03/2012 and Credit Card Statements for 03/22/2012.

Item 3.D: Approval to Change the Monday, May 28, 2012, Regular City Council Meeting to Tuesday, May 29, 2012, in Observance of the Memorial Day Holiday.

Item 3.E: **Resolutions** – Consolidated Landscape & Lighting District:

- 1) Resolution** of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2012/2013.
- 2) Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2012/2013.
- 3) Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2012/2013.

Item 3.F: **Resolutions** – Crossroads Landscape & Lighting District:

- 1) Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2012/2013.
- 2) Resolution** of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2012/2013.
- 3) Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2012/2013.

Item 3.G: **Resolution** – Riverbank Storm Drain Maintenance District No. 2006-01(Heartlands)

- 1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2012/2013.

Item 3.H: **Resolutions** – Ridgewood Place Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2012/2013.

Item 3.I: **Resolutions** – River Cove Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2012/2013.

Item 3.J: **Resolutions** – Sierra Vista Estates Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2012/2013.

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2012/2013.

Item 3.K: **Resolutions** – Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge):

1) **Resolution** of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge) for Fiscal Year 2012/2013.

Item 3.L: **Resolution** for the Application for an Energy Efficiency and Conservation Block Grant (EECBG) for the Implementation of the Riverbank Energy Saving LED Street Light Project and Acceptance of the Grant Awarded by the California Energy Commission (CEC).

Recommendation: Approve Consent Calendar by roll call vote.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARINGS: None.

6. NEW BUSINESS:

Item 6.1: Appeal Hearing for the Payment of Systems Development Fees by Leonard Lovalo, d.b.a. Thunderbolt Lumber Treatment, for a 4,950 Square Foot Industrial Building.

Recommendation: Deny the appeal of Leonard Lovalvo, d.b.a. Thunderbolt Lumber Treatment concerning the payment of Systems Development Fees.

Item 6.2: Presentation of the Central Avenue Rehabilitation Project and Authorization to File Notice of Completion.

Recommendation: Receive presentation of the construction project and authorize the filing of a Notice of Completion.

Item 6.3: Preparation of a Lease Agreement with the Riverbank Unified School District for use of Property Located at the Northwest Corner of Kentucky Street and Eleanor Avenue for Agricultural Education Opportunities

Recommendation: City Council direction is requested regarding the development of a lease agreement with the Riverbank Unified School District for use of property owned by the City and the Riverbank Oakdale Transit Authority for agricultural education opportunities.

Item 6.4: **Resolution** to Support the Submission of an Economic Development Administration Grant for the Mid-Site Renovation Project at the Riverbank Industrial Complex with the Funds to Be Dedicated for Use by the Riverbank Local Redevelopment Authority and **Resolution** to add the Mid-Site Renovation Project at the Riverbank Industrial Complex to the Stanislaus County's Comprehensive Economic Development Strategy

Recommendation: It is recommended that the City Council take the following Actions:

- (1) Authorize the submittal of an application to the Economic Development Administration ("EDA") for a grant under the category for economic adjustment assistance to support redevelopment efforts at the Riverbank Industrial Complex (formerly Riverbank Army Ammunition Plant ["RAAP"]).
- (2) **Approve the Resolution** to support submission of an Economic Development Administration grant for the Mid-Site Renovation Project at the Riverbank Industrial Complex with the funds to be dedicated for use by the Riverbank Local Redevelopment Authority; and,
- (3) **Approve the Resolution** adding the Mid-Site Renovation Project at the Riverbank Industrial Complex to the Stanislaus County's Comprehensive Economic Development Strategy.

Item 6.5: FY 2012-13 Budget Preparation Update

Recommendation: Receive an update on the status of the preparation of the FY 2012-13 budget.

****RECESS THE CITY COUNCIL MEETING TO THE LOCAL REDEVELOPMENT AUTHORITY MEETING********RECONVENE THE CITY COUNCIL MEETING******7. COMMENTS**

Item 7.1: Staff Comments: (Information Only – No Action)

Item 7.2: Council Comments: (Information Only – No Action)

Item 7.3: Mayor's Comments: (Information Only – No Action)

8. CLOSED SESSION

Item 8.1: **LIABILITY CLAIMS**

Pursuant to Government Code § 54956.95

Claimant: Geico Insurance on behalf of Denton Sturdivan

Agency claimed against: City of Riverbank

Recommendation: Council to give direction to Staff.

Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(a)

Name of Case: Danise Huey v. City of Riverbank

Stanislaus Court Case No. 664604

Recommendation: Council to give direction to Staff.

Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(a)

Name of Case: City of Riverbank v. County of Tuolumne, Jack and Tricia Gardella, and Resources Exploration and Drilling, LLC, *Real Parties in Interest*.

Sacramento County Superior Court No. 34-2011-80000950

Recommendation: Council to give direction to Staff.

Item 8.4: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code § 54956.9(a)

Name of Case: Barham Construction, Inc. v. City of Riverbank

Court of Appeals of California, Fifth District

Case No. F058692 and Case No. F059499

Recommendation: Council to give direction to Staff.***Item 8.5: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(a)

Name of Case: Andria Allen and Frances Allen v. City of Riverbank

Stanislaus Court Case No. 670739

Recommendation: Council to give direction to Staff.**9. REPORT FROM CLOSED SESSION****Item 9.1:** Report out on Item 8.1: **LIABILITY CLAIMS****Item 9.2:** Report out on Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION****Item 9.3:** Report out on Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION****Item 9.4:** Report out on Item 8.4: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION*****Item 9.5:** Report out on Item 8.5: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION****ADJOURNMENT****UPCOMING EVENTS:**

MAY 29 (Tues)	▪ Regular City Council Meeting at 6:00 p.m., City Hall Council Chambers
MAY 29 (Tues) & MAY 30 (Wed)	▪ The American Crown Circus at Casleberg Park. Tickets available at Parks and Recreation office or call 863-7250 for more information.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

Dated this 11th day of May, 2012
Annabelle Aguilar, CMC, Acting City Clerk

Notice Regarding Americans with Disabilities Act:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

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 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.

General Information:	The Riverbank City Council meets in the Council Chambers on the second and fourth Mondays of each month at 6:00 p.m., and at 12:00 Noon for every first meeting of the month of each quarter (January, April, July, and October); unless otherwise noticed.
Council Agendas:	The City Council agenda is now available for public review at the City's website at www.riverbank.org and City Clerk's Office, 6707 Third Street, Riverbank, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings:	In general, a public hearing is an open consideration within a regular meeting of the City Council, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Questions:	Contact the City Clerk at (209) 863-7122

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATIONS

Meeting Date: May 14, 2012

Subject/ Title: Proclamation Declaring May 2012 as Asthma Awareness Month

Submitted by: Luanne Bain, Administrative Assistant

City Manager Approval: _____

RECOMMENDATION:

Present Proclamation to Rose Ann Peterson on behalf of the Stanislaus County Asthma Coalition.

SUMMARY:

There are millions of asthma sufferers in the United States and Stanislaus County ranks as one of the 25-worst counties for poor air quality. The poor air quality that is measured here in the Central Valley isn't all from cars or diesel trucks, it also comes from farming equipment and the dust from farming. The Stanislaus County Asthma Coalition was created to help promote awareness and education to the public to help find ways to make Stanislaus County an asthma-friendly community. To help the Coalition promote asthma awareness, the City Council is proclaiming the month of May 2012 as Asthma Awareness Month.

FINANCIAL IMPACT:

No financial impact.

ATTACHMENTS:

1. Proclamation.

**CITY OF RIVERBANK
PROCLAMATION**

**A Proclamation of the City Council of the City of Riverbank
Declaring May 2012 as Asthma Awareness Month.**

WHEREAS, Asthma has reached epidemic proportions in the United States, with over 25-million Americans suffering from chronic asthma; and

WHEREAS, Asthma is the leading cause of childhood hospitalizations, long-term illness, and school absenteeism, accounting for nearly 11-million missed school days and nearly 15-million missed days of work each year; and

WHEREAS, each year nearly 1.8-million Americans are rushed to the emergency room and nearly a half-million are hospitalized, and where nearly 3,500 die from Asthma; and

WHEREAS, the 2009 California Health Interview Survey estimates that approximately 100,000-people in Stanislaus County have been diagnosed with asthma, of which 23,000 are children (about 3 out of 20); nearly 60,000-residents, including nearly 20,000-children are currently coping with asthma every day; and

WHEREAS, the Health Services Agency has established an Asthma Coalition with over 90-representatives from the community, providers, health plans, American Cancer Society, American Lung Association, County and City schools, and the Central California Asthma Project to implement the School-Based Asthma Program developed in the Coalition's 2004 Strategic Plan for Asthma in Stanislaus County; and

WHEREAS, Stanislaus County ranks in the worst 25-counties in the US for some air quality measures; and

WHEREAS, the mission of the Stanislaus County Asthma Coalition is "to create an Asthma-friendly community by promoting awareness, education, management, and prevention"; and

WHEREAS, the Health Services Agency, the Asthma Coalition, and the U.S. Environmental Protection Agency are encouraging Americans to identify and reduce their exposure to environmental triggers in homes and schools, and incorporate environmental controls into their Asthma management plans; and

WHEREAS, Stanislaus County recognizes the need to raise Asthma awareness.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby unanimously proclaims May 2012 as Asthma Awareness Month and commends this observance to all our residents.

May 14, 2012

Virginia Madueño, Mayor

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.2

SECTION 1: PRESENTATIONS

Meeting Date: May 14, 2012

Subject/ Title: Proclamation for Bike to Work Week – May 14 – 18, 2012

Submitted by: Luanne Bain, Administrative Assistant

City Manager Approval: _____

RECOMMENDATION:

Read Proclamation.

SUMMARY:

Bike to Work Week is not only a “week” set aside as a time to ride your bike to work, it is also an exciting and fun event which promotes cycling as a form of transportation to the workplace. It celebrates those who bicycle commute throughout the year and supports an environmentally friendly transportation option and promotes clean air.

Our local Commute Connection is hosting many events along with local businesses, sponsors, and jurisdictions. Commute Connection will have several drawings with prizes totaling more than \$2,500 to those who pledge to bike or walk to work at least once during Bike to Work Week. Some exciting Bike to Work Week events this year include Bike to Work Day 2012 on May 17 at 10th Street Plaza and the Modesto Family Cycling Festival on May 19 in Modesto. For more information on these events and how to register your “Bike to Work Pledge” or “Walk to Work Pledge”, log on to www.commuteconnection.com.

And did you know:

- Using a bicycle to commute 4-days a week for 4-miles (one-way) saves 54-gallons of gas annually.
- Seven to twelve bicycles can park in one automobile parking space.
- It costs about \$50 to build and maintain one space in a bike rack and \$500 for a bike locker, yet one car parking space in a parking structure costs about \$8,500.
- Bike-to-Work Week is celebrated every May.

Bike to Work Week will take place May 14-18, throughout the United States.

FINANCIAL IMPACT:

No financial impact.

ATTACHMENTS:

1. Proclamation.

**CITY OF RIVERBANK
PROCLAMATION**

**A Proclamation of the City Council of the City of Riverbank
Promoting Bike to Work Week May 14-18, 2011.**

Whereas, For more than a century, the bicycle has been an important part of the lives of most Americans; and

Whereas, While cycling is a fun and healthy pastime, it is also an efficient and environmentally-friendly mode of transportation; and

Whereas, Stanislaus County has a thriving bicycle culture with organizations presenting cycling-related events to help make our County a livable, bicycle-friendly County; and

Whereas, Connect Connection, Stanislaus County, and other local organizations are promoting greater public awareness of bicycle operation and safety education in an effort to reduce accidents, injuries, and fatalities for all; and

Whereas, The City of Riverbank and the eight other cities of Stanislaus County, are supporting Bike (or Walk) to Work Week May 14-18.

Now, Therefore, Let It Be Resolved by the City Council of the City of Riverbank that the week of May 14-18, 2012 will be known as Riverbank Bike or Walk to Work Week.

May 14, 2012

**Virginia Madueño, Mayor
City of Riverbank**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	May 14, 2012
Subject/ Title:	Waiver of Readings
Submitted by:	Annabelle Aguilar, CMC, Deputy City Clerk

RECOMMENDATION:

Approve the waiver of readings of Ordinances and Resolutions, except by title.

SUMMARY:

Pursuant to GC § 36934, City Council may waive the full reading of an Ordinance, after its introduction by title, through regular motion adopted by a majority vote. This action will also include the waiver of reading of Resolutions.

Waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The proposed Ordinances and Resolutions and related documents are available for review by the public on the City's website and in the City Clerk's office at City Hall (North).

FINANCIAL IMPACT:

There is no financial impact.

ATTACHMENTS:

There are no attachments.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.B

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: Approval of the April 23, 2012, Regular City Council Minutes

Submitted by: Annabelle Aguilar, CMC, Deputy City Clerk

City Manager Approval: _____

RECOMMENDATION:

Approve the Regular City Council Meeting Minutes.

SUMMARY:

The Draft Minutes of the April 23, 2012, regular City Council meeting have been prepared for the City Council's review and approval.

FINANCIAL IMPACT:

There is no financial impact.

ATTACHMENT:

1. April 23, 2012, Minutes



**CITY OF RIVERBANK
CITY COUNCIL
MINUTES
MONDAY, APRIL 23, 2012**

CALL TO ORDER:

The City Council of the City of Riverbank met this date in a regular session at 6:00 p.m. at the Riverbank City Council Chamber, 6707 Third Street, Riverbank, California with Mayor Madueño presiding.

FLAG SALUTE: Mayor Virginia Madueño

INVOCATION: None

ROLL CALL:

Present: Mayor Virginia Madueño
Vice Mayor Richard O'Brien
Councilmember Dotty Nygard
Councilmember Jeanine Tucker
Councilmember Jesse James White

CONFLICT OF INTEREST

Declaration by Council Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered.
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Councilmember O'Brien stated he had a conflict with Item 6.2; Councilmember White stated he would abstain from the Consent Calendar Items; and Vice Mayor Nygard stated she would recuse herself from the Warrant Register.

1. PRESENTATIONS: None

2. PUBLIC BUSINESS FROM THE FLOOR (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. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under this item cannot be discussed or acted upon at this time by the City Council. The public will be invited to make comments on agenda items when the

item comes up for Council consideration. For Closed Session items, the public will be invited to make comments before the meeting is recessed to Closed Session. For record purposes, you must step up to the podium, state your name, and speak into the microphone when addressing the City Council.

Ramon Bermudez, Riverbank, spoke in regards to the City addressing street issues, the need to replace or post street signs, and the need to address the train crossing and horn noise.

Haskell Moore, Riverbank, spoke in regards to the cat issues presented by Ms. Wendy Miller at the April 9th City Council meeting, concern with the cat colony that has become a nuisance to property owners, and experiencing what he believes is retaliation for wanting the colony removed from the area. He asked for assistance to solve the matter.

Mayor Madueño stated the City was following through with his request to look into the issues.

Corine Krisco, Riverbank, spoke in support of Mr. Moore's comments on the cat colony issue.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of Ordinances and Resolutions, except by title, are waived.

Item 3.B: Approval of the April 9, 2012, Regular City Council Minutes.

Item 3.C: **Resolution** to Adopt Warrant Registers for 04/05/2012 and 04/12/2012.

Recommendation: Approve Consent Calendar by roll call vote.

ACTION: *By motion (Tucker / O'Brien / passed 3-0) to approve/adopt Consent Calendar Items 3.A through 3.C as presented; motion carried by roll call vote.*

ABSTAINED: Councilmember White

Vice Mayor Nygard recused herself from the vote due to a conflict with the Warrant Register and was advised by City Attorney Tom Hallinan that she could remain at the dais.

4. UNFINISHED BUSINESS

Item 4.1: **Ordinance** Amending Title XI: Business Regulations, Chapter 110: Business License Tax, Section 110.08 Exceptions, of the City of Riverbank Code of Ordinances (**Second Reading by Title only and Adoption**).

Recommendation: Second reading by title only and adoption of **Ordinance No. 2012-001**.

Jill Anderson, City Manager presented Item 4.1; no further comments or discussion occurred.

ACTION: *By motion (O'Brien / Nygard / passed 4-0) to adopt Ordinance No. 2012-001 as presented; motion carried by roll call vote.*

ABSTAINED: Councilmember White

5. PUBLIC HEARINGS: **None.**

6. NEW BUSINESS

Item 6.1: Fiesta Riverbank Special Event Request.

Recommendation: City Council to review the Fiesta Riverbank special event request and provide direction.

Sue Fitzpatrick, Parks and Recreation Director, presented Item 6.1. Council and Staff discussed the item.

Chris Alswick, Chamber of Commerce Representative, responded to questions.

Mayor Madueño requested to see collaboration with other local service agencies to help with the needs of the event.

Councilmember O'Brien was opposed to the City absorbing the costs due to the budget deficit; Mayor Madueño, Vice Mayor Nygard, and Councilmember Tucker spoke in support of the event.

After further discussion, Vice Mayor Nygard pledged to donate \$100 towards the \$500 cost; Councilmember O'Brien pledged to match it; Mayor Madueño pledged \$200.00.

Councilmember O'Brien clarified that his concern was with the City not budgeting for recurring events.

Public Comment:

- *A gentleman from the audience asked for clarification of a site monitor. Ms. Fitzpatrick explained the role.*
- *Mr. Ramon Bermudez spoke in support of the event and donations made. Councilmember Tucker pledged to donate the remaining \$100.00.*

ACTION: *By motion (Tucker / Nygard / passed 4-0) to approve the Fiesta Riverbank special event request as presented for co-sponsorship (\$500 cost to be covered by the donations made); motion carried by roll call vote.*
ABSTAINED: Councilmember White

Item 6.2: *Valley Art Association Carriage Art Show Special Event Request.*

Recommendation: *City Council to review the Valley Art Association Carriage Art Show special event request and provide direction.*

Councilmember O'Brien recused himself and left the dais at 6:38 p.m.

Sue Fitzpatrick, Parks and Recreation Director, presented Item 6.2.

Marilyn Zinner, Valley Art Association Treasurer, responded to questions.

Public Comment: *Mr. Scott McRitchie spoke in regards to the need for the City to proactively determine how many organizations/events will be supported or sponsored, and to have them budgeted accordingly to consider all requests fairly.*

Mayor Madueño agreed that the request for waiver of fees and use of the Community Center needed to be looked at from various perspectives for the equal treatment of all organizations requesting sponsorship.

ACTION: *By motion (Nygard / Tucker / passed 3-0) to approve the Valley Art Association Carriage Art Show special event request as presented for full City sponsorship and cover the cost of \$100 up to \$270; motion carried by roll call vote.*
ABSTAINED: Councilmember White

Councilmember O'Brien returned to the dais at 6:47 p.m.

Item 6.3: **Administrative Support for the Designated Local Authority** of the former Riverbank Redevelopment Agency.

Recommendation:

Authorize the City Manager to provide administrative support to the Designated Local Authority (DLA) of the former Riverbank Redevelopment Agency and to negotiate an agreement to provide professional administrative services to the DLA on an as-needed basis with provisions that the City would be reimbursed for the cost of providing the services.

Jill Anderson, City Manager, presented Item 6.3.

Mr. Schmidt, Designated Local Authority member, spoke in support of the cooperation between the Board and City Staff and appreciation for the assistance received. He agreed that the line of communication be kept open between both partys.

Mayor Madueño spoke in support of providing assistance.

ACTION: *By motion (O'Brien / Tucker / passed 4-0) to approve authorizing the City Manager to provide administrative support to the DLA of the former RDA and to negotiate an agreement to provide professional administrative services to the DLA; motion carried by roll call vote.*

ABSTAINED: Councilmember White

tem 6.4: Reconsider Appointing Members to the Oversight Board of the Designated Local Authority.

Recommendation:

City Council direction is requested.

Jill Anderson, City Manager, presented Item 6.4. and commended Marsela Hernandez, Finance Director, for her work and efforts.

Ms. Anderson stated that the RDA Counsel does not think there are any liabilities associated with the Mayor making appointments or with a staff member appointed to

the Oversight Board. City Attorney Tom Hallinan expressed his reservations to the appointments and potential liabilities.

Council and Staff discussed the item.

Public Comment: *Mr. Scott McRitchie spoke in regards to the DLA Board not having immunity and its potential as in the case of the Board for [the City of} Merced.*

Item 6.5: Request for City Council Direction to the City's StanCOG Representative Regarding Stanislaus County Transportation Services.

Recommendation: Provide comment to Councilmember O'Brien, the City Council's Representative to the StanCOG Board, regarding the County Transit Scenarios for Bus/Dial-a-Ride services currently under consideration by the StanCOG Transportation Subcommittee.

Jill Anderson, City Manager opened discussion of Item 6.5, proceeded by Councilmember O'Brien, the City's StanCOG representative, who presented three consolidation scenarios for consideration.

Council and Staff discussed the item. Councilmember O'Brien he would also be making this presentation to Oakdale's City Council.

Donna Bridges, ROTA Transit Coordinator, responded to questions.

Councilmember O'Brien stated that his vote would go with the Majority of the Council. Vice Mayor Nygard spoke in favor of working with the existing system; Councilmember Tucker agreed with Vice Mayor Nygard and requested that the City of Oakdale improve their reporting; Mayor Madueño spoke in favor of improving the existing system for better local control and consider taking over the reporting duties. City Manager, Jill Anderson, informed Council of a scheduled meeting with Oakdale's City Manager to discuss ROTA operations.

Councilmember O'Brien will report Council's comments to the StanCOG Transportation Subcommittee.

7. COMMENTS

Item 7.1: Staff Comments: (Information Only – No Action)

Marisela Hernandez, Finance Director, announced that a Budget Advisory Committee was scheduled for tomorrow, Tuesday, at 6:00 p.m. in the Council Chamber.

Sue Fitzpatrick, Parks and Recreation Director, announced: 1) Student Government Day would be on May 9, 2012, from 8:30 a.m. to 12:30 p.m.; and 2) the \$5.00 parking fee at Jacob Myer Park would begin on May 1st.

Item 7.2: Council Comments: (Information Only – No Action)

Councilmember O'Brien spoke in regards to: 1) Condolences to the families of the Sheriff Deputy and Locksmith who lost their lives in the tragic incident; 2) budgeting for city sponsored events; and 3) the city refrain from approving additional care of cat colonies until there is resolution of the cat issues.

Councilmember White stated that he was currently in rehabilitation and asked for community support.

Councilmember Nygard wished Councilmember White success in his recovery and spoke in regards to: 1) Condolences for Officer Parris and putting forth the effort of acknowledging and supporting the first responders; 2) Beyond Earth Day was scheduled for Saturday, April 28; 3) thanking staff for all their hard work and addressing the upcoming budget issues; and 4) recommending a task force made up of various parties of interest to address the cat issues; no one objected. Council agreed to have the City Manager proceed with the formulation of a task force and begin addressing the issues of feral cat colonies.

Item 7.3: Mayor's Comments: (Information Only – No Action)

Mayor Madueño spoke in regards to: 1) her involvement and the existence of the Mayors' working group and its benefits; 2) welcoming the new Riverbank Kiwanis Club; 3) attending the tribute to fallen Officer Parris, the need to support law enforcement and first responders, the need to be cognizant of mental disorders, and a County-wide "Stand Up for Wellness" campaign; and 4) attendance of Representative Kristen Olsen's Town Hall meeting and Council's consideration of conducting town hall meetings for the local residents.

MAYOR MADUEÑO ANNOUNCED THE CLOSED SESSION ITEMS, INDICATING THAT ITEM 8.3 HAD BEEN PULLED FROM THE AGENDA AND RECESSED TO CLOSED SESSION AT 7:55 P.M.

8. CLOSED SESSION

Item 8.1: CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code § 54957.6
Riverbank Miscellaneous Employees/Mid-Management Bargaining Unit
Negotiator: Jill Anderson, City Manager

Recommendation: Council to give direction to Staff.

Item 8.2: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code § 54956.9(a)
Case: Danise Huey v. City of Riverbank
Stanislaus Court Case No. 664604

Recommendation: Council to give direction to Staff.

Item 8.3: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code § 54956.9(a)
Case: City of Riverbank v. County of Tuolumne, Jack and
Tricia Gardella, and Resources Exploration and Drilling,
LLC, *Real Parties in Interest*.
Sacramento County Superior Court No. 34-2011-80000950

Recommendation: Council to give direction to Staff.

MAYOR MADUEÑO RECOVERED THE CITY COUNCIL MEETING AT 8:40 P.M.

9. REPORT FROM CLOSED SESSION

Item 9.1: Report out on Item 8.1: CONFERENCE WITH LABOR NEGOTIATORS

ACTION: *Direction was given to staff.*

Item 9.2: Report out on Item 8.2: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

ACTION: *Direction was given to Legal Counsel.*

Item 9.3: Report out on Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

ACTION: *This item was pulled from the agenda.*

ADJOURNMENT

There being no further business, Mayor Madueño adjourned the meeting at 8:41 p.m.

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueño
Mayor

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

SECTION 3: CONSENT CALENDAR

Meeting Date:	May 14, 2012
Subject/ Title:	Resolution to Adopt Warrant Registers for 04/19/2012, 04/26/2012 and 05/03/2012 and Credit Card Statements for 03/22/2012.
Submitted by:	Marisela Hernandez, Finance Director
City Manager Approval:	_____

RECOMMENDATION:

Approve Resolution by roll call vote.

SUMMARY:

The Warrant Register presented to the City Council is a listing of all expenditures paid during the weeks ending 04/20/2012, 04/27/2012, and 05/04/2012, including those for the credit card statements dated 03/22/2012. Major expenditures presented on the warrant registers include the following:

04/19/2012 Warrant

Vendor	Funding Source	Amount
Gordon B. Ford, Housing Authority Assessment FY 11/12	General Fund	\$21,898.54
Menghetti Construction: Final Payment CNG Building	CMAQ Grant	\$76,693.00

04/26/2012 Warrant

Vendor	Funding Source	Amount
Costanzo & Associates: Skate Park Legal Expenses	Risk Mgmt.	\$1,401.77
Liebert, Cassidy, Whitmore: Huey v. City of Riverbank	General Fund	\$3,844.89
Xeralux: LRA Energy Efficiency Lighting Upgrade	EECBG Grant	\$43,519.09

05/03/2012 Warrant

Vendor	Funding Source	Amount
Gilmore, Wood, Vinnard & Magness: Huey v. City of Riverbank	General Fund	\$202.50

FINANCIAL IMPACT:

Reductions in various funds for payments of expenses.

ATTACHMENTS: (List attachments in order of placement)

1. Resolution
2. Warrant Registers: 04/19/2012, 04/26/2012 & 05/03/2012
3. Credit Card Statement: 03/22/2012

CITY OF RIVERBANK

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING THE WARRANT REGISTER FOR THE CITY OF RIVERBANK.**

WHEREAS, I, Marisela Hernandez, being duly sworn, do hereby certify and declare that I have authorized the demands as enumerated and referred to in the foregoing Warrant Register and that the same are accurate and are just claims against the City of Riverbank, and there are funds available for payment thereof in the City Treasury.

Marisela Hernandez
Finance Director

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED:

Virginia Madueño
Mayor

ATTEST:

Annabelle Aguilar, CMC
Acting City Clerk

Attachment: Warrant Registers: 04/19/2012, 04/26/2012, & 05/03/2012
Credit Card Statements: 03/22/2012

VENDOR APPROVAL SUMMARY REPORT

Date: 4/19/2012

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<u>CHECK #</u>	<u>GL NUMBER</u>	<u>VENDOR #</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>Time:</u>	<u>AMOUNT</u>
36992	101-401.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		36.61
36992	101-402.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		4.44
36992	101-403.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		30.45
36992	101-405.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		12.03
36992	125-448.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		8.24
36992	101-408.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		11.94
36992	101-412.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		0.21
36992	101-403.000-703.025	01115	ALPHA NUMERIC	COPY COUNT		0.53
36992	134-459.000-702.031	01115	ALPHA NUMERIC	COPY COUNT		0.65
						105.10
36993	119-442.000-706.073	01700	ARAMARK UNIFORM SERV	UNIFORM CLEANING SERVI		272.59
36993	106-424.000-706.073	01700	ARAMARK UNIFORM SERV	UNIFORM CLEANING SERVI		415.95
						688.54
36994	101-412.000-706.026	99450	ARROWHEAD	BOTTLED WATER		69.64
						69.64
36995	101-405.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		92.04
36995	125-448.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		30.68
36995	101-407.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		245.44
36995	101-409.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		214.76
36995	101-412.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		61.36
36995	101-414.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		30.68
36995	134-459.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		61.36
36995	106-423.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		61.36
36995	119-442.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		30.69
						828.37
36996	119-442.000-702.030	100817	BAGLEY ENTERPRISES, INC.	MONTHLY INSPECTION-AP		300.00
						300.00
36997	114-000.000-200.170	104890	BICEK/MARA & DENNIS//	OVERPAYMENT REFUND		28.07
						28.07
36998	201-000.000-200.080	100550	BLUE SHIELD OF CALIFORNI	HEALTH INSURANCE		30,139.00

VENDOR APPROVAL SUMMARY REPORT

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CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time:	AMOUNT
						30,139.00
36999	101-000.000-200.210	103726	CALIFORNIA BUILDING STAN	BUILDING STANDARDS FEE R		62.10
						62.10
37000	118-000.000-675.220	99840	CALTON/ALICE//	REFUND		12.00
						12.00
37001	114-000.000-200.170	104895	CASTRO/JUNE//	OVERPAYMENT REFUND		128.09
						128.09
37002	101-407.000-706.029	100877	CENTRAL SANITARY SUPPL	JANITORIAL SUPPLIES		1,158.02
37002	101-407.000-706.029	100877	CENTRAL SANITARY SUPPL	JANITORIAL SUPPLIES		6.24
						1,164.26
37003	101-407.000-702.032	102990	CHARTER COMMUNICATION	COMMUNICATIONS - TEEN		81.18
37003	101-408.000-702.034	102990	CHARTER COMMUNICATION	COMMUNICATIONS - NORTH		18.36
37003	101-409.000-706.026	102990	CHARTER COMMUNICATION	COMMUNICATIONS - POLICE		6.13
						105.67
37004	101-411.000-702.034	36200	CITY OF OAKDALE	ANIMAL CONTROL SERVICE		12,354.08
37004	101-411.000-702.034	36200	CITY OF OAKDALE	ANIMAL CONTROL SERVICE		12,254.08
						24,608.16
37005	101-401.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		304.74
37005	101-402.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		35.56
37005	101-403.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		155.00
37005	101-405.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		60.95
37005	125-448.000-703.025	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		41.74
37005	101-408.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		100.73
37005	101-412.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		1.08
37005	101-403.000-703.025	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		4.40
37005	134-459.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE - MARCH 2012		5.48
						709.68
37006	101-000.000-600.090	13300	FEDEX	POSTAGE		25.92
						25.92
37007	114-000.000-200.170	102626	FLEMING/JAMES & REBECCA	OVERPAYMENT REFUND		152.52

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<u>CHECK #</u>	<u>GL NUMBER</u>	<u>VENDOR #</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	Time:	<u>AMOUNT</u>
						152.52
37008	106-424.000-706.038	103897	GVCVSC	EDUCATION & TRAINING		25.00
						25.00
37009	210-467.000-702.032	95266	GOLDEN VALLEY AWARDS	PLAQUE FOR VETERANS WAL		408.74
						408.74
37010	101-401.000-706.056	102788	GORDON B. FORD	HOUSING AUTHORITY ASSE		21,898.54
						21,898.54
37011	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		187.07
37011	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		31.04
37011	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		155.61
37011	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		31.88
37011	173-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		242.00
37011	132-457.000-702.032	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		125.00
						772.60
37012	114-000.000-200.170	102997	HARMONY HOMES	OVERPAYMENT REFUND		90.36
						90.36
37013	114-000.000-200.170	104109	HAUB/RICHARD//	OVERPAYMENT REFUND		60.00
						60.00
37014	101-413.000-702.030	100715	HERTZ EQUIPMENT RENTAL	EQUIPMENT RENTAL		2,000.00
37014	102-418.000-702.030	100715	HERTZ EQUIPMENT RENTAL	EQUIPMENT RENTAL		2,000.00
37014	106-423.000-702.030	100715	HERTZ EQUIPMENT RENTAL	EQUIPMENT RENTAL		558.46
						4,558.46
37015	114-433.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		171.22
37015	114-433.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		79.04
37015	106-423.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		58.24
37015	114-433.000-702.030	100312	HOME DEPOT CREDIT SERVI	EQUIPMENT MAINTENANCE		621.63
37015	102-418.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		45.67
37015	101-413.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		27.60
37015	101-407.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		3.82
						1,007.22

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<u>CHECK #</u>	<u>GL NUMBER</u>	<u>VENDOR #</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	Time:	<u>AMOUNT</u>
37016	114-000.000-200.171	103619	HUNDLEY/RICHARD//	DEPOSIT REFUND		32.36
37016	114-000.000-200.170	103619	HUNDLEY/RICHARD//	OVERPAYMENT REFUND		27.64
37016	114-000.000-200.170	103619	HUNDLEY/RICHARD//	OVERPAYMENT REFUND		60.00
						120.00
37017	114-000.000-200.170	104885	JERRILD/CASSIE//	OVERPAYMENT REFUND		21.97
						21.97
37018	114-000.000-200.170	104893	KING/CHRISTINE//	OVERPAYMENT REFUND		4.93
						4.93
37019	126-449.000-706.029	99852	L.C. ACTION	BUILDING MAINTENANCE		1,493.59
						1,493.59
37020	114-000.000-200.170	104891	MELLENDEZ/FRANCISCA//	OVERPAYMENT REFUND		3.98
						3.98
37021	114-000.000-200.170	104894	MENDOZA/ANTONIO P.//	OVERPAYMENT REFUND		60.00
						60.00
37022	151-477.000-707.091	104213	MENGHETTI CONSTRUCTIO	CNG BUILDING		76,693.00
						76,693.00
37023	114-000.000-200.170	104884	MICAWRAP MOLDING CO.	OVERPAYMENT REFUND		12.97
						12.97
37024	173-590.000-704.021	32627	MID	UTILITIES		105.17
						105.17
37025	101-405.000-706.023	32620	MODESTO BEE	ADVERTISEMENT		105.01
						105.01
37026	119-442.000-706.027	100477	MYER/CURTIS//	BOOT & JACKET ALLOWANC		150.00
						150.00
37027	106-424.000-702.032	104592	NORTH STAR ENGINEERING G	MONITORING REPORT		1,805.00
						1,805.00
37028	114-000.000-200.170	104888	ORCHARD TERRACE ESTAT	OVERPAYMENT REFUND		132.88
						132.88
37029	114-433.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		7,105.65

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<u>CHECK #</u>	<u>GL NUMBER</u>	<u>VENDOR #</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	<u>Time:</u>	<u>AMOUNT</u>
37029	175-590.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		209.95
37029	101-414.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,053.85
37029	101-409.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,768.85
37029	106-423.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,684.49
37029	106-424.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		236.22
37029	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		8,701.02
37029	101-407.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,300.20
37029	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,573.68
37029	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		208.16
37029	197-439.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		2,782.22
						26,624.29
37030	114-000.000-200.170	60015	PRUDENTIAL CALIF. REALTY	OVERPAYMENT REFUND		60.00
						60.00
37031	101-414.000-702.030	95093	R & S ERECTION TRI COUNTY	EQUIPMENT MAINTENANCE		193.28
						193.28
37032	119-442.000-705.040	47275	SETLIFF BROS. SERVICE	VEHICLE MAINTENANCE		50.00
						50.00
37033	114-000.000-200.170	104886	SPENCER/LISA//	OVERPAYMENT REFUND		60.00
						60.00
37034	101-409.000-702.060	102745	STANISLAUS CO. SHERIFF'S D	LAW ENFORCEMENT - APRIL		260,057.00
37034	126-449.000-706.029	102745	STANISLAUS CO. SHERIFF'S D	MOTORCYCLE LEASE - APR		725.95
37034	101-409.000-702.060	102745	STANISLAUS CO. SHERIFF'S D	LAW ENFORCEMENT SER.-		215,957.93
37034	101-409.000-702.060	102745	STANISLAUS CO. SHERIFF'S D	EXTRA PATROL -DEC 2011 A		1,021.95
						477,762.83
37035	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	DENTAL LIABILITY		358.00
						358.00
37036	114-000.000-200.170	104887	SUMMERS/WENDY//	OVERPAYMENT REFUND		57.14
						57.14
37037	101-414.000-703.049	95028	SUNRISE ENVIRONMENTAL	CHEMICALS		547.03
						547.03

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CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time:	AMOUNT
37038	118-000.000-200.150	100309	TORRES/CARLOS//	DEPOSIT REFUND		125.00
						125.00
37039	101-403.000-703.025	100602	TRANSACT TECHNOLOGIES, I	OFFICE SUPPLIES		41.50
37039	106-423.000-703.025	100602	TRANSACT TECHNOLOGIES, I	OFFICE SUPPLIES		41.50
37039	114-433.000-703.025	100602	TRANSACT TECHNOLOGIES, I	OFFICE SUPPLIES		41.51
						124.51
37040	114-000.000-200.170	104889	TRUJILLO/JULIA//	OVERPAYMENT REFUND		4.63
						4.63
37041	101-412.000-706.038	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		79.00
37041	114-433.000-702.031	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		44.35
37041	119-442.000-704.022	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		45.00
37041	101-412.000-706.036	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		89.00
37041	134-459.000-703.027	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		60.99
37041	118-441.000-706.026	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		67.61
37041	101-414.000-706.029	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		55.76
37041	198-439.500-706.037	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		765.80
37041	198-439.500-702.053	103158	U.S. BANK CORPORATE PAYME	CREDIT CARD CHARGES		125.90
						1,333.41
37042	114-000.000-200.170	104892	VANVLIET/SANDRA//	OVERPAYMENT REFUND		78.55
						78.55
37043	101-408.000-702.032	99962	WILSON TECHNOLOGIES	TELEPHONE MAINTENANCE		125.00
37043	101-409.000-704.022	99962	WILSON TECHNOLOGIES	TELEPHONE MAINTENANCE		50.00
						175.00
				CHECK RUN TOTAL		676,210.21

VENDOR APPROVAL SUMMARY REPORT

Date: 4/26/2012

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<u>CHECK #</u>	<u>GL NUMBER</u>	<u>VENDOR #</u>	<u>VENDOR NAME</u>	<u>DESCRIPTION</u>	Time:	<u>AMOUNT</u>
37044	197-439.000-704.021	88025	A & A PORTABLES INC.	PORTABLE RESTROOM		49.74
						<u>49.74</u>
37045	101-408.000-703.025	103135	AGUILAR/ANNABELLE//	REIMBURSEMENT		179.79
						<u>179.79</u>
37046	197-439.000-706.029	01215	AMERINE SYSTEMS INC.	BUILDING MAINTENANCE		1,390.00
						<u>1,390.00</u>
37047	197-439.000-706.029	99450	ARROWHEAD	BOTTLED WATER		161.72
						<u>161.72</u>
37048	198-439.500-702.053	99815	AT&T-CALNET 2	COMMUNICATIONS - LRA		327.74
37048	101-409.000-704.021	99815	AT&T-CALNET 2	COMMUNICATIONS		20.60
37048	101-407.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		75.94
						<u>424.28</u>
37049	101-407.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICE		275.50
						<u>275.50</u>
37050	101-405.000-701.005	103109	BRAY/CLINT//	PLANNING COMMISSION ME		100.00
						<u>100.00</u>
37051	101-412.000-704.021	102990	CHARTER COMMUNICATION	COMMUNICATIONS - PW		6.67
37051	101-408.000-706.026	102990	CHARTER COMMUNICATION	COMMUNICATIONS		53.31
37051	101-402.000-703.025	102990	CHARTER COMMUNICATION	COMMUNICATIONS		53.31
37051	101-403.000-702.032	102990	CHARTER COMMUNICATION	COMMUNICATIONS		53.32
						<u>166.61</u>
37052	197-439.000-704.021	11091	CITY OF RIVERBANK #2	WASTEWATER BILLING		122.51
						<u>122.51</u>
37053	101-404.000-702.033	1000082	COSTANZO & ASSOCIATES	LEGAL SERVICES		1,401.77
						<u>1,401.77</u>
37054	101-405.000-701.005	103782	DEGELE/JOHN//	PLANNING COMMISSION ME		200.00
						<u>200.00</u>
37055	101-000.000-200.220	40043	DEPARTMENT OF CONSERV	STRONG MOTION		193.47
						<u>193.47</u>

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37056	101-414.000-703.028	08675	DITMAN'S SERVICE	SMALL TOOLS		70.74
						70.74
37057	106-424.000-702.030	100558	DMV RENEWAL	RENEWAL REGISTRATION		18.00
						18.00
37058	119-442.000-705.040	104435	E.R. VINE & SONS, INC.	VEHICLE FUEL		381.31
						381.31
37059	106-424.000-702.032	13010	FAR WEST	WATER SAMPLES		1,403.00
						1,403.00
37060	197-439.000-702.032	104399	GEORGE H. LARSON & ASSO	CONSULTING SERVICES		1,500.00
						1,500.00
37061	124-450.000-707.002	10028	GIULIANI & KULL, INC.	VACTOR DUMP STATION		817.50
37061	206-474.000-707.085	10028	GIULIANI & KULL, INC.	CENTRAL, PATTERSON, CAL		2,055.00
37061	208-467.000-707.086	10028	GIULIANI & KULL, INC.	CENTRAL, PATTERSON, CAL		2,055.00
37061	101-457.000-702.032	10028	GIULIANI & KULL, INC.	1ST STREET STORM BASIN		2,400.00
37061	101-457.000-702.032	10028	GIULIANI & KULL, INC.	TERMINAL AVE. OVERLAY		750.00
37061	151-477.000-707.101	10028	GIULIANI & KULL, INC.	OAKDALE & MORRILL SITE		1,500.00
						9,577.50
37062	106-424.000-706.029	100164	GRAINGER	BUILDING MAINTENANCE		45.74
37062	106-424.000-706.029	100164	GRAINGER	BUILDING MAINTENANCE		237.27
						283.01
37063	197-439.000-704.021	104288	HETCH HETCHY WATER & P	UTILITIES		22,683.52
						22,683.52
37064	106-424.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		1,777.23
37064	106-424.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		59.01
						1,836.24
37065	101-405.000-701.005	100354	HUGHES/PATRICIA//	PLANNING COMMISSION ME		200.00
						200.00
37066	198-439.500-702.053	104710	KKI CORPORATION	COMPUTER MAINTENANCE		660.36
						660.36
37067	206-474.000-707.085	99125	KLEINFELDER, INC.	CENTRAL AVE. REHAB		726.00

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37067	208-467.000-707.086	99125	KLEINFELDER, INC.	CENTRAL AVE. REHAB		726.00
						1,452.00
37068	197-439.000-702.032	103353	KUTAK ROCK LLP	LEGAL SERVICES		11,761.20
						11,761.20
37069	101-404.000-702.033	99440	LIEBERT CASSIDY WHITMOR	LEGAL SERVICES		3,844.89
						3,844.89
37070	101-000.000-450.000	99229	LINCOLN/CHRISTINE//	REIMBURSEMENT		300.00
						300.00
37071	101-403.000-702.031	104377	MAILFINANCE	POSTAGE LEASE 5/21-8/20		90.94
37071	114-433.000-702.031	104377	MAILFINANCE	POSTAGE LEASE 5/21-8/20		90.94
37071	106-423.000-702.031	104377	MAILFINANCE	POSTAGE LEASE 5/21-8/20		90.95
						272.83
37072	197-439.000-706.035	104278	MARSH USA INC.	INSURANCE		5,000.00
						5,000.00
37073	101-414.000-706.027	101199	MCDANIEL/DAVID//	BOOT ALLOWANCE		72.16
						72.16
37075	220-590.000-704.021	32627	MID	UTILITIES		159.31
37075	173-590.000-704.021	32627	MID	UTILITIES		9.53
37075	101-413.000-704.021	32627	MID	UTILITIES		673.71
37075	114-433.000-704.021	32627	MID	UTILITIES		1,311.83
37075	114-433.000-704.021	32627	MID	UTILITIES		1,168.26
37075	114-433.000-704.021	32627	MID	UTILITIES		290.95
37075	119-442.000-704.021	32627	MID	UTILITIES		170.35
37075	220-590.000-704.021	32627	MID	UTILITIES		200.39
37075	220-590.000-704.021	32627	MID	UTILITIES		31.76
37075	173-590.000-704.021	32627	MID	UTILITIES		24.27
37075	220-590.000-704.021	32627	MID	UTILITIES		29.82
37075	101-414.000-704.021	32627	MID	UTILITIES		476.11
37075	101-412.000-704.021	32627	MID	UTILITIES		232.67
37075	101-407.000-704.021	32627	MID	UTILITIES		414.30

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37075	102-418.000-704.021	32627	MID	UTILITIES		42.54
37075	119-442.000-704.021	32627	MID	UTILITIES		1,450.96
37075	171-590.000-704.021	32627	MID	UTILITIES		15.88
37075	173-590.000-704.021	32627	MID	UTILITIES		169.90
37075	220-590.000-704.021	32627	MID	UTILITIES		3,405.71
37075	223-590.000-704.021	32627	MID	UTILITIES		24.28
37075	173-590.000-704.021	32627	MID	UTILITIES		80.90
						10,383.43
37076	114-433.000-702.031	32615	MO - CAL	COPY COUNT		31.42
37076	106-423.000-702.031	32615	MO - CAL	COPY COUNT		31.42
37076	101-412.000-702.031	32615	MO - CAL	COPY COUNT		31.42
						94.26
37077	101-403.000-702.032	103000	MUNISERVICES, LLC	SALES TAX REPORTING SYS		1,638.24
						1,638.24
37078	198-439.500-706.037	103187	OLSON/DEBBIE//	TRAVEL ALLOWANCE		481.20
						481.20
37079	119-442.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		315.21
37079	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		68.06
37079	114-433.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		5,881.02
37079	101-414.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		413.65
37079	106-424.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		151.55
37079	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		207.12
37079	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		207.56
37079	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		10.18
37079	197-439.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		7.85
37079	197-439.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,638.92
						8,901.12
37080	220-590.000-702.032	100874	RIDDLE/ALEXANDRA//	MURAL		1,000.00
						1,000.00
37081	206-474.000-707.085	104813	ROLFE CONSTRUCTION	CENTRAL AVE. REHAB		6,130.57
37081	208-467.000-707.086	104813	ROLFE CONSTRUCTION	CENTRAL AVE. REHAB		11,415.46

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37081	111-430.000-707.024	104813	ROLFE CONSTRUCTION	CENTRAL AVE. REHAB		32,400.00
						49,946.03
37082	118-441.000-703.030	103555	SHEWMAKER/RON//	TAI CHI INSTRUCTOR		52.50
						52.50
37083	118-441.000-706.029	88053	SLAKEY BROTHERS	BUILDING MAINTENANCE		1,191.26
						1,191.26
37084	106-424.000-706.027	90039	SMALLEN/DARIN//	BOOT ALLOWANCE		83.01
						83.01
37085	197-439.000-706.029	102992	STANISLAUS COUNTY	BUILDING MAINTENANCE		193.60
						193.60
37086	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	DENTAL LIABILITY		326.00
						326.00
37087	134-459.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		35.53
37087	101-402.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		204.96
37087	101-408.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		175.84
37087	134-459.000-704.022	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		21.46
37087	114-433.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		338.25
37087	213-597.040-702.053	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		69.01
37087	213-597.042-702.053	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		111.63
37087	106-424.000-706.029	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		296.08
37087	106-424.000-702.030	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		18.94
37087	102-418.000-706.026	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		254.45
37087	106-424.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		717.35
37087	106-423.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		146.29
37087	101-412.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		228.66
37087	117-411.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		13.72
37087	101-412.000-709.001	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		15.01
37087	101-401.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		13.07
37087	101-405.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		24.83
37087	101-406.000-703.025	12015	STAPLES CREDIT PLAN	OFFICE SUPPLIES		67.12

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37095	101-412.000-706.026	88025	A & A PORTABLES INC.	PORTABLE RESTROOM		139.80
						<u>139.80</u>
37096	114-000.000-200.171	104860	ARROW CONSTRUCTION	DEPOSIT REFUND		14.12
						<u>14.12</u>
37097	125-448.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		36.67
37097	106-423.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		36.67
37097	125-448.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		36.66
37097	197-439.000-704.021	01897	AT & T MOBILITY	COMMUNICATIONS		56.52
37097	197-439.000-704.021	01897	AT & T MOBILITY	COMMUNICATIONS		56.52
37097	125-448.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		22.53
37097	114-433.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		22.53
37097	114-433.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		22.53
37097	101-414.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		22.54
37097	106-423.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		22.29
37097	106-424.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		39.17
37097	117-411.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		39.17
37097	119-442.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		39.17
37097	125-448.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		39.18
						<u>492.15</u>
37098	118-000.000-672.005	104902	BLAKE/ISABELLE//	REFUND		50.00
						<u>50.00</u>
37099	197-439.000-706.029	104896	CASTLE PEST MANAGEMEN	PEST CONTROL SERVICE		1,245.00
						<u>1,245.00</u>
37100	114-000.000-655.000	104898	CHAHOUD/PIERRE//	REIMBURSEMENT		25.00
						<u>25.00</u>
37101	119-442.000-705.040	102446	CNH CAPITAL	VEHICLE MAINTENANCE		96.40
37101	119-442.000-705.040	102446	CNH CAPITAL	VEHICLE MAINTENANCE		72.09
						<u>168.49</u>
37102	119-442.000-705.041	104158	COMMERCIAL ENERGY	VEHICLE FUEL		758.80
						<u>758.80</u>

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37103	101-414.000-706.081	06990	CRYSTAL POOL SERVICE, IN	BUILDING MAINTENANCE		47.14
						47.14
37104	102-418.000-706.038	104897	CVCWA	EDUCATION & TRAINING		23.75
37104	106-423.000-706.038	104897	CVCWA	EDUCATION & TRAINING		23.75
37104	114-433.000-706.038	104897	CVCWA	EDUCATION & TRAINING		23.75
37104	106-424.000-706.038	104897	CVCWA	EDUCATION & TRAINING		23.75
						95.00
37105	114-433.000-702.031	100558	DMV RENEWAL	VEHICLE REGISTRATION		10.00
						10.00
37106	119-442.000-705.041	100750	DONLEE PUMP COMPANY	VEHICLE FUEL		1,688.00
						1,688.00
37107	101-414.000-706.073	99936	DOWDY/TIM//	CLOTHING REIMBURSEMEN		88.41
						88.41
37108	114-433.000-702.030	104264	E & M ELECTRIC & MACHINER	EQUIPMENT MAINTENANCE		2,523.43
						2,523.43
37109	114-437.000-707.010	104765	EQUARIUS WATERWORKS	WATER METERS		4,357.05
37109	114-437.000-707.010	104765	EQUARIUS WATERWORKS	WATER METERS		8,554.78
						12,911.83
37110	101-401.000-702.032	100492	ESPERANZA'S MARKET	TABLE & CHAIR RENTAL		46.75
						46.75
37111	114-433.000-702.032	13010	FAR WEST	WATER SAMPLES		1,620.00
						1,620.00
37112	114-433.000-702.030	103284	FASTENAL COMPANY	EQUIPMENT MAINTENANCE		18.82
37112	102-418.000-706.050	103284	FASTENAL COMPANY	SAFETY EQUIPMENT		25.64
37112	102-418.000-706.050	103284	FASTENAL COMPANY	SAFETY EQUIPMENT		16.64
						61.10
37113	101-412.000-703.024	13300	FEDEX	POSTAGE		18.06
						18.06
37114	102-418.000-706.029	101020	GEORGE REED, INC.	BUILDING MAINTENANCE		464.17
37114	102-418.000-706.029	101020	GEORGE REED, INC.	BUILDING MAINTENANCE		451.45

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						915.62
37115	101-404.000-702.033	104899	GILMORE,WOOD,VINNARD &	LEGAL SERVICES		202.50
						202.50
37116	101-000.000-200.160	17801	GILTON SOLID WASTE MGMT	REFUSE SERVICE		62,194.87
37116	102-418.000-702.036	17801	GILTON SOLID WASTE MGMT	STREET SWEEPING - APRIL 2		6,919.96
						69,114.83
37117	206-474.000-707.085	10028	GIULIANI & KULL, INC.	CENTRAL,PATTERSON,CALI P		522.50
37117	208-467.000-707.086	10028	GIULIANI & KULL, INC.	CENTRAL,PATTERSON,CALI P		522.50
37117	101-457.000-702.032	10028	GIULIANI & KULL, INC.	RIVERBANK SENIOR APARTM		1,000.00
						2,045.00
37118	101-401.000-706.056	102788	GORDON B. FORD	PROPERTY TAXES		2,279.76
						2,279.76
37119	102-418.000-703.028	99931	GRANITE CONSTRUCTION	SMALL TOOLS		96.44
						96.44
37120	106-423.000-706.029	17950	GROENIGER #1423	BUILDING MAINTENANCE		225.55
						225.55
37121	114-000.000-200.171	104900	HAYES/RAY//	DEPOSIT REFUND		50.94
						50.94
37122	114-433.000-702.030	19690	HOWK SYSTEMS	EQUIPMENT MAINTENANCE		1,000.74
37122	114-433.000-702.030	19690	HOWK SYSTEMS	EQUIPMENT MAINTENANCE		896.10
						1,896.84
37123	118-441.000-706.035	104013	HUB INTERNATIONAL INSUR	RENTAL INSURANCE		126.02
						126.02
37124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	EQUIPMENT MAINTENANCE		150.00
						150.00
37125	114-433.000-706.036	100634	INTERNATIONAL CODE COUN	MEMBERSHIP DUES		125.00
						125.00
37126	106-424.000-702.032	81036	J L ANALYTICAL SERVICES, I	WATER SAMPLES		154.00
						154.00

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37127	114-433.000-702.032	104401	MCC CONTROL SYSTEMS	PROFESSIONAL SERVICES		1,322.00
						1,322.00
37128	114-433.000-702.030	100503	MCCROMETER, INC.	EQUIPMENT MAINTENANCE		2,084.66
						2,084.66
37129	118-441.000-703.030	34300	NASCO	RECREATIONAL SUPPLIES		64.91
						64.91
37130	101-408.000-703.023	99971	OAKDALE LEADER	ADVERTISEMENT		149.52
37130	151-477.000-707.003	99971	OAKDALE LEADER	ADVERTISEMENT		216.60
						366.12
37131	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		6.07
37131	101-407.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		16.47
37131	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		31.92
37131	101-409.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		172.57
37131	119-442.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		200.38
						427.41
37132	101-408.000-706.014	45073	PETTY CASH	ADMINISTRATION		10.00
37132	101-408.000-703.025	45073	PETTY CASH	ADMINISTRATION		12.82
						22.82
37133	136-598.000-702.032	104235	PRINT RITE	PRINTING SERVICE		529.67
						529.67
37134	114-000.000-200.170	90007	ROE/ELLA//	OVERPAYMENT REFUND		28.68
						28.68
37135	197-439.000-702.063	104535	SAN JOAQUIN ENGINEERING	MONTHLY MANAGEMENT F		34,395.75
37135	197-439.000-706.029	104535	SAN JOAQUIN ENGINEERING	MONTHLY MANAGEMENT F		7,012.84
37135	198-439.501-707.003	104535	SAN JOAQUIN ENGINEERING	MONTHLY MANAGEMENT F		1,727.25
						43,135.84
37136	119-442.000-705.040	10000232	SHARPENING SHOP	VEHICLE MAINTENANCE		122.26
						122.26
37137	101-401.000-706.033	99261	SHERIFF'S EXPLORER SCOUT	FLAG POSTING		50.00
						50.00

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37138	114-433.000-702.030	95164	SHORE CHEMICAL COMPAN	EQUIPMENT MAINTENANCE		710.62
37138	114-433.000-702.030	95164	SHORE CHEMICAL COMPAN	EQUIPMENT MAINTENANCE		815.68
						1,526.30
37139	114-433.000-702.032	102932	SJVAPCD	PERMITS		479.00
37139	114-433.000-702.032	102932	SJVAPCD	PERMITS		117.00
37139	114-433.000-702.032	102932	SJVAPCD	PERMITS		240.00
37139	114-433.000-702.032	102932	SJVAPCD	PERMITS		240.00
						1,076.00
37140	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	DENTAL LIABILITY		843.60
37140	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	ADMINISTRATIVE FEE		351.75
						1,195.35
37141	101-414.000-706.029	95149	STANISLAUS IMPLEMENT	BUILDING MAINTENANCE		67.47
						67.47
37142	119-442.000-705.040	95242	STILES TRUCK BODY & EQUI	VEHICLE MAINTENANCE		84.16
						84.16
37143	201-000.000-200.086	104161	THE LINCOLN NATIONAL LI	LIFE INSURANCE		411.35
						411.35
37144	198-439.500-702.032	104901	THE RED AUTOMATION CO.	PROFESSIONAL SERVICES		8,028.00
37144	197-439.000-702.032	104901	THE RED AUTOMATION CO.	PROFESSIONAL SERVICES		892.00
						8,920.00
37145	114-433.000-702.030	101204	UNIVERSAL SYSTEMS AUTOM	NOVI WATER WELL		2,464.00
37145	106-423.000-702.030	101204	UNIVERSAL SYSTEMS AUTOM	EQUIPMENT MAINTENANCE		1,127.00
						3,591.00
37146	114-433.000-706.026	102989	USA MOBILITY WIRELESS, I	STAND BY PAGER		361.97
						361.97
				CHECK RUN TOTAL		164,773.55

P.O. BOX 6343
FARGO ND 58125-6343



ACCOUNT NUMBER 0054
STATEMENT DATE 03-22-2012
AMOUNT DUE \$1,451.15
NEW BALANCE \$1,451.15
PAYMENT DUE ON RECEIPT

000002783 1 MB 0.404 106481526118816 P

CITY OF RIVERBANK
ILDA SALDANA
CITY OF RIVERBANK
6707 THIRD ST
RIVERBANK CA 95367-2305

AMOUNT ENCLOSED

\$

Please make check payable to "U.S. Bank"

U.S. BANK CORPORATE PAYMENT SYSTEM
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

Please tear payment coupon at perforation.

CORPORATE ACCOUNT SUMMARY									
CITY OF RIVERBANK -0054	Previous Balance	Purchases And Other + Charges	Cash Advances +	Cash Advance Fees +	Late Payment Charges	- Credits	- Payments	New = Balance	
Company Total	\$5,279.50	\$1,449.15	\$0.00	\$0.00	\$0.00	\$0.00	\$5,277.50	\$1,451.15	

CORPORATE ACCOUNT ACTIVITY									
CITY OF RIVERBANK -0054					TOTAL CORPORATE ACTIVITY \$5,277.50 CR				
Post Date	Tran Date	Reference Number	Transaction Description				Amount		
02-24	02-21	7479826205500000000498	PAYMENT - THANK YOU 00000 C				1,491.50 PY		
03-19	03-17	7479826207900000000466	PAYMENT - THANK YOU 00000 C				3,786.00 PY		

NEW ACTIVITY									
DONNA BRIDGES -7454		CREDITS \$0.00	PURCHASES \$115.74	CASH ADV \$0.00	TOTAL ACTIVITY \$115.74				
Post Date	Tran Date	Reference Number	Transaction Description				Amount		
02-27	02-24	24445002056100247095367	OFFICE MAX MODESTO CA				25.74		
03-01	02-28	24418002060060165747703	CITY OF MODESTO NINTH ST MODESTO CA				3.00		
03-15	03-14	24266572075206617201009	MIKE S. DIESEL SERVICES 209-577-8571 CA				84.00		
03-19	03-15	24418002076076080650709	CITY OF MODESTO NINTH ST MODESTO CA				3.00		

CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER		ACCOUNT SUMMARY		
	-0054		PREVIOUS BALANCE	5,279.50	
			PURCHASES & OTHER CHARGES	1,449.15	
	STATEMENT DATE	DISPUTED AMOUNT	CASH ADVANCES	.00	
			CASH ADVANCE FEES	.00	
	03/22/12	.00	LATE PAYMENT CHARGES	.00	
	SEND BILLING INQUIRIES TO: U.S. Bank National Association ND C/O U.S. Bancorp Purchasing Card Program P.O. Box 6335 Fargo, ND 58125-6335	AMOUNT DUE 1,451.15		CREDITS	.00
PAYMENTS				5,277.50	
ACCOUNT BALANCE				1,451.15	



Company Name: CITY OF RIVERBANK	
Corporate Account Number:	0054
Statement Date: 03-22-2012	

NEW ACTIVITY					
JEFFREY D HIGHTOWER		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
-0555		\$0.00	\$257.35	\$0.00	\$257.35
Post Date	Tran Date	Reference Number	Transaction Description		Amount
02-23	02-22	24492152053849150717882	PSC 415-453-2100 CA		79.00
02-28	02-27	24692162058000277741254	CLEAR 888-253-2794 WA		44.35
02-29	02-28	24692162059000554063355	CLEAR 888-253-2794 WA		45.00
03-05	03-02	24492152062849622258647	SUB BMD ADMINPRO TODAY 800-543-2055 VA		89.00
SUE FITZPATRICK		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
4280		\$0.00	\$184.36	\$0.00	\$184.36
Post Date	Tran Date	Reference Number	Transaction Description		Amount
02-27	02-24	24427332056710025354084	SAVE MART #105 RIVE RIVERBANK CA		60.99
03-08	03-07	24164072067929160010030	SMARTNFINAL40211104023 MODESTO CA		67.61
03-13	03-12	24692162072000167408321	SSG*SPORT SUPPLY GROUP 806-527-7510 TX		55.76
DEBORAH OLSON		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
-5712		\$0.00	\$891.70	\$0.00	\$891.70
Post Date	Tran Date	Reference Number	Transaction Description		Amount
02-23	02-21	24036212053624024780118	SOUTHWESTAIR5262423107477 DALLAS TX HOLDAWAY/MELISSA A 04-07-12		118.80
02-23	02-21	24036212053624024817142	SEA WN N SMF SOUTHWESTAIR5262423074399 DALLAS TX HOLDAWAY/MELISSA A 04-03-12		149.80
02-23	02-21	24036212053624024825749	SMF WN O PDX SOUTHWESTAIR5262423066896 DALLAS TX OLSON/DEBORAH L 04-03-12		248.60
02-23	02-21	24036212053624025083876	SMF WN O PDX WN N SMF SOUTHWESTAIR5262423066897 DALLAS TX LUTGE/ANDREA 04-03-12		248.60
02-23	02-21	24164072053105100354319	SMF WN O PDX WN N SMF STAPLES 00114017 RIVERBANK CA		66.02
02-23	02-22	24492152053849143711083	ACCUCONFERENCE 800-977-4607 NV		45.18
03-16	03-15	24492152075849283594491	ACCUCONFERENCE 800-977-4607 NV		14.70

Department: 00000 Total: \$1,449.15
Division: 00000 Total: \$1,449.15



U.S. BANCORP SERVICE CENTER
P. O. Box 6343
Fargo, ND 58125-6343



CITY OF RIVERBANK

ACCOUNT NUMBER -0555
STATEMENT DATE 03-22-12
TOTAL ACTIVITY \$ 257.35

000011759 1 AT 0.374 106481526143224 P

JEFFREY D HIGHTOWER
CITY OF RIVERBANK
6707 THIRD STREET
RIVERBANK CA 95367-2305

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

We certify that all purchases listed on this statement, unless annotated to the contrary, are true, correct and for official business only. Payment is authorized.

Cardholder J. D. Hightower Date 4/5/12 Approver U. Hernandez Date 4/6/12

NEW ACCOUNT ACTIVITY					
POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
02-23	02-22	① PSC 415-453-2100 CA PUR ID: 6515071722 TAX: 0.00	24492152053849150717882	8398	79.00
02-28	02-27	② CLEAR 888-253-2794 WA PUR ID: djqcdix 00341030 TAX: 0.00	24692162058000277741254	4816	44.35
02-29	02-28	③ CLEAR 888-253-2794 WA PUR ID: iudr9q4 01250481 TAX: 0.00	24692162059000554063355	4816	45.00
03-05	03-02	④ SUB BMD ADMINPRO TODAY 800-543-2055 VA PUR ID: 6562225798 TAX: 0.00	24492152062849622258647	2741	89.00

- ① 101-412.000-706.038 MEMBERSHIP: PARTNER-
SHIP FOR SUSTAINABLE
COMMUNITIES
② 114-433.000-702.031 CLEARWIRE FOR WATER DEPT
③ 119-442.000-704.022 CLEARWIRE FOR MOTOR POOL
④ 101-412.000-706.036 STAFF EDUCATION PUBLICA-
TION

Default Accounting Code:			ACCOUNT NUMBER		ACCOUNT SUMMARY	
CUSTOMER SERVICE CALL			-0555		PREVIOUS BALANCE \$.00	
800-344-5696			STATEMENT DATE	DISPUTED AMOUNT	PURCHASES & OTHER CHARGES \$257.35	
			03-22-12	\$.00	CASH ADVANCES \$.00	
SEND BILLING INQUIRIES TO:			AMOUNT DUE		CASH ADVANCE FEE \$.00	
C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION ND P.O. BOX 6335 FARGO, ND 58125-6335			\$ 0.00		CREDITS \$.00	
			DO NOT REMIT		TOTAL ACTIVITY \$257.35	

JD Hightower

101-412.000-706.038

1

From: admin@p4sc.org on behalf of Partnership for Sustainable Communities [admin@p4sc.org]
Sent: 2012-02-22 16:00
To: JD Hightower
Subject: [POSSIBLE SPAM] Your Order at Partnership for Sustainable Communities
Importance: Low



Partnership
for
Sustainable
Communities

Partnership for Sustainable Communities
, CA

Thanks for your order, J.D.!

Purchasing Information:

E-mail Address: jdhightower@riverbank.org

Billing Address:

CITY OF RIVERBANK
J.D. HIGHTOWER
6707 3RD STREET
RIVERBANK, CA 95367

Order Grand Total: \$79.00

Payment Method: Credit card

Order Summary:

Order #: 715
Order Date: Feb 22 2012 - 23:59
Products Subtotal: \$139.00
Save 43% (net is \$79): -\$60.00
Donation: \$0.00

Total for this Order: \$79.00

Products on order:

1 x Partnership for Sustainable Communities Membership - \$139.00
SKU: MEMBERSHIP

Where can I get help with reviewing my order?

To learn more about managing your orders on [Partnership for Sustainable Communities](#), please visit our [help page](#).

Please note: This e-mail message is an automated notification. Please do not

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Order complete

warning: Invalid argument supplied for foreach()
in /home6/pfouscor/public_html/sites/all/modules/custom/p4sc_sf/p4sc_sf.module on line 126.

jdhightower has been granted the *member* role. It will expire on *Feb 22 2013 - 23:59*

Your order is complete! Your order number is 715. Thank you for your financial contribution to the Partnership for Sustainable Communities. As a member-driven non-profit, we depend entirely on people like you, who become members, subscribe to our magazine, buy informational articles or make donations. The cost of membership does not cover all of the costs of providing membership benefits. So, if you have not done so, please make a donation in addition to your purchase. Visit www.p4sc.org/donate for more details on what your donation will help us achieve. And most of all, please tell your friends and colleagues about us. A new account has been created for you here that you may use to view your current order status. [Login](#) to your new account using the following information: **Username:** jdhightower **Password:** bulldog [Return to the front page.](#)

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2



How to reach us...
Online Live Chat 24x7 www.clearwire.com
Or call 888.253.2794

Invoice Date:	03/27/2012
Invoice Number:	4-120326-737
Customer ID:	341030
Amount Due:	\$44.35
Due Date:	03/27/2012
Amount Enclosed:	

Water system Eric Tackett
city of riverbank city of riverbank
6707 3RD ST
RIVERBANK, CA 95367-2396

Clearwire
Clear: Dept CH 14365
Palatine, IL 60055-4365

114 - 433.000 - 702.031



Previous Balance	\$44.35
Payments, Thank You	\$-44.35
Adjustments	\$0.00
Finance Charges	\$0.00
Current Charges	\$43.98
Amount Due	\$44.35

Invoice Date	Inv. Number	Customer ID	Amount Due	Due Date	Page
03/27/2012	4-120326-737	341030	\$44.35	03/27/2012	1 of 2

Summary Of Current Charges

Charge Description	Amount
WiMAX Wireless Access	\$43.98
Other Charges	\$0.00
Taxes	\$0.37

Invoice Detail

Payments

Description	Amount
02/27/2012 Credit/Debit Card Payment 42*****0555	\$44.35
Total Payments	\$44.35

Service Charges For Account #345871

WiMAX Wireless Access

Service	Amount
03/26/2012 cityofriverbank XX_WiMAX Upgrade Home 5.0/500	\$36.99
03/26/2012 cityofriverbank Device Protection Program \$2.	\$1.99
03/26/2012 cityofriverbank Modem Lease	\$5.00
Total WiMAX Wireless Access	\$43.98

Misc Charges

Service	Amount
Total Misc Charges	\$0.00

Taxes

Taxes for Account #345871

Description	Amount
03/26/2012 STATE SALES TAX	\$0.30
03/26/2012 COUNTY SALES TAX	\$0.06

Invoice Date	Inv. Number	Customer ID	Amount Due	Due Date	Page
03/27/2012	4-120326-737	341030	\$44.35	03/27/2012	2 of 2
03/26/2012	DISTRICT TAX (STCL)				\$0.01
	Total Taxes				\$0.37

==

3



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Online Live Chat 24x7 www.clearwire.com
Or call 888.253.2794

Invoice Date:	03/28/2012
Invoice Number:	4-120327-9056
Customer ID:	1250481
Amount Due:	\$45.00
Due Date:	03/28/2012
Amount Enclosed:	

City of Riverbank
Linda Cummings
6707 3rd St
Riverbank, CA 95367

Clearwire
Clear: Dept CH 14365
Palatine, IL 60055-4365

119-442.000-704 022 MOTOR POOL



Previous Balance	\$45.00
Payments, Thank You	\$-45.00
Adjustments	\$0.00
Finance Charges	\$0.00
Current Charges	\$45.00
Amount Due	\$45.00

Invoice Date	Inv. Number	Customer ID	Amount Due	Due Date	Page
03/28/2012	4-120327-9056	1250481	\$45.00	03/28/2012	1 of 1

Summary Of Current Charges

Charge Description	Amount
WiMAX Wireless Access	\$45.00
Other Charges	\$0.00
Taxes	\$0.00

Invoice Detail

Payments

Description	Amount
02/28/2012 Credit/Debit Card Payment 42*****0555	\$45.00
Total Payments	\$45.00

Service Charges For Account #1550317

WiMAX Wireless Access

Service	Amount
03/27/2012 kqualle XX WiMAX 4G Home Internet - No Contra	\$45.00
Total WiMAX Wireless Access	\$45.00

Misc Charges

Service	Amount
Total Misc Charges	\$0.00

Taxes

(4)

101-412.000-706.036

STAFF EDUCATION PUBLICATION

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Your password is set: Thunder1
Visit Administrative Professional Today to login.

ORDER INFORMATION
24 Issues of Administrative Professional Today Name: JD Hightower Amount: \$89.00 Credit Card: VI ending in 0555 Email: jdhightower@riverbank.org Date: 3/1/2012 7:06:10 PM

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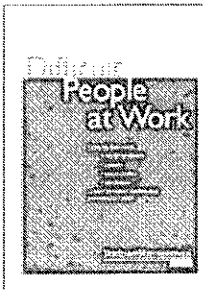
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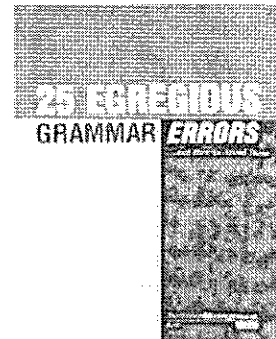
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You have now gained access to download the following product(s).
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EFFECTIVE MINUTE TAKING
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My Time Management Skills



(4)

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Address Information

First Name: JD
Last Name: Hightower
Company: City of Riverbank
Address Line1: 6707 Third Street
(Suite, Unit, etc.):
City/State: Riverbank California
Zipcode: 95367
Country: United States
E-mail Address: jdhightower@riverbank.org

Payment Information

2 Years 24 issues.
Total Charge: US \$89.00

Payment Method:



Credit Card Type/No: Visa 0555
Exp Mon/Year: Jan 2014

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6707 3RD ST
RIVERBANK CA 95367-2305



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U.S. BANCORP SERVICE CENTER
P. O. Box 6343
 Fargo, ND 58125-6343



CITY OF RIVERBANK

ACCOUNT NUMBER	4280
STATEMENT DATE	03-22-12
TOTAL ACTIVITY	\$ 184.36

000011760 1 AT 0.374 106481526143225 P

SUE FITZPATRICK
CITY OF RIVERBANK
6707 THIRD STREET
RIVERBANK CA 95367-2305

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

We certify that all purchases listed on this statement, unless annotated to the contrary, are true, correct and for official business only. Payment is authorized.

Sue Fitzpatrick
Cardholder

Date

Approver

Date

4-5-12

NEW ACCOUNT ACTIVITY

POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
02-27	02-24	SAVE MART #105 RIVE RIVERBANK CA PUR ID: 06175510105VPRY7000133321 TAX: 0.00	24427332056710025354084 <i>#134.459.703.027</i>	5411	60.99
03-08	03-07	SMARTNFINAL40211104023 MODESTO CA PUR ID: 162068007262912 TAX: 0.00	24164072067929160010030 <i>TEEN CONCESSIONS #118.441.706.026</i>	5411	67.61
03-13	03-12	SSG*SPORT SUPPLY GROUP 806-527-7510 TX PUR ID: 60360292 TAX: 0.00	24692162072000167408321 <i>TENNIS Net Straps</i>	5137	55.76

101.414.706.029

Default Accounting Code:

CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER 4280		ACCOUNT SUMMARY	
	STATEMENT DATE	DISPUTED AMOUNT		
SEND BILLING INQUIRIES TO: C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION ND P.O. BOX 6335 FARGO, ND 58125-6335	03-22-12	\$.00	PREVIOUS BALANCE \$.00	
			PURCHASES & OTHER CHARGES \$184.36	
			CASH ADVANCES \$.00	
			CASH ADVANCE FEE \$.00	
			CREDITS \$.00	
		AMOUNT DUE \$ 0.00 DO NOT REMIT	TOTAL ACTIVITY \$184.36	

Kerrie Webb

From: NATHAN HILLE <nhille@bsnsports.com>
Sent: Thursday, March 08, 2012 3:45 PM
To: Kerrie Webb
Subject: Order Confirmation 3990483 from BSN Sports



PO Box 7726
Dallas TX 75209
Tel: 1-800-527-7510 Fax: 1-800-899-0149
Come visit us at www.bsnsports.com

Order Confirmation

Sales Order Number 3990483
P.O.Number cc-nets
Order Creation Date 03/08/2012
Customer Number 1514205
Sales Rep Number Nathan Hille
Ordered By Karrie

THIS IS NOT A BILL -DO NOT PAY

Customer # 1514205
Sold To CITY OF RIVERBANK
6707 3RD ST
RIVERBANK CA 95367-2305

Ship To CITY OF RIVERBANK
6707 3RD ST
RIVERBANK CA 95367-2305

Payer CITY OF RIVERBANK
6707 3RD ST
RIVERBANK CA 95367-2305

Tennis Net Straps
#101.414.706.029

Item Number	Item Description	Delivery Dt(s)	SKU	Color/Team/Size	QTY/UOM	Unit Price	Extended Price
1158267	EDWARDS CENTER STRAP	03/14/2012	1158267		4 EA	\$ 9.49	\$ 37.96

For realtime order status and tracking information go to: www.bsnsports.com/?&order=3990483&zip=95367-2305

Merchandise Sub Total	Other	Freight	Sales Tax	Payment/Credit Applied	Total Order Amount
\$ 37.96		\$ 15.00	\$ 2.80	\$ 0.00	\$ 55.76

SAVE MART MARKETS

2237 Claribel Rd.
Riverbank, CA 95354
Our Pharmacy at 800-1483
Save Mart (209) 503-1400

Cashier: Martha Clerk# 12619
02/24/12 19:05:27

Bakery
CAKE 60.99 F
SHIRT 60.99
Total 121.98
Cake for Teen Center Anniversary
APPRVL CODE: 0100
CASH CHANGE .00
NUMBER OF ITEMS 1

A/C# 71411 XXX XXXXXXXX5823

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SHARES Points earned this visit 61
SHARES Points Balance this month 61
#134459783 027
Trx:187 Term:30 Store:105 19. F 23

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Top Care and Valu Time Brands

Smart & Final.

The Smaller Faster Warehouse Store

*** Welcome To Our Modesto Store ***
Store # 402

See Us On The WEB www.smartandfinal.com

Cashier: Marco
DATE 03/07/12 TIME 16:11:12

LUNCH NAPKN 041512077913 2.99 T
Was \$3.99 / YOU SAVED -> \$1.00
100Z CUP 041512088964 1.75 T
FRUITS MIXE 654830000732 5.49 F
3.91 lb @ \$.63 / lb
BANANA 4011 2.46 F
DIX CUTLERY 042000750332 5.69 T
Hersheys Va 034000405978 12.49 F
Sour Punch 041364080086 11.99 F
Was \$13.49/ YOU SAVED -> \$1.50
Hot Cheetos 028400044011 11.99 F
50Ct Orig F 028400044042 11.99 F

SUBTOTAL 66.84
SALES TAX .77
TOTAL 67.61
#118.441 706.026
Visa TENDER 67.61
Acct # *****4280
APPRVL CODE 062497
Cas Ref# 4
CASH CHANGE .00

TOTAL NUMBER OF ITEMS THIS VISIT--> 9

Smart & Final Store # 402
801 9th Street
Modesto, CA 95354

DATE 03/07/12 TIME 16:06:39
Account # *****4280
Tender Type Credit
Reference # 158982
APPRVL CODE 062497
Reason Code RM00 Total 67.61
Trans # 279 Cash back .00



P.O. Box 7726, Dallas, TX 75209
 TEL: 1-800-527-7510 FAX: 1-800-899-0149
 Come Visit us at www.bsnsports.com

Customer #: 1514205

Sold To: CITY OF RIVERBANK
 6707 3RD ST
 RIVERBANK CA 95367-2305

Order Confirmation

Document Number : 3990483
 P.O. Number : cc-nets
 Doc. Creation Date : 03/08/2012
 Customer Number : 1514205
 Sales Rep : Nathan Hille
 Ordered by : Karrie

This is NOT a Bill - DO NOT PAY.

Ship To: CITY OF RIVERBANK
 6707 3RD ST
 RIVERBANK CA 95367-2305

Payer: CITY OF RIVERBANK
 6707 3RD ST
 RIVERBANK CA 95367-2305

Item Number	Item Description	Delivery DTIS	SKU	Color/ Tenn/ Size	Qty/ DOM	Unit Price	Extended Price
1158267	EDWARDS CENTER STRAP	03/14/2012	1158267		4EA	9.49	37.96

Check order status at www.bsnsports.com/?&order=3990483&zip=95367-2305

Merchandise Sub Total	Other	Freight	Sales Tax	Payment/Credit Applied	Total Order Amount
\$ 37.96	\$ 0.00	\$ 15.00	\$ 2.80	\$ 0.00	\$ 55.76



U.S. BANCORP SERVICE CENTER
P. O. Box 6343
Fargo, ND 58125-6343



CITY OF RIVERBANK

ACCOUNT NUMBER 5712
STATEMENT DATE 03-22-12
TOTAL ACTIVITY \$ 891.70

000011761 1 AT 0.374 106481526143226 P

DEBORAH OLSON
CITY OF RIVERBANK LRA
6707 THIRD STREET
RIVERBANK CA 95367-2305

"MEMO STATEMENT ONLY"
DO NOT REMIT PAYMENT

We certify that all purchases listed on this statement, unless annotated to the contrary, are true, correct and for official business only. Payment is authorized.

Cardholder

Date

Approver

Date

NEW ACCOUNT ACTIVITY					
POST DATE	TRAN DATE	TRANSACTION DESCRIPTION	REFERENCE NUMBER	MCC	AMOUNT
02-23	02-21	SOUTHWESTAIR5262423107477 DALLAS TX HOLDAWAY/MELISSA DEPARTURE: 04-07-12 SEA WN N SMF 198-439-500-706-037 EDA Conf	24036212053624024780118	3066	118.80
02-23	02-21	SOUTHWESTAIR5262423074399 DALLAS TX HOLDAWAY/MELISSA DEPARTURE: 04-03-12 SMF WN O PDX 198-439-500-706-037 EDA Conf	24036212053624024817142	3066	149.80
02-23	02-21	SOUTHWESTAIR5262423066896 DALLAS TX OLSON/DEBORAH L DEPARTURE: 04-03-12 SMF WN O PDX WN N SMF 198-439-500-706-037 EDA Conf	24036212053624024825749	3066	248.60
02-23	02-21	SOUTHWESTAIR5262423066897 DALLAS TX LUTGE/ANDREA DEPARTURE: 04-03-12 SMF WN O PDX WN N SMF 198-439-500-706-037 EDA Conf	24036212053624025083876	3066	248.60
02-23	02-21	STAPLES 00114017 RIVERBANK CA PUR ID: 000551474 TAX: 4.53 198-439-500-702-053 supplies	24164072053105100354319	5943	66.02
02-23	02-22	ACCUCONFERENCE 800-977-4607 NV PUR ID: 6514371042 TAX: 0.00 198-439-500-702-053	24492152053849143711083	4814	45.18
03-16	03-15	ACCUCONFERENCE 800-977-4607 NV PUR ID: 6628359382 TAX: 0.00 198-439-500-702-053	24492152075849283594491	4814	14.70

198-439-500-706-037 \$ 765.80

Default Accounting Code: 198-439-500-702-053 \$ 125.90		
CUSTOMER SERVICE CALL 800-344-5696	ACCOUNT NUMBER 5712	ACCOUNT SUMMARY
	STATEMENT DATE 03-22-12	DISPUTED AMOUNT \$.00
SEND BILLING INQUIRIES TO: C/O U.S. BANCORP SERVICE CENTER, INC U.S. BANK NATIONAL ASSOCIATION ND P.O. BOX 6335 FARGO, ND 58125-6335	AMOUNT DUE \$ 0.00 DO NOT REMIT	
	PREVIOUS BALANCE \$.00	
	PURCHASES & OTHER CHARGES \$891.70	
	CASH ADVANCES \$.00	
	CASH ADVANCE FEE \$.00	
		CREDITS \$.00
		TOTAL ACTIVITY \$891.70

Melissa Holdaway

From: Southwest Airlines <SouthwestAirlines@luv.southwest.com>
Sent: Tuesday, February 21, 2012 1:28 PM
To: Melissa Holdaway
Subject: Southwest Airlines Confirmation-HOLDAWAY/MELISSA A-Confirmation: IMAJ8T

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AIR Itinerary

AIR Confirmation: IMAJ8T

Confirmation Date: 02/21/2012

Passenger(s)	Rapid Rewards #	Ticket #	Expiration	Est. Points Earned
HOLDAWAY/MELISSA A	00000131109661	5262423107477	Feb 20, 2013	648

Rapid Rewards points earned are only estimates. Visit your (MySouthwest, Southwest.com or Rapid Rewards) account for the most accurate totals - including A-List & A-List Preferred bonus points.

Date	Flight	Departure/Arrival
Sat Apr 7	2442	Depart SEATTLE TACOMA WA (SEA) at 8:20 PM Arrive in SACRAMENTO CA (SMF) at 10:05 PM Travel Time 1 hrs 45 mins

Air Cost: 118.80

Carry-on Items: 1 Bag + small personal item are free see full details. Checked Items: First and second bags are free, size and weight limits apply.

Fare Rule(s): 5262423107477: NONREF/NONTRANSFERABLE/STANDBY REQ UPGRADE TO YL.

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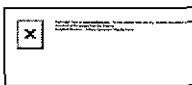
SEA WN SMF100.47NZA7HNRO 100.47 END ZPSEA XFSEA4.5 AY2.50\$SEA2.50

Important Check-In Reminder

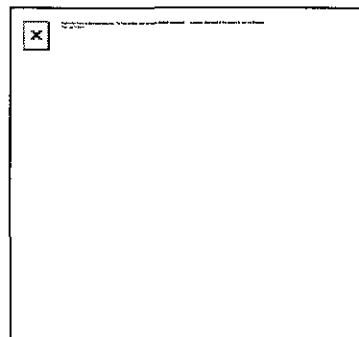
Be sure to arrive at the departure gate with your boarding pass at least 10 minutes before your scheduled departure time. Otherwise, your reserved space may be cancelled and you won't be eligible for denied booking compensation.



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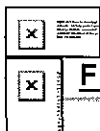
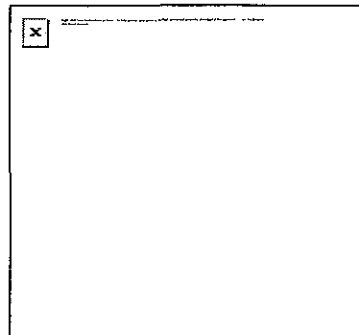
Cost and Payment Summary

☐ AIR - IMAJ8T

Base Fare	\$ 100.47
Excise Taxes	\$ 7.53
Segment Fee	\$ 3.80
Passenger Facility Charge	\$ 4.50
September 11th Security Fee	\$ 2.50
Total Air Cost	\$ 118.80

Payment Information

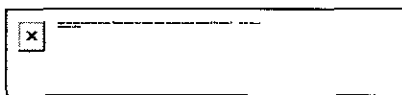
Payment Type: Visa XXXXXXXXXXXX5712
Date: Feb 21, 2012
Payment Amount: \$118.80



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Melissa Holdaway

\$268.60

From: Southwest Airlines <SouthwestAirlines@luv.southwest.com>
Sent: Tuesday, February 21, 2012 11:49 AM
To: Melissa Holdaway
Subject: Southwest Airlines Confirmation-HOLDAWAY/MELISSA A-Confirmation: I3FJFP

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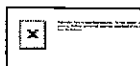
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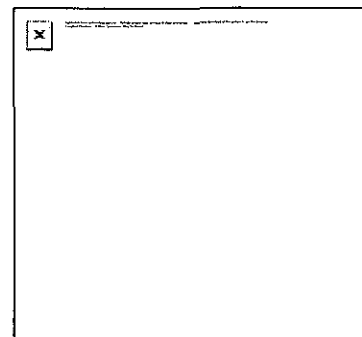
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Ready for takeoff!



Thanks for choosing Southwest for your trip! You'll find everything you need to know about your reservation below. Happy travels!



AIR Itinerary

AIR Confirmation: I3FJFP

Confirmation Date: 02/21/2012

Passenger(s)	Rapid Rewards #	Ticket #	Expiration	Est. Points Earned
HOLDAWAY/MELISSA A	00000131109661	5262423074399	Feb 20, 2013	834

Rapid Rewards points earned are only estimates. Visit your (MySouthwest, Southwest.com or Rapid Rewards) account for the most accurate totals - including A-List & A-List Preferred bonus points.

Date	Flight	Departure/Arrival
Tue Apr 3	912	Depart SACRAMENTO CA (SMF) at 10:15 AM Arrive in PORTLAND OR (PDX) at 11:45 AM Travel Time 1 hrs 30 mins

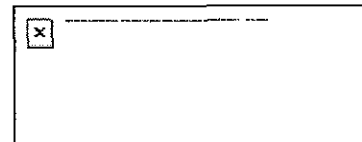
Air Cost: 149.80

Carry-on Items: 1 Bag + small personal item are free see full details. Checked Items: First and second bags are free, size and weight limits apply.

Fare Rule(s): 5262423074399: NONREF/NONTRANSFERABLE/STANDBY REQ UPGRADE TO YL.

Valid only on Southwest Airlines. All travel involving funds from this Confirmation Number must be completed by the expiration date. Unused travel funds may only be applied toward the purchase of future travel for the individual named on the ticket. Any changes to this itinerary may result in a fare increase.

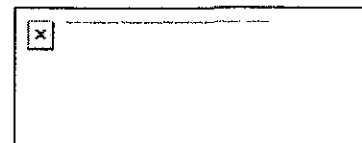
SMF WN PDX129.30OLNUPNR 129.30 END ZPSMF XF5MF4.5 AY2.50\$SMF2.50



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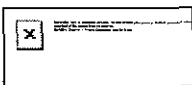
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Important Check-In Reminder

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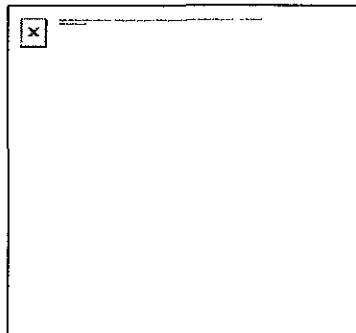
Cost and Payment Summary

☐ AIR - I3FJFP

Base Fare	\$ 129.30
Excise Taxes	\$ 9.70
Segment Fee	\$ 3.80
Passenger Facility Charge	\$ 4.50
September 11th Security Fee	\$ 2.50
Total Air Cost	\$ 149.80

Payment Information

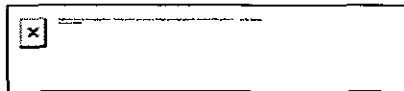
Payment Type: Visa XXXXXXXXXXXX5712
Date: Feb 21, 2012
Payment Amount: \$149.80



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Melissa Holdaway

From: Southwest Airlines <SouthwestAirlines@luv.southwest.com>
Sent: Tuesday, February 21, 2012 11:27 AM
To: Melissa Holdaway
Subject: Southwest Airlines Confirmation-OLSON/DEBORAH L-Confirmation: IX2293

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Ready for takeoff!

Thanks for choosing Southwest for your trip! You'll find everything you need to know about your reservation below. Happy travels!

AIR Itinerary

AIR Confirmation: IX2293

Confirmation Date: 02/21/2012

Passenger(s)	Rapid Rewards #	Ticket #	Expiration	Est. Points Earned
OLSON/DEBORAH L	00000135303523	5262423066896	Feb 20, 2013	1362
LUTGE/ANDREA	- None Entered -	5262423066897	Feb 20, 2013	1362

Rapid Rewards points earned are only estimates. Not a member - visit <http://www.southwest.com/rapidrewards> and sign up today!

Date	Flight	Departure/Arrival
Tue Apr 3	912	Depart SACRAMENTO CA (SMF) at 10:15 AM Arrive in PORTLAND OR (PDX) at 11:45 AM Travel Time 1 hrs 30 mins
Thu Apr 5	2127	Depart PORTLAND OR (PDX) at 2:35 PM Arrive in SACRAMENTO CA (SMF) at 4:05 PM Travel Time 1 hrs 30 mins

Air Cost: 497.20

Carry-on Items: 1 Bag + small personal item are free see full details. Checked Items: First and second bags are free, size and weight limits apply.

Fare Rule(s): 5262423066896: NONREF/NONTRANSFERABLE/STANDBY REQ UPGRADE TO YL.

5262423066897: NONREF/NONTRANSFERABLE/STANDBY REQ UPGRADE TO YL.
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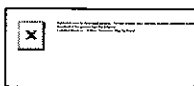
SMF WN PDX129.30OLNUPNR WN SMF81.86NLNCNNR 211.16 END ZPSMFPDX
XF5MF4.5PDX4.5 AY5.00\$SMF2.50 PDX2.50

Important Check-In Reminder

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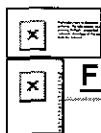
Cost and Payment Summary

AIR - IX2293

Base Fare	\$ 422.32
Excise Taxes	\$ 31.68
Segment Fee	\$ 15.20
Passenger Facility Charge	\$ 18.00
September 11th Security Fee	\$ 10.00
Total Air Cost	\$ 497.20

Payment Information

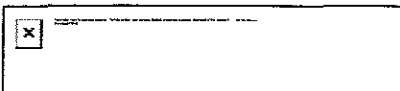
Payment Type: Visa XXXXXXXXXXXX5712
Date: Feb 21, 2012
Payment Amount: \$497.20



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AccuConference
"Making Conferencing Simple & Affordable"

Customer Service #
1.800.989.9239

Your Customer Number is: **2509982**

City of Riverbank - LRA
 Deborah Olson
 6707 3rd ST
 Riverbank, CA 95367

Statement Date: 2/15/2012 - 3/14/2012

Previous Balance:	\$45.18 USD
Payments:	-\$45.18 USD
Amount Overdue:	\$0.00 USD

March Current Charges:	\$12.71 USD
USF Recovery:	\$1.75 USD
Cost Recovery Fee:	\$0.24 USD
Total March Charge:	\$14.70 USD
Charged to Credit Card Ending *5712:	-\$14.70 USD

Total Amount Due: \$0.00 USD

Polling * Chat * PowerPoint * 100% Secure * No Download Required

** Access your account via the web: www.accuconference.com

	<u>Attendees</u>	<u>Minutes</u>	<u>Cost</u>
Conference Calls	7	325	\$12.71
Conference Lite Calls	0		<no usage>
Billing Fees			<no usage>



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Page: 1
 Customer Number: 2509982



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Customer Service #
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Conference Call Detail

<u>Date of Call</u>	<u>Moderator</u>	<u>Conference Name</u>	<u>Acct Code</u>	<u>Callers</u>	<u>Total Mins</u>	<u>Rate</u>	<u>Charge for Call</u>
2/23/2012 11:58 AM	LRA - Moderator	LRA		7	325	0.0390	\$12.71
Subtotal for LRA				7	325		\$12.71

Thank you for using AccuConference by TalkPath LLC!

The FCC now mandates all conference calls placed on or after October 1st 2008 are subject to the Universal Service fee collected by the USAC.
 FCC Site: http://hraunfoss.fcc.gov/edocs_public/attachmatch/DA-08-1689A1.pdf
 AccuConference USF FAQ: <http://www.accuconference.com/USF.aspx>

March Current Charges:	\$12.71 USD
USF Recovery:	\$1.75 USD
Cost Recovery Fee:	\$0.24 USD
Total March Charge:	\$14.70 USD
Charged to Credit Card	
Ending *5712:	-\$14.70 USD

Do not pay



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Page: 2
 Customer Number: 2509982

City of Riverbank - LRA
Deborah Olson
6707 3rd ST
Riverbank, CA 95367



AccuConference
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Customer Service #
1.800.989.9239

Statement Date: 1/15/2012 - 2/14/2012

Your Customer Number is: **2509982**

Mail Payment To:

AccuConference by TalkPath LLC
2360 Corporate Circle
Suite 400
Henderson, NV 89074

Previous Balance:	\$0.86 USD
Payments:	-\$0.00 USD
Amount Overdue:	\$0.86 USD

February Current Charges:	\$38.31 USD
USF Recovery:	\$5.28 USD
Cost Recovery Fee:	\$0.73 USD
Total February Charge:	\$44.32 USD

Total Amount Due: \$45.18 USD

Due upon receipt

Detach here and include above portion with payment

Keep bottom portion for your records

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**** Access your account via the web: www.accuconference.com**

	<u>Attendees</u>	<u>Minutes</u>	<u>Cost</u>
Conference Calls	21	980	\$38.31
Conference Lite Calls	0		<no usage>
Billing Fees			<no usage>



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Page: 1
Customer Number: 2509982



AccuConference
"Making Conferencing Simple & Affordable"

Customer Service #
1.800.989.9239

Conference Call Detail

<u>Date of Call</u>	<u>Moderator</u>	<u>Conference Name</u>	<u>Acct Code</u>	<u>Callers</u>	<u>Total Mins</u>	<u>Rate</u>	<u>Charge for Call</u>
1/25/2012 3:28 PM	LRA - Moderator	LRA		5	109	0.0390	\$4.26
2/1/2012 8:58 AM	LRA - Moderator	LRA		5	154	0.0390	\$6.02
2/7/2012 11:30 AM	LRA - Moderator	LRA		1	3	0.0390	\$0.12
2/8/2012 11:27 AM	LRA - Moderator	LRA		6	452	0.0390	\$17.67
2/14/2012 4:13 PM	LRA - Moderator	LRA		4	262	0.0390	\$10.24
Subtotal for LRA				21	980		\$38.31

Thank you for using AccuConference by TalkPath LLC!

The FCC now mandates all conference calls placed on or after October 1st 2008 are subject to the Universal Service fee collected by the USAC.
FCC Site: http://hraunfoss.fcc.gov/edocs_public/attachmatch/DA-08-1689A1.pdf
AccuConference USF FAQ: <http://www.accuconference.com/USF.aspx>

February Current Charges:	\$38.31 USD
USF Recovery:	\$5.28 USD
Cost Recovery Fee:	\$0.73 USD
Total February Charge:	\$44.32 USD

Total Amount Due: \$45.18 USD

Due upon receipt



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Customer Number: 2509982



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RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.D

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: Approval to Change the Monday, May 28, 2012, Regular City Council Meeting to Tuesday, May 29, 2012, in Observance of the Memorial Day Holiday

Submitted by: Annabelle Aguilar, CMC, Acting City Clerk

City Manager Approval: _____

RECOMMENDATION:

Council to approve changing the regular scheduled City Council meeting in observance of the Memorial Day holiday.

SUMMARY:

When a National holiday observed by the City falls on the date of a regularly scheduled City Council meeting, the meeting is typically moved to the next business day. The Memorial Day holiday will be observed on Monday, May 28, 2012 and therefore approval is requested to schedule the meeting on Tuesday, May 29, 2012, at 6:00 p.m.

Riverbank's Municipal Code Title III; Chapter 30; Section 30.01 Meetings, states that all regular meetings shall be held at such times as the Council shall fix by resolution. Resolution No. 2011-020 was adopted on March 14, 2011, establishing the schedule of the regular City Council meetings to commence at 6:00 p.m. on the second and fourth Monday of each month; and at 12:00 p.m. for every 1st meeting of each quarter (January, April, July, and October). When an occasional request to change this schedule occurs, it is presented to Council for approval.

FINANCIAL IMPACT:

No financial impact.

ATTACHMENTS: (List attachments in order of placement)

No attachments.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.E

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolutions** – Consolidated Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2012/2013.

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt the Resolutions.

SUMMARY:

The attached report highlights the purpose of a landscaping and lighting district, effect of legislation, a describing of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2012.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District
Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of 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") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with 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 Engineer's Annual Levy Report: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed Improvements and Any Substantial Changes in Existing Improvements: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

Annabelle Aguilar, CMC
Acting City Clerk

APPROVED:

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2012/2013 pursuant to the provisions of 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") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with the Act;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2012/2013.

Section 2 Description of Improvements and Any Substantial Changes Proposed: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances, and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains six (6) Benefit Zones known as Zone No. 2 Courtney Estates; Zone No. 3 South Bend Estates Units 1 and 2;

and Zone No. 5 Elmwood Estates Unit 1; Zone 6 Chianti Unit 1, Zone 7 Sterling Ridge Unit 1; and Zone 8 Eastwood Estates Unit 1. The District is known and designated as

“Consolidated Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") for the district known and designated as the Consolidated Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied on a preliminary basis that the assessments have been spread in accordance with the benefits received from the improvements, maintenance, operation, and services to be performed within each Zone as set forth in said Report;

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

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented consists of the following:

- a. A Description of Improvements
- b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)
- c. A Description of the Method of Apportionment resulting in an Assessment Rate per Equivalent Dwelling Unit

Section 3 The Report is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Consolidated Landscaping and Lighting District, 2012/2012 Engineer's Annual Levy Report.



City of Riverbank

Consolidated Landscaping and Lighting District

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 14, 2012
Public Hearing: June 25, 2012

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

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 2012/2013, 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 _____ day of _____, 2012.

Willdan Financial Services
Assessment Engineer

By: _____

Marc Grijalva
Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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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 2012/2013. 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 2012/2013.

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 XIID* (enacted by the passage of Proposition 218 in November 1996).

Pursuant to the *California Constitution Article XIID Section 5*, certain assessments that were existing on July 1, 1997, the effective date of *Article XIID*, are exempt from the substantive and procedural requirements of *Article XIID 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 XIID 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 XIID 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 XIID 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 XIID 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;

- 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 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/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 Rockpoint 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 and 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 located 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 Chianti 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 182 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, shade coverings, 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		Improvements	
		Parcels	EDU	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

D. 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.

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 XIID 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 XIID 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 XIID 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 XIID 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-San Jose 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.

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 2012/2013

	Zone No. 2	Zone No. 3	Zone No. 5	Zone No. 6	Zone No. 7	Zone No. 8	
	Courtney	South Bend	Elmwood	Chianti	Sterling	Eastwood	
	Estates	Estates	Estates		Ridge	Estates	District
		Units 1 & 2	Units 1 & 2	Unit 1	Unit 1	Unit 1	Totals
DIRECT COSTS							
Landscape Maintenance	\$0	\$2,361	\$2,028	\$356	\$12,300	\$221	\$17,266
Landscape Utilities	0	0	0	114	5,771	160	6,045
Utilities	0	524	332	0	0	0	856
Repairs/Abatement	64	959	730	0	1,310	0	3,063
Street Lighting	222	1,575	936	64	694	47	3,538
Street Light Utilities	0	0	0	445	3,401	291	4,137
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Direct Costs (Subtotal)	\$286	\$5,419	\$4,026	\$979	\$23,476	\$719	\$34,905
ADMINISTRATION COSTS							
City Administration	\$0	\$0	\$0	\$0	\$1,925	\$0	\$1,925
District Administration	112	1,121	1,362	125	2,624	80	5,424
County Administration Fee	4	24	32	158	192	156	566
Administration Costs (Subtotal)	\$116	\$1,145	\$1,394	\$283	\$4,741	\$236	\$7,915
LEVY BREAKDOWN							
Total Direct and Admin. Costs	\$402	\$6,564	\$5,420	\$1,262	\$28,217	\$955	\$42,820
Reserve Collection/ (Transfers)	(1,284)	(25,643)	(19,819)	(4,820)	(19,895)	(3,540)	(75,000)
Contribution Replenishment	0	0	0	0	0	0	0
Other Revenues/General Fund Contribution	0	0	0	(93)	(2,789)	(69)	(2,951)
Capital Improvement Project Fund Collection/(Transfer)	1,284	25,643	19,819	4,820	19,895	3,540	75,000
Balance to Levy	\$402	\$6,564	\$5,420	\$1,169	\$25,428	\$886	\$39,869
DISTRICT STATISTICS							
Total Parcels	12	71	178	13	183	7	464
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	\$33.50	\$92.46	\$30.46	\$89.92	\$138.96	\$126.58	
Maximum Levy per EDU	\$42.64	\$95.00	\$59.60	\$140.04	\$256.21	\$199.37	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	\$1,485	\$28,925	\$22,678	\$16,874	\$32,609	\$13,532	\$116,103
Reserve Fund Activity	(1,284)	(25,643)	(19,819)	(4,820)	(19,895)	(3,540)	(75,000)
Ending Reserve Fund Balance (Projected)	\$201	\$3,282	\$2,860	\$12,054	\$12,714	\$9,992	\$41,103
Beginning Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Improvement Project Fund Activity	1,284	25,643	19,819	4,820	19,895	3,540	75,000
Ending Capital Improvement Project Fund	\$1,284	\$25,643	\$19,819	\$4,820	\$19,895	\$3,540	\$75,000

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:

- Sidewalk Repairs within Zone No. 3, South Bend Estates Units 1 and 2
- Installation of tables, shade coverings, trees and other park improvements at Harless Park within Sterling Ridge Unit 1.

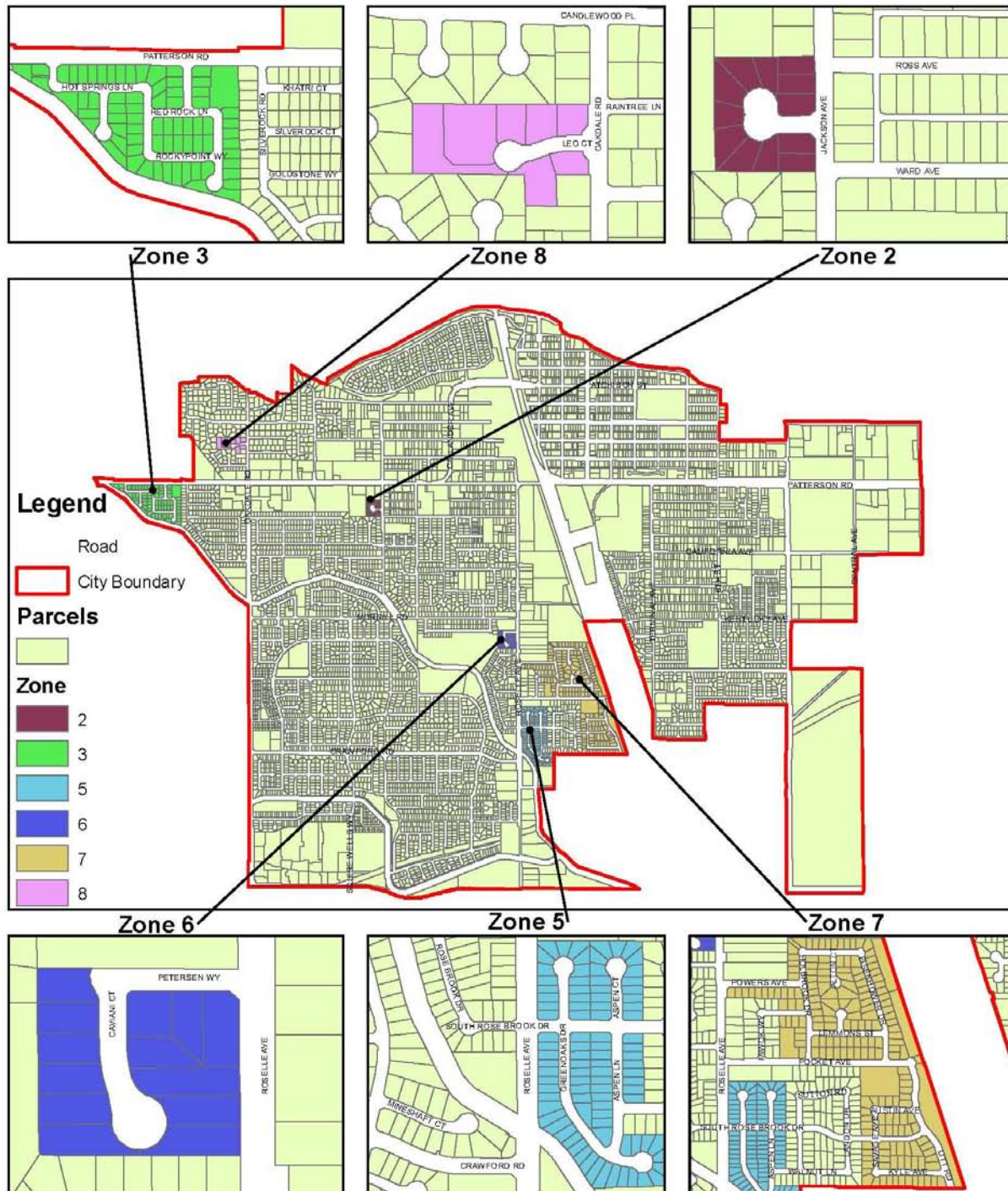
PART V - DISTRICT BOUNDARY MAPS

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.

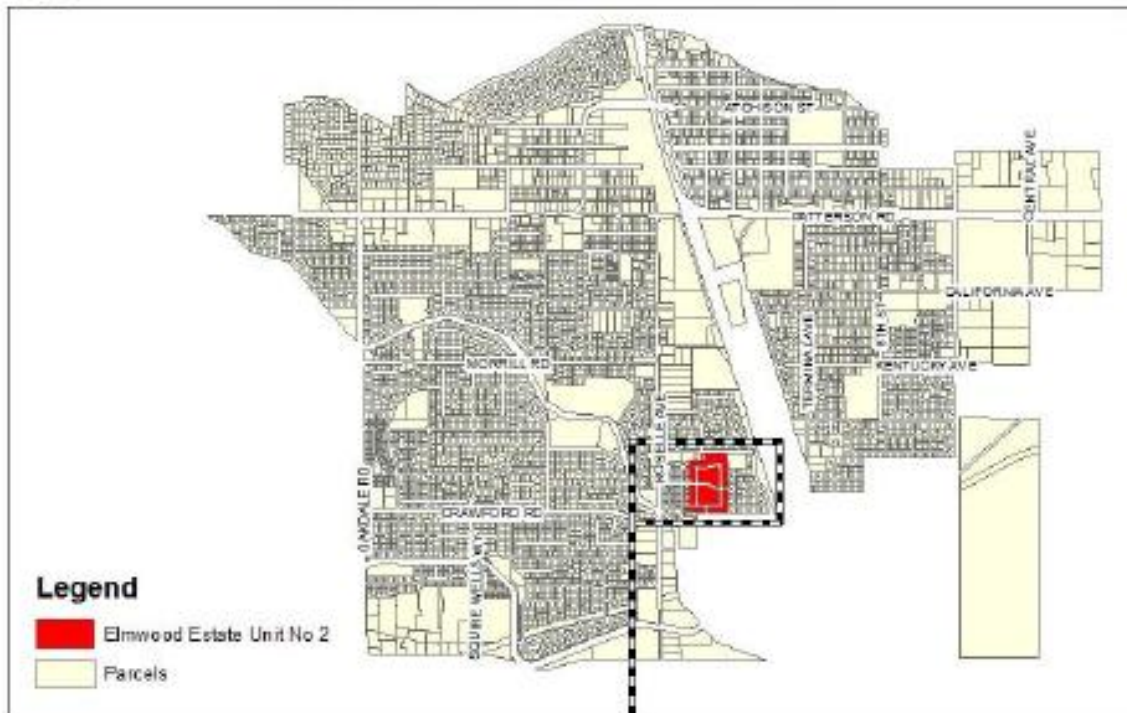
The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District





Riverbank Elmwood Estate Unit No 2



PART VI — 2012/2013 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	Charge	EBUs	Zone
075-043-056-000	33.50	1.0	02
075-043-057-000	33.50	1.0	02
075-043-058-000	33.50	1.0	02
075-043-059-000	33.50	1.0	02
075-043-060-000	33.50	1.0	02
075-043-061-000	33.50	1.0	02
075-043-062-000	33.50	1.0	02
075-043-063-000	33.50	1.0	02
075-043-064-000	33.50	1.0	02
075-043-065-000	33.50	1.0	02
075-043-066-000	33.50	1.0	02
075-043-067-000	33.50	1.0	02
Total:	402.00	12.0	
074-022-001-000	92.46	1.0	03
074-022-002-000	92.46	1.0	03
074-022-003-000	92.46	1.0	03
074-022-004-000	92.46	1.0	03
074-022-005-000	92.46	1.0	03

APN	Charge	EBUs	Zone
074-022-006-000	92.46	1.0	03
074-022-007-000	92.46	1.0	03
074-022-008-000	92.46	1.0	03
074-022-009-000	92.46	1.0	03
074-022-010-000	92.46	1.0	03
074-022-011-000	92.46	1.0	03
074-022-012-000	92.46	1.0	03
074-022-013-000	92.46	1.0	03
074-022-014-000	92.46	1.0	03
074-022-015-000	92.46	1.0	03
074-022-016-000	92.46	1.0	03
074-022-017-000	92.46	1.0	03
074-022-018-000	92.46	1.0	03
074-022-019-000	92.46	1.0	03
074-022-020-000	92.46	1.0	03
074-022-021-000	92.46	1.0	03
074-022-022-000	92.46	1.0	03
074-022-023-000	92.46	1.0	03
074-022-024-000	92.46	1.0	03
074-022-025-000	92.46	1.0	03
074-022-026-000	92.46	1.0	03
074-022-029-000	92.46	1.0	03
074-022-030-000	92.46	1.0	03
074-022-031-000	92.46	1.0	03
074-022-032-000	92.46	1.0	03
074-022-033-000	92.46	1.0	03
074-022-034-000	92.46	1.0	03
074-022-035-000	92.46	1.0	03
074-022-036-000	92.46	1.0	03
074-022-037-000	92.46	1.0	03
074-022-038-000	92.46	1.0	03
074-022-039-000	92.46	1.0	03
074-022-040-000	92.46	1.0	03
074-022-041-000	92.46	1.0	03
074-022-042-000	92.46	1.0	03
074-022-043-000	92.46	1.0	03
074-022-044-000	92.46	1.0	03
074-022-045-000	92.46	1.0	03
074-022-046-000	92.46	1.0	03
074-022-047-000	92.46	1.0	03
074-022-048-000	92.46	1.0	03
074-022-049-000	92.46	1.0	03
074-022-050-000	92.46	1.0	03
074-022-051-000	92.46	1.0	03

APN	Charge	EBUs	Zone
074-022-052-000	92.46	1.0	03
074-022-053-000	92.46	1.0	03
074-022-054-000	92.46	1.0	03
074-022-055-000	92.46	1.0	03
074-022-056-000	92.46	1.0	03
074-022-057-000	92.46	1.0	03
074-022-058-000	92.46	1.0	03
074-022-059-000	92.46	1.0	03
074-022-060-000	92.46	1.0	03
074-022-061-000	92.46	1.0	03
074-022-062-000	92.46	1.0	03
074-022-063-000	92.46	1.0	03
074-022-064-000	92.46	1.0	03
074-022-065-000	92.46	1.0	03
074-022-066-000	92.46	1.0	03
074-022-067-000	92.46	1.0	03
074-022-068-000	92.46	1.0	03
074-022-069-000	92.46	1.0	03
074-022-070-000	92.46	1.0	03
074-022-075-000	92.46	1.0	03
074-022-076-000	92.46	1.0	03
074-022-077-000	92.46	1.0	03
Total:	6,564.66	71.0	
075-049-001-000	30.46	1.0	05
075-049-002-000	30.46	1.0	05
075-049-003-000	30.46	1.0	05
075-049-004-000	30.46	1.0	05
075-049-005-000	30.46	1.0	05
075-049-006-000	30.46	1.0	05
075-049-007-000	30.46	1.0	05
075-049-008-000	30.46	1.0	05
075-049-009-000	30.46	1.0	05
075-049-010-000	30.46	1.0	05
075-049-011-000	30.46	1.0	05
075-049-012-000	30.46	1.0	05
075-049-013-000	30.46	1.0	05
075-049-014-000	30.46	1.0	05
075-049-015-000	30.46	1.0	05
075-049-016-000	30.46	1.0	05
075-049-017-000	30.46	1.0	05
075-049-018-000	30.46	1.0	05
075-049-019-000	30.46	1.0	05
075-049-020-000	30.46	1.0	05
075-049-021-000	30.46	1.0	05

APN	Charge	EBUs	Zone
075-049-022-000	30.46	1.0	05
075-049-023-000	30.46	1.0	05
075-049-024-000	30.46	1.0	05
075-049-025-000	30.46	1.0	05
075-049-026-000	30.46	1.0	05
075-049-027-000	30.46	1.0	05
075-049-028-000	30.46	1.0	05
075-049-029-000	30.46	1.0	05
075-049-030-000	30.46	1.0	05
075-049-031-000	30.46	1.0	05
075-049-032-000	30.46	1.0	05
075-049-033-000	30.46	1.0	05
075-049-034-000	30.46	1.0	05
075-049-035-000	30.46	1.0	05
075-049-036-000	30.46	1.0	05
075-049-037-000	30.46	1.0	05
075-049-038-000	30.46	1.0	05
075-049-039-000	30.46	1.0	05
075-049-040-000	30.46	1.0	05
075-049-041-000	30.46	1.0	05
075-049-042-000	30.46	1.0	05
075-049-043-000	30.46	1.0	05
075-049-044-000	30.46	1.0	05
075-049-045-000	30.46	1.0	05
075-049-046-000	30.46	1.0	05
075-049-047-000	30.46	1.0	05
075-049-048-000	30.46	1.0	05
075-049-049-000	30.46	1.0	05
075-049-050-000	30.46	1.0	05
075-049-051-000	30.46	1.0	05
075-049-052-000	30.46	1.0	05
075-049-053-000	30.46	1.0	05
075-049-054-000	30.46	1.0	05
075-049-055-000	30.46	1.0	05
075-049-056-000	30.46	1.0	05
075-049-057-000	30.46	1.0	05
075-049-058-000	30.46	1.0	05
075-049-059-000	30.46	1.0	05
075-049-060-000	30.46	1.0	05
075-049-061-000	30.46	1.0	05
075-049-062-000	30.46	1.0	05
075-049-063-000	30.46	1.0	05
075-049-064-000	30.46	1.0	05
075-049-065-000	30.46	1.0	05

APN	Charge	EBUs	Zone
075-049-066-000	30.46	1.0	05
075-049-067-000	30.46	1.0	05
075-049-068-000	30.46	1.0	05
075-049-069-000	30.46	1.0	05
075-049-070-000	30.46	1.0	05
075-049-071-000	30.46	1.0	05
075-049-072-000	30.46	1.0	05
075-049-073-000	30.46	1.0	05
075-049-074-000	30.46	1.0	05
075-049-075-000	30.46	1.0	05
075-049-076-000	30.46	1.0	05
075-049-077-000	30.46	1.0	05
075-049-078-000	30.46	1.0	05
075-049-079-000	30.46	1.0	05
075-049-080-000	30.46	1.0	05
075-049-081-000	30.46	1.0	05
075-049-082-000	30.46	1.0	05
075-049-083-000	30.46	1.0	05
075-049-084-000	30.46	1.0	05
075-049-085-000	30.46	1.0	05
075-049-086-000	30.46	1.0	05
075-049-087-000	30.46	1.0	05
075-049-088-000	30.46	1.0	05
075-049-089-000	30.46	1.0	05
075-049-090-000	30.46	1.0	05
075-049-091-000	30.46	1.0	05
075-049-092-000	30.46	1.0	05
075-095-001-000	30.46	1.0	05
075-095-002-000	30.46	1.0	05
075-095-003-000	30.46	1.0	05
075-095-004-000	30.46	1.0	05
075-095-005-000	30.46	1.0	05
075-095-006-000	30.46	1.0	05
075-095-007-000	30.46	1.0	05
075-095-008-000	30.46	1.0	05
075-095-009-000	30.46	1.0	05
075-095-010-000	30.46	1.0	05
075-095-011-000	30.46	1.0	05
075-095-012-000	30.46	1.0	05
075-095-013-000	30.46	1.0	05
075-095-014-000	30.46	1.0	05
075-095-015-000	30.46	1.0	05
075-095-016-000	30.46	1.0	05
075-095-017-000	30.46	1.0	05

APN	Charge	EBUs	Zone
075-095-018-000	30.46	1.0	05
075-095-019-000	30.46	1.0	05
075-095-020-000	30.46	1.0	05
075-095-021-000	30.46	1.0	05
075-095-022-000	30.46	1.0	05
075-095-023-000	30.46	1.0	05
075-095-024-000	30.46	1.0	05
075-095-025-000	30.46	1.0	05
075-095-026-000	30.46	1.0	05
075-095-027-000	30.46	1.0	05
075-095-028-000	30.46	1.0	05
075-095-029-000	30.46	1.0	05
075-095-030-000	30.46	1.0	05
075-095-031-000	30.46	1.0	05
075-095-032-000	30.46	1.0	05
075-095-033-000	30.46	1.0	05
075-095-034-000	30.46	1.0	05
075-095-035-000	30.46	1.0	05
075-095-036-000	30.46	1.0	05
075-095-037-000	30.46	1.0	05
075-095-038-000	30.46	1.0	05
075-095-039-000	30.46	1.0	05
075-095-040-000	30.46	1.0	05
075-095-041-000	30.46	1.0	05
075-095-042-000	30.46	1.0	05
075-095-043-000	30.46	1.0	05
075-095-044-000	30.46	1.0	05
075-095-045-000	30.46	1.0	05
075-095-046-000	30.46	1.0	05
075-095-047-000	30.46	1.0	05
075-095-048-000	30.46	1.0	05
075-095-049-000	30.46	1.0	05
075-095-050-000	30.46	1.0	05
075-095-051-000	30.46	1.0	05
075-095-052-000	30.46	1.0	05
075-095-053-000	30.46	1.0	05
075-095-054-000	30.46	1.0	05
075-095-055-000	30.46	1.0	05
075-095-056-000	30.46	1.0	05
075-095-057-000	30.46	1.0	05
075-095-058-000	30.46	1.0	05
075-095-059-000	30.46	1.0	05
075-095-060-000	30.46	1.0	05
075-095-061-000	30.46	1.0	05

APN	Charge	EBUs	Zone
075-095-062-000	30.46	1.0	05
075-095-063-000	30.46	1.0	05
075-095-064-000	30.46	1.0	05
075-095-065-000	30.46	1.0	05
075-095-066-000	30.46	1.0	05
075-095-067-000	30.46	1.0	05
075-095-068-000	30.46	1.0	05
075-095-069-000	30.46	1.0	05
075-095-070-000	30.46	1.0	05
075-095-071-000	30.46	1.0	05
075-095-072-000	30.46	1.0	05
075-095-073-000	30.46	1.0	05
075-095-074-000	30.46	1.0	05
075-095-075-000	30.46	1.0	05
075-095-076-000	30.46	1.0	05
075-095-077-000	30.46	1.0	05
075-095-078-000	30.46	1.0	05
075-095-079-000	30.46	1.0	05
075-095-080-000	30.46	1.0	05
075-095-081-000	30.46	1.0	05
075-095-082-000	30.46	1.0	05
075-095-083-000	30.46	1.0	05
075-095-084-000	30.46	1.0	05
075-095-085-000	30.46	1.0	05
075-095-086-000	30.46	1.0	05
Total:	5,421.88	178.0	
075-031-036-000	89.92	1.0	06
075-031-037-000	89.92	1.0	06
075-031-038-000	89.92	1.0	06
075-031-039-000	89.92	1.0	06
075-031-040-000	89.92	1.0	06
075-031-041-000	89.92	1.0	06
075-031-042-000	89.92	1.0	06
075-031-043-000	89.92	1.0	06
075-031-044-000	89.92	1.0	06
075-031-045-000	89.92	1.0	06
075-031-046-000	89.92	1.0	06
075-031-047-000	89.92	1.0	06
075-031-048-000	89.92	1.0	06
Total:	1,168.96	13.0	
075-090-001-000	138.96	1.0	07
075-090-002-000	138.96	1.0	07
075-090-003-000	138.96	1.0	07
075-090-004-000	138.96	1.0	07

APN	Charge	EBUs	Zone
075-090-005-000	138.96	1.0	07
075-090-006-000	138.96	1.0	07
075-090-007-000	138.96	1.0	07
075-090-008-000	138.96	1.0	07
075-090-009-000	138.96	1.0	07
075-090-010-000	138.96	1.0	07
075-090-011-000	138.96	1.0	07
075-090-012-000	138.96	1.0	07
075-090-013-000	138.96	1.0	07
075-090-014-000	138.96	1.0	07
075-090-015-000	138.96	1.0	07
075-090-016-000	138.96	1.0	07
075-090-017-000	138.96	1.0	07
075-090-018-000	138.96	1.0	07
075-090-019-000	138.96	1.0	07
075-090-020-000	138.96	1.0	07
075-090-021-000	138.96	1.0	07
075-090-022-000	138.96	1.0	07
075-090-023-000	138.96	1.0	07
075-090-024-000	138.96	1.0	07
075-090-025-000	138.96	1.0	07
075-090-026-000	138.96	1.0	07
075-090-027-000	138.96	1.0	07
075-090-028-000	138.96	1.0	07
075-090-029-000	138.96	1.0	07
075-090-030-000	138.96	1.0	07
075-090-031-000	138.96	1.0	07
075-090-032-000	138.96	1.0	07
075-090-033-000	138.96	1.0	07
075-090-034-000	138.96	1.0	07
075-090-035-000	138.96	1.0	07
075-090-036-000	138.96	1.0	07
075-090-037-000	138.96	1.0	07
075-090-038-000	138.96	1.0	07
075-090-039-000	138.96	1.0	07
075-090-040-000	138.96	1.0	07
075-090-041-000	138.96	1.0	07
075-090-042-000	138.96	1.0	07
075-090-043-000	138.96	1.0	07
075-090-044-000	138.96	1.0	07
075-090-045-000	138.96	1.0	07
075-090-046-000	138.96	1.0	07
075-090-047-000	138.96	1.0	07
075-090-048-000	138.96	1.0	07

APN	Charge	EBUs	Zone
075-090-049-000	138.96	1.0	07
075-090-050-000	138.96	1.0	07
075-090-051-000	138.96	1.0	07
075-090-052-000	138.96	1.0	07
075-090-053-000	138.96	1.0	07
075-090-054-000	138.96	1.0	07
075-090-055-000	138.96	1.0	07
075-090-056-000	138.96	1.0	07
075-090-057-000	138.96	1.0	07
075-090-058-000	138.96	1.0	07
075-090-059-000	138.96	1.0	07
075-090-060-000	138.96	1.0	07
075-090-061-000	138.96	1.0	07
075-090-063-000	138.96	1.0	07
075-088-001-000	138.96	1.0	07
075-088-002-000	138.96	1.0	07
075-089-012-000	138.96	1.0	07
075-089-013-000	138.96	1.0	07
075-089-014-000	138.96	1.0	07
075-089-015-000	138.96	1.0	07
075-089-016-000	138.96	1.0	07
075-089-017-000	138.96	1.0	07
075-089-018-000	138.96	1.0	07
075-089-019-000	138.96	1.0	07
075-089-020-000	138.96	1.0	07
075-089-021-000	138.96	1.0	07
075-089-022-000	138.96	1.0	07
075-089-023-000	138.96	1.0	07
075-089-024-000	138.96	1.0	07
075-089-025-000	138.96	1.0	07
075-089-026-000	138.96	1.0	07
075-089-027-000	138.96	1.0	07
075-089-028-000	138.96	1.0	07
075-089-029-000	138.96	1.0	07
075-089-030-000	138.96	1.0	07
075-089-031-000	138.96	1.0	07
075-089-032-000	138.96	1.0	07
075-089-033-000	138.96	1.0	07
075-089-034-000	138.96	1.0	07
075-089-035-000	138.96	1.0	07
075-089-036-000	138.96	1.0	07
075-089-037-000	138.96	1.0	07
075-089-038-000	138.96	1.0	07
075-089-039-000	138.96	1.0	07

APN	Charge	EBUs	Zone
075-089-040-000	138.96	1.0	07
075-089-041-000	138.96	1.0	07
075-089-042-000	138.96	1.0	07
075-089-043-000	138.96	1.0	07
075-089-044-000	138.96	1.0	07
075-089-045-000	138.96	1.0	07
075-089-046-000	138.96	1.0	07
075-089-047-000	138.96	1.0	07
075-089-048-000	138.96	1.0	07
075-089-049-000	138.96	1.0	07
075-089-050-000	138.96	1.0	07
075-089-051-000	138.96	1.0	07
075-089-052-000	138.96	1.0	07
075-089-053-000	138.96	1.0	07
075-089-054-000	138.96	1.0	07
075-089-055-000	138.96	1.0	07
075-089-056-000	138.96	1.0	07
075-089-057-000	138.96	1.0	07
075-089-058-000	138.96	1.0	07
075-088-003-000	138.96	1.0	07
075-088-004-000	138.96	1.0	07
075-088-005-000	138.96	1.0	07
075-088-006-000	138.96	1.0	07
075-088-007-000	138.96	1.0	07
075-088-008-000	138.96	1.0	07
075-088-009-000	138.96	1.0	07
075-088-010-000	138.96	1.0	07
075-088-011-000	138.96	1.0	07
075-088-012-000	138.96	1.0	07
075-088-013-000	138.96	1.0	07
075-088-014-000	138.96	1.0	07
075-088-015-000	138.96	1.0	07
075-088-016-000	138.96	1.0	07
075-088-017-000	138.96	1.0	07
075-088-018-000	138.96	1.0	07
075-088-019-000	138.96	1.0	07
075-088-020-000	138.96	1.0	07
075-088-021-000	138.96	1.0	07
075-088-022-000	138.96	1.0	07
075-088-023-000	138.96	1.0	07
075-088-024-000	138.96	1.0	07
075-088-025-000	138.96	1.0	07
075-088-026-000	138.96	1.0	07
075-088-027-000	138.96	1.0	07

APN	Charge	EBUs	Zone
075-088-028-000	138.96	1.0	07
075-088-029-000	138.96	1.0	07
075-088-030-000	138.96	1.0	07
075-088-031-000	138.96	1.0	07
075-088-032-000	138.96	1.0	07
075-088-033-000	138.96	1.0	07
075-088-034-000	138.96	1.0	07
075-088-035-000	138.96	1.0	07
075-088-036-000	138.96	1.0	07
075-088-037-000	138.96	1.0	07
075-088-038-000	138.96	1.0	07
075-088-039-000	138.96	1.0	07
075-088-040-000	138.96	1.0	07
075-088-041-000	138.96	1.0	07
075-088-042-000	138.96	1.0	07
075-088-043-000	138.96	1.0	07
075-088-044-000	138.96	1.0	07
075-088-045-000	138.96	1.0	07
075-088-046-000	138.96	1.0	07
075-088-047-000	138.96	1.0	07
075-088-048-000	138.96	1.0	07
075-088-049-000	138.96	1.0	07
075-088-050-000	138.96	1.0	07
075-088-051-000	138.96	1.0	07
075-088-052-000	138.96	1.0	07
075-088-053-000	138.96	1.0	07
075-088-054-000	138.96	1.0	07
075-088-055-000	138.96	1.0	07
075-088-056-000	138.96	1.0	07
075-088-057-000	138.96	1.0	07
075-088-058-000	138.96	1.0	07
075-088-059-000	138.96	1.0	07
075-088-060-000	138.96	1.0	07
075-088-061-000	138.96	1.0	07
075-088-062-000	138.96	1.0	07
075-088-063-000	138.96	1.0	07
075-089-001-000	138.96	1.0	07
075-089-002-000	138.96	1.0	07
075-089-003-000	138.96	1.0	07
075-089-004-000	138.96	1.0	07
075-089-005-000	138.96	1.0	07
075-089-006-000	138.96	1.0	07
075-089-007-000	138.96	1.0	07
075-089-008-000	138.96	1.0	07

APN	Charge	EBUs	Zone
075-089-009-000	138.96	1.0	07
075-089-010-000	138.96	1.0	07
075-089-011-000	138.96	1.0	07
Total:	25,429.68	183.0	
074-018-052-000	126.58	1.0	08
074-018-055-000	126.58	1.0	08
074-018-056-000	126.58	1.0	08
074-018-057-000	126.58	1.0	08
074-018-058-000	126.58	1.0	08
074-018-059-000	126.58	1.0	08
074-018-060-000	126.58	1.0	08
Total:	886.06	7.0	

Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.F

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolutions** – Crossroads Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2012/2013.

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt the Resolutions.

SUMMARY:

The attached report highlights the purpose of a landscaping and lighting district, effect of legislation, a describing of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2012.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District
Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of 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") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with 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 Engineer's Annual Levy Report: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed Improvements and Any Substantial Changes in Existing Improvements: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

Annabelle Aguilar, CMC
Acting City Clerk

APPROVED:

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR THE CROSSROADS LANDSCAPE AND LIGHTING DISTRICT DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereinafter referred to as the "District"), and initiated proceedings for Fiscal Year 2012/2013 pursuant to the provisions of 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") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with the Act;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2012/2013.

Section 2 Description of Improvements and Any Substantial Changes Proposed: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances, and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The District consists of all parcels located in the Crossroads Specific Plan, which covers approximately five hundred eighty-five (585) 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 territory is within the City of Riverbank, within the County of Stanislaus, State of California. The proposed district is designated as:

“Crossroads Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") for the district known and designated as the Crossroads Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied on a preliminary basis that the assessments have been spread in accordance with the benefits received from the improvements, maintenance, operation, and services to be performed within each Zone as set forth in said Report;

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

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented consists of the following:

- a. A Description of Improvements
- b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)
- c. A Description of the Method of Apportionment resulting in an Assessment Rate per Equivalent Dwelling Unit

Section 3 The Report is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Crossroads Landscaping and Lighting District, FY 2012/2013 Engineer's Annual Levy Report



City of Riverbank

Crossroads Landscaping and Lighting District

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 14, 2012

Public Hearing: June 25, 2012

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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 2012/2013, 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 _____ day of _____, 2012.

Willdan Financial Services
Assessment Engineer

By: _____

Marc Grijalva
Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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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 XIID* (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 2012/2013. 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 2012/2013. 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 2012/2013 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 2012/2013 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 XIID, 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 2012/2013 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 2012/2013 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 and 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 and 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:

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 street lights and traffic signals;
4. 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;
5. 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;
6. The acquisition of any associated existing improvement;
7. 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;
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;
 - 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 Clamistake 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 consist 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 multifamily residential parcel, and one 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 and 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. There are no Local improvements currently identified for this Zone and the parcels are 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 XIID. It is anticipated that when all development has been completed (build-out), Zone 03 will likely include only the commercial developments,

properties that cannot be developed or existing residential properties within the District that only benefit from the Regional Improvements.

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 five hundred and fifty-two (1,552) single-family residential parcels, one hundred thirty nine (139) multifamily parcels, and one nonresidential parcel. 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 XIID, 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 XIID, 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	1.00	Per Unit/Lot/Parcel
Multifamily Residential	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned Single Family Unit
	0.75	Per Planned Multi-Family Unit
Undefined Vacant Lot	1.00	Per Parcel
Defined Planned Vacant Lot	1.00	Per Acre
Developed Commercial	4.00	Per Acre
Recreational or Limited Commercial Use	2.00	Per Acre
Exempt	0.00	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).

$$\text{Parcel Type EDU} \times \text{Acres or Units} = \text{Parcel's EDU}$$

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.

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Rate per EDU}$$

$$\text{Rate per EDU} \times \text{Parcel EDU} = \text{Parcel Levy Amount}$$

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 XIID, 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 BUDGETS

The following summarizes the District's adjusted Maximum Assessment Rates for fiscal year 2012/2013:

- The Maximum Assessment Rate for District-wide Improvements is \$203.52/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is \$66.52/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is \$73.68/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is \$0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is \$76.11/EDU.

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

- Zone 01 \$270.04 (\$203.52+\$66.52)
- Zone 02 \$272.20 (\$203.52+\$73.68)
- Zone 03 \$203.52 (\$203.52+\$0.00)
- Zone 04 \$279.63 (\$203.52+\$76.11)

The follow page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for fiscal year 2012/2013. 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 2012/2013.

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.

District Budget Fiscal Year 2012/2013

BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	\$0	\$4,970	\$0	\$5,814	\$0	\$39,216	\$50,000
Median/Traffic Circle Maintenance	742	5,464	0	0	0	794	7,000
Trail Landscape Maintenance	0	9,000	0	0	0	0	9,000
Park/Open Space Landscape Maintenance	8,349	33,394	0	0	0	940	42,683
Drainage Channel Maintenance	0	0	0	0	0	15,000	15,000
Pedestrian Connection	0	0	0	0	0	1,000	1,000
Landscape Reserves/Weed Abatement	0	0	0	0	0	0	0
Repairs/Abatement	0	53,557	3,850	5,761	0	3,524	66,692
Landscape	0	3,000	0	2,000	0	5,000	10,000
Utilities	0	55,000	0	0	0	0	55,000
Neighborhood Park Maintenance	0	44,032	0	0	0	0	44,032
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Street Light Maintenance	1,436	6,148	3,677	6,479	0	41,192	58,932
Capital Expenditure	0	0	0	0	0	0	0
Direct Costs Subtotal	\$10,526	\$214,565	\$7,527	\$20,054	\$0	\$106,666	\$359,338
ADMINISTRATION COSTS							
Personnel/Overhead/ Professional Fees	\$0	\$5,121	\$0	\$0	\$0	\$1,913	\$7,034
Muni Admin	0	7,395	0	0	0	0	7,395
County Administration Fee	0	723	35	70	0	410	1,238
Miscellaneous Administration Expenses	0	0	0	0	0	237	237
Administrative Costs Subtotal	\$0	\$13,239	\$35	\$70	\$0	\$2,560	\$15,904
LEVY BREAKDOWN							
Total Direct and Admin. Costs	\$10,526	\$227,804	\$7,562	\$20,124	\$0	\$109,226	\$375,243
Reserve Fund Collection	0	0	0	0	0	0	0
Improvement Replacement Fund Collection	0	0	0	0	0	0	0
(Sub-Total) Levy Collection	\$10,526	\$227,804	\$7,562	\$20,124	\$0	\$109,226	\$375,243
Reserve Fund Contribution	0	(68,285)	0	0	0	0	(68,285)
Capital Improvement Project Contributions	0	14,728	0	0	0	0	14,728
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	\$0	-\$53,557	\$0	\$0	\$0	\$0	(\$53,557)
Balance to Levy	\$10,526	\$174,247	\$7,562	\$20,124	\$0	\$109,226	\$321,686
DISTRICT STATISTICS							
Total Parcels		2,220	140	307	39	1,699	
Total Parcels Levied		2,188	140	307	39	1,699	
Total Equivalent Dwelling Units (EDU)		2,229.04	142.29	307.00	91.30	1,682.75	
Levy per EDU		\$78.17	\$53.14	\$65.55	\$0.00	\$64.91	
Maximum Levy per EDU		\$203.52	\$66.52	\$73.68	\$0.00	\$76.11	
RESERVE INFORMATION							
Reserve Fund Balance		\$155,408	\$60,003	\$171,397	\$0	\$179,975	\$566,782
Reserve Fund Activity		(68,285)	0	0	0	0	(68,285)
Projected Ending Reserve Fund Balance		\$87,123	\$60,003	\$171,397	\$0	\$179,975	\$498,497
Capital Improvement Project Fund Balance		\$39,199	\$1,701	\$4,527	\$0	\$24,572	\$70,000
Capital Expenditure/Improvement Fund Activity		14,728	0	0	0	0	14,728
Projected Ending Improvement Fund Balance		\$53,927	\$1,701	\$4,527	\$0	\$24,572	\$84,728
Total Projected Available Fund Balance		\$141,050	\$61,704	\$175,924	\$0	\$204,547	\$583,225

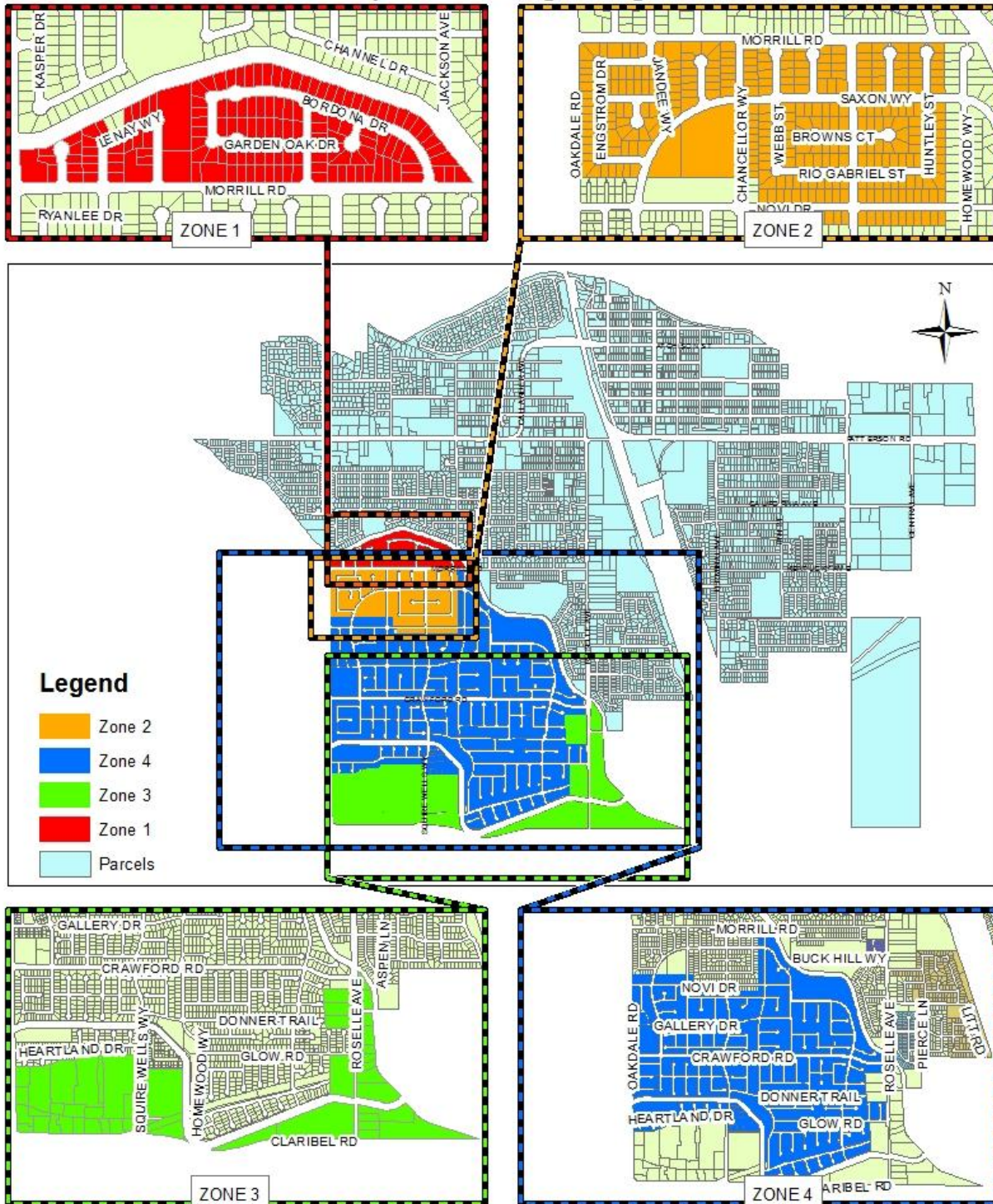
PART V — DISTRICT DIAGRAMS

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 2012/2013. 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**



**Riverbank Crossroads
Landscape and Lighting District**



PART VI — 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	EBU	District Charge	Zone Charge	Total Charge
075-051-001-000	1	1.0	\$77.63	\$50.21	\$127.84
075-051-002-000	1	1.0	77.63	50.21	127.84
075-051-003-000	1	1.0	77.63	50.21	127.84
075-051-004-000	1	1.0	77.63	50.21	127.84
075-051-005-000	1	1.0	77.63	50.21	127.84
075-051-006-000	1	1.0	77.63	50.21	127.84
075-051-007-000	1	1.0	77.63	50.21	127.84
075-051-008-000	1	1.0	77.63	50.21	127.84
075-051-009-000	1	1.0	77.63	50.21	127.84
075-051-010-000	1	1.0	77.63	50.21	127.84
075-051-011-000	1	1.0	77.63	50.21	127.84
075-051-012-000	1	1.0	77.63	50.21	127.84
075-051-013-000	1	1.0	77.63	50.21	127.84
075-051-014-000	1	1.0	77.63	50.21	127.84
075-051-015-000	1	1.0	77.63	50.21	127.84
075-051-016-000	1	1.0	77.63	50.21	127.84
075-051-017-000	1	1.0	77.63	50.21	127.84
075-051-018-000	1	1.0	77.63	50.21	127.84
075-051-019-000	1	1.0	77.63	50.21	127.84
075-051-020-000	1	1.0	77.63	50.21	127.84
075-051-021-000	1	1.0	77.63	50.21	127.84
075-051-022-000	1	1.0	77.63	50.21	127.84
075-051-023-000	1	1.0	77.63	50.21	127.84
075-051-024-000	1	1.0	77.63	50.21	127.84
075-051-025-000	1	1.0	77.63	50.21	127.84
075-051-026-000	1	1.0	77.63	50.21	127.84
075-051-027-000	1	1.0	77.63	50.21	127.84
075-051-028-000	1	1.0	77.63	50.21	127.84
075-051-029-000	1	1.0	77.63	50.21	127.84
075-051-030-000	1	1.0	77.63	50.21	127.84

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-051-032-000	1	1.0	77.63	50.21	127.84
075-051-033-000	1	1.0	77.63	50.21	127.84
075-051-034-000	1	1.0	77.63	50.21	127.84
075-051-035-000	1	1.0	77.63	50.21	127.84
075-051-036-000	1	1.0	77.63	50.21	127.84
075-051-037-000	1	1.0	77.63	50.21	127.84
075-051-038-000	1	1.0	77.63	50.21	127.84
075-051-039-000	1	1.0	77.63	50.21	127.84
075-051-040-000	1	1.0	77.63	50.21	127.84
075-051-041-000	1	1.0	77.63	50.21	127.84
075-051-042-000	1	1.0	77.63	50.21	127.84
075-051-043-000	1	1.0	77.63	50.21	127.84
075-051-044-000	1	1.0	77.63	50.21	127.84
075-051-045-000	1	1.0	77.63	50.21	127.84
075-051-046-000	1	1.0	77.63	50.21	127.84
075-051-047-000	1	1.0	77.63	50.21	127.84
075-051-048-000	1	1.0	77.63	50.21	127.84
075-051-049-000	1	1.0	77.63	50.21	127.84
075-051-050-000	1	1.0	77.63	50.21	127.84
075-051-051-000	1	1.0	77.63	50.21	127.84
075-051-052-000	1	1.0	77.63	50.21	127.84
075-051-053-000	1	1.0	77.63	50.21	127.84
075-051-054-000	1	1.0	77.63	50.21	127.84
075-051-055-000	1	1.0	77.63	50.21	127.84
075-051-056-000	1	1.0	77.63	50.21	127.84
075-051-057-000	1	1.0	77.63	50.21	127.84
075-051-058-000	1	1.0	77.63	50.21	127.84
075-051-059-000	1	1.0	77.63	50.21	127.84
075-051-060-000	1	1.0	77.63	50.21	127.84
075-051-061-000	1	1.0	77.63	50.21	127.84
075-051-062-000	1	1.0	77.63	50.21	127.84
075-051-063-000	1	1.0	77.63	50.21	127.84
075-051-064-000	1	1.0	77.63	50.21	127.84
075-051-065-000	1	1.0	77.63	50.21	127.84
075-051-066-000	1	1.0	77.63	50.21	127.84
075-051-067-000	1	1.0	77.63	50.21	127.84
075-051-068-000	1	1.0	77.63	50.21	127.84
075-051-069-000	1	1.0	77.63	50.21	127.84
075-051-070-000	1	1.0	77.63	50.21	127.84
075-053-001-000	1	1.0	77.63	50.21	127.84
075-053-002-000	1	1.0	77.63	50.21	127.84
075-053-003-000	1	1.0	77.63	50.21	127.84
075-053-004-000	1	1.0	77.63	50.21	127.84
075-053-005-000	1	1.0	77.63	50.21	127.84
075-053-006-000	1	1.0	77.63	50.21	127.84
075-053-007-000	1	1.0	77.63	50.21	127.84
075-053-008-000	1	1.0	77.63	50.21	127.84
075-053-009-000	1	1.0	77.63	50.21	127.84
075-053-010-000	1	1.0	77.63	50.21	127.84

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-053-011-000	1	1.0	77.63	50.21	127.84
075-053-012-000	1	1.0	77.63	50.21	127.84
075-053-013-000	1	1.0	77.63	50.21	127.84
075-053-014-000	1	1.0	77.63	50.21	127.84
075-053-015-000	1	1.0	77.63	50.21	127.84
075-053-016-000	1	1.0	77.63	50.21	127.84
075-053-017-000	1	1.0	77.63	50.21	127.84
075-053-018-000	1	1.0	77.63	50.21	127.84
075-053-019-000	1	1.0	77.63	50.21	127.84
075-053-020-000	1	1.0	77.63	50.21	127.84
075-053-021-000	1	1.0	77.63	50.21	127.84
075-053-022-000	1	1.0	77.63	50.21	127.84
075-053-023-000	1	1.0	77.63	50.21	127.84
075-053-024-000	1	1.0	77.63	50.21	127.84
075-053-025-000	1	1.0	77.63	50.21	127.84
075-053-026-000	1	1.0	77.63	50.21	127.84
075-053-027-000	1	1.0	77.63	50.21	127.84
075-053-028-000	1	1.0	77.63	50.21	127.84
075-053-029-000	1	1.0	77.63	50.21	127.84
075-053-030-000	1	1.0	77.63	50.21	127.84
075-053-031-000	1	1.0	77.63	50.21	127.84
075-053-032-000	1	1.0	77.63	50.21	127.84
075-053-033-000	1	1.0	77.63	50.21	127.84
075-053-034-000	1	1.0	77.63	50.21	127.84
075-053-035-000	1	1.0	77.63	50.21	127.84
075-053-036-000	1	1.0	77.63	50.21	127.84
075-053-037-000	1	1.0	77.63	50.21	127.84
075-057-001-000	1	2.6	201.83	130.55	332.38
075-057-002-000	1	1.0	77.63	50.21	127.84
075-057-003-000	1	1.0	77.63	50.21	127.84
075-057-004-000	1	1.0	77.63	50.21	127.84
075-057-005-000	1	1.0	77.63	50.21	127.84
075-057-006-000	1	1.0	77.63	50.21	127.84
075-057-007-000	1	1.0	77.63	50.21	127.84
075-057-008-000	1	1.0	77.63	50.21	127.84
075-057-009-000	1	1.0	77.63	50.21	127.84
075-057-010-000	1	1.0	77.63	50.21	127.84
075-057-011-000	1	1.0	77.63	50.21	127.84
075-057-012-000	1	1.0	77.63	50.21	127.84
075-057-013-000	1	1.0	77.63	50.21	127.84
075-057-014-000	1	1.0	77.63	50.21	127.84
075-057-015-000	1	1.0	77.63	50.21	127.84
075-057-016-000	1	1.0	77.63	50.21	127.84
075-057-019-000	1	1.0	77.63	50.21	127.84
075-057-020-000	1	1.0	77.63	50.21	127.84
075-057-021-000	1	1.0	77.63	50.21	127.84
075-057-022-000	1	1.0	77.63	50.21	127.84
075-057-026-000	1	1.0	77.63	50.21	127.84
075-057-027-000	1	1.0	77.63	50.21	127.84

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-057-028-000	1	1.0	77.63	50.21	127.84
075-057-029-000	1	1.0	77.63	50.21	127.84
075-057-030-000	1	1.0	77.63	50.21	127.84
075-057-031-000	1	1.0	77.63	50.21	127.84
075-057-032-000	1	1.0	77.63	50.21	127.84
075-057-033-000	1	1.0	77.63	50.21	127.84
075-057-034-000	1	1.0	77.63	50.21	127.84
075-057-035-000	1	1.0	77.63	50.21	127.84
075-057-036-000	1	1.0	77.63	50.21	127.84
075-057-037-000	1	1.0	77.63	50.21	127.84
075-057-038-000	1	1.0	77.63	50.21	127.84
075-057-039-000	1	1.69	776.28	502.13	1,278.40
075-059-001-000	2	1.0	77.63	65.55	143.16
075-059-002-000	2	1.0	77.63	65.55	143.16
075-059-003-000	2	1.0	77.63	65.55	143.16
075-059-004-000	2	1.0	77.63	65.55	143.16
075-059-005-000	2	1.0	77.63	65.55	143.16
075-059-006-000	2	1.0	77.63	65.55	143.16
075-059-007-000	2	1.0	77.63	65.55	143.16
075-059-008-000	2	1.0	77.63	65.55	143.16
075-059-009-000	2	1.0	77.63	65.55	143.16
075-059-010-000	2	1.0	77.63	65.55	143.16
075-059-011-000	2	1.0	77.63	65.55	143.16
075-059-012-000	2	1.0	77.63	65.55	143.16
075-059-013-000	2	1.0	77.63	65.55	143.16
075-059-014-000	2	1.0	77.63	65.55	143.16
075-059-015-000	2	1.0	77.63	65.55	143.16
075-059-016-000	2	1.0	77.63	65.55	143.16
075-059-017-000	2	1.0	77.63	65.55	143.16
075-059-018-000	2	1.0	77.63	65.55	143.16
075-059-019-000	2	1.0	77.63	65.55	143.16
075-059-020-000	2	1.0	77.63	65.55	143.16
075-059-021-000	2	1.0	77.63	65.55	143.16
075-059-022-000	2	1.0	77.63	65.55	143.16
075-059-023-000	2	1.0	77.63	65.55	143.16
075-059-024-000	2	1.0	77.63	65.55	143.16
075-059-025-000	2	1.0	77.63	65.55	143.16
075-059-026-000	2	1.0	77.63	65.55	143.16
075-059-027-000	2	1.0	77.63	65.55	143.16
075-059-028-000	2	1.0	77.63	65.55	143.16
075-059-029-000	2	1.0	77.63	65.55	143.16
075-059-030-000	2	1.0	77.63	65.55	143.16
075-059-031-000	2	1.0	77.63	65.55	143.16
075-059-032-000	2	1.0	77.63	65.55	143.16
075-059-033-000	2	1.0	77.63	65.55	143.16
075-059-034-000	2	1.0	77.63	65.55	143.16
075-059-035-000	2	1.0	77.63	65.55	143.16
075-059-036-000	2	1.0	77.63	65.55	143.16
075-059-037-000	2	1.0	77.63	65.55	143.16

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-059-038-000	2	1.0	77.63	65.55	143.16
075-059-039-000	2	1.0	77.63	65.55	143.16
075-059-041-000	2	1.0	77.63	65.55	143.16
075-059-042-000	2	1.0	77.63	65.55	143.16
075-059-043-000	2	1.0	77.63	65.55	143.16
075-059-044-000	2	1.0	77.63	65.55	143.16
075-059-045-000	2	1.0	77.63	65.55	143.16
075-059-046-000	2	1.0	77.63	65.55	143.16
075-059-047-000	2	1.0	77.63	65.55	143.16
075-059-048-000	2	1.0	77.63	65.55	143.16
075-059-049-000	2	1.0	77.63	65.55	143.16
075-059-050-000	2	1.0	77.63	65.55	143.16
075-059-051-000	2	1.0	77.63	65.55	143.16
075-059-052-000	2	1.0	77.63	65.55	143.16
075-059-053-000	2	1.0	77.63	65.55	143.16
075-059-054-000	2	1.0	77.63	65.55	143.16
075-059-055-000	2	1.0	77.63	65.55	143.16
075-059-056-000	2	1.0	77.63	65.55	143.16
075-059-057-000	2	1.0	77.63	65.55	143.16
075-059-058-000	2	1.0	77.63	65.55	143.16
075-059-059-000	2	1.0	77.63	65.55	143.16
075-059-060-000	2	1.0	77.63	65.55	143.16
075-059-062-000	2	1.0	77.63	65.55	143.16
075-059-063-000	2	1.0	77.63	65.55	143.16
075-060-001-000	2	1.0	77.63	65.53	143.16
075-060-002-000	2	1.0	77.63	65.53	143.16
075-060-003-000	2	1.0	77.63	65.53	143.16
075-060-004-000	2	1.0	77.63	65.53	143.16
075-060-005-000	2	1.0	77.63	65.53	143.16
075-060-006-000	2	1.0	77.63	65.53	143.16
075-060-007-000	2	1.0	77.63	65.53	143.16
075-060-008-000	2	1.0	77.63	65.53	143.16
075-060-009-000	2	1.0	77.63	65.53	143.16
075-060-010-000	2	1.0	77.63	65.53	143.16
075-060-011-000	2	1.0	77.63	65.53	143.16
075-060-013-000	2	1.0	77.63	65.53	143.16
075-060-014-000	2	1.0	77.63	65.53	143.16
075-060-015-000	2	1.0	77.63	65.53	143.16
075-060-016-000	2	1.0	77.63	65.53	143.16
075-060-017-000	2	1.0	77.63	65.53	143.16
075-060-018-000	2	1.0	77.63	65.53	143.16
075-060-019-000	2	1.0	77.63	65.53	143.16
075-060-020-000	2	1.0	77.63	65.53	143.16
075-060-021-000	2	1.0	77.63	65.53	143.16
075-060-022-000	2	1.0	77.63	65.53	143.16
075-060-023-000	2	1.0	77.63	65.53	143.16
075-060-024-000	2	1.0	77.63	65.53	143.16
075-060-025-000	2	1.0	77.63	65.53	143.16
075-060-026-000	2	1.0	77.63	65.53	143.16

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-060-027-000	2	1.0	77.63	65.53	143.16
075-060-028-000	2	1.0	77.63	65.53	143.16
075-060-029-000	2	1.0	77.63	65.53	143.16
075-060-030-000	2	1.0	77.63	65.53	143.16
075-060-031-000	2	1.0	77.63	65.53	143.16
075-060-032-000	2	1.0	77.63	65.53	143.16
075-060-033-000	2	1.0	77.63	65.53	143.16
075-060-034-000	2	1.0	77.63	65.53	143.16
075-060-035-000	2	1.0	77.63	65.53	143.16
075-060-036-000	2	1.0	77.63	65.53	143.16
075-060-037-000	2	1.0	77.63	65.53	143.16
075-060-038-000	2	1.0	77.63	65.53	143.16
075-060-039-000	2	1.0	77.63	65.53	143.16
075-060-040-000	2	1.0	77.63	65.53	143.16
075-060-041-000	2	1.0	77.63	65.53	143.16
075-060-042-000	2	1.0	77.63	65.53	143.16
075-060-043-000	2	1.0	77.63	65.53	143.16
075-060-044-000	2	1.0	77.63	65.53	143.16
075-060-045-000	2	1.0	77.63	65.53	143.16
075-060-046-000	2	1.0	77.63	65.53	143.16
075-060-047-000	2	1.0	77.63	65.53	143.16
075-060-048-000	2	1.0	77.63	65.53	143.16
075-060-049-000	2	1.0	77.63	65.53	143.16
075-060-050-000	2	1.0	77.63	65.53	143.16
075-060-051-000	2	1.0	77.63	65.53	143.16
075-060-052-000	2	1.0	77.63	65.53	143.16
075-060-053-000	2	1.0	77.63	65.53	143.16
075-060-054-000	2	1.0	77.63	65.53	143.16
075-060-055-000	2	1.0	77.63	65.53	143.16
075-060-056-000	2	1.0	77.63	65.53	143.16
075-060-057-000	2	1.0	77.63	65.53	143.16
075-060-058-000	2	1.0	77.63	65.53	143.16
075-060-059-000	2	1.0	77.63	65.53	143.16
075-060-060-000	2	1.0	77.63	65.53	143.16
075-060-061-000	2	1.0	77.63	65.53	143.16
075-060-062-000	2	1.0	77.63	65.53	143.16
075-060-063-000	2	1.0	77.63	65.53	143.16
075-060-064-000	2	1.0	77.63	65.53	143.16
075-060-065-000	2	1.0	77.63	65.53	143.16
075-060-066-000	2	1.0	77.63	65.53	143.16
075-060-067-000	2	1.0	77.63	65.53	143.16
075-060-068-000	2	1.0	77.63	65.53	143.16
075-060-069-000	2	1.0	77.63	65.53	143.16
075-060-070-000	2	1.0	77.63	65.53	143.16
075-060-071-000	2	1.0	77.63	65.53	143.16
075-060-072-000	2	1.0	77.63	65.53	143.16
075-060-073-000	2	1.0	77.63	65.53	143.16
075-060-074-000	2	1.0	77.63	65.53	143.16
075-060-075-000	2	1.0	77.63	65.53	143.16

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-060-076-000	2	1.0	77.63	65.53	143.16
075-060-077-000	2	1.0	77.63	65.53	143.16
075-060-078-000	2	1.0	77.63	65.53	143.16
075-061-001-000	2	1.0	77.63	65.53	143.16
075-061-002-000	2	1.0	77.63	65.53	143.16
075-061-003-000	2	1.0	77.63	65.53	143.16
075-061-004-000	2	1.0	77.63	65.53	143.16
075-061-005-000	2	1.0	77.63	65.53	143.16
075-061-006-000	2	1.0	77.63	65.53	143.16
075-061-007-000	2	1.0	77.63	65.53	143.16
075-061-008-000	2	1.0	77.63	65.53	143.16
075-061-009-000	2	1.0	77.63	65.53	143.16
075-061-010-000	2	1.0	77.63	65.53	143.16
075-061-011-000	2	1.0	77.63	65.53	143.16
075-061-012-000	2	1.0	77.63	65.53	143.16
075-061-013-000	2	1.0	77.63	65.53	143.16
075-061-014-000	2	1.0	77.63	65.53	143.16
075-061-015-000	2	1.0	77.63	65.53	143.16
075-061-016-000	2	1.0	77.63	65.53	143.16
075-061-017-000	2	1.0	77.63	65.53	143.16
075-061-018-000	2	1.0	77.63	65.53	143.16
075-061-019-000	2	1.0	77.63	65.53	143.16
075-061-020-000	2	1.0	77.63	65.53	143.16
075-061-021-000	2	1.0	77.63	65.53	143.16
075-061-022-000	2	1.0	77.63	65.53	143.16
075-061-023-000	2	1.0	77.63	65.53	143.16
075-061-024-000	2	1.0	77.63	65.53	143.16
075-061-025-000	2	1.0	77.63	65.53	143.16
075-061-026-000	2	1.0	77.63	65.53	143.16
075-061-027-000	2	1.0	77.63	65.53	143.16
075-061-028-000	2	1.0	77.63	65.53	143.16
075-061-029-000	2	1.0	77.63	65.53	143.16
075-061-030-000	2	1.0	77.63	65.53	143.16
075-061-031-000	2	1.0	77.63	65.53	143.16
075-061-032-000	2	1.0	77.63	65.53	143.16
075-061-033-000	2	1.0	77.63	65.53	143.16
075-061-034-000	2	1.0	77.63	65.53	143.16
075-061-035-000	2	1.0	77.63	65.53	143.16
075-061-036-000	2	1.0	77.63	65.53	143.16
075-061-037-000	2	1.0	77.63	65.53	143.16
075-061-038-000	2	1.0	77.63	65.53	143.16
075-061-039-000	2	1.0	77.63	65.53	143.16
075-061-040-000	2	1.0	77.63	65.53	143.16
075-061-041-000	2	1.0	77.63	65.53	143.16
075-061-042-000	2	1.0	77.63	65.53	143.16
075-061-043-000	2	1.0	77.63	65.53	143.16
075-061-044-000	2	1.0	77.63	65.53	143.16
075-061-045-000	2	1.0	77.63	65.53	143.16
075-061-046-000	2	1.0	77.63	65.53	143.16

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-061-047-000	2	1.0	77.63	65.53	143.16
075-061-048-000	2	1.0	77.63	65.53	143.16
075-061-049-000	2	1.0	77.63	65.53	143.16
075-061-050-000	2	1.0	77.63	65.53	143.16
075-061-051-000	2	1.0	77.63	65.53	143.16
075-061-052-000	2	1.0	77.63	65.53	143.16
075-061-053-000	2	1.0	77.63	65.53	143.16
075-061-054-000	2	1.0	77.63	65.53	143.16
075-061-055-000	2	1.0	77.63	65.53	143.16
075-061-056-000	2	1.0	77.63	65.53	143.16
075-061-057-000	2	1.0	77.63	65.53	143.16
075-061-058-000	2	1.0	77.63	65.53	143.16
075-061-059-000	2	1.0	77.63	65.53	143.16
075-061-060-000	2	1.0	77.63	65.53	143.16
075-061-061-000	2	1.0	77.63	65.53	143.16
075-061-062-000	2	1.0	77.63	65.53	143.16
075-061-063-000	2	1.0	77.63	65.53	143.16
075-061-064-000	2	1.0	77.63	65.53	143.16
075-061-065-000	2	1.0	77.63	65.53	143.16
075-061-066-000	2	1.0	77.63	65.53	143.16
075-061-067-000	2	1.0	77.63	65.53	143.16
075-061-068-000	2	1.0	77.63	65.53	143.16
075-061-069-000	2	1.0	77.63	65.53	143.16
075-062-001-000	2	1.0	77.63	65.53	143.16
075-062-002-000	2	1.0	77.63	65.53	143.16
075-062-003-000	2	1.0	77.63	65.53	143.16
075-062-004-000	2	1.0	77.63	65.53	143.16
075-062-005-000	2	1.0	77.63	65.53	143.16
075-062-006-000	2	1.0	77.63	65.53	143.16
075-062-007-000	2	1.0	77.63	65.53	143.16
075-062-008-000	2	1.0	77.63	65.53	143.16
075-062-009-000	2	1.0	77.63	65.53	143.16
075-062-010-000	2	1.0	77.63	65.53	143.16
075-062-011-000	2	1.0	77.63	65.53	143.16
075-062-012-000	2	1.0	77.63	65.53	143.16
075-062-013-000	2	1.0	77.63	65.53	143.16
075-062-014-000	2	1.0	77.63	65.53	143.16
075-062-015-000	2	1.0	77.63	65.53	143.16
075-062-016-000	2	1.0	77.63	65.53	143.16
075-062-017-000	2	1.0	77.63	65.53	143.16
075-062-018-000	2	1.0	77.63	65.53	143.16
075-062-019-000	2	1.0	77.63	65.53	143.16
075-062-020-000	2	1.0	77.63	65.53	143.16
075-062-021-000	2	1.0	77.63	65.53	143.16
075-062-022-000	2	1.0	77.63	65.53	143.16
075-062-023-000	2	1.0	77.63	65.53	143.16
075-062-024-000	2	1.0	77.63	65.53	143.16
075-062-025-000	2	1.0	77.63	65.53	143.16
075-062-026-000	2	1.0	77.63	65.53	143.16

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-062-027-000	2	1.0	77.63	65.53	143.16
075-062-028-000	2	1.0	77.63	65.53	143.16
075-062-029-000	2	1.0	77.63	65.53	143.16
075-062-030-000	2	1.0	77.63	65.53	143.16
075-062-031-000	2	1.0	77.63	65.53	143.16
075-062-032-000	2	1.0	77.63	65.53	143.16
075-079-001-000	2	1.0	77.63	65.53	143.16
075-079-002-000	2	1.0	77.63	65.53	143.16
075-079-003-000	2	1.0	77.63	65.53	143.16
075-079-004-000	2	1.0	77.63	65.53	143.16
075-079-005-000	2	1.0	77.63	65.53	143.16
075-079-006-000	2	1.0	77.63	65.53	143.16
075-079-007-000	2	1.0	77.63	65.53	143.16
075-079-008-000	2	1.0	77.63	65.53	143.16
075-079-009-000	2	1.0	77.63	65.53	143.16
075-079-010-000	2	1.0	77.63	65.53	143.16
075-079-011-000	2	1.0	77.63	65.53	143.16
075-079-012-000	2	1.0	77.63	65.53	143.16
075-079-013-000	2	1.0	77.63	65.53	143.16
075-079-014-000	2	1.0	77.63	65.53	143.16
075-079-015-000	2	1.0	77.63	65.53	143.16
075-079-016-000	2	1.0	77.63	65.53	143.16
075-079-017-000	2	1.0	77.63	65.53	143.16
075-079-018-000	2	1.0	77.63	65.53	143.16
075-079-019-000	2	1.0	77.63	65.53	143.16
075-079-020-000	2	1.0	77.63	65.53	143.16
075-079-021-000	2	1.0	77.63	65.53	143.16
075-079-022-000	2	1.0	77.63	65.53	143.16
075-079-023-000	2	1.0	77.63	65.53	143.16
075-079-024-000	2	1.0	77.63	65.53	143.16
075-079-025-000	2	1.0	77.63	65.53	143.16
075-079-026-000	2	1.0	77.63	65.53	143.16
075-079-027-000	2	1.0	77.63	65.53	143.16
075-079-028-000	2	1.0	77.63	65.53	143.16
075-079-029-000	2	1.0	77.63	65.53	143.16
075-079-030-000	2	1.0	77.63	65.53	143.16
075-079-031-000	2	1.0	77.63	65.53	143.16
075-079-032-000	2	1.0	77.63	65.53	143.16
075-079-033-000	2	1.0	77.63	65.53	143.16
075-079-034-000	2	1.0	77.63	65.53	143.16
075-079-035-000	2	1.0	77.63	65.53	143.16
075-079-036-000	2	1.0	77.63	65.53	143.16
075-079-037-000	2	1.0	77.63	65.53	143.16
075-079-038-000	2	1.0	77.63	65.53	143.16
075-079-039-000	2	1.0	77.63	65.53	143.16
075-079-040-000	2	1.0	77.63	65.53	143.16
075-079-041-000	2	1.0	77.63	65.53	143.16
075-079-042-000	2	1.0	77.63	65.53	143.16
075-079-043-000	2	1.0	77.63	65.53	143.16

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-079-044-000	2	1.0	77.63	65.53	143.16
075-079-045-000	2	1.0	77.63	65.53	143.16
075-079-046-000	2	1.0	77.63	65.53	143.16
075-079-047-000	2	1.0	77.63	65.53	143.16
075-079-048-000	2	1.0	77.63	65.53	143.16
075-079-049-000	2	1.0	77.63	65.53	143.16
075-079-050-000	2	1.0	77.63	65.53	143.16
075-079-051-000	2	1.0	77.63	65.53	143.16
075-079-052-000	2	1.0	77.63	65.53	143.16
075-079-053-000	2	1.0	77.63	65.53	143.16
075-079-054-000	2	1.0	77.63	65.53	143.16
075-079-055-000	2	1.0	77.63	65.53	143.16
075-079-056-000	2	1.0	77.63	65.53	143.16
075-079-057-000	2	1.0	77.63	65.53	143.16
075-079-058-000	2	1.0	77.63	65.53	143.16
075-079-059-000	2	1.0	77.63	65.53	143.16
075-079-060-000	2	1.0	77.63	65.53	143.16
075-079-061-000	2	1.0	77.63	65.53	143.16
075-079-062-000	2	1.0	77.63	65.53	143.16
075-079-063-000	2	1.0	77.63	65.53	143.16
075-079-064-000	2	1.0	77.63	65.53	143.16
075-079-065-000	2	1.0	77.63	65.53	143.16
075-079-066-000	2	1.0	77.63	65.53	143.16
075-079-067-000	2	1.0	77.63	65.53	143.16
075-079-068-000	2	1.0	77.63	65.53	143.16
075-014-026-000	3	1.0	77.63		77.62
075-014-027-000	3	1.0	77.63		77.62
075-021-001-000	3	1.0	77.63		77.62
075-021-002-000	3	1.0	77.63		77.62
075-021-020-000	3	1.0	77.63		77.62
075-021-021-000	3	1.0	77.63		77.62
075-021-022-000	3	1.0	77.63		77.62
075-025-003-000	3	1.0	77.63		77.62
075-025-005-000	3	1.0	77.63		77.62
075-025-007-000	3	1.0	77.63		77.62
075-025-008-000	3	1.0	77.63		77.62
075-025-009-000	3	1.0	77.63		77.62
075-025-010-000	3	1.0	77.63		77.62
075-025-011-000	3	1.0	77.63		77.62
075-069-002-000	3	1.0	77.63		77.62
075-069-003-000	3	1.0	77.63		77.62
075-073-002-000	3	1.0	77.63		77.62
075-093-005-000	3	1.53	118.77		118.76
075-093-006-000	3	0.76	59.00		58.98
075-093-007-000	3	1.49	115.67		115.66
075-093-008-000	3	0.68	52.79		52.78
075-093-024-000	3	0.36	27.95		27.94
075-093-025-000	3	2.11	163.80		163.78
075-093-030-000	3	10.96	464.22		464.20

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-093-031-000	3	10.0	379.60		379.60
075-093-034-000	3	1.81	121.10		121.08
075-093-035-000	3	0.9	69.87		69.86
075-093-036-000	3	1.08	83.84		83.82
075-093-037-000	3	0.73	56.67		56.66
075-093-038-000	3	1.35	104.80		104.78
075-093-039-000	3	1.14	88.50		88.48
075-093-040-000	3	0.95	73.75		73.74
075-093-041-000	3	6.57	510.02		510.00
075-093-043-000	3	1.45	112.56		112.56
075-093-044-000	3	1.09	84.61		84.60
075-093-045-000	3	1.25	97.04		97.02
075-093-046-000	3	1.02	79.18		79.18
075-093-047-000	3	0.84	65.21		65.20
075-093-049-000	3	1.28	99.36		99.36
075-093-051-000	3	5.98	1,856.86		1,856.86
075-093-052-000	3	4.89	1,518.40		1,518.40
075-093-053-000	3	1.56	121.10		121.10
075-064-001-000	4	1.0	77.63	64.77	142.40
075-064-002-000	4	1.0	77.63	64.77	142.40
075-064-003-000	4	1.0	77.63	64.77	142.40
075-064-004-000	4	1.0	77.63	64.77	142.40
075-064-005-000	4	1.0	77.63	64.77	142.40
075-064-006-000	4	1.0	77.63	64.77	142.40
075-064-007-000	4	1.0	77.63	64.77	142.40
075-064-008-000	4	1.0	77.63	64.77	142.40
075-064-009-000	4	1.0	77.63	64.77	142.40
075-064-010-000	4	1.0	77.63	64.77	142.40
075-064-011-000	4	1.0	77.63	64.77	142.40
075-064-012-000	4	1.0	77.63	64.77	142.40
075-064-013-000	4	1.0	77.63	64.77	142.40
075-064-014-000	4	1.0	77.63	64.77	142.40
075-064-015-000	4	1.0	77.63	64.77	142.40
075-064-016-000	4	1.0	77.63	64.77	142.40
075-064-017-000	4	1.0	77.63	64.77	142.40
075-064-018-000	4	1.0	77.63	64.77	142.40
075-064-019-000	4	1.0	77.63	64.77	142.40
075-064-020-000	4	1.0	77.63	64.77	142.40
075-064-021-000	4	1.0	77.63	64.77	142.40
075-064-022-000	4	1.0	77.63	64.77	142.40
075-064-023-000	4	1.0	77.63	64.77	142.40
075-064-024-000	4	1.0	77.63	64.77	142.40
075-064-025-000	4	1.0	77.63	64.77	142.40
075-064-026-000	4	1.0	77.63	64.77	142.40
075-064-027-000	4	1.0	77.63	64.77	142.40
075-064-028-000	4	1.0	77.63	64.77	142.40
075-064-029-000	4	1.0	77.63	64.77	142.40
075-064-030-000	4	1.0	77.63	64.77	142.40
075-064-031-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-064-032-000	4	1.0	77.63	64.77	142.40
075-064-033-000	4	1.0	77.63	64.77	142.40
075-064-034-000	4	1.0	77.63	64.77	142.40
075-064-035-000	4	1.0	77.63	64.77	142.40
075-064-036-000	4	1.0	77.63	64.77	142.40
075-064-037-000	4	1.0	77.63	64.77	142.40
075-064-038-000	4	1.0	77.63	64.77	142.40
075-064-040-000	4	1.0	77.63	64.77	142.40
075-064-041-000	4	1.0	77.63	64.77	142.40
075-064-042-000	4	1.0	77.63	64.77	142.40
075-064-043-000	4	1.0	77.63	64.77	142.40
075-064-044-000	4	1.0	77.63	64.77	142.40
075-064-045-000	4	1.0	77.63	64.77	142.40
075-064-046-000	4	1.0	77.63	64.77	142.40
075-064-047-000	4	1.0	77.63	64.77	142.40
075-064-048-000	4	1.0	77.63	64.77	142.40
075-064-049-000	4	1.0	77.63	64.77	142.40
075-064-050-000	4	1.0	77.63	64.77	142.40
075-064-051-000	4	1.0	77.63	64.77	142.40
075-064-052-000	4	1.0	77.63	64.77	142.40
075-064-053-000	4	1.0	77.63	64.77	142.40
075-064-054-000	4	1.0	77.63	64.77	142.40
075-064-055-000	4	1.0	77.63	64.77	142.40
075-064-056-000	4	1.0	77.63	64.77	142.40
075-064-057-000	4	1.0	77.63	64.77	142.40
075-064-058-000	4	1.0	77.63	64.77	142.40
075-064-059-000	4	1.0	77.63	64.77	142.40
075-064-060-000	4	1.0	77.63	64.77	142.40
075-064-061-000	4	1.0	77.63	64.77	142.40
075-064-062-000	4	1.0	77.63	64.77	142.40
075-064-063-000	4	1.0	77.63	64.77	142.40
075-064-064-000	4	1.0	77.63	64.77	142.40
075-064-065-000	4	1.0	77.63	64.77	142.40
075-064-066-000	4	1.0	77.63	64.77	142.40
075-064-067-000	4	1.0	77.63	64.77	142.40
075-064-068-000	4	1.0	77.63	64.77	142.40
075-064-069-000	4	1.0	77.63	64.77	142.40
075-064-070-000	4	1.0	77.63	64.77	142.40
075-065-001-000	4	1.0	77.63	64.77	142.40
075-065-002-000	4	1.0	77.63	64.77	142.40
075-065-003-000	4	1.0	77.63	64.77	142.40
075-065-004-000	4	1.0	77.63	64.77	142.40
075-065-005-000	4	1.0	77.63	64.77	142.40
075-065-006-000	4	1.0	77.63	64.77	142.40
075-065-007-000	4	1.0	77.63	64.77	142.40
075-065-008-000	4	1.0	77.63	64.77	142.40
075-065-009-000	4	1.0	77.63	64.77	142.40
075-065-010-000	4	1.0	77.63	64.77	142.40
075-065-011-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-065-012-000	4	1.0	77.63	64.77	142.40
075-065-013-000	4	1.0	77.63	64.77	142.40
075-065-014-000	4	1.0	77.63	64.77	142.40
075-065-015-000	4	1.0	77.63	64.77	142.40
075-065-016-000	4	1.0	77.63	64.77	142.40
075-065-018-000	4	1.0	77.63	64.77	142.40
075-065-019-000	4	1.0	77.63	64.77	142.40
075-065-020-000	4	1.0	77.63	64.77	142.40
075-065-021-000	4	1.0	77.63	64.77	142.40
075-065-022-000	4	1.0	77.63	64.77	142.40
075-065-023-000	4	1.0	77.63	64.77	142.40
075-065-024-000	4	1.0	77.63	64.77	142.40
075-065-025-000	4	1.0	77.63	64.77	142.40
075-065-026-000	4	1.0	77.63	64.77	142.40
075-065-027-000	4	1.0	77.63	64.77	142.40
075-065-028-000	4	1.0	77.63	64.77	142.40
075-065-029-000	4	1.0	77.63	64.77	142.40
075-065-030-000	4	1.0	77.63	64.77	142.40
075-065-031-000	4	1.0	77.63	64.77	142.40
075-065-032-000	4	1.0	77.63	64.77	142.40
075-065-033-000	4	1.0	77.63	64.77	142.40
075-065-034-000	4	1.0	77.63	64.77	142.40
075-065-035-000	4	1.0	77.63	64.77	142.40
075-065-036-000	4	1.0	77.63	64.77	142.40
075-065-037-000	4	1.0	77.63	64.77	142.40
075-065-038-000	4	1.0	77.63	64.77	142.40
075-065-039-000	4	1.0	77.63	64.77	142.40
075-065-040-000	4	1.0	77.63	64.77	142.40
075-065-041-000	4	1.0	77.63	64.77	142.40
075-065-042-000	4	1.0	77.63	64.77	142.40
075-065-043-000	4	1.0	77.63	64.77	142.40
075-065-044-000	4	1.0	77.63	64.77	142.40
075-065-045-000	4	1.0	77.63	64.77	142.40
075-065-046-000	4	1.0	77.63	64.77	142.40
075-065-047-000	4	1.0	77.63	64.77	142.40
075-065-048-000	4	1.0	77.63	64.77	142.40
075-065-049-000	4	1.0	77.63	64.77	142.40
075-065-050-000	4	1.0	77.63	64.77	142.40
075-065-051-000	4	1.0	77.63	64.77	142.40
075-065-052-000	4	1.0	77.63	64.77	142.40
075-065-053-000	4	1.0	77.63	64.77	142.40
075-065-054-000	4	1.0	77.63	64.77	142.40
075-066-006-000	4	1.0	77.63	64.77	142.40
075-066-007-000	4	1.0	77.63	64.77	142.40
075-066-008-000	4	1.0	77.63	64.77	142.40
075-066-009-000	4	1.0	77.63	64.77	142.40
075-066-010-000	4	1.0	77.63	64.77	142.40
075-066-011-000	4	1.0	77.63	64.77	142.40
075-066-012-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-066-013-000	4	1.0	77.63	64.77	142.40
075-066-014-000	4	1.0	77.63	64.77	142.40
075-066-015-000	4	1.0	77.63	64.77	142.40
075-066-016-000	4	1.0	77.63	64.77	142.40
075-066-017-000	4	1.0	77.63	64.77	142.40
075-066-018-000	4	1.0	77.63	64.77	142.40
075-066-019-000	4	1.0	77.63	64.77	142.40
075-066-020-000	4	1.0	77.63	64.77	142.40
075-066-021-000	4	1.0	77.63	64.77	142.40
075-066-022-000	4	1.0	77.63	64.77	142.40
075-066-023-000	4	1.0	77.63	64.77	142.40
075-066-024-000	4	1.0	77.63	64.77	142.40
075-066-025-000	4	1.0	77.63	64.77	142.40
075-066-026-000	4	1.0	77.63	64.77	142.40
075-066-027-000	4	1.0	77.63	64.77	142.40
075-066-028-000	4	1.0	77.63	64.77	142.40
075-066-029-000	4	1.0	77.63	64.77	142.40
075-066-030-000	4	1.0	77.63	64.77	142.40
075-066-031-000	4	1.0	77.63	64.77	142.40
075-066-032-000	4	1.0	77.63	64.77	142.40
075-066-033-000	4	1.0	77.63	64.77	142.40
075-066-034-000	4	1.0	77.63	64.77	142.40
075-066-035-000	4	1.0	77.63	64.77	142.40
075-066-036-000	4	1.0	77.63	64.77	142.40
075-066-037-000	4	1.0	77.63	64.77	142.40
075-066-038-000	4	1.0	77.63	64.77	142.40
075-066-039-000	4	1.0	77.63	64.77	142.40
075-066-040-000	4	1.0	77.63	64.77	142.40
075-066-041-000	4	1.0	77.63	64.77	142.40
075-066-042-000	4	1.0	77.63	64.77	142.40
075-067-001-000	4	1.0	77.63	64.77	142.40
075-067-002-000	4	1.0	77.63	64.77	142.40
075-067-003-000	4	1.0	77.63	64.77	142.40
075-067-004-000	4	1.0	77.63	64.77	142.40
075-067-005-000	4	1.0	77.63	64.77	142.40
075-067-006-000	4	1.0	77.63	64.77	142.40
075-067-007-000	4	1.0	77.63	64.77	142.40
075-067-008-000	4	1.0	77.63	64.77	142.40
075-067-009-000	4	1.0	77.63	64.77	142.40
075-067-010-000	4	1.0	77.63	64.77	142.40
075-067-011-000	4	1.0	77.63	64.77	142.40
075-067-012-000	4	1.0	77.63	64.77	142.40
075-067-013-000	4	1.0	77.63	64.77	142.40
075-067-014-000	4	1.0	77.63	64.77	142.40
075-067-015-000	4	1.0	77.63	64.77	142.40
075-067-016-000	4	1.0	77.63	64.77	142.40
075-067-017-000	4	1.0	77.63	64.77	142.40
075-067-018-000	4	1.0	77.63	64.77	142.40
075-067-019-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-067-020-000	4	1.0	77.63	64.77	142.40
075-067-021-000	4	1.0	77.63	64.77	142.40
075-067-022-000	4	1.0	77.63	64.77	142.40
075-067-023-000	4	1.0	77.63	64.77	142.40
075-067-024-000	4	1.0	77.63	64.77	142.40
075-067-025-000	4	1.0	77.63	64.77	142.40
075-067-026-000	4	1.0	77.63	64.77	142.40
075-067-027-000	4	1.0	77.63	64.77	142.40
075-067-028-000	4	1.0	77.63	64.77	142.40
075-067-029-000	4	1.0	77.63	64.77	142.40
075-067-030-000	4	1.0	77.63	64.77	142.40
075-067-031-000	4	1.0	77.63	64.77	142.40
075-067-032-000	4	1.0	77.63	64.77	142.40
075-067-033-000	4	1.0	77.63	64.77	142.40
075-067-034-000	4	1.0	77.63	64.77	142.40
075-067-035-000	4	1.0	77.63	64.77	142.40
075-067-036-000	4	1.0	77.63	64.77	142.40
075-067-037-000	4	1.0	77.63	64.77	142.40
075-067-038-000	4	1.0	77.63	64.77	142.40
075-067-039-000	4	1.0	77.63	64.77	142.40
075-067-040-000	4	1.0	77.63	64.77	142.40
075-067-041-000	4	1.0	77.63	64.77	142.40
075-067-042-000	4	1.0	77.63	64.77	142.40
075-067-043-000	4	1.0	77.63	64.77	142.40
075-067-044-000	4	1.0	77.63	64.77	142.40
075-067-045-000	4	1.0	77.63	64.77	142.40
075-067-046-000	4	1.0	77.63	64.77	142.40
075-067-047-000	4	1.0	77.63	64.77	142.40
075-067-048-000	4	1.0	77.63	64.77	142.40
075-067-049-000	4	1.0	77.63	64.77	142.40
075-067-050-000	4	1.0	77.63	64.77	142.40
075-067-051-000	4	1.0	77.63	64.77	142.40
075-067-052-000	4	1.0	77.63	64.77	142.40
075-067-053-000	4	1.0	77.63	64.77	142.40
075-067-054-000	4	1.0	77.63	64.77	142.40
075-067-055-000	4	1.0	77.63	64.77	142.40
075-067-056-000	4	1.0	77.63	64.77	142.40
075-067-057-000	4	1.0	77.63	64.77	142.40
075-067-058-000	4	1.0	77.63	64.77	142.40
075-067-059-000	4	1.0	77.63	64.77	142.40
075-067-060-000	4	1.0	77.63	64.77	142.40
075-067-061-000	4	1.0	77.63	64.77	142.40
075-067-062-000	4	1.0	77.63	64.77	142.40
075-067-063-000	4	1.0	77.63	64.77	142.40
075-067-064-000	4	1.0	77.63	64.77	142.40
075-067-065-000	4	1.0	77.63	64.77	142.40
075-067-066-000	4	1.0	77.63	64.77	142.40
075-067-067-000	4	1.0	77.63	64.77	142.40
075-067-068-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-067-069-000	4	1.0	77.63	64.77	142.40
075-067-070-000	4	1.0	77.63	64.77	142.40
075-067-071-000	4	1.0	77.63	64.77	142.40
075-067-072-000	4	1.0	77.63	64.77	142.40
075-067-073-000	4	1.0	77.63	64.77	142.40
075-067-074-000	4	1.0	77.63	64.77	142.40
075-067-075-000	4	1.0	77.63	64.77	142.40
075-067-076-000	4	1.0	77.63	64.77	142.40
075-067-077-000	4	1.0	77.63	64.77	142.40
075-067-078-000	4	1.0	77.63	64.77	142.40
075-067-079-000	4	1.0	77.63	64.77	142.40
075-067-080-000	4	1.0	77.63	64.77	142.40
075-067-081-000	4	1.0	77.63	64.77	142.40
075-067-082-000	4	1.0	77.63	64.77	142.40
075-067-083-000	4	1.0	77.63	64.77	142.40
075-067-084-000	4	1.0	77.63	64.77	142.40
075-067-085-000	4	1.0	77.63	64.77	142.40
075-067-086-000	4	1.0	77.63	64.77	142.40
075-067-087-000	4	1.0	77.63	64.77	142.40
075-067-088-000	4	1.0	77.63	64.77	142.40
075-067-089-000	4	1.0	77.63	64.77	142.40
075-068-001-000	4	1.0	77.63	64.77	142.40
075-068-002-000	4	1.0	77.63	64.77	142.40
075-068-003-000	4	1.0	77.63	64.77	142.40
075-068-004-000	4	1.0	77.63	64.77	142.40
075-068-005-000	4	1.0	77.63	64.77	142.40
075-068-006-000	4	1.0	77.63	64.77	142.40
075-068-007-000	4	1.0	77.63	64.77	142.40
075-068-008-000	4	1.0	77.63	64.77	142.40
075-068-009-000	4	1.0	77.63	64.77	142.40
075-068-010-000	4	1.0	77.63	64.77	142.40
075-068-012-000	4	1.0	77.63	64.77	142.40
075-068-013-000	4	1.0	77.63	64.77	142.40
075-068-014-000	4	1.0	77.63	64.77	142.40
075-068-015-000	4	1.0	77.63	64.77	142.40
075-068-016-000	4	1.0	77.63	64.77	142.40
075-068-017-000	4	1.0	77.63	64.77	142.40
075-068-018-000	4	1.0	77.63	64.77	142.40
075-068-019-000	4	1.0	77.63	64.77	142.40
075-068-020-000	4	1.0	77.63	64.77	142.40
075-068-021-000	4	1.0	77.63	64.77	142.40
075-068-022-000	4	1.0	77.63	64.77	142.40
075-068-023-000	4	1.0	77.63	64.77	142.40
075-068-024-000	4	1.0	77.63	64.77	142.40
075-068-025-000	4	1.0	77.63	64.77	142.40
075-068-026-000	4	1.0	77.63	64.77	142.40
075-068-027-000	4	1.0	77.63	64.77	142.40
075-068-028-000	4	1.0	77.63	64.77	142.40
075-068-029-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-068-030-000	4	1.0	77.63	64.77	142.40
075-068-031-000	4	1.0	77.63	64.77	142.40
075-068-032-000	4	1.0	77.63	64.77	142.40
075-068-033-000	4	1.0	77.63	64.77	142.40
075-068-034-000	4	1.0	77.63	64.77	142.40
075-068-035-000	4	1.0	77.63	64.77	142.40
075-068-036-000	4	1.0	77.63	64.77	142.40
075-068-037-000	4	1.0	77.63	64.77	142.40
075-068-038-000	4	1.0	77.63	64.77	142.40
075-068-039-000	4	1.0	77.63	64.77	142.40
075-068-040-000	4	1.0	77.63	64.77	142.40
075-068-041-000	4	1.0	77.63	64.77	142.40
075-068-042-000	4	1.0	77.63	64.77	142.40
075-068-043-000	4	1.0	77.63	64.77	142.40
075-068-044-000	4	1.0	77.63	64.77	142.40
075-068-045-000	4	1.0	77.63	64.77	142.40
075-068-046-000	4	1.0	77.63	64.77	142.40
075-068-047-000	4	1.0	77.63	64.77	142.40
075-068-048-000	4	1.0	77.63	64.77	142.40
075-068-049-000	4	1.0	77.63	64.77	142.40
075-068-050-000	4	1.0	77.63	64.77	142.40
075-068-051-000	4	1.0	77.63	64.77	142.40
075-068-052-000	4	1.0	77.63	64.77	142.40
075-068-053-000	4	1.0	77.63	64.77	142.40
075-068-054-000	4	1.0	77.63	64.77	142.40
075-068-055-000	4	1.0	77.63	64.77	142.40
075-068-056-000	4	1.0	77.63	64.77	142.40
075-068-057-000	4	1.0	77.63	64.77	142.40
075-068-058-000	4	1.0	77.63	64.77	142.40
075-068-059-000	4	1.0	77.63	64.77	142.40
075-068-060-000	4	1.0	77.63	64.77	142.40
075-069-004-000	4	1.0	77.63	64.77	142.40
075-069-005-000	4	1.0	77.63	64.77	142.40
075-069-006-000	4	1.0	77.63	64.77	142.40
075-069-007-000	4	1.0	77.63	64.77	142.40
075-069-008-000	4	1.0	77.63	64.77	142.40
075-069-009-000	4	1.0	77.63	64.77	142.40
075-069-010-000	4	1.0	77.63	64.77	142.40
075-069-011-000	4	1.0	77.63	64.77	142.40
075-069-012-000	4	1.0	77.63	64.77	142.40
075-069-013-000	4	1.0	77.63	64.77	142.40
075-069-014-000	4	1.0	77.63	64.77	142.40
075-069-015-000	4	1.0	77.63	64.77	142.40
075-069-016-000	4	1.0	77.63	64.77	142.40
075-069-017-000	4	1.0	77.63	64.77	142.40
075-069-018-000	4	1.0	77.63	64.77	142.40
075-069-019-000	4	1.0	77.63	64.77	142.40
075-069-020-000	4	1.0	77.63	64.77	142.40
075-069-021-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-069-022-000	4	1.0	77.63	64.77	142.40
075-069-023-000	4	1.0	77.63	64.77	142.40
075-069-024-000	4	1.0	77.63	64.77	142.40
075-069-025-000	4	1.0	77.63	64.77	142.40
075-069-026-000	4	1.0	77.63	64.77	142.40
075-069-027-000	4	1.0	77.63	64.77	142.40
075-069-028-000	4	1.0	77.63	64.77	142.40
075-070-001-000	4	1.0	77.63	64.77	142.40
075-070-002-000	4	1.0	77.63	64.77	142.40
075-070-003-000	4	1.0	77.63	64.77	142.40
075-071-001-000	4	1.0	77.63	64.77	142.40
075-071-002-000	4	1.0	77.63	64.77	142.40
075-071-003-000	4	1.0	77.63	64.77	142.40
075-071-004-000	4	1.0	77.63	64.77	142.40
075-071-005-000	4	1.0	77.63	64.77	142.40
075-071-006-000	4	1.0	77.63	64.77	142.40
075-071-007-000	4	1.0	77.63	64.77	142.40
075-071-008-000	4	1.0	77.63	64.77	142.40
075-071-009-000	4	1.0	77.63	64.77	142.40
075-071-010-000	4	1.0	77.63	64.77	142.40
075-071-011-000	4	1.0	77.63	64.77	142.40
075-071-012-000	4	1.0	77.63	64.77	142.40
075-071-013-000	4	1.0	77.63	64.77	142.40
075-071-014-000	4	1.0	77.63	64.77	142.40
075-071-015-000	4	1.0	77.63	64.77	142.40
075-071-016-000	4	1.0	77.63	64.77	142.40
075-071-017-000	4	1.0	77.63	64.77	142.40
075-071-018-000	4	1.0	77.63	64.77	142.40
075-071-019-000	4	1.0	77.63	64.77	142.40
075-071-020-000	4	1.0	77.63	64.77	142.40
075-071-021-000	4	1.0	77.63	64.77	142.40
075-071-023-000	4	1.0	77.63	64.77	142.40
075-071-024-000	4	1.0	77.63	64.77	142.40
075-071-025-000	4	1.0	77.63	64.77	142.40
075-071-026-000	4	1.0	77.63	64.77	142.40
075-071-027-000	4	1.0	77.63	64.77	142.40
075-071-028-000	4	1.0	77.63	64.77	142.40
075-071-029-000	4	1.0	77.63	64.77	142.40
075-071-030-000	4	1.0	77.63	64.77	142.40
075-071-031-000	4	1.0	77.63	64.77	142.40
075-071-032-000	4	1.0	77.63	64.77	142.40
075-071-033-000	4	1.0	77.63	64.77	142.40
075-071-034-000	4	1.0	77.63	64.77	142.40
075-071-035-000	4	1.0	77.63	64.77	142.40
075-071-036-000	4	1.0	77.63	64.77	142.40
075-071-037-000	4	1.0	77.63	64.77	142.40
075-071-038-000	4	1.0	77.63	64.77	142.40
075-071-039-000	4	1.0	77.63	64.77	142.40
075-071-040-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-071-041-000	4	1.0	77.63	64.77	142.40
075-071-042-000	4	1.0	77.63	64.77	142.40
075-071-043-000	4	1.0	77.63	64.77	142.40
075-071-044-000	4	1.0	77.63	64.77	142.40
075-071-045-000	4	1.0	77.63	64.77	142.40
075-071-046-000	4	1.0	77.63	64.77	142.40
075-071-047-000	4	1.0	77.63	64.77	142.40
075-071-048-000	4	1.0	77.63	64.77	142.40
075-071-049-000	4	1.0	77.63	64.77	142.40
075-071-050-000	4	1.0	77.63	64.77	142.40
075-071-051-000	4	1.0	77.63	64.77	142.40
075-071-052-000	4	1.0	77.63	64.77	142.40
075-071-056-000	4	1.0	77.63	64.77	142.40
075-071-057-000	4	1.0	77.63	64.77	142.40
075-071-059-000	4	1.0	77.63	64.77	142.40
075-071-060-000	4	1.0	77.63	64.77	142.40
075-071-061-000	4	1.0	77.63	64.77	142.40
075-072-001-000	4	1.0	77.63	64.77	142.40
075-072-002-000	4	1.0	77.63	64.77	142.40
075-072-003-000	4	1.0	77.63	64.77	142.40
075-072-004-000	4	1.0	77.63	64.77	142.40
075-072-005-000	4	1.0	77.63	64.77	142.40
075-072-006-000	4	1.0	77.63	64.77	142.40
075-072-007-000	4	1.0	77.63	64.77	142.40
075-072-008-000	4	1.0	77.63	64.77	142.40
075-072-009-000	4	1.0	77.63	64.77	142.40
075-072-010-000	4	1.0	77.63	64.77	142.40
075-072-011-000	4	1.0	77.63	64.77	142.40
075-072-012-000	4	1.0	77.63	64.77	142.40
075-072-013-000	4	1.0	77.63	64.77	142.40
075-072-014-000	4	1.0	77.63	64.77	142.40
075-072-015-000	4	1.0	77.63	64.77	142.40
075-072-016-000	4	1.0	77.63	64.77	142.40
075-072-017-000	4	1.0	77.63	64.77	142.40
075-072-018-000	4	1.0	77.63	64.77	142.40
075-072-019-000	4	1.0	77.63	64.77	142.40
075-072-020-000	4	1.0	77.63	64.77	142.40
075-072-021-000	4	1.0	77.63	64.77	142.40
075-072-022-000	4	1.0	77.63	64.77	142.40
075-072-023-000	4	1.0	77.63	64.77	142.40
075-072-024-000	4	1.0	77.63	64.77	142.40
075-072-025-000	4	1.0	77.63	64.77	142.40
075-072-026-000	4	1.0	77.63	64.77	142.40
075-072-027-000	4	1.0	77.63	64.77	142.40
075-072-028-000	4	1.0	77.63	64.77	142.40
075-072-029-000	4	1.0	77.63	64.77	142.40
075-072-030-000	4	1.0	77.63	64.77	142.40
075-072-031-000	4	1.0	77.63	64.77	142.40
075-072-032-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-072-033-000	4	1.0	77.63	64.77	142.40
075-072-034-000	4	1.0	77.63	64.77	142.40
075-072-035-000	4	1.0	77.63	64.77	142.40
075-072-036-000	4	1.0	77.63	64.77	142.40
075-072-037-000	4	1.0	77.63	64.77	142.40
075-072-038-000	4	1.0	77.63	64.77	142.40
075-072-039-000	4	1.0	77.63	64.77	142.40
075-072-040-000	4	1.0	77.63	64.77	142.40
075-072-041-000	4	1.0	77.63	64.77	142.40
075-072-042-000	4	1.0	77.63	64.77	142.40
075-072-043-000	4	1.0	77.63	64.77	142.40
075-072-044-000	4	1.0	77.63	64.77	142.40
075-072-045-000	4	1.0	77.63	64.77	142.40
075-072-046-000	4	1.0	77.63	64.77	142.40
075-072-047-000	4	1.0	77.63	64.77	142.40
075-072-048-000	4	1.0	77.63	64.77	142.40
075-072-049-000	4	1.0	77.63	64.77	142.40
075-072-050-000	4	1.0	77.63	64.77	142.40
075-072-051-000	4	1.0	77.63	64.77	142.40
075-072-052-000	4	1.0	77.63	64.77	142.40
075-072-053-000	4	1.0	77.63	64.77	142.40
075-072-054-000	4	1.0	77.63	64.77	142.40
075-072-055-000	4	1.0	77.63	64.77	142.40
075-072-056-000	4	1.0	77.63	64.77	142.40
075-072-057-000	4	1.0	77.63	64.77	142.40
075-072-058-000	4	1.0	77.63	64.77	142.40
075-072-059-000	4	1.0	77.63	64.77	142.40
075-072-060-000	4	1.0	77.63	64.77	142.40
075-072-061-000	4	1.0	77.63	64.77	142.40
075-072-062-000	4	1.0	77.63	64.77	142.40
075-072-063-000	4	1.0	77.63	64.77	142.40
075-072-064-000	4	1.0	77.63	64.77	142.40
075-072-065-000	4	1.0	77.63	64.77	142.40
075-072-066-000	4	1.0	77.63	64.77	142.40
075-072-067-000	4	1.0	77.63	64.77	142.40
075-072-068-000	4	1.0	77.63	64.77	142.40
075-072-069-000	4	1.0	77.63	64.77	142.40
075-072-070-000	4	1.0	77.63	64.77	142.40
075-072-071-000	4	1.0	77.63	64.77	142.40
075-072-072-000	4	1.0	77.63	64.77	142.40
075-072-073-000	4	1.0	77.63	64.77	142.40
075-072-074-000	4	1.0	77.63	64.77	142.40
075-072-075-000	4	1.0	77.63	64.77	142.40
075-072-076-000	4	1.0	77.63	64.77	142.40
075-072-077-000	4	1.0	77.63	64.77	142.40
075-072-078-000	4	1.0	77.63	64.77	142.40
075-072-081-000	4	1.0	77.63	64.77	142.40
075-072-082-000	4	1.0	77.63	64.77	142.40
075-072-083-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-072-084-000	4	1.0	77.63	64.77	142.40
075-072-085-000	4	1.0	77.63	64.77	142.40
075-072-086-000	4	1.0	77.63	64.77	142.40
075-072-087-000	4	1.0	77.63	64.77	142.40
075-072-088-000	4	1.0	77.63	64.77	142.40
075-072-089-000	4	1.0	77.63	64.77	142.40
075-072-090-000	4	1.0	77.63	64.77	142.40
075-072-091-000	4	1.0	77.63	64.77	142.40
075-072-092-000	4	1.0	77.63	64.77	142.40
075-072-093-000	4	1.0	77.63	64.77	142.40
075-072-094-000	4	1.0	77.63	64.77	142.40
075-072-095-000	4	1.0	77.63	64.77	142.40
075-072-096-000	4	1.0	77.63	64.77	142.40
075-073-005-000	4	1.0	77.63	64.77	142.40
075-073-006-000	4	1.0	77.63	64.77	142.40
075-073-007-000	4	1.0	77.63	64.77	142.40
075-073-008-000	4	1.0	77.63	64.77	142.40
075-073-009-000	4	1.0	77.63	64.77	142.40
075-073-010-000	4	1.0	77.63	64.77	142.40
075-073-011-000	4	1.0	77.63	64.77	142.40
075-073-012-000	4	1.0	77.63	64.77	142.40
075-073-013-000	4	1.0	77.63	64.77	142.40
075-073-014-000	4	1.0	77.63	64.77	142.40
075-073-015-000	4	1.0	77.63	64.77	142.40
075-073-016-000	4	1.0	77.63	64.77	142.40
075-073-017-000	4	1.0	77.63	64.77	142.40
075-073-018-000	4	1.0	77.63	64.77	142.40
075-073-019-000	4	1.0	77.63	64.77	142.40
075-073-020-000	4	1.0	77.63	64.77	142.40
075-073-021-000	4	1.0	77.63	64.77	142.40
075-073-022-000	4	1.0	77.63	64.77	142.40
075-073-023-000	4	1.0	77.63	64.77	142.40
075-073-024-000	4	1.0	77.63	64.77	142.40
075-073-025-000	4	1.0	77.63	64.77	142.40
075-073-026-000	4	1.0	77.63	64.77	142.40
075-073-027-000	4	1.0	77.63	64.77	142.40
075-073-028-000	4	1.0	77.63	64.77	142.40
075-073-029-000	4	1.0	77.63	64.77	142.40
075-073-030-000	4	1.0	77.63	64.77	142.40
075-073-031-000	4	1.0	77.63	64.77	142.40
075-073-032-000	4	1.0	77.63	64.77	142.40
075-073-033-000	4	1.0	77.63	64.77	142.40
075-073-034-000	4	1.0	77.63	64.77	142.40
075-073-035-000	4	1.0	77.63	64.77	142.40
075-073-036-000	4	1.0	77.63	64.77	142.40
075-073-037-000	4	1.0	77.63	64.77	142.40
075-073-038-000	4	1.0	77.63	64.77	142.40
075-073-039-000	4	1.0	77.63	64.77	142.40
075-073-040-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-073-041-000	4	1.0	77.63	64.77	142.40
075-073-042-000	4	1.0	77.63	64.77	142.40
075-073-043-000	4	1.0	77.63	64.77	142.40
075-073-044-000	4	1.0	77.63	64.77	142.40
075-073-045-000	4	1.0	77.63	64.77	142.40
075-073-046-000	4	1.0	77.63	64.77	142.40
075-073-047-000	4	1.0	77.63	64.77	142.40
075-073-048-000	4	1.0	77.63	64.77	142.40
075-073-049-000	4	1.0	77.63	64.77	142.40
075-073-050-000	4	1.0	77.63	64.77	142.40
075-073-051-000	4	1.0	77.63	64.77	142.40
075-073-052-000	4	1.0	77.63	64.77	142.40
075-073-053-000	4	1.0	77.63	64.77	142.40
075-073-054-000	4	1.0	77.63	64.77	142.40
075-073-055-000	4	1.0	77.63	64.77	142.40
075-073-056-000	4	1.0	77.63	64.77	142.40
075-073-057-000	4	0.75	58.22	48.58	106.80
075-073-058-000	4	0.75	58.22	48.58	106.80
075-073-059-000	4	0.75	58.22	48.58	106.80
075-073-060-000	4	0.75	58.22	48.58	106.80
075-073-061-000	4	0.75	58.22	48.58	106.80
075-073-062-000	4	0.75	58.22	48.58	106.80
075-073-063-000	4	9.0	698.65	583.05	1,281.70
075-073-064-000	4	9.0	698.65	583.05	1,281.70
075-073-065-000	4	0.75	58.22	48.58	106.80
075-073-066-000	4	0.75	58.22	48.58	106.80
075-073-067-000	4	0.75	58.22	48.58	106.80
075-073-068-000	4	0.75	58.22	48.58	106.80
075-073-069-000	4	0.75	58.22	48.58	106.80
075-073-070-000	4	0.75	58.22	48.58	106.80
075-073-071-000	4	0.75	58.22	48.58	106.80
075-073-072-000	4	0.75	58.22	48.58	106.80
075-073-073-000	4	0.75	58.22	48.58	106.80
075-073-074-000	4	0.75	58.22	48.58	106.80
075-073-075-000	4	0.75	58.22	48.58	106.80
075-073-076-000	4	0.75	58.22	48.58	106.80
075-073-077-000	4	0.75	58.22	48.58	106.80
075-073-078-000	4	0.75	58.22	48.58	106.80
075-073-079-000	4	0.75	58.22	48.58	106.80
075-073-080-000	4	0.75	58.22	48.58	106.80
075-073-081-000	4	1.0	77.63	64.77	142.40
075-073-082-000	4	1.0	77.63	64.77	142.40
075-073-083-000	4	1.0	77.63	64.77	142.40
075-073-084-000	4	1.0	77.63	64.77	142.40
075-073-085-000	4	1.0	77.63	64.77	142.40
075-073-086-000	4	1.0	77.63	64.77	142.40
075-073-087-000	4	1.0	77.63	64.77	142.40
075-073-088-000	4	1.0	77.63	64.77	142.40
075-073-089-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-073-090-000	4	1.0	77.63	64.77	142.40
075-073-091-000	4	1.0	77.63	64.77	142.40
075-073-092-000	4	1.0	77.63	64.77	142.40
075-073-093-000	4	1.0	77.63	64.77	142.40
075-073-094-000	4	1.0	77.63	64.77	142.40
075-073-095-000	4	1.0	77.63	64.77	142.40
075-073-096-000	4	1.0	77.63	64.77	142.40
075-073-097-000	4	1.0	77.63	64.77	142.40
075-073-098-000	4	1.0	77.63	64.77	142.40
075-073-099-000	4	1.0	77.63	64.77	142.40
075-073-100-000	4	1.0	77.63	64.77	142.40
075-073-101-000	4	1.0	77.63	64.77	142.40
075-073-102-000	4	1.0	77.63	64.77	142.40
075-073-103-000	4	1.0	77.63	64.77	142.40
075-073-104-000	4	1.0	77.63	64.77	142.40
075-073-105-000	4	1.0	77.63	64.77	142.40
075-073-106-000	4	1.0	77.63	64.77	142.40
075-073-107-000	4	1.0	77.63	64.77	142.40
075-073-108-000	4	1.0	77.63	64.77	142.40
075-073-109-000	4	1.0	77.63	64.77	142.40
075-073-110-000	4	1.0	77.63	64.77	142.40
075-073-111-000	4	1.0	77.63	64.77	142.40
075-074-001-000	4	1.0	77.63	64.77	142.40
075-074-002-000	4	1.0	77.63	64.77	142.40
075-074-003-000	4	1.0	77.63	64.77	142.40
075-074-004-000	4	1.0	77.63	64.77	142.40
075-074-005-000	4	1.0	77.63	64.77	142.40
075-074-006-000	4	1.0	77.63	64.77	142.40
075-074-007-000	4	1.0	77.63	64.77	142.40
075-074-008-000	4	1.0	77.63	64.77	142.40
075-074-009-000	4	1.0	77.63	64.77	142.40
075-074-010-000	4	1.0	77.63	64.77	142.40
075-074-011-000	4	1.0	77.63	64.77	142.40
075-074-012-000	4	1.0	77.63	64.77	142.40
075-074-013-000	4	1.0	77.63	64.77	142.40
075-074-014-000	4	1.0	77.63	64.77	142.40
075-074-015-000	4	1.0	77.63	64.77	142.40
075-074-016-000	4	1.0	77.63	64.77	142.40
075-074-017-000	4	1.0	77.63	64.77	142.40
075-074-018-000	4	1.0	77.63	64.77	142.40
075-074-019-000	4	1.0	77.63	64.77	142.40
075-074-020-000	4	1.0	77.63	64.77	142.40
075-074-021-000	4	1.0	77.63	64.77	142.40
075-074-022-000	4	1.0	77.63	64.77	142.40
075-074-023-000	4	1.0	77.63	64.77	142.40
075-074-024-000	4	1.0	77.63	64.77	142.40
075-074-025-000	4	1.0	77.63	64.77	142.40
075-074-026-000	4	1.0	77.63	64.77	142.40
075-074-027-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-074-028-000	4	1.0	77.63	64.77	142.40
075-074-029-000	4	1.0	77.63	64.77	142.40
075-074-030-000	4	1.0	77.63	64.77	142.40
075-074-031-000	4	1.0	77.63	64.77	142.40
075-074-032-000	4	1.0	77.63	64.77	142.40
075-074-033-000	4	1.0	77.63	64.77	142.40
075-074-034-000	4	1.0	77.63	64.77	142.40
075-074-035-000	4	1.0	77.63	64.77	142.40
075-074-036-000	4	1.0	77.63	64.77	142.40
075-074-037-000	4	1.0	77.63	64.77	142.40
075-074-038-000	4	1.0	77.63	64.77	142.40
075-074-039-000	4	1.0	77.63	64.77	142.40
075-074-040-000	4	1.0	77.63	64.77	142.40
075-074-041-000	4	1.0	77.63	64.77	142.40
075-074-042-000	4	1.0	77.63	64.77	142.40
075-074-043-000	4	1.0	77.63	64.77	142.40
075-074-044-000	4	1.0	77.63	64.77	142.40
075-074-045-000	4	1.0	77.63	64.77	142.40
075-074-046-000	4	1.0	77.63	64.77	142.40
075-074-047-000	4	1.0	77.63	64.77	142.40
075-074-048-000	4	1.0	77.63	64.77	142.40
075-074-049-000	4	1.0	77.63	64.77	142.40
075-074-050-000	4	1.0	77.63	64.77	142.40
075-074-051-000	4	1.0	77.63	64.77	142.40
075-074-052-000	4	1.0	77.63	64.77	142.40
075-074-053-000	4	1.0	77.63	64.77	142.40
075-074-054-000	4	1.0	77.63	64.77	142.40
075-074-055-000	4	1.0	77.63	64.77	142.40
075-074-056-000	4	1.0	77.63	64.77	142.40
075-074-057-000	4	1.0	77.63	64.77	142.40
075-074-058-000	4	1.0	77.63	64.77	142.40
075-074-059-000	4	1.0	77.63	64.77	142.40
075-074-060-000	4	1.0	77.63	64.77	142.40
075-074-061-000	4	1.0	77.63	64.77	142.40
075-074-062-000	4	1.0	77.63	64.77	142.40
075-074-063-000	4	1.0	77.63	64.77	142.40
075-074-064-000	4	1.0	77.63	64.77	142.40
075-074-065-000	4	1.0	77.63	64.77	142.40
075-074-066-000	4	1.0	77.63	64.77	142.40
075-074-067-000	4	1.0	77.63	64.77	142.40
075-074-068-000	4	1.0	77.63	64.77	142.40
075-074-069-000	4	1.0	77.63	64.77	142.40
075-074-070-000	4	1.0	77.63	64.77	142.40
075-074-071-000	4	1.0	77.63	64.77	142.40
075-074-072-000	4	1.0	77.63	64.77	142.40
075-074-073-000	4	1.0	77.63	64.77	142.40
075-074-074-000	4	1.0	77.63	64.77	142.40
075-074-075-000	4	1.0	77.63	64.77	142.40
075-074-076-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-074-077-000	4	1.0	77.63	64.77	142.40
075-074-078-000	4	1.0	77.63	64.77	142.40
075-074-079-000	4	1.0	77.63	64.77	142.40
075-074-080-000	4	1.0	77.63	64.77	142.40
075-075-001-000	4	1.0	77.63	64.77	142.40
075-075-002-000	4	1.0	77.63	64.77	142.40
075-075-003-000	4	1.0	77.63	64.77	142.40
075-075-004-000	4	1.0	77.63	64.77	142.40
075-075-005-000	4	1.0	77.63	64.77	142.40
075-075-006-000	4	1.0	77.63	64.77	142.40
075-075-007-000	4	1.0	77.63	64.77	142.40
075-075-008-000	4	1.0	77.63	64.77	142.40
075-075-009-000	4	1.0	77.63	64.77	142.40
075-075-010-000	4	1.0	77.63	64.77	142.40
075-075-011-000	4	1.0	77.63	64.77	142.40
075-075-012-000	4	1.0	77.63	64.77	142.40
075-075-013-000	4	1.0	77.63	64.77	142.40
075-075-014-000	4	1.0	77.63	64.77	142.40
075-075-015-000	4	1.0	77.63	64.77	142.40
075-075-016-000	4	1.0	77.63	64.77	142.40
075-075-017-000	4	1.0	77.63	64.77	142.40
075-075-018-000	4	1.0	77.63	64.77	142.40
075-075-019-000	4	1.0	77.63	64.77	142.40
075-075-020-000	4	1.0	77.63	64.77	142.40
075-075-021-000	4	1.0	77.63	64.77	142.40
075-075-022-000	4	1.0	77.63	64.77	142.40
075-075-023-000	4	1.0	77.63	64.77	142.40
075-075-024-000	4	1.0	77.63	64.77	142.40
075-075-025-000	4	1.0	77.63	64.77	142.40
075-075-026-000	4	1.0	77.63	64.77	142.40
075-075-027-000	4	1.0	77.63	64.77	142.40
075-075-028-000	4	1.0	77.63	64.77	142.40
075-075-029-000	4	1.0	77.63	64.77	142.40
075-075-030-000	4	1.0	77.63	64.77	142.40
075-075-032-000	4	1.0	77.63	64.77	142.40
075-075-033-000	4	1.0	77.63	64.77	142.40
075-075-034-000	4	1.0	77.63	64.77	142.40
075-075-035-000	4	1.0	77.63	64.77	142.40
075-075-036-000	4	1.0	77.63	64.77	142.40
075-075-037-000	4	1.0	77.63	64.77	142.40
075-075-038-000	4	1.0	77.63	64.77	142.40
075-075-039-000	4	1.0	77.63	64.77	142.40
075-075-040-000	4	1.0	77.63	64.77	142.40
075-075-041-000	4	1.0	77.63	64.77	142.40
075-075-042-000	4	1.0	77.63	64.77	142.40
075-075-043-000	4	1.0	77.63	64.77	142.40
075-075-044-000	4	1.0	77.63	64.77	142.40
075-075-045-000	4	1.0	77.63	64.77	142.40
075-075-046-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-075-047-000	4	1.0	77.63	64.77	142.40
075-075-048-000	4	1.0	77.63	64.77	142.40
075-075-049-000	4	1.0	77.63	64.77	142.40
075-075-050-000	4	1.0	77.63	64.77	142.40
075-075-051-000	4	1.0	77.63	64.77	142.40
075-076-001-000	4	1.0	77.63	64.77	142.40
075-076-002-000	4	1.0	77.63	64.77	142.40
075-076-003-000	4	1.0	77.63	64.77	142.40
075-076-004-000	4	1.0	77.63	64.77	142.40
075-076-005-000	4	1.0	77.63	64.77	142.40
075-076-006-000	4	1.0	77.63	64.77	142.40
075-076-007-000	4	1.0	77.63	64.77	142.40
075-076-008-000	4	1.0	77.63	64.77	142.40
075-076-009-000	4	1.0	77.63	64.77	142.40
075-076-010-000	4	1.0	77.63	64.77	142.40
075-076-011-000	4	1.0	77.63	64.77	142.40
075-076-012-000	4	1.0	77.63	64.77	142.40
075-076-013-000	4	1.0	77.63	64.77	142.40
075-076-014-000	4	1.0	77.63	64.77	142.40
075-076-015-000	4	1.0	77.63	64.77	142.40
075-076-016-000	4	1.0	77.63	64.77	142.40
075-076-017-000	4	1.0	77.63	64.77	142.40
075-076-018-000	4	1.0	77.63	64.77	142.40
075-076-019-000	4	1.0	77.63	64.77	142.40
075-076-020-000	4	1.0	77.63	64.77	142.40
075-076-021-000	4	1.0	77.63	64.77	142.40
075-076-022-000	4	1.0	77.63	64.77	142.40
075-076-023-000	4	1.0	77.63	64.77	142.40
075-076-024-000	4	1.0	77.63	64.77	142.40
075-076-025-000	4	1.0	77.63	64.77	142.40
075-076-026-000	4	1.0	77.63	64.77	142.40
075-076-027-000	4	1.0	77.63	64.77	142.40
075-076-028-000	4	1.0	77.63	64.77	142.40
075-076-029-000	4	1.0	77.63	64.77	142.40
075-076-030-000	4	1.0	77.63	64.77	142.40
075-076-031-000	4	1.0	77.63	64.77	142.40
075-076-033-000	4	1.0	77.63	64.77	142.40
075-076-034-000	4	1.0	77.63	64.77	142.40
075-076-035-000	4	1.0	77.63	64.77	142.40
075-076-036-000	4	1.0	77.63	64.77	142.40
075-076-037-000	4	1.0	77.63	64.77	142.40
075-076-038-000	4	1.0	77.63	64.77	142.40
075-076-039-000	4	1.0	77.63	64.77	142.40
075-076-040-000	4	1.0	77.63	64.77	142.40
075-076-041-000	4	1.0	77.63	64.77	142.40
075-076-042-000	4	1.0	77.63	64.77	142.40
075-076-043-000	4	1.0	77.63	64.77	142.40
075-076-044-000	4	1.0	77.63	64.77	142.40
075-076-045-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-076-046-000	4	1.0	77.63	64.77	142.40
075-076-047-000	4	1.0	77.63	64.77	142.40
075-076-048-000	4	1.0	77.63	64.77	142.40
075-076-049-000	4	1.0	77.63	64.77	142.40
075-076-050-000	4	1.0	77.63	64.77	142.40
075-076-051-000	4	1.0	77.63	64.77	142.40
075-076-052-000	4	1.0	77.63	64.77	142.40
075-076-053-000	4	1.0	77.63	64.77	142.40
075-076-054-000	4	1.0	77.63	64.77	142.40
075-077-001-000	4	1.0	77.63	64.77	142.40
075-077-002-000	4	1.0	77.63	64.77	142.40
075-077-003-000	4	1.0	77.63	64.77	142.40
075-077-004-000	4	1.0	77.63	64.77	142.40
075-077-005-000	4	1.0	77.63	64.77	142.40
075-077-006-000	4	1.0	77.63	64.77	142.40
075-077-007-000	4	1.0	77.63	64.77	142.40
075-077-008-000	4	1.0	77.63	64.77	142.40
075-077-009-000	4	1.0	77.63	64.77	142.40
075-077-010-000	4	1.0	77.63	64.77	142.40
075-077-011-000	4	1.0	77.63	64.77	142.40
075-077-012-000	4	1.0	77.63	64.77	142.40
075-077-013-000	4	1.0	77.63	64.77	142.40
075-077-014-000	4	1.0	77.63	64.77	142.40
075-077-015-000	4	1.0	77.63	64.77	142.40
075-077-016-000	4	1.0	77.63	64.77	142.40
075-077-017-000	4	1.0	77.63	64.77	142.40
075-077-018-000	4	1.0	77.63	64.77	142.40
075-077-019-000	4	1.0	77.63	64.77	142.40
075-077-020-000	4	1.0	77.63	64.77	142.40
075-077-021-000	4	1.0	77.63	64.77	142.40
075-077-022-000	4	1.0	77.63	64.77	142.40
075-077-023-000	4	1.0	77.63	64.77	142.40
075-077-024-000	4	1.0	77.63	64.77	142.40
075-077-025-000	4	1.0	77.63	64.77	142.40
075-077-026-000	4	1.0	77.63	64.77	142.40
075-077-027-000	4	1.0	77.63	64.77	142.40
075-077-028-000	4	1.0	77.63	64.77	142.40
075-077-029-000	4	1.0	77.63	64.77	142.40
075-077-030-000	4	1.0	77.63	64.77	142.40
075-077-031-000	4	1.0	77.63	64.77	142.40
075-077-032-000	4	1.0	77.63	64.77	142.40
075-077-033-000	4	1.0	77.63	64.77	142.40
075-077-034-000	4	1.0	77.63	64.77	142.40
075-077-035-000	4	1.0	77.63	64.77	142.40
075-077-036-000	4	1.0	77.63	64.77	142.40
075-077-037-000	4	1.0	77.63	64.77	142.40
075-077-038-000	4	1.0	77.63	64.77	142.40
075-077-039-000	4	1.0	77.63	64.77	142.40
075-077-040-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-077-041-000	4	1.0	77.63	64.77	142.40
075-077-042-000	4	1.0	77.63	64.77	142.40
075-077-043-000	4	1.0	77.63	64.77	142.40
075-077-044-000	4	1.0	77.63	64.77	142.40
075-077-045-000	4	1.0	77.63	64.77	142.40
075-077-046-000	4	1.0	77.63	64.77	142.40
075-077-047-000	4	1.0	77.63	64.77	142.40
075-077-048-000	4	1.0	77.63	64.77	142.40
075-077-049-000	4	1.0	77.63	64.77	142.40
075-077-050-000	4	1.0	77.63	64.77	142.40
075-077-051-000	4	1.0	77.63	64.77	142.40
075-077-052-000	4	1.0	77.63	64.77	142.40
075-077-053-000	4	1.0	77.63	64.77	142.40
075-077-054-000	4	1.0	77.63	64.77	142.40
075-077-055-000	4	1.0	77.63	64.77	142.40
075-077-056-000	4	1.0	77.63	64.77	142.40
075-077-057-000	4	1.0	77.63	64.77	142.40
075-077-058-000	4	1.0	77.63	64.77	142.40
075-077-059-000	4	1.0	77.63	64.77	142.40
075-077-060-000	4	1.0	77.63	64.77	142.40
075-077-061-000	4	1.0	77.63	64.77	142.40
075-077-062-000	4	1.0	77.63	64.77	142.40
075-077-063-000	4	1.0	77.63	64.77	142.40
075-077-064-000	4	1.0	77.63	64.77	142.40
075-077-065-000	4	1.0	77.63	64.77	142.40
075-077-066-000	4	1.0	77.63	64.77	142.40
075-077-067-000	4	1.0	77.63	64.77	142.40
075-077-068-000	4	1.0	77.63	64.77	142.40
075-077-069-000	4	1.0	77.63	64.77	142.40
075-078-001-000	4	1.0	77.63	64.77	142.40
075-078-002-000	4	1.0	77.63	64.77	142.40
075-078-003-000	4	1.0	77.63	64.77	142.40
075-078-004-000	4	1.0	77.63	64.77	142.40
075-078-007-000	4	1.0	77.63	64.77	142.40
075-078-008-000	4	1.0	77.63	64.77	142.40
075-078-009-000	4	1.0	77.63	64.77	142.40
075-078-010-000	4	1.0	77.63	64.77	142.40
075-078-011-000	4	1.0	77.63	64.77	142.40
075-078-012-000	4	1.0	77.63	64.77	142.40
075-078-013-000	4	1.0	77.63	64.77	142.40
075-078-014-000	4	1.0	77.63	64.77	142.40
075-078-015-000	4	1.0	77.63	64.77	142.40
075-078-016-000	4	1.0	77.63	64.77	142.40
075-078-017-000	4	1.0	77.63	64.77	142.40
075-078-018-000	4	1.0	77.63	64.77	142.40
075-078-019-000	4	1.0	77.63	64.77	142.40
075-078-020-000	4	1.0	77.63	64.77	142.40
075-078-021-000	4	1.0	77.63	64.77	142.40
075-078-022-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-078-023-000	4	1.0	77.63	64.77	142.40
075-078-024-000	4	1.0	77.63	64.77	142.40
075-078-025-000	4	1.0	77.63	64.77	142.40
075-078-026-000	4	1.0	77.63	64.77	142.40
075-078-027-000	4	1.0	77.63	64.77	142.40
075-078-028-000	4	1.0	77.63	64.77	142.40
075-078-029-000	4	1.0	77.63	64.77	142.40
075-078-030-000	4	1.0	77.63	64.77	142.40
075-078-031-000	4	1.0	77.63	64.77	142.40
075-078-032-000	4	1.0	77.63	64.77	142.40
075-078-033-000	4	1.0	77.63	64.77	142.40
075-078-034-000	4	1.0	77.63	64.77	142.40
075-078-035-000	4	1.0	77.63	64.77	142.40
075-078-036-000	4	1.0	77.63	64.77	142.40
075-078-037-000	4	1.0	77.63	64.77	142.40
075-078-038-000	4	1.0	77.63	64.77	142.40
075-078-039-000	4	1.0	77.63	64.77	142.40
075-078-040-000	4	1.0	77.63	64.77	142.40
075-078-041-000	4	1.0	77.63	64.77	142.40
075-078-042-000	4	1.0	77.63	64.77	142.40
075-078-043-000	4	1.0	77.63	64.77	142.40
075-078-044-000	4	1.0	77.63	64.77	142.40
075-078-045-000	4	1.0	77.63	64.77	142.40
075-078-046-000	4	1.0	77.63	64.77	142.40
075-078-047-000	4	1.0	77.63	64.77	142.40
075-078-048-000	4	1.0	77.63	64.77	142.40
075-078-049-000	4	1.0	77.63	64.77	142.40
075-078-050-000	4	1.0	77.63	64.77	142.40
075-078-051-000	4	1.0	77.63	64.77	142.40
075-078-052-000	4	1.0	77.63	64.77	142.40
075-078-053-000	4	1.0	77.63	64.77	142.40
075-078-054-000	4	1.0	77.63	64.77	142.40
075-078-055-000	4	1.0	77.63	64.77	142.40
075-078-056-000	4	1.0	77.63	64.77	142.40
075-078-057-000	4	1.0	77.63	64.77	142.40
075-078-058-000	4	1.0	77.63	64.77	142.40
075-078-059-000	4	1.0	77.63	64.77	142.40
075-078-060-000	4	1.0	77.63	64.77	142.40
075-078-061-000	4	1.0	77.63	64.77	142.40
075-078-062-000	4	1.0	77.63	64.77	142.40
075-078-063-000	4	1.0	77.63	64.77	142.40
075-078-064-000	4	1.0	77.63	64.77	142.40
075-078-065-000	4	1.0	77.63	64.77	142.40
075-078-066-000	4	1.0	77.63	64.77	142.40
075-078-068-000	4	1.0	77.63	64.77	142.40
075-078-069-000	4	1.0	77.63	64.77	142.40
075-080-001-000	4	1.0	77.63	64.77	142.40
075-080-002-000	4	1.0	77.63	64.77	142.40
075-080-003-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-080-004-000	4	1.0	77.63	64.77	142.40
075-080-005-000	4	1.0	77.63	64.77	142.40
075-080-006-000	4	1.0	77.63	64.77	142.40
075-080-007-000	4	1.0	77.63	64.77	142.40
075-080-008-000	4	1.0	77.63	64.77	142.40
075-080-009-000	4	1.0	77.63	64.77	142.40
075-080-010-000	4	1.0	77.63	64.77	142.40
075-080-011-000	4	1.0	77.63	64.77	142.40
075-080-012-000	4	1.0	77.63	64.77	142.40
075-080-013-000	4	1.0	77.63	64.77	142.40
075-080-014-000	4	1.0	77.63	64.77	142.40
075-080-015-000	4	1.0	77.63	64.77	142.40
075-080-016-000	4	1.0	77.63	64.77	142.40
075-080-017-000	4	1.0	77.63	64.77	142.40
075-080-018-000	4	1.0	77.63	64.77	142.40
075-080-019-000	4	1.0	77.63	64.77	142.40
075-080-020-000	4	1.0	77.63	64.77	142.40
075-080-021-000	4	1.0	77.63	64.77	142.40
075-080-022-000	4	1.0	77.63	64.77	142.40
075-080-023-000	4	1.0	77.63	64.77	142.40
075-080-024-000	4	1.0	77.63	64.77	142.40
075-080-025-000	4	1.0	77.63	64.77	142.40
075-080-026-000	4	1.0	77.63	64.77	142.40
075-080-027-000	4	1.0	77.63	64.77	142.40
075-080-028-000	4	1.0	77.63	64.77	142.40
075-080-029-000	4	1.0	77.63	64.77	142.40
075-080-030-000	4	1.0	77.63	64.77	142.40
075-080-031-000	4	1.0	77.63	64.77	142.40
075-080-032-000	4	1.0	77.63	64.77	142.40
075-080-033-000	4	1.0	77.63	64.77	142.40
075-080-034-000	4	1.0	77.63	64.77	142.40
075-080-035-000	4	1.0	77.63	64.77	142.40
075-080-036-000	4	1.0	77.63	64.77	142.40
075-080-037-000	4	1.0	77.63	64.77	142.40
075-080-038-000	4	1.0	77.63	64.77	142.40
075-080-039-000	4	1.0	77.63	64.77	142.40
075-080-040-000	4	1.0	77.63	64.77	142.40
075-080-041-000	4	1.0	77.63	64.77	142.40
075-080-042-000	4	1.0	77.63	64.77	142.40
075-080-043-000	4	1.0	77.63	64.77	142.40
075-080-044-000	4	1.0	77.63	64.77	142.40
075-080-045-000	4	1.0	77.63	64.77	142.40
075-080-046-000	4	1.0	77.63	64.77	142.40
075-080-047-000	4	1.0	77.63	64.77	142.40
075-080-048-000	4	1.0	77.63	64.77	142.40
075-080-049-000	4	1.0	77.63	64.77	142.40
075-080-050-000	4	1.0	77.63	64.77	142.40
075-080-051-000	4	1.0	77.63	64.77	142.40
075-080-052-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-080-053-000	4	1.0	77.63	64.77	142.40
075-080-054-000	4	1.0	77.63	64.77	142.40
075-081-001-000	4	1.0	77.63	64.77	142.40
075-081-002-000	4	1.0	77.63	64.77	142.40
075-081-003-000	4	1.0	77.63	64.77	142.40
075-081-004-000	4	1.0	77.63	64.77	142.40
075-081-005-000	4	1.0	77.63	64.77	142.40
075-081-006-000	4	1.0	77.63	64.77	142.40
075-081-007-000	4	1.0	77.63	64.77	142.40
075-081-008-000	4	1.0	77.63	64.77	142.40
075-081-009-000	4	1.0	77.63	64.77	142.40
075-081-010-000	4	1.0	77.63	64.77	142.40
075-081-011-000	4	1.0	77.63	64.77	142.40
075-081-012-000	4	1.0	77.63	64.77	142.40
075-081-013-000	4	1.0	77.63	64.77	142.40
075-081-014-000	4	1.0	77.63	64.77	142.40
075-081-015-000	4	1.0	77.63	64.77	142.40
075-081-016-000	4	1.0	77.63	64.77	142.40
075-081-017-000	4	1.0	77.63	64.77	142.40
075-081-018-000	4	1.0	77.63	64.77	142.40
075-081-019-000	4	1.0	77.63	64.77	142.40
075-081-020-000	4	1.0	77.63	64.77	142.40
075-081-021-000	4	1.0	77.63	64.77	142.40
075-081-022-000	4	1.0	77.63	64.77	142.40
075-081-023-000	4	1.0	77.63	64.77	142.40
075-081-024-000	4	1.0	77.63	64.77	142.40
075-081-025-000	4	1.0	77.63	64.77	142.40
075-081-026-000	4	1.0	77.63	64.77	142.40
075-081-027-000	4	1.0	77.63	64.77	142.40
075-081-028-000	4	1.0	77.63	64.77	142.40
075-081-029-000	4	1.0	77.63	64.77	142.40
075-081-030-000	4	1.0	77.63	64.77	142.40
075-081-031-000	4	1.0	77.63	64.77	142.40
075-081-032-000	4	1.0	77.63	64.77	142.40
075-081-034-000	4	1.0	77.63	64.77	142.40
075-081-035-000	4	1.0	77.63	64.77	142.40
075-081-036-000	4	1.0	77.63	64.77	142.40
075-081-037-000	4	1.0	77.63	64.77	142.40
075-081-038-000	4	1.0	77.63	64.77	142.40
075-081-039-000	4	1.0	77.63	64.77	142.40
075-081-040-000	4	1.0	77.63	64.77	142.40
075-081-041-000	4	1.0	77.63	64.77	142.40
075-081-042-000	4	1.0	77.63	64.77	142.40
075-081-043-000	4	1.0	77.63	64.77	142.40
075-081-044-000	4	1.0	77.63	64.77	142.40
075-081-045-000	4	1.0	77.63	64.77	142.40
075-081-046-000	4	1.0	77.63	64.77	142.40
075-081-047-000	4	1.0	77.63	64.77	142.40
075-081-048-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-081-049-000	4	1.0	77.63	64.77	142.40
075-081-050-000	4	1.0	77.63	64.77	142.40
075-081-051-000	4	1.0	77.63	64.77	142.40
075-081-052-000	4	1.0	77.63	64.77	142.40
075-081-053-000	4	1.0	77.63	64.77	142.40
075-081-054-000	4	1.0	77.63	64.77	142.40
075-081-055-000	4	1.0	77.63	64.77	142.40
075-081-056-000	4	1.0	77.63	64.77	142.40
075-081-057-000	4	1.0	77.63	64.77	142.40
075-081-058-000	4	1.0	77.63	64.77	142.40
075-081-059-000	4	1.0	77.63	64.77	142.40
075-081-060-000	4	1.0	77.63	64.77	142.40
075-082-001-000	4	1.0	77.63	64.77	142.40
075-082-002-000	4	1.0	77.63	64.77	142.40
075-082-003-000	4	1.0	77.63	64.77	142.40
075-082-004-000	4	1.0	77.63	64.77	142.40
075-082-005-000	4	1.0	77.63	64.77	142.40
075-082-006-000	4	1.0	77.63	64.77	142.40
075-082-007-000	4	1.0	77.63	64.77	142.40
075-082-008-000	4	1.0	77.63	64.77	142.40
075-082-009-000	4	1.0	77.63	64.77	142.40
075-082-010-000	4	1.0	77.63	64.77	142.40
075-082-011-000	4	1.0	77.63	64.77	142.40
075-082-012-000	4	1.0	77.63	64.77	142.40
075-082-013-000	4	1.0	77.63	64.77	142.40
075-082-014-000	4	1.0	77.63	64.77	142.40
075-082-015-000	4	1.0	77.63	64.77	142.40
075-082-016-000	4	1.0	77.63	64.77	142.40
075-082-017-000	4	1.0	77.63	64.77	142.40
075-082-018-000	4	1.0	77.63	64.77	142.40
075-082-019-000	4	1.0	77.63	64.77	142.40
075-082-020-000	4	1.0	77.63	64.77	142.40
075-082-021-000	4	1.0	77.63	64.77	142.40
075-082-022-000	4	1.0	77.63	64.77	142.40
075-082-023-000	4	1.0	77.63	64.77	142.40
075-082-024-000	4	1.0	77.63	64.77	142.40
075-082-025-000	4	1.0	77.63	64.77	142.40
075-082-026-000	4	1.0	77.63	64.77	142.40
075-082-027-000	4	1.0	77.63	64.77	142.40
075-082-028-000	4	1.0	77.63	64.77	142.40
075-082-029-000	4	1.0	77.63	64.77	142.40
075-082-030-000	4	1.0	77.63	64.77	142.40
075-082-031-000	4	1.0	77.63	64.77	142.40
075-082-032-000	4	1.0	77.63	64.77	142.40
075-082-033-000	4	1.0	77.63	64.77	142.40
075-082-034-000	4	1.0	77.63	64.77	142.40
075-082-035-000	4	1.0	77.63	64.77	142.40
075-082-036-000	4	1.0	77.63	64.77	142.40
075-082-037-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-082-038-000	4	1.0	77.63	64.77	142.40
075-082-039-000	4	1.0	77.63	64.77	142.40
075-082-040-000	4	1.0	77.63	64.77	142.40
075-082-041-000	4	1.0	77.63	64.77	142.40
075-082-042-000	4	1.0	77.63	64.77	142.40
075-082-043-000	4	1.0	77.63	64.77	142.40
075-082-044-000	4	1.0	77.63	64.77	142.40
075-082-045-000	4	1.0	77.63	64.77	142.40
075-082-046-000	4	1.0	77.63	64.77	142.40
075-082-047-000	4	1.0	77.63	64.77	142.40
075-082-048-000	4	1.0	77.63	64.77	142.40
075-082-049-000	4	1.0	77.63	64.77	142.40
075-082-050-000	4	1.0	77.63	64.77	142.40
075-082-051-000	4	1.0	77.63	64.77	142.40
075-082-052-000	4	1.0	77.63	64.77	142.40
075-082-053-000	4	1.0	77.63	64.77	142.40
075-082-054-000	4	1.0	77.63	64.77	142.40
075-083-001-000	4	1.0	77.63	64.77	142.40
075-083-002-000	4	1.0	77.63	64.77	142.40
075-083-003-000	4	1.0	77.63	64.77	142.40
075-083-004-000	4	1.0	77.63	64.77	142.40
075-083-005-000	4	1.0	77.63	64.77	142.40
075-083-006-000	4	1.0	77.63	64.77	142.40
075-083-007-000	4	1.0	77.63	64.77	142.40
075-083-008-000	4	1.0	77.63	64.77	142.40
075-083-009-000	4	1.0	77.63	64.77	142.40
075-083-010-000	4	1.0	77.63	64.77	142.40
075-083-011-000	4	1.0	77.63	64.77	142.40
075-083-012-000	4	1.0	77.63	64.77	142.40
075-083-013-000	4	1.0	77.63	64.77	142.40
075-083-014-000	4	1.0	77.63	64.77	142.40
075-083-015-000	4	1.0	77.63	64.77	142.40
075-083-016-000	4	1.0	77.63	64.77	142.40
075-083-017-000	4	1.0	77.63	64.77	142.40
075-083-018-000	4	1.0	77.63	64.77	142.40
075-083-019-000	4	1.0	77.63	64.77	142.40
075-083-020-000	4	1.0	77.63	64.77	142.40
075-083-021-000	4	1.0	77.63	64.77	142.40
075-083-022-000	4	1.0	77.63	64.77	142.40
075-083-023-000	4	1.0	77.63	64.77	142.40
075-083-024-000	4	1.0	77.63	64.77	142.40
075-083-025-000	4	1.0	77.63	64.77	142.40
075-083-026-000	4	1.0	77.63	64.77	142.40
075-083-027-000	4	1.0	77.63	64.77	142.40
075-083-028-000	4	1.0	77.63	64.77	142.40
075-083-029-000	4	1.0	77.63	64.77	142.40
075-083-030-000	4	1.0	77.63	64.77	142.40
075-083-031-000	4	1.0	77.63	64.77	142.40
075-083-032-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-083-033-000	4	1.0	77.63	64.77	142.40
075-083-034-000	4	1.0	77.63	64.77	142.40
075-083-035-000	4	1.0	77.63	64.77	142.40
075-083-036-000	4	1.0	77.63	64.77	142.40
075-083-037-000	4	1.0	77.63	64.77	142.40
075-083-038-000	4	1.0	77.63	64.77	142.40
075-083-039-000	4	1.0	77.63	64.77	142.40
075-083-040-000	4	1.0	77.63	64.77	142.40
075-083-041-000	4	1.0	77.63	64.77	142.40
075-083-042-000	4	1.0	77.63	64.77	142.40
075-083-043-000	4	1.0	77.63	64.77	142.40
075-083-044-000	4	1.0	77.63	64.77	142.40
075-083-045-000	4	1.0	77.63	64.77	142.40
075-083-046-000	4	1.0	77.63	64.77	142.40
075-083-047-000	4	1.0	77.63	64.77	142.40
075-083-048-000	4	1.0	77.63	64.77	142.40
075-083-049-000	4	1.0	77.63	64.77	142.40
075-083-050-000	4	1.0	77.63	64.77	142.40
075-083-051-000	4	1.0	77.63	64.77	142.40
075-084-001-000	4	1.0	77.63	64.77	142.40
075-084-002-000	4	1.0	77.63	64.77	142.40
075-084-003-000	4	1.0	77.63	64.77	142.40
075-084-004-000	4	1.0	77.63	64.77	142.40
075-084-005-000	4	1.0	77.63	64.77	142.40
075-084-006-000	4	1.0	77.63	64.77	142.40
075-084-007-000	4	1.0	77.63	64.77	142.40
075-084-008-000	4	1.0	77.63	64.77	142.40
075-084-009-000	4	1.0	77.63	64.77	142.40
075-084-010-000	4	1.0	77.63	64.77	142.40
075-084-011-000	4	1.0	77.63	64.77	142.40
075-084-012-000	4	1.0	77.63	64.77	142.40
075-084-013-000	4	1.0	77.63	64.77	142.40
075-084-014-000	4	1.0	77.63	64.77	142.40
075-084-015-000	4	1.0	77.63	64.77	142.40
075-084-016-000	4	1.0	77.63	64.77	142.40
075-084-017-000	4	1.0	77.63	64.77	142.40
075-084-018-000	4	1.0	77.63	64.77	142.40
075-084-019-000	4	1.0	77.63	64.77	142.40
075-084-020-000	4	1.0	77.63	64.77	142.40
075-084-021-000	4	1.0	77.63	64.77	142.40
075-084-022-000	4	1.0	77.63	64.77	142.40
075-084-023-000	4	1.0	77.63	64.77	142.40
075-084-024-000	4	1.0	77.63	64.77	142.40
075-084-025-000	4	1.0	77.63	64.77	142.40
075-084-026-000	4	1.0	77.63	64.77	142.40
075-084-027-000	4	1.0	77.63	64.77	142.40
075-084-028-000	4	1.0	77.63	64.77	142.40
075-084-029-000	4	1.0	77.63	64.77	142.40
075-084-030-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-084-031-000	4	1.0	77.63	64.77	142.40
075-084-032-000	4	1.0	77.63	64.77	142.40
075-084-033-000	4	1.0	77.63	64.77	142.40
075-084-034-000	4	1.0	77.63	64.77	142.40
075-084-035-000	4	1.0	77.63	64.77	142.40
075-084-036-000	4	1.0	77.63	64.77	142.40
075-084-037-000	4	1.0	77.63	64.77	142.40
075-084-038-000	4	1.0	77.63	64.77	142.40
075-084-039-000	4	1.0	77.63	64.77	142.40
075-084-040-000	4	1.0	77.63	64.77	142.40
075-084-041-000	4	1.0	77.63	64.77	142.40
075-084-042-000	4	1.0	77.63	64.77	142.40
075-084-043-000	4	1.0	77.63	64.77	142.40
075-084-044-000	4	1.0	77.63	64.77	142.40
075-084-045-000	4	1.0	77.63	64.77	142.40
075-084-046-000	4	1.0	77.63	64.77	142.40
075-084-047-000	4	1.0	77.63	64.77	142.40
075-084-048-000	4	1.0	77.63	64.77	142.40
075-084-049-000	4	1.0	77.63	64.77	142.40
075-084-050-000	4	1.0	77.63	64.77	142.40
075-084-051-000	4	1.0	77.63	64.77	142.40
075-084-052-000	4	1.0	77.63	64.77	142.40
075-084-053-000	4	1.0	77.63	64.77	142.40
075-084-054-000	4	1.0	77.63	64.77	142.40
075-084-055-000	4	1.0	77.63	64.77	142.40
075-084-056-000	4	1.0	77.63	64.77	142.40
075-084-057-000	4	1.0	77.63	64.77	142.40
075-084-058-000	4	1.0	77.63	64.77	142.40
075-084-059-000	4	1.0	77.63	64.77	142.40
075-084-060-000	4	1.0	77.63	64.77	142.40
075-084-061-000	4	1.0	77.63	64.77	142.40
075-084-062-000	4	1.0	77.63	64.77	142.40
075-084-063-000	4	1.0	77.63	64.77	142.40
075-084-064-000	4	1.0	77.63	64.77	142.40
075-084-065-000	4	1.0	77.63	64.77	142.40
075-084-066-000	4	1.0	77.63	64.77	142.40
075-084-067-000	4	1.0	77.63	64.77	142.40
075-085-001-000	4	1.0	77.63	64.77	142.40
075-085-002-000	4	1.0	77.63	64.77	142.40
075-085-003-000	4	1.0	77.63	64.77	142.40
075-085-004-000	4	1.0	77.63	64.77	142.40
075-085-005-000	4	1.0	77.63	64.77	142.40
075-085-006-000	4	1.0	77.63	64.77	142.40
075-085-007-000	4	1.0	77.63	64.77	142.40
075-085-008-000	4	1.0	77.63	64.77	142.40
075-085-009-000	4	1.0	77.63	64.77	142.40
075-085-010-000	4	1.0	77.63	64.77	142.40
075-085-011-000	4	1.0	77.63	64.77	142.40
075-085-012-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-085-013-000	4	1.0	77.63	64.77	142.40
075-085-014-000	4	1.0	77.63	64.77	142.40
075-085-015-000	4	1.0	77.63	64.77	142.40
075-085-016-000	4	1.0	77.63	64.77	142.40
075-085-017-000	4	1.0	77.63	64.77	142.40
075-085-018-000	4	1.0	77.63	64.77	142.40
075-085-019-000	4	1.0	77.63	64.77	142.40
075-085-020-000	4	1.0	77.63	64.77	142.40
075-085-021-000	4	1.0	77.63	64.77	142.40
075-085-022-000	4	1.0	77.63	64.77	142.40
075-085-023-000	4	1.0	77.63	64.77	142.40
075-085-024-000	4	1.0	77.63	64.77	142.40
075-085-025-000	4	1.0	77.63	64.77	142.40
075-085-026-000	4	1.0	77.63	64.77	142.40
075-085-027-000	4	1.0	77.63	64.77	142.40
075-085-028-000	4	1.0	77.63	64.77	142.40
075-085-029-000	4	1.0	77.63	64.77	142.40
075-085-030-000	4	1.0	77.63	64.77	142.40
075-085-031-000	4	1.0	77.63	64.77	142.40
075-085-032-000	4	1.0	77.63	64.77	142.40
075-085-033-000	4	1.0	77.63	64.77	142.40
075-085-034-000	4	1.0	77.63	64.77	142.40
075-085-035-000	4	1.0	77.63	64.77	142.40
075-085-036-000	4	1.0	77.63	64.77	142.40
075-085-037-000	4	1.0	77.63	64.77	142.40
075-085-038-000	4	1.0	77.63	64.77	142.40
075-085-039-000	4	1.0	77.63	64.77	142.40
075-085-040-000	4	1.0	77.63	64.77	142.40
075-085-041-000	4	1.0	77.63	64.77	142.40
075-085-042-000	4	1.0	77.63	64.77	142.40
075-085-043-000	4	1.0	77.63	64.77	142.40
075-085-044-000	4	1.0	77.63	64.77	142.40
075-085-045-000	4	1.0	77.63	64.77	142.40
075-085-046-000	4	1.0	77.63	64.77	142.40
075-085-047-000	4	1.0	77.63	64.77	142.40
075-085-048-000	4	1.0	77.63	64.77	142.40
075-085-049-000	4	1.0	77.63	64.77	142.40
075-085-050-000	4	1.0	77.63	64.77	142.40
075-085-051-000	4	1.0	77.63	64.77	142.40
075-085-052-000	4	1.0	77.63	64.77	142.40
075-085-053-000	4	1.0	77.63	64.77	142.40
075-085-054-000	4	1.0	77.63	64.77	142.40
075-085-055-000	4	1.0	77.63	64.77	142.40
075-085-056-000	4	1.0	77.63	64.77	142.40
075-085-057-000	4	1.0	77.63	64.77	142.40
075-085-058-000	4	1.0	77.63	64.77	142.40
075-085-059-000	4	1.0	77.63	64.77	142.40
075-085-060-000	4	1.0	77.63	64.77	142.40
075-085-061-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-085-062-000	4	1.0	77.63	64.77	142.40
075-085-063-000	4	1.0	77.63	64.77	142.40
075-085-064-000	4	1.0	77.63	64.77	142.40
075-085-065-000	4	1.0	77.63	64.77	142.40
075-085-066-000	4	1.0	77.63	64.77	142.40
075-085-067-000	4	1.0	77.63	64.77	142.40
075-085-068-000	4	1.0	77.63	64.77	142.40
075-085-069-000	4	1.0	77.63	64.77	142.40
075-085-070-000	4	1.0	77.63	64.77	142.40
075-085-071-000	4	1.0	77.63	64.77	142.40
075-085-072-000	4	1.0	77.63	64.77	142.40
075-085-073-000	4	1.0	77.63	64.77	142.40
075-085-074-000	4	1.0	77.63	64.77	142.40
075-085-075-000	4	1.0	77.63	64.77	142.40
075-085-076-000	4	1.0	77.63	64.77	142.40
075-085-077-000	4	1.0	77.63	64.77	142.40
075-085-078-000	4	1.0	77.63	64.77	142.40
075-085-079-000	4	1.0	77.63	64.77	142.40
075-086-001-000	4	1.0	77.63	64.77	142.40
075-086-002-000	4	1.0	77.63	64.77	142.40
075-086-003-000	4	1.0	77.63	64.77	142.40
075-086-004-000	4	1.0	77.63	64.77	142.40
075-086-005-000	4	1.0	77.63	64.77	142.40
075-086-006-000	4	1.0	77.63	64.77	142.40
075-086-007-000	4	1.0	77.63	64.77	142.40
075-086-008-000	4	1.0	77.63	64.77	142.40
075-086-009-000	4	1.0	77.63	64.77	142.40
075-086-010-000	4	1.0	77.63	64.77	142.40
075-086-011-000	4	1.0	77.63	64.77	142.40
075-086-012-000	4	1.0	77.63	64.77	142.40
075-086-013-000	4	1.0	77.63	64.77	142.40
075-086-014-000	4	1.0	77.63	64.77	142.40
075-086-015-000	4	1.0	77.63	64.77	142.40
075-086-016-000	4	1.0	77.63	64.77	142.40
075-086-017-000	4	1.0	77.63	64.77	142.40
075-086-018-000	4	1.0	77.63	64.77	142.40
075-086-019-000	4	1.0	77.63	64.77	142.40
075-086-020-000	4	1.0	77.63	64.77	142.40
075-086-021-000	4	1.0	77.63	64.77	142.40
075-086-022-000	4	1.0	77.63	64.77	142.40
075-086-023-000	4	1.0	77.63	64.77	142.40
075-086-024-000	4	1.0	77.63	64.77	142.40
075-086-025-000	4	1.0	77.63	64.77	142.40
075-086-026-000	4	1.0	77.63	64.77	142.40
075-086-027-000	4	1.0	77.63	64.77	142.40
075-086-028-000	4	1.0	77.63	64.77	142.40
075-086-029-000	4	1.0	77.63	64.77	142.40
075-086-030-000	4	1.0	77.63	64.77	142.40
075-086-031-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-086-032-000	4	1.0	77.63	64.77	142.40
075-086-033-000	4	1.0	77.63	64.77	142.40
075-086-034-000	4	1.0	77.63	64.77	142.40
075-086-035-000	4	1.0	77.63	64.77	142.40
075-086-036-000	4	1.0	77.63	64.77	142.40
075-086-037-000	4	1.0	77.63	64.77	142.40
075-086-038-000	4	1.0	77.63	64.77	142.40
075-086-039-000	4	1.0	77.63	64.77	142.40
075-086-040-000	4	1.0	77.63	64.77	142.40
075-086-041-000	4	1.0	77.63	64.77	142.40
075-086-042-000	4	1.0	77.63	64.77	142.40
075-086-043-000	4	1.0	77.63	64.77	142.40
075-086-044-000	4	1.0	77.63	64.77	142.40
075-086-045-000	4	1.0	77.63	64.77	142.40
075-086-046-000	4	1.0	77.63	64.77	142.40
075-086-047-000	4	1.0	77.63	64.77	142.40
075-086-048-000	4	1.0	77.63	64.77	142.40
075-086-049-000	4	1.0	77.63	64.77	142.40
075-086-050-000	4	1.0	77.63	64.77	142.40
075-086-051-000	4	1.0	77.63	64.77	142.40
075-086-052-000	4	1.0	77.63	64.77	142.40
075-086-053-000	4	1.0	77.63	64.77	142.40
075-086-054-000	4	1.0	77.63	64.77	142.40
075-086-055-000	4	1.0	77.63	64.77	142.40
075-087-001-000	4	1.0	77.63	64.77	142.40
075-087-002-000	4	1.0	77.63	64.77	142.40
075-087-003-000	4	1.0	77.63	64.77	142.40
075-087-004-000	4	1.0	77.63	64.77	142.40
075-087-005-000	4	1.0	77.63	64.77	142.40
075-087-006-000	4	1.0	77.63	64.77	142.40
075-087-007-000	4	1.0	77.63	64.77	142.40
075-087-008-000	4	1.0	77.63	64.77	142.40
075-087-009-000	4	1.0	77.63	64.77	142.40
075-087-010-000	4	1.0	77.63	64.77	142.40
075-087-011-000	4	1.0	77.63	64.77	142.40
075-087-012-000	4	1.0	77.63	64.77	142.40
075-087-013-000	4	1.0	77.63	64.77	142.40
075-087-014-000	4	1.0	77.63	64.77	142.40
075-087-015-000	4	1.0	77.63	64.77	142.40
075-087-016-000	4	1.0	77.63	64.77	142.40
075-087-017-000	4	1.0	77.63	64.77	142.40
075-087-018-000	4	1.0	77.63	64.77	142.40
075-087-019-000	4	1.0	77.63	64.77	142.40
075-087-020-000	4	1.0	77.63	64.77	142.40
075-087-021-000	4	1.0	77.63	64.77	142.40
075-087-022-000	4	1.0	77.63	64.77	142.40
075-087-023-000	4	1.0	77.63	64.77	142.40
075-087-024-000	4	1.0	77.63	64.77	142.40
075-087-025-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-087-026-000	4	1.0	77.63	64.77	142.40
075-087-027-000	4	1.0	77.63	64.77	142.40
075-087-028-000	4	1.0	77.63	64.77	142.40
075-087-029-000	4	1.0	77.63	64.77	142.40
075-087-030-000	4	1.0	77.63	64.77	142.40
075-087-031-000	4	1.0	77.63	64.77	142.40
075-087-032-000	4	1.0	77.63	64.77	142.40
075-087-033-000	4	1.0	77.63	64.77	142.40
075-087-034-000	4	1.0	77.63	64.77	142.40
075-091-001-000	4	1.0	77.63	64.77	142.40
075-091-002-000	4	1.0	77.63	64.77	142.40
075-091-003-000	4	1.0	77.63	64.77	142.40
075-091-004-000	4	1.0	77.63	64.77	142.40
075-091-005-000	4	1.0	77.63	64.77	142.40
075-091-006-000	4	1.0	77.63	64.77	142.40
075-091-007-000	4	1.0	77.63	64.77	142.40
075-091-008-000	4	1.0	77.63	64.77	142.40
075-091-009-000	4	1.0	77.63	64.77	142.40
075-091-010-000	4	1.0	77.63	64.77	142.40
075-091-011-000	4	1.0	77.63	64.77	142.40
075-091-012-000	4	1.0	77.63	64.77	142.40
075-091-013-000	4	1.0	77.63	64.77	142.40
075-091-014-000	4	1.0	77.63	64.77	142.40
075-091-015-000	4	1.0	77.63	64.77	142.40
075-091-016-000	4	1.0	77.63	64.77	142.40
075-091-017-000	4	1.0	77.63	64.77	142.40
075-091-018-000	4	1.0	77.63	64.77	142.40
075-091-019-000	4	1.0	77.63	64.77	142.40
075-091-020-000	4	1.0	77.63	64.77	142.40
075-091-021-000	4	1.0	77.63	64.77	142.40
075-091-022-000	4	1.0	77.63	64.77	142.40
075-091-023-000	4	1.0	77.63	64.77	142.40
075-091-024-000	4	1.0	77.63	64.77	142.40
075-091-025-000	4	1.0	77.63	64.77	142.40
075-091-026-000	4	1.0	77.63	64.77	142.40
075-091-027-000	4	1.0	77.63	64.77	142.40
075-091-028-000	4	1.0	77.63	64.77	142.40
075-091-029-000	4	1.0	77.63	64.77	142.40
075-091-030-000	4	1.0	77.63	64.77	142.40
075-091-031-000	4	1.0	77.63	64.77	142.40
075-091-032-000	4	1.0	77.63	64.77	142.40
075-091-033-000	4	1.0	77.63	64.77	142.40
075-091-034-000	4	1.0	77.63	64.77	142.40
075-091-035-000	4	1.0	77.63	64.77	142.40
075-091-036-000	4	1.0	77.63	64.77	142.40
075-091-037-000	4	1.0	77.63	64.77	142.40
075-091-038-000	4	1.0	77.63	64.77	142.40
075-091-039-000	4	1.0	77.63	64.77	142.40
075-091-040-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-091-041-000	4	1.0	77.63	64.77	142.40
075-092-001-000	4	1.0	77.63	64.77	142.40
075-092-002-000	4	1.0	77.63	64.77	142.40
075-092-003-000	4	1.0	77.63	64.77	142.40
075-092-004-000	4	1.0	77.63	64.77	142.40
075-092-005-000	4	1.0	77.63	64.77	142.40
075-092-006-000	4	1.0	77.63	64.77	142.40
075-092-007-000	4	1.0	77.63	64.77	142.40
075-092-008-000	4	1.0	77.63	64.77	142.40
075-092-009-000	4	1.0	77.63	64.77	142.40
075-092-010-000	4	1.0	77.63	64.77	142.40
075-092-011-000	4	1.0	77.63	64.77	142.40
075-092-012-000	4	1.0	77.63	64.77	142.40
075-092-013-000	4	1.0	77.63	64.77	142.40
075-092-014-000	4	1.0	77.63	64.77	142.40
075-092-015-000	4	1.0	77.63	64.77	142.40
075-092-016-000	4	1.0	77.63	64.77	142.40
075-092-017-000	4	1.0	77.63	64.77	142.40
075-092-018-000	4	1.0	77.63	64.77	142.40
075-092-019-000	4	1.0	77.63	64.77	142.40
075-092-020-000	4	1.0	77.63	64.77	142.40
075-092-021-000	4	1.0	77.63	64.77	142.40
075-092-022-000	4	1.0	77.63	64.77	142.40
075-092-023-000	4	1.0	77.63	64.77	142.40
075-092-024-000	4	1.0	77.63	64.77	142.40
075-092-025-000	4	1.0	77.63	64.77	142.40
075-096-001-000	4	1.0	77.63	64.77	142.40
075-096-002-000	4	1.0	77.63	64.77	142.40
075-096-003-000	4	1.0	77.63	64.77	142.40
075-096-004-000	4	1.0	77.63	64.77	142.40
075-096-005-000	4	1.0	77.63	64.77	142.40
075-096-006-000	4	1.0	77.63	64.77	142.40
075-096-007-000	4	1.0	77.63	64.77	142.40
075-096-008-000	4	1.0	77.63	64.77	142.40
075-096-009-000	4	1.0	77.63	64.77	142.40
075-096-010-000	4	1.0	77.63	64.77	142.40
075-096-011-000	4	1.0	77.63	64.77	142.40
075-096-012-000	4	1.0	77.63	64.77	142.40
075-096-013-000	4	1.0	77.63	64.77	142.40
075-096-014-000	4	1.0	77.63	64.77	142.40
075-096-015-000	4	1.0	77.63	64.77	142.40
075-096-016-000	4	1.0	77.63	64.77	142.40
075-096-017-000	4	1.0	77.63	64.77	142.40
075-096-018-000	4	1.0	77.63	64.77	142.40
075-096-019-000	4	1.0	77.63	64.77	142.40
075-096-020-000	4	1.0	77.63	64.77	142.40
075-096-021-000	4	1.0	77.63	64.77	142.40
075-096-022-000	4	1.0	77.63	64.77	142.40
075-096-023-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-096-024-000	4	1.0	77.63	64.77	142.40
075-096-025-000	4	1.0	77.63	64.77	142.40
075-096-026-000	4	1.0	77.63	64.77	142.40
075-096-027-000	4	1.0	77.63	64.77	142.40
075-096-028-000	4	1.0	77.63	64.77	142.40
075-096-029-000	4	1.0	77.63	64.77	142.40
075-096-030-000	4	1.0	77.63	64.77	142.40
075-096-031-000	4	1.0	77.63	64.77	142.40
075-096-032-000	4	1.0	77.63	64.77	142.40
075-096-033-000	4	1.0	77.63	64.77	142.40
075-096-034-000	4	1.0	77.63	64.77	142.40
075-096-035-000	4	1.0	77.63	64.77	142.40
075-096-036-000	4	1.0	77.63	64.77	142.40
075-096-037-000	4	1.0	77.63	64.77	142.40
075-096-038-000	4	1.0	77.63	64.77	142.40
075-096-039-000	4	1.0	77.63	64.77	142.40
075-096-040-000	4	1.0	77.63	64.77	142.40
075-096-041-000	4	1.0	77.63	64.77	142.40
075-096-042-000	4	1.0	77.63	64.77	142.40
075-096-043-000	4	1.0	77.63	64.77	142.40
075-096-044-000	4	1.0	77.63	64.77	142.40
075-096-045-000	4	1.0	77.63	64.77	142.40
075-096-046-000	4	1.0	77.63	64.77	142.40
075-096-047-000	4	1.0	77.63	64.77	142.40
075-096-048-000	4	1.0	77.63	64.77	142.40
075-096-049-000	4	1.0	77.63	64.77	142.40
075-096-050-000	4	1.0	77.63	64.77	142.40
075-096-051-000	4	1.0	77.63	64.77	142.40
075-096-052-000	4	1.0	77.63	64.77	142.40
075-096-053-000	4	1.0	77.63	64.77	142.40
075-096-054-000	4	1.0	77.63	64.77	142.40
075-097-001-000	4	1.0	77.63	64.77	142.40
075-097-002-000	4	1.0	77.63	64.77	142.40
075-097-003-000	4	1.0	77.63	64.77	142.40
075-097-004-000	4	1.0	77.63	64.77	142.40
075-097-005-000	4	1.0	77.63	64.77	142.40
075-097-006-000	4	1.0	77.63	64.77	142.40
075-097-007-000	4	1.0	77.63	64.77	142.40
075-097-008-000	4	1.0	77.63	64.77	142.40
075-097-009-000	4	1.0	77.63	64.77	142.40
075-097-010-000	4	1.0	77.63	64.77	142.40
075-097-011-000	4	1.0	77.63	64.77	142.40
075-097-012-000	4	1.0	77.63	64.77	142.40
075-097-013-000	4	1.0	77.63	64.77	142.40
075-097-014-000	4	1.0	77.63	64.77	142.40
075-097-015-000	4	1.0	77.63	64.77	142.40
075-097-016-000	4	1.0	77.63	64.77	142.40
075-097-017-000	4	1.0	77.63	64.77	142.40
075-097-018-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-097-019-000	4	1.0	77.63	64.77	142.40
075-097-020-000	4	1.0	77.63	64.77	142.40
075-097-021-000	4	1.0	77.63	64.77	142.40
075-097-022-000	4	1.0	77.63	64.77	142.40
075-097-023-000	4	1.0	77.63	64.77	142.40
075-097-024-000	4	1.0	77.63	64.77	142.40
075-097-025-000	4	1.0	77.63	64.77	142.40
075-097-026-000	4	1.0	77.63	64.77	142.40
075-097-027-000	4	1.0	77.63	64.77	142.40
075-097-028-000	4	1.0	77.63	64.77	142.40
075-097-029-000	4	1.0	77.63	64.77	142.40
075-097-030-000	4	1.0	77.63	64.77	142.40
075-097-031-000	4	1.0	77.63	64.77	142.40
075-097-032-000	4	1.0	77.63	64.77	142.40
075-097-033-000	4	1.0	77.63	64.77	142.40
075-097-034-000	4	1.0	77.63	64.77	142.40
075-097-035-000	4	1.0	77.63	64.77	142.40
075-097-036-000	4	1.0	77.63	64.77	142.40
075-097-037-000	4	1.0	77.63	64.77	142.40
075-097-038-000	4	1.0	77.63	64.77	142.40
075-097-039-000	4	1.0	77.63	64.77	142.40
075-097-040-000	4	1.0	77.63	64.77	142.40
075-097-041-000	4	1.0	77.63	64.77	142.40
075-097-042-000	4	1.0	77.63	64.77	142.40
075-098-001-000	4	1.0	77.63	64.77	142.40
075-098-002-000	4	1.0	77.63	64.77	142.40
075-098-003-000	4	1.0	77.63	64.77	142.40
075-098-004-000	4	1.0	77.63	64.77	142.40
075-098-005-000	4	1.0	77.63	64.77	142.40
075-098-006-000	4	1.0	77.63	64.77	142.40
075-098-007-000	4	1.0	77.63	64.77	142.40
075-098-008-000	4	1.0	77.63	64.77	142.40
075-098-009-000	4	1.0	77.63	64.77	142.40
075-098-010-000	4	1.0	77.63	64.77	142.40
075-098-011-000	4	1.0	77.63	64.77	142.40
075-098-012-000	4	1.0	77.63	64.77	142.40
075-098-013-000	4	1.0	77.63	64.77	142.40
075-098-014-000	4	1.0	77.63	64.77	142.40
075-098-015-000	4	1.0	77.63	64.77	142.40
075-098-016-000	4	1.0	77.63	64.77	142.40
075-098-017-000	4	1.0	77.63	64.77	142.40
075-098-018-000	4	1.0	77.63	64.77	142.40
075-098-019-000	4	1.0	77.63	64.77	142.40
075-098-020-000	4	1.0	77.63	64.77	142.40
075-098-021-000	4	1.0	77.63	64.77	142.40
075-098-022-000	4	1.0	77.63	64.77	142.40
075-098-023-000	4	1.0	77.63	64.77	142.40
075-098-024-000	4	1.0	77.63	64.77	142.40
075-098-025-000	4	1.0	77.63	64.77	142.40

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-098-026-000	4	1.0	77.63	64.77	142.40
075-098-027-000	4	1.0	77.63	64.77	142.40
075-098-028-000	4	1.0	77.63	64.77	142.40
075-098-029-000	4	1.0	77.63	64.77	142.40
075-098-030-000	4	1.0	77.63	64.77	142.40
075-098-031-000	4	1.0	77.63	64.77	142.40
075-098-032-000	4	1.0	77.63	64.77	142.40
075-098-033-000	4	1.0	77.63	64.77	142.40
075-098-034-000	4	1.0	77.63	64.77	142.40
075-098-035-000	4	1.0	77.63	64.77	142.40
075-098-036-000	4	1.0	77.63	64.77	142.40
075-098-037-000	4	1.0	77.63	64.77	142.40
075-098-038-000	4	1.0	77.63	64.77	142.40
075-098-039-000	4	1.0	77.63	64.77	142.40
075-098-040-000	4	1.0	77.63	64.77	142.40
075-098-041-000	4	1.0	77.63	64.77	142.40
075-098-042-000	4	1.0	77.63	64.77	142.40
075-098-043-000	4	1.0	77.63	64.77	142.40
075-098-044-000	4	1.0	77.63	64.77	142.40
075-098-045-000	4	1.0	77.63	64.77	142.40
075-098-046-000	4	1.0	77.63	64.77	142.40
075-098-047-000	4	1.0	77.63	64.77	142.40
075-098-048-000	4	1.0	77.63	64.77	142.40
075-098-049-000	4	1.0	77.63	64.77	142.40
075-098-050-000	4	1.0	77.63	64.77	142.40
075-098-051-000	4	1.0	77.63	64.77	142.40
075-098-052-000	4	1.0	77.63	64.77	142.40
075-098-053-000	4	1.0	77.63	64.77	142.40
075-098-054-000	4	1.0	77.63	64.77	142.40
075-098-055-000	4	1.0	77.63	64.77	142.40
075-098-056-000	4	1.0	77.63	64.77	142.40
075-099-001-000	4	0.75	58.22	48.58	106.80
075-099-002-000	4	0.75	58.22	48.58	106.80
075-099-003-000	4	0.75	58.22	48.58	106.80
075-099-004-000	4	0.75	58.22	48.58	106.80
075-099-005-000	4	0.75	58.22	48.58	106.80
075-099-006-000	4	0.75	58.22	48.58	106.80
075-099-007-000	4	0.75	58.22	48.58	106.80
075-099-008-000	4	0.75	58.22	48.58	106.80
075-099-009-000	4	0.75	58.22	48.58	106.80
075-099-010-000	4	0.75	58.22	48.58	106.80
075-099-011-000	4	0.75	58.22	48.58	106.80
075-099-012-000	4	0.75	58.22	48.58	106.80
075-099-013-000	4	0.75	58.22	48.58	106.80
075-099-014-000	4	0.75	58.22	48.58	106.80
075-099-015-000	4	0.75	58.22	48.58	106.80
075-099-016-000	4	0.75	58.22	48.58	106.80
075-099-017-000	4	0.75	58.22	48.58	106.80
075-099-018-000	4	0.75	58.22	48.58	106.80

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-099-019-000	4	0.75	58.22	48.58	106.80
075-099-020-000	4	0.75	58.22	48.58	106.80
075-099-021-000	4	0.75	58.22	48.58	106.80
075-099-022-000	4	0.75	58.22	48.58	106.80
075-099-023-000	4	0.75	58.22	48.58	106.80
075-099-024-000	4	0.75	58.22	48.58	106.80
075-099-025-000	4	0.75	58.22	48.58	106.80
075-099-026-000	4	0.75	58.22	48.58	106.80
075-099-027-000	4	0.75	58.22	48.58	106.80
075-099-028-000	4	0.75	58.22	48.58	106.80
075-099-029-000	4	0.75	58.22	48.58	106.80
075-099-030-000	4	0.75	58.22	48.58	106.80
075-099-031-000	4	0.75	58.22	48.58	106.80
075-099-032-000	4	0.75	58.22	48.58	106.80
075-099-033-000	4	0.75	58.22	48.58	106.80
075-099-034-000	4	0.75	58.22	48.58	106.80
075-099-035-000	4	0.75	58.22	48.58	106.80
075-099-036-000	4	0.75	58.22	48.58	106.80
075-099-037-000	4	0.75	58.22	48.58	106.80
075-099-038-000	4	0.75	58.22	48.58	106.80
075-099-039-000	4	0.75	58.22	48.58	106.80
075-099-040-000	4	0.75	58.22	48.58	106.80
075-099-041-000	4	0.75	58.22	48.58	106.80
075-099-042-000	4	0.75	58.22	48.58	106.80
075-099-043-000	4	0.75	58.22	48.58	106.80
075-099-044-000	4	0.75	58.22	48.58	106.80
075-099-045-000	4	0.75	58.22	48.58	106.80
075-099-046-000	4	0.75	58.22	48.58	106.80
075-099-047-000	4	0.75	58.22	48.58	106.80
075-099-048-000	4	0.75	58.22	48.58	106.80
075-099-049-000	4	0.75	58.22	48.58	106.80
075-099-050-000	4	0.75	58.22	48.58	106.80
075-099-051-000	4	0.75	58.22	48.58	106.80
075-099-052-000	4	0.75	58.22	48.58	106.80
075-099-053-000	4	0.75	58.22	48.58	106.80
075-099-054-000	4	0.75	58.22	48.58	106.80
075-099-055-000	4	0.75	58.22	48.58	106.80
075-099-056-000	4	0.75	58.22	48.58	106.80
075-099-057-000	4	0.75	58.22	48.58	106.80
075-099-058-000	4	0.75	58.22	48.58	106.80
075-099-059-000	4	0.75	58.22	48.58	106.80
075-099-060-000	4	0.75	58.22	48.58	106.80
075-099-061-000	4	0.75	58.22	48.58	106.80
075-099-062-000	4	0.75	58.22	48.58	106.80
075-099-063-000	4	0.75	58.22	48.58	106.80
075-099-064-000	4	0.75	58.22	48.58	106.80
075-099-065-000	4	0.75	58.22	48.58	106.80
075-099-066-000	4	0.75	58.22	48.58	106.80
075-099-067-000	4	0.75	58.22	48.58	106.80

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-100-001-000	4	0.75	58.22	48.58	106.80
075-100-002-000	4	0.75	58.22	48.58	106.80
075-100-003-000	4	0.75	58.22	48.58	106.80
075-100-004-000	4	0.75	58.22	48.58	106.80
075-100-005-000	4	0.75	58.22	48.58	106.80
075-100-006-000	4	0.75	58.22	48.58	106.80
075-100-007-000	4	0.75	58.22	48.58	106.80
075-100-008-000	4	0.75	58.22	48.58	106.80
075-100-009-000	4	0.75	58.22	48.58	106.80
075-100-010-000	4	0.75	58.22	48.58	106.80
075-100-011-000	4	0.75	58.22	48.58	106.80
075-100-012-000	4	0.75	58.22	48.58	106.80
075-100-013-000	4	0.75	58.22	48.58	106.80
075-100-014-000	4	0.75	58.22	48.58	106.80
075-100-015-000	4	0.75	58.22	48.58	106.80
075-100-016-000	4	0.75	58.22	48.58	106.80
075-100-017-000	4	0.75	58.22	48.58	106.80
075-100-018-000	4	0.75	58.22	48.58	106.80
075-100-019-000	4	0.75	58.22	48.58	106.80
075-100-020-000	4	0.75	58.22	48.58	106.80
075-100-021-000	4	0.75	58.22	48.58	106.80
075-100-022-000	4	0.75	58.22	48.58	106.80
075-100-023-000	4	0.75	58.22	48.58	106.80
075-100-024-000	4	0.75	58.22	48.58	106.80
075-100-025-000	4	0.75	58.22	48.58	106.80
075-100-026-000	4	0.75	58.22	48.58	106.80
075-100-027-000	4	0.75	58.22	48.58	106.80
075-100-028-000	4	0.75	58.22	48.58	106.80
075-100-029-000	4	0.75	58.22	48.58	106.80
075-100-030-000	4	0.75	58.22	48.58	106.80
075-100-031-000	4	0.75	58.22	48.58	106.80
075-100-032-000	4	0.75	58.22	48.58	106.80
075-100-033-000	4	0.75	58.22	48.58	106.80
075-100-034-000	4	0.75	58.22	48.58	106.80
075-100-035-000	4	0.75	58.22	48.58	106.80
075-100-036-000	4	0.75	58.22	48.58	106.80
075-100-037-000	4	0.75	58.22	48.58	106.80
075-100-038-000	4	0.75	58.22	48.58	106.80
075-100-039-000	4	0.75	58.22	48.58	106.80
075-100-040-000	4	0.75	58.22	48.58	106.80
075-100-041-000	4	0.75	58.22	48.58	106.80
075-100-042-000	4	0.75	58.22	48.58	106.80
075-100-043-000	4	0.75	58.22	48.58	106.80
075-100-044-000	4	0.75	58.22	48.58	106.80
075-100-045-000	4	0.75	58.22	48.58	106.80
075-100-046-000	4	0.75	58.22	48.58	106.80
075-100-047-000	4	0.75	58.22	48.58	106.80
075-100-048-000	4	0.75	58.22	48.58	106.80
075-102-001-000	4	4.32	335.35	279.85	615.20

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-102-002-000	4	0.91	70.64	58.95	129.59
075-102-003-000	4	3.01	233.66	194.99	428.65
Total:		2,214.06	174,246.91	136,886.67	311,132.01

Total will differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.G

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolution** – Riverbank Storm Drain Maintenance District No. 2006-01(Heartlands)

- 1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2012/2013.

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt Resolution.

SUMMARY:

The attached report highlights the budget for fiscal year 2012/13, a vicinity map of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2011.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolution
2. Engineer's Annual Levy Report Riverbank Storm Drain District No. 2006-01 (Heartlands) Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council of the City of Riverbank has, by previous Resolution number 2006-082, formed the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereinafter referred to as the "District"), 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* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, pursuant to section 54718 of the Government Code of the State of California, the assessments shall be collected by County of Stanislaus in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes, subject to all other conditions set forth in the Engineer's Report; and

WHEREAS, an Assessment Roll for Fiscal Year 2012/2013 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk;

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2012/2013 is outlined in the Engineer's Annual Levy Report;

WHEREAS, the Council has determined to levy the assessments specified in the Assessment Roll;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, FOR THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) that:

Section 1 Recitals: The foregoing recitals are true and correct and this City Council so finds and determines.

Section 2 Levy of Assessments: The City Council hereby levies the assessments specified in the Assessment Roll.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains all parcels located in the Heartlands Project. The District is known and designated as

**“Riverbank Storm Drain Maintenance District No. 2006-01
(Heartlands)”**

Section 4 Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct an annual Public Hearing concerning the levy of assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands).

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

Section 8 Adjustments to the Assessment Roll: The City's Finance Administrator is hereby authorized to make changes to the Assessment Roll prior to the final posting of the assessments to the County tax roll, in response to appeals from property owners, or otherwise to achieve a correct match of the assessments with the assessor's parcel numbers finally utilized by the County in sending out property tax bills or in order to correct errors that may, from time to time, arise in the application of the assessments to particular parcels.

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2012/2013.

Section 10 Effective Date: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands), FY 2012/2013
Engineer's Annual Levy Report



City of Riverbank

Riverbank Storm Drain District No. 2006-01 (Heartlands)

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 23, 2012

Public Hearing: June 25, 2012

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ENGINEER'S REPORT AFFIDAVIT

City of Riverbank,
County of Stanislaus, 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 2012/2013, 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.

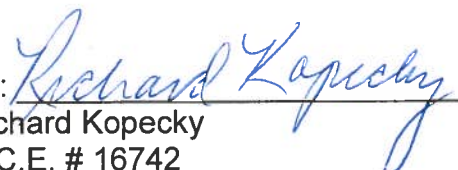
The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of March, 2012.

Willdan Financial Services
Assessment Engineer

By: 

Marc Grijalva
Project Manager
District Administration Services

By: 

Richard Kopecky
R.C.E. # 16742



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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 2012/2013. 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 2012/2013.

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 2012/2013.

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.

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 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 XIID, 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
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.

$$\text{All Residential Property EBUs} + \text{Commercial Property EBU's} = \text{Total Parcels' EBU}$$

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.

$$\text{Total Balance to Levy} / \text{Total EBUs} = \text{Assessment Rate per EBU}$$

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 XIII C 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 Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers.

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 – 2012/2013 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		
<i>Annual Maintenance</i>		
Inspection & Abatement: Drainage Basins		\$1,329
Landscape Maintenance: Drainage Basins (Including Utilities)		4,983
Annual Maintenance: Drainage Basin/Channelway Fencing		839
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.		884
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.		1,260
Annual Inspection & Maintenance: Storm Drain Pipes		3,278
Annual Pump Operation (Including Electricity)		1,564
Annual Maintenance Expenses: Storm Drains		\$14,137
<i>Periodic Maintenance</i>		
Periodic Desilting, Brush Removal & Landscape Repairs: Drainage Basins		\$333
Periodic Repairs or Rehabilitation: Storm Drain Fencing		645
Periodic Repairs/Rehabilitation: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.		1,903
Periodic Repairs/Rehabilitation: Storm Drain Pipes		1,460
Annual Periodic Maintenance Collection: Storm Drains		\$4,341
Total Annual Direct Costs: Storm Drain Improvements		\$18,478
ADMINISTRATION EXPENSES		
City Annual Administration & Overhead		\$3,832
Professional Fees & Services		2,771
County Administration Fee		60
Miscellaneous Administration Expenses		335
Total Annual Administration Costs		\$6,998
TOTAL DIRECT & ADMINISTRATION COSTS		\$25,476
LEVY ADJUSTMENTS		
Reserve Collection/(Transfer)		\$0
City Loan — Repayment/(Advance)		0
Total Levy Adjustments		\$0
BALANCE TO LEVY		\$25,476
DISTRICT STATISTICS		
Total Parcels		177
Parcels Levied		177
Total EBU		84.67
Levy per EBU		\$300.88
Maximum Levy per EBU		\$603.60
FUND BALANCE INFORMATION		
Beginning Reserve Fund Balance		\$83,753
Reserve Collection		0
Ending Reserve Fund Balance		\$83,753

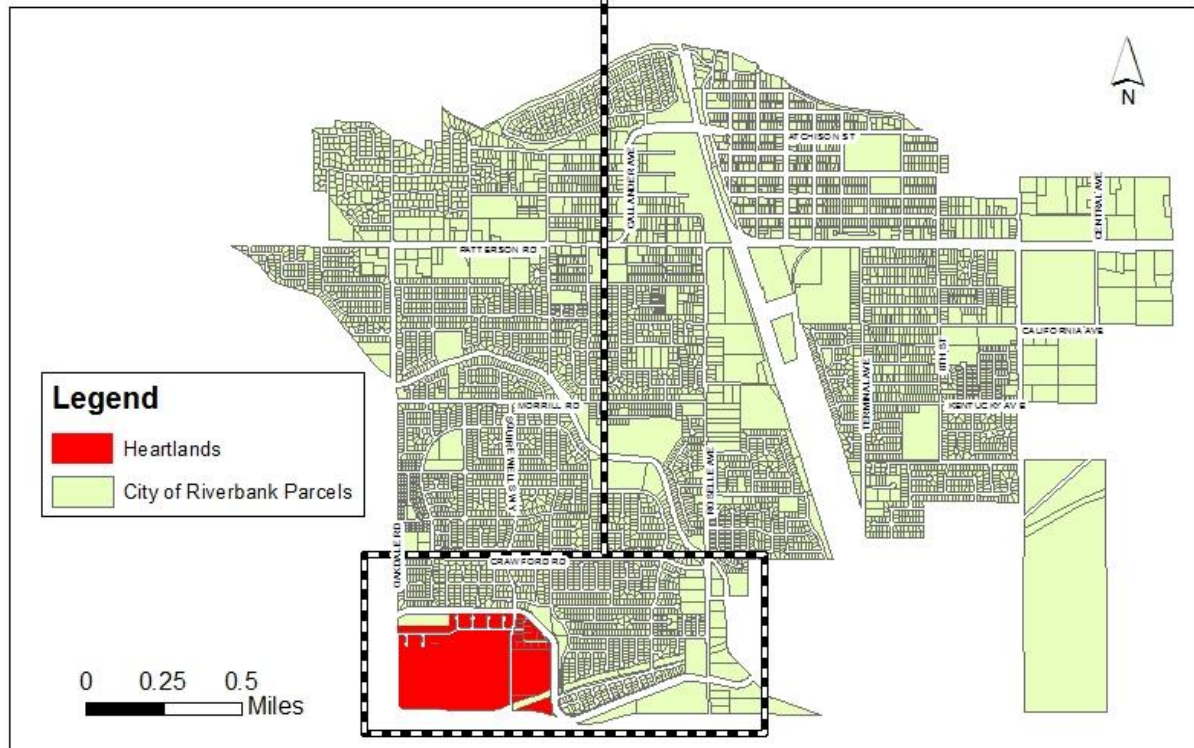
PART IV - DISTRICT DIAGRAMS

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)



PART V – 2012/2013 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.

2012/2013 ASSESSMENT ROLL

APN	Charge	EBU
075-093-005-000	\$460.34	1.53
075-093-006-000	228.66	0.76
075-093-007-000	448.30	1.49
075-093-008-000	204.58	0.68
075-093-024-000	108.30	0.36
075-093-025-000	634.84	2.11
075-096-001-000	45.12	0.15
075-096-002-000	45.12	0.15
075-096-003-000	45.12	0.15
075-096-004-000	45.12	0.15
075-096-005-000	45.12	0.15
075-096-006-000	45.12	0.15
075-096-007-000	45.12	0.15
075-096-008-000	45.12	0.15
075-096-009-000	45.12	0.15
075-096-010-000	45.12	0.15
075-096-011-000	45.12	0.15
075-096-012-000	45.12	0.15
075-096-013-000	45.12	0.15
075-096-014-000	45.12	0.15
075-096-015-000	45.12	0.15
075-096-016-000	45.12	0.15
075-096-017-000	45.12	0.15
075-096-018-000	45.12	0.15
075-096-019-000	45.12	0.15
075-096-020-000	45.12	0.15
075-096-021-000	45.12	0.15
075-096-022-000	45.12	0.15
075-096-023-000	45.12	0.15
075-096-024-000	45.12	0.15
075-096-025-000	45.12	0.15
075-096-026-000	45.12	0.15
075-096-027-000	45.12	0.15
075-096-028-000	45.12	0.15
075-096-029-000	45.12	0.15
075-096-030-000	45.12	0.15
075-096-031-000	45.12	0.15
075-096-032-000	45.12	0.15
075-096-033-000	45.12	0.15
075-096-034-000	45.12	0.15
075-096-035-000	45.12	0.15
075-096-036-000	45.12	0.15
075-096-037-000	45.12	0.15
075-096-038-000	45.12	0.15
075-096-039-000	45.12	0.15
075-096-040-000	45.12	0.15
075-096-041-000	45.12	0.15
075-096-042-000	45.12	0.15
075-096-043-000	45.12	0.15
075-096-044-000	45.12	0.15

APN	Charge	EBU
075-096-045-000	45.12	0.15
075-096-046-000	45.12	0.15
075-096-047-000	45.12	0.15
075-096-048-000	45.12	0.15
075-096-049-000	45.12	0.15
075-096-050-000	45.12	0.15
075-096-051-000	45.12	0.15
075-096-052-000	45.12	0.15
075-096-053-000	45.12	0.15
075-096-054-000	45.12	0.15
075-097-001-000	45.12	0.15
075-097-002-000	45.12	0.15
075-097-003-000	45.12	0.15
075-097-004-000	45.12	0.15
075-097-005-000	45.12	0.15
075-097-006-000	45.12	0.15
075-097-007-000	45.12	0.15
075-097-008-000	45.12	0.15
075-097-009-000	45.12	0.15
075-097-010-000	45.12	0.15
075-097-011-000	45.12	0.15
075-097-012-000	45.12	0.15
075-097-013-000	45.12	0.15
075-097-014-000	45.12	0.15
075-097-015-000	45.12	0.15
075-097-016-000	45.12	0.15
075-097-017-000	45.12	0.15
075-097-018-000	45.12	0.15
075-097-019-000	45.12	0.15
075-097-020-000	45.12	0.15
075-097-021-000	45.12	0.15
075-097-022-000	45.12	0.15
075-097-023-000	45.12	0.15
075-097-024-000	45.12	0.15
075-097-025-000	45.12	0.15
075-097-026-000	45.12	0.15
075-097-027-000	45.12	0.15
075-097-028-000	45.12	0.15
075-097-029-000	45.12	0.15
075-097-030-000	45.12	0.15
075-097-031-000	45.12	0.15
075-097-032-000	45.12	0.15
075-097-033-000	45.12	0.15
075-097-034-000	45.12	0.15
075-097-035-000	45.12	0.15
075-097-036-000	45.12	0.15
075-097-037-000	45.12	0.15
075-097-038-000	45.12	0.15
075-097-039-000	45.12	0.15
075-097-040-000	45.12	0.15
075-097-041-000	45.12	0.15
075-097-042-000	45.12	0.15
075-098-001-000	45.12	0.15
075-098-002-000	45.12	0.15
075-098-003-000	45.12	0.15

APN	Charge	EBU
075-098-004-000	45.12	0.15
075-098-005-000	45.12	0.15
075-098-006-000	45.12	0.15
075-098-007-000	45.12	0.15
075-098-008-000	45.12	0.15
075-098-009-000	45.12	0.15
075-098-010-000	45.12	0.15
075-098-011-000	45.12	0.15
075-098-012-000	45.12	0.15
075-098-013-000	45.12	0.15
075-098-014-000	45.12	0.15
075-098-015-000	45.12	0.15
075-098-016-000	45.12	0.15
075-098-017-000	45.12	0.15
075-098-018-000	45.12	0.15
075-098-019-000	45.12	0.15
075-098-020-000	45.12	0.15
075-098-021-000	45.12	0.15
075-098-022-000	45.12	0.15
075-098-023-000	45.12	0.15
075-098-024-000	45.12	0.15
075-098-025-000	45.12	0.15
075-098-026-000	45.12	0.15
075-098-027-000	45.12	0.15
075-098-028-000	45.12	0.15
075-098-029-000	45.12	0.15
075-098-030-000	45.12	0.15
075-098-031-000	45.12	0.15
075-098-032-000	45.12	0.15
075-098-033-000	45.12	0.15
075-098-034-000	45.12	0.15
075-098-035-000	45.12	0.15
075-098-036-000	45.12	0.15
075-098-037-000	45.12	0.15
075-098-038-000	45.12	0.15
075-098-039-000	45.12	0.15
075-098-040-000	45.12	0.15
075-098-041-000	45.12	0.15
075-098-042-000	45.12	0.15
075-098-043-000	45.12	0.15
075-098-044-000	45.12	0.15
075-098-045-000	45.12	0.15
075-098-046-000	45.12	0.15
075-098-047-000	45.12	0.15
075-098-048-000	45.12	0.15
075-098-049-000	45.12	0.15
075-098-050-000	45.12	0.15
075-098-051-000	45.12	0.15
075-098-052-000	45.12	0.15
075-098-053-000	45.12	0.15
075-098-054-000	45.12	0.15
075-098-055-000	45.12	0.15
075-098-056-000	45.12	0.15
075-093-030-000	3,297.64	10.96
075-093-031-000	3,008.80	10.0

APN	Charge	EBU
075-093-034-000	544.58	1.81
075-093-035-000	270.78	0.9
075-093-036-000	324.94	1.08
075-093-037-000	219.64	0.73
075-093-038-000	406.18	1.35
075-093-039-000	343.00	1.14
075-093-040-000	285.82	0.95
075-093-041-000	1,976.78	6.57
075-093-043-000	436.26	1.45
075-093-044-000	327.94	1.09
075-093-045-000	376.10	1.25
075-093-046-000	306.88	1.02
075-093-047-000	252.72	0.84
075-093-049-000	385.12	1.28
075-093-051-000	1,868.46	6.21
075-093-052-000	1,408.10	4.68
075-093-053-000	490.42	1.63
Totals:	\$25,473.42	84.67

*Discrepancy between District Budget and Assessment Roll due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.H

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolutions** – Ridgewood Place Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2012/2013.

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt Resolutions.

SUMMARY:

The attached report highlights the purpose of a landscaping and lighting district, effect of legislation, a describing of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2012.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") pursuant to the provisions of 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") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with the Act;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 Engineer's Annual Levy Report: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed Improvements and Any Substantial Changes in Existing Improvements: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

Annabelle Aguilar, CMC
Acting City Clerk

APPROVED:

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2001/2002 pursuant to the provisions of 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") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with the Act;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2012/2013.

Section 2 Description of Improvements and Any Substantial Changes Proposed: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances, and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains all parcels located in the Ridgewood Place Project. The District is known and designated as

"Ridgewood Place Landscape and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") for the district known and designated as the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied on a preliminary basis that the assessments have been spread in accordance with the benefits received from the improvements, maintenance, operation, and services to be performed within each Zone as set forth in said Report;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented consists of the following:

- a. A Description of Improvements
- b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)
- c. A Description of the Method of Apportionment resulting in an Assessment Rate per Equivalent Dwelling Unit

Section 3 The Report is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Ridgewood Place Landscape and Lighting District, FY 2012/2013 Engineer's Annual Levy Report



City of Riverbank

Ridgewood Place Landscaping and Lighting District

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 23, 2012

Public Hearing: June 25, 2012

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



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 2012/2013, 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 _____ day of _____, 2012.

Willdan Financial Services
Assessment Engineer

By: _____

Marc Grijalva
Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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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 XIID (“Article XIID”).

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 2012/2013. 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 2012/2013.

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 XIID, 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 XIID 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 XIID 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 XIID 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% 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 XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIID 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.
 - 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.
 - 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, 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.

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 changes or modifications to the District are proposed for fiscal year 2012/2013.

B. 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.

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.

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.

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 blockwalls 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 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 XIID 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 XIID 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 XIID 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 1993/94 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 1998/99 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 San Jose 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 following table illustrates how the assessment range formula would be applied. For example, if the percentage change in the CPI is greater than three percent (3.0%), as in Example Number 1 in the below chart, then the maximum percentage adjustment to the proposed assessment is the CPI. If the percentage change in the CPI is less than three percent (3.0%), as in Example Number 2 below, then the maximum percentage adjustment to the proposed assessment may be three percent (3.0%).

Examples of Percentage Increases						
Example Number	CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
1	5.80%	3.00%	5.80%	\$232.72	\$13.50	\$246.22
2	1.00%	3.00%	3.00%	\$232.72	\$6.98	\$239.70

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 XIIID Section 4c.

PART IV - DISTRICT BUDGET FY 2012/2013

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$2,212
Utilities	217
Repairs/Abatement	1,051
Street Lighting	879
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	\$4,359
ADMINISTRATION COSTS	
District Administration	\$2,219
County Administration Fee	35
Administration Costs (Subtotal)	\$2,254
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$6,613
Reserve Collection/ (Transfers)	(4,359)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIF Collection/(Transfer)	0
Balance to Levy	\$2,254
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	\$97.98
Maximum Assessment Rate Approved	\$354.89
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	\$19,504
Reserve Fund Activity	(4,359)
Ending Reserve Fund Balance (Projected)	\$15,145
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

*Levy may be lower due to rounding of parcels to nearest even penny.

PART V — DISTRICT BOUNDARY MAPS

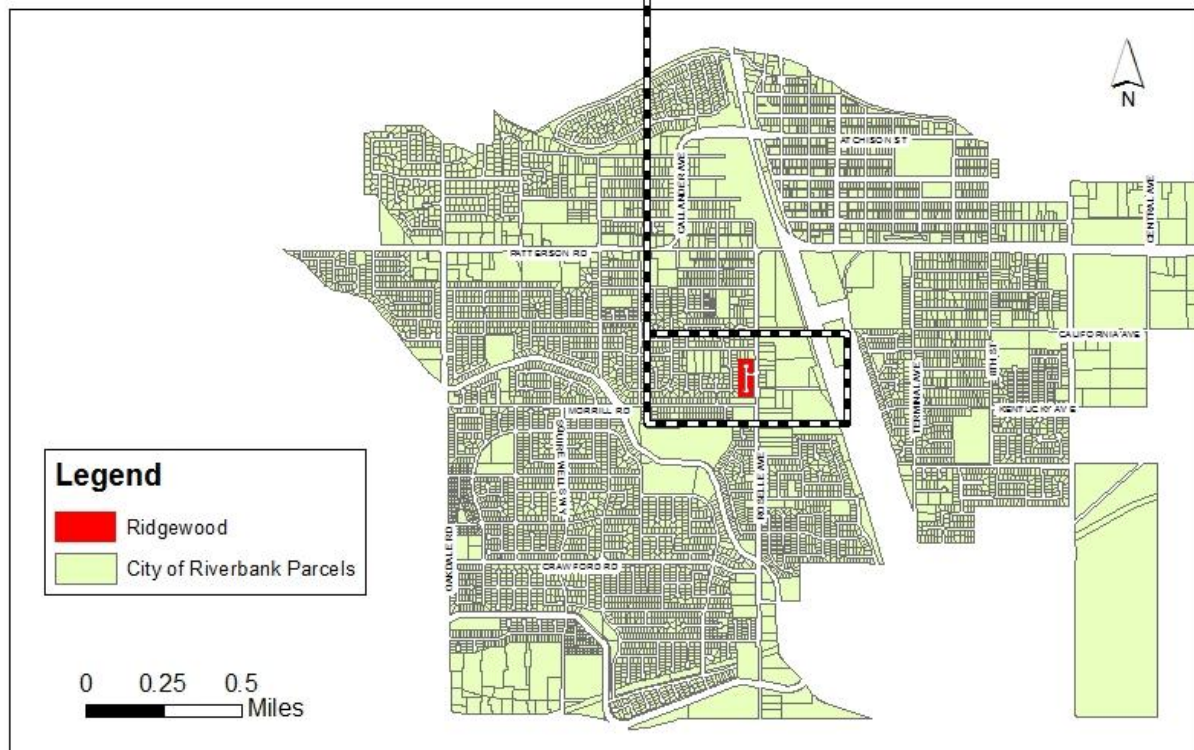
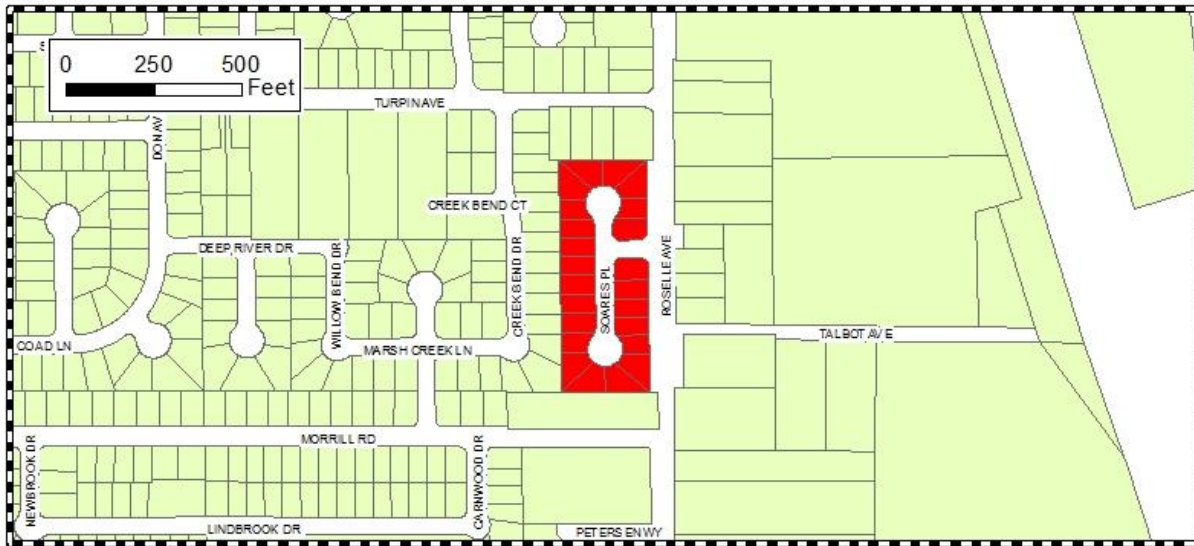
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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.



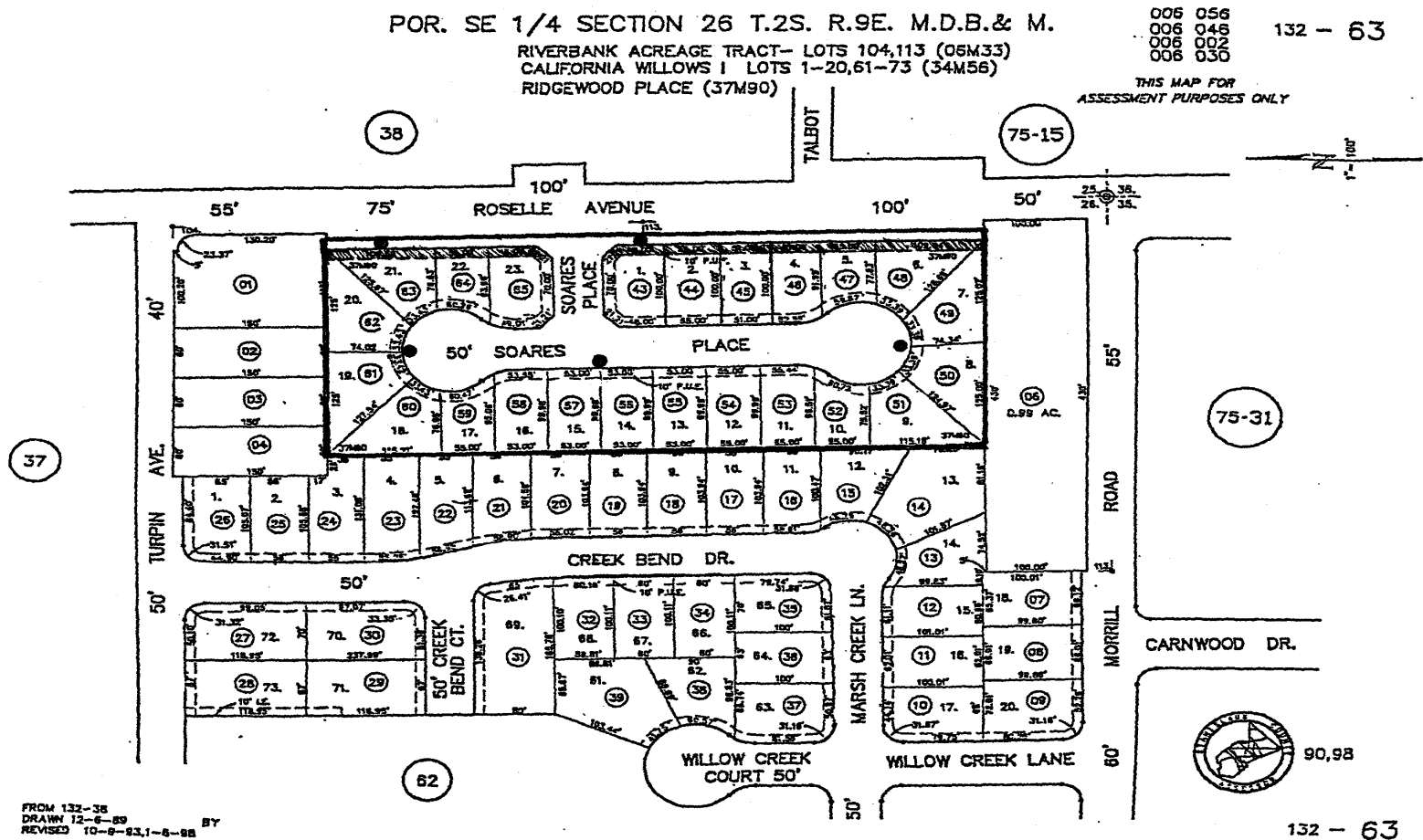
City of Riverbank Ridgewood Place Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

● Street Lights

Landscaped Areas Shaded



PART VI — 2012/2013 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 can not 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	Assessment	EBU
132-063-043-000	97.96	1.0
132-063-044-000	97.96	1.0
132-063-045-000	97.96	1.0
132-063-046-000	97.96	1.0
132-063-047-000	97.96	1.0
132-063-048-000	97.96	1.0
132-063-049-000	97.96	1.0
132-063-050-000	97.96	1.0
132-063-051-000	97.96	1.0
132-063-052-000	97.96	1.0
132-063-053-000	97.96	1.0
132-063-054-000	97.96	1.0
132-063-055-000	97.96	1.0
132-063-056-000	97.96	1.0
132-063-057-000	97.96	1.0
132-063-058-000	97.96	1.0
132-063-059-000	97.96	1.0
132-063-060-000	97.96	1.0
132-063-061-000	97.96	1.0
132-063-062-000	97.96	1.0
132-063-063-000	97.96	1.0
132-063-064-000	97.96	1.0
132-063-065-000	97.96	1.0
Total	2,253.08	23.0

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.I

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolutions** – River Cove Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2012/2013.

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt Resolutions.

SUMMARY:

The attached report highlights the purpose of a landscaping and lighting district, effect of legislation, a describing of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2012.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District
Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the "District") pursuant to the provisions of 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") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with 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 Engineer's Annual Levy Report: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed Improvements and Any Substantial Changes in Existing Improvements: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

**Annabelle Aguilar, CMC
Acting City Clerk**

**Virginia Madueno
Mayor**

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2012/2013 pursuant to the provisions of 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") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with 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 PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2012/2013.

Section 2 Description of Improvements and Any Substantial Changes Proposed: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances, and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains all parcels located in the subdivision known as River Cove. The District is known and designated as
"Landscape and Lighting District No. 1 River Cove Subdivision"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT
FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE
SUBDIVISION FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") for the district known and designated as the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied on a preliminary basis that the assessments have been spread in accordance with the benefits received from the improvements, maintenance, operation, and services to be performed within each Zone as set forth in said 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 That the above recitals are all true and correct.

Section 2 That the Report as presented consists of the following:

- a. A Description of Improvements
- b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)
- c. A Description of the Method of Apportionment resulting in an Assessment Rate per Equivalent Dwelling Unit

Section 3 The Report is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Landscape and Lighting District No. 1 River Cove Subdivision, FY 2012/2013 Engineer's Annual Levy Report



City of Riverbank

River Cove Landscaping and Lighting District

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 23, 2012

Public Hearing: June 25, 2012

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www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

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 assessments to be levied for Fiscal Year 2012/2013, 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 27th day of March, 2012.

Willdan Financial Services
Assessment Engineer

By: 
Marc Grijalva
Project Manager
District Administration Services

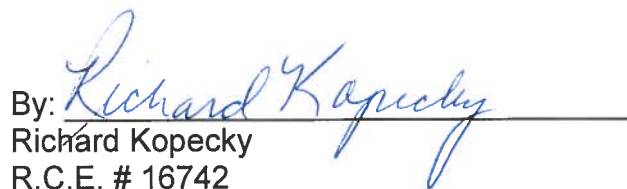
By: 
Richard Kopecky
R.C.E. # 16742



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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 2012/2013. 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 2012/2013.

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 XIID* ("Article XIID"), which was enacted with the passage of Proposition 218 in November 1996.

Pursuant to the *Article XIID Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIID 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 XIID 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 XIID 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 XIID 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 1993/94. Pursuant to the provisions of *Article XIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIID 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 2012/2013.

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.

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 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	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 XIID 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 XIID 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 XIID 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 XIID 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 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'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 — 2012/2013 DISTRICT BUDGET

River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$27,708
Utilities	2,743
Repairs/Abatement	9,942
Street Lighting	4,389
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	\$44,782
ADMINISTRATION COSTS	
City Administration & Overhead	\$2,566
District Administration	3,125
County Administration Fee	80
Administration Costs (Subtotal)	\$5,771
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$50,553
Reserve Collection/ (Transfers)	(3,100)
Contribution Replenishment	0
Other Revenues/General Fund	
Contribution	0
CIF Collection/(Transfer)	0
Balance to Levy	\$47,453
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)	\$11,666
Collections/(Transfers)	(3,100)
Ending Reserve Fund Balance (Projected)	\$8,566
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

*Levy may be lower due to rounding of parcels to nearest even penny.

PART V — DISTRICT DIAGRAMS

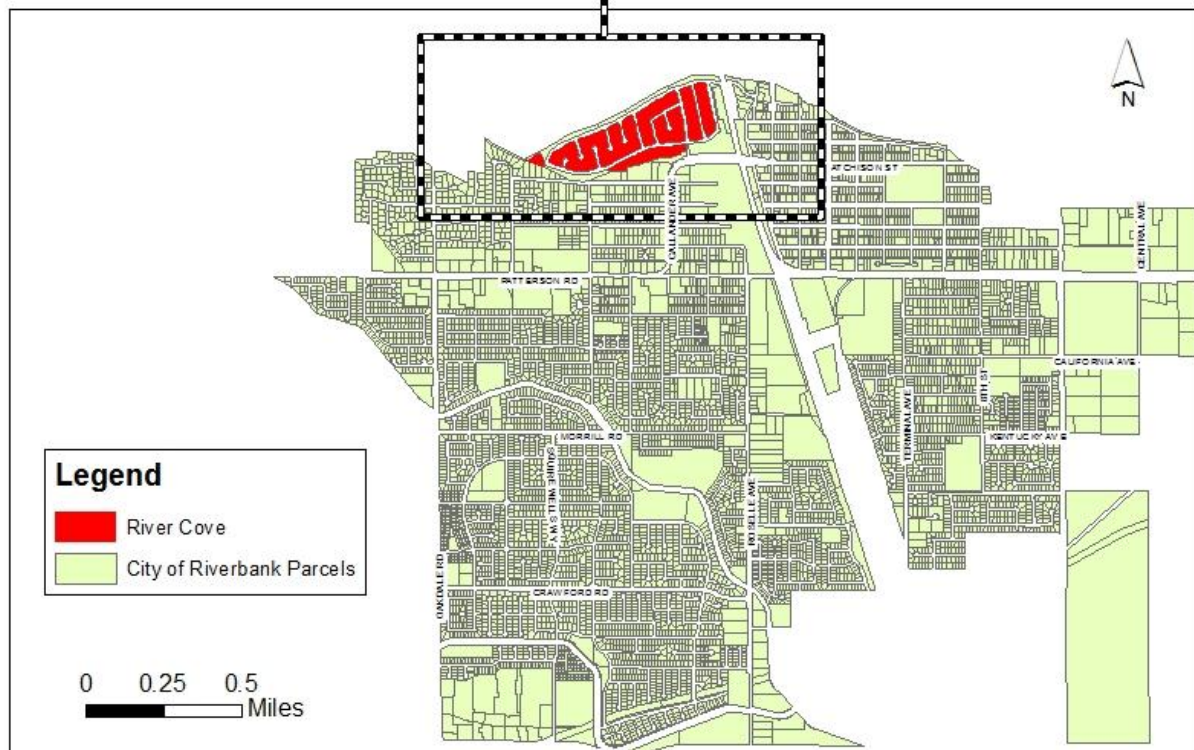
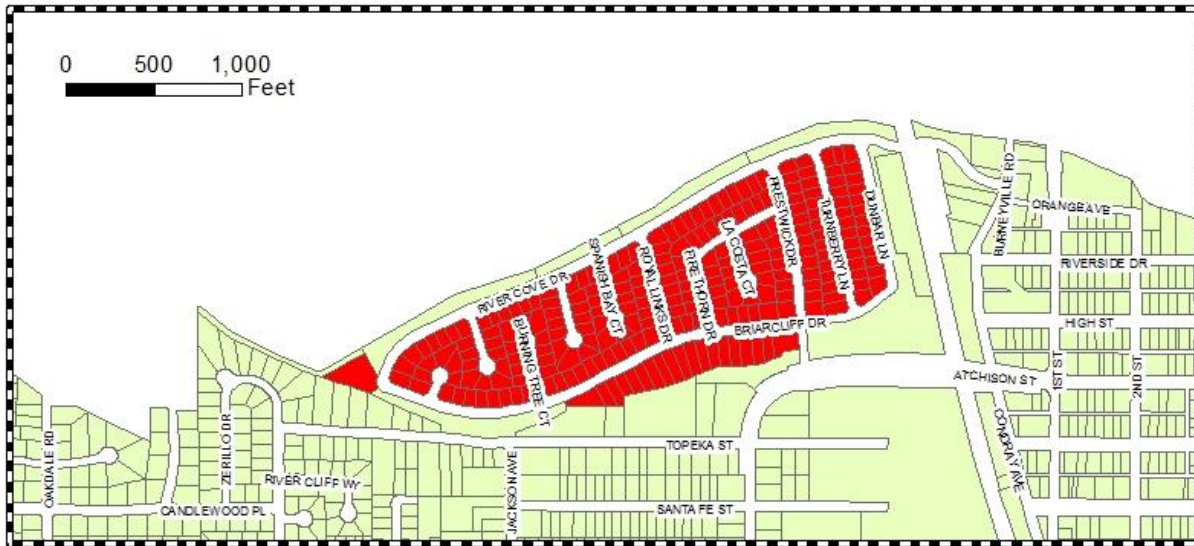
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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



**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

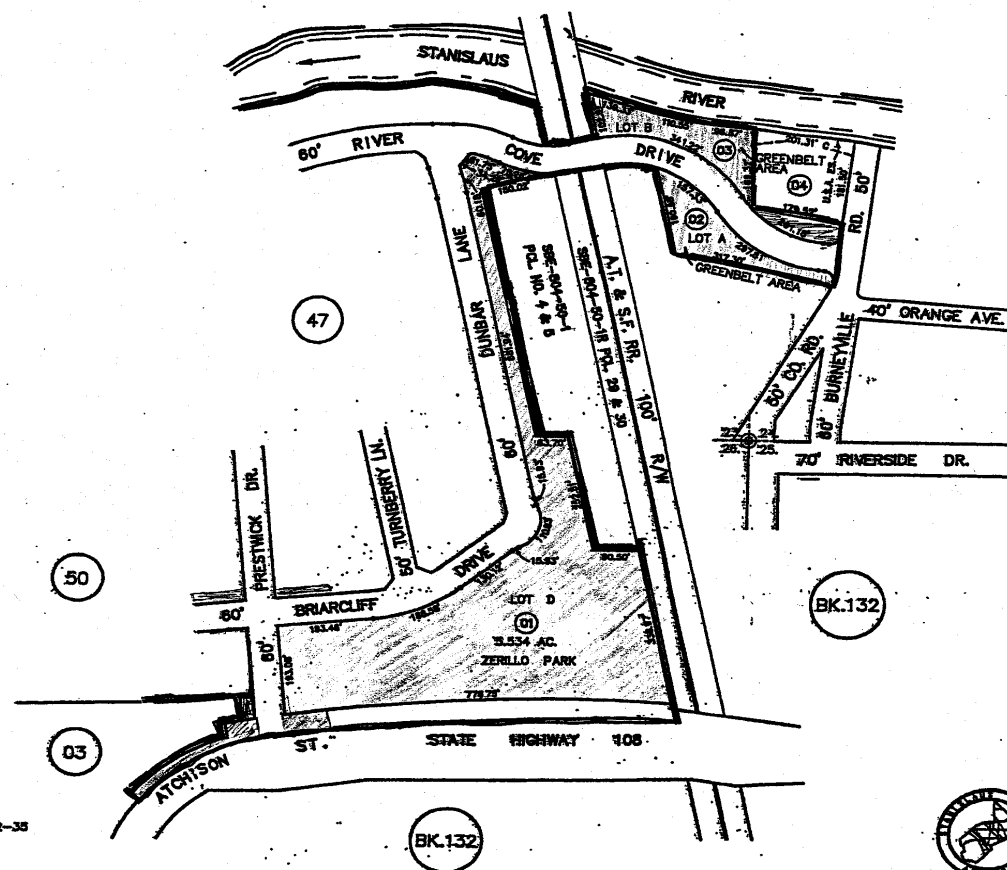
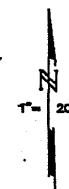
■ Landscaped Areas

POR. SECTIONS 23,24 & 25 T.2S. R.9E. M.D.B.& M.
RIVER COVE NO.2 LOT A, B & D (36-27)

006 035
006 065

75 - 48

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



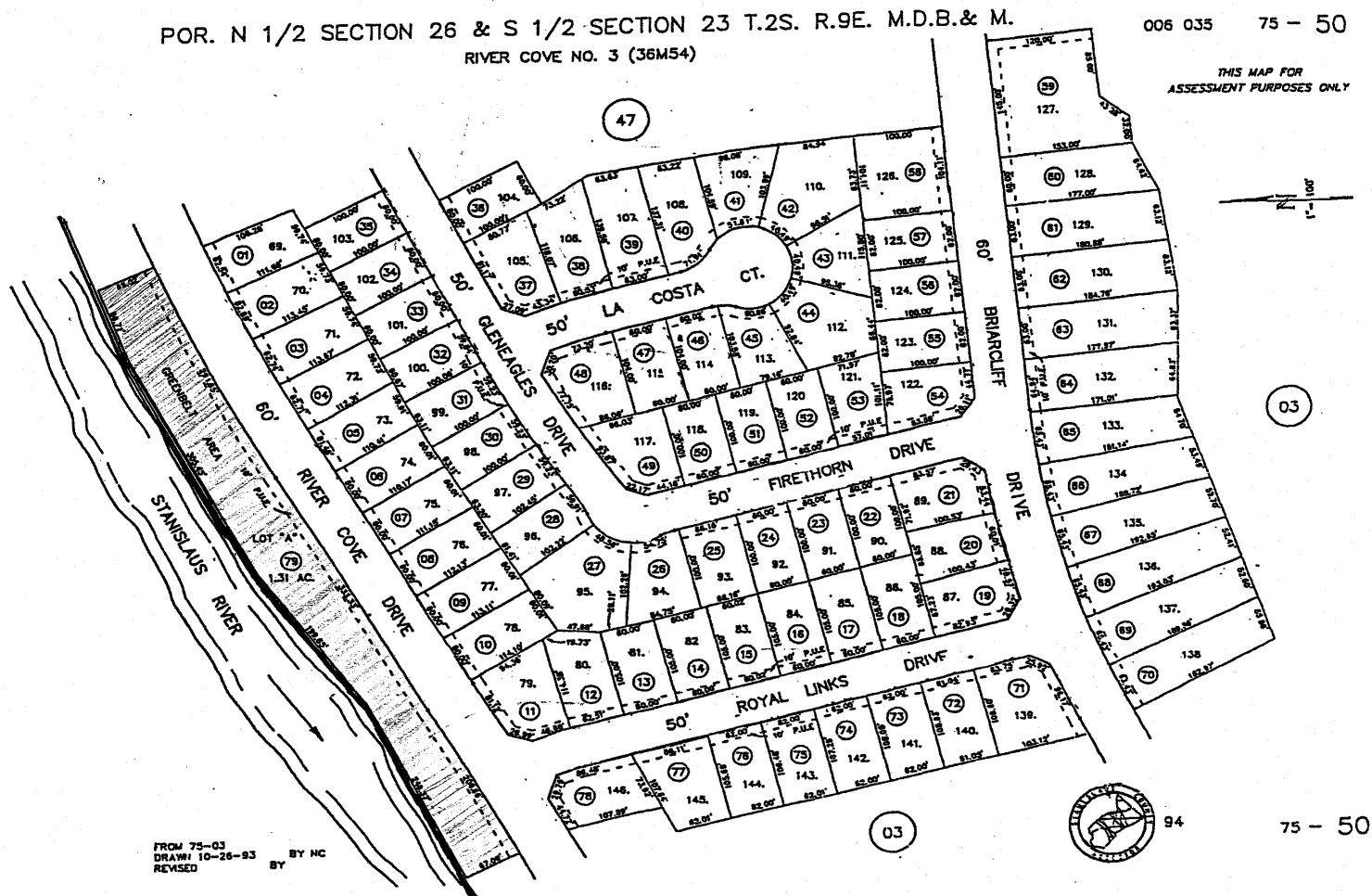
FROM 4-10, 4-26 75-03, 132-35
DRAWN 1-13-83 BY NC
REVISED BY

Shaded

75 - 48

**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

■ Landscaped Areas Shaded



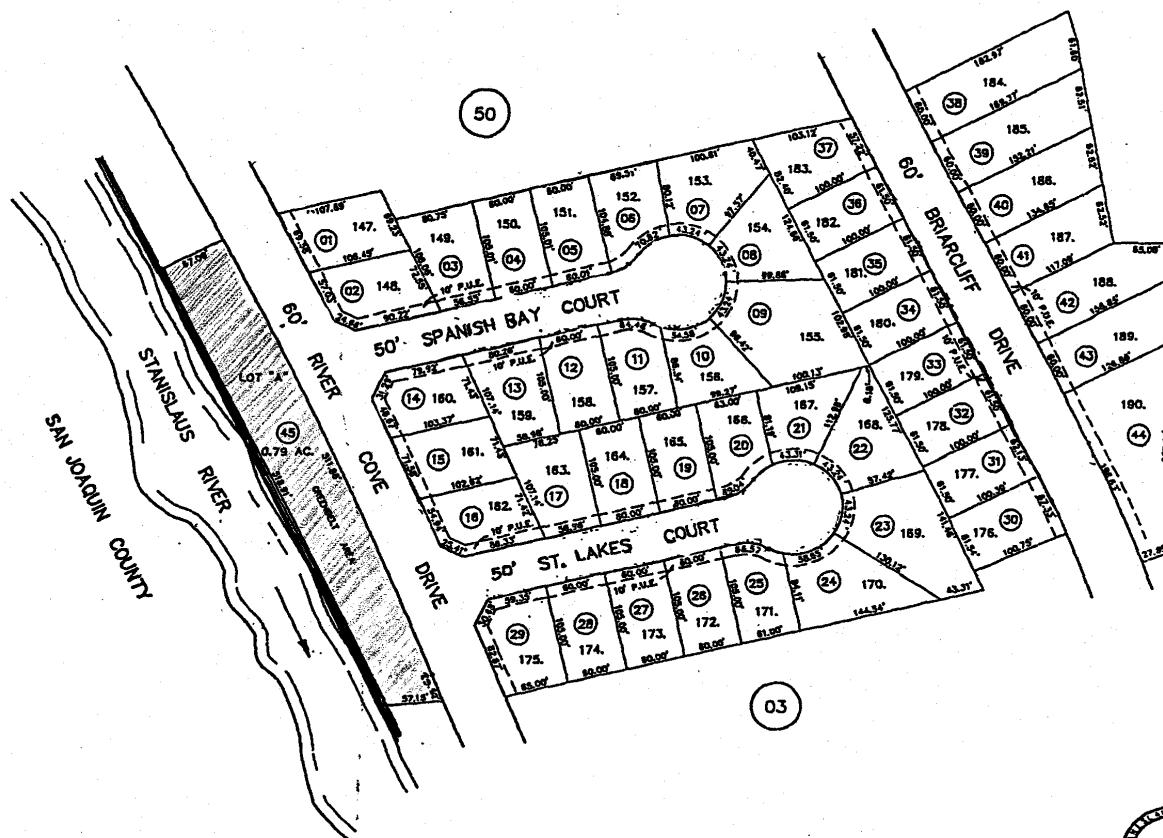
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

■ Landscaped Areas Shaded

POR. N 1/2 SEC. 23 & S 1/2 SEC. 26 T.2S. R.9E. M.D.B.& M.
RIVER COVE NO.4 (37M14)

006 035 75 - 52

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 75-03
DRAWN 4-19-95 BY NC
REVISED BY



96

75 - 52

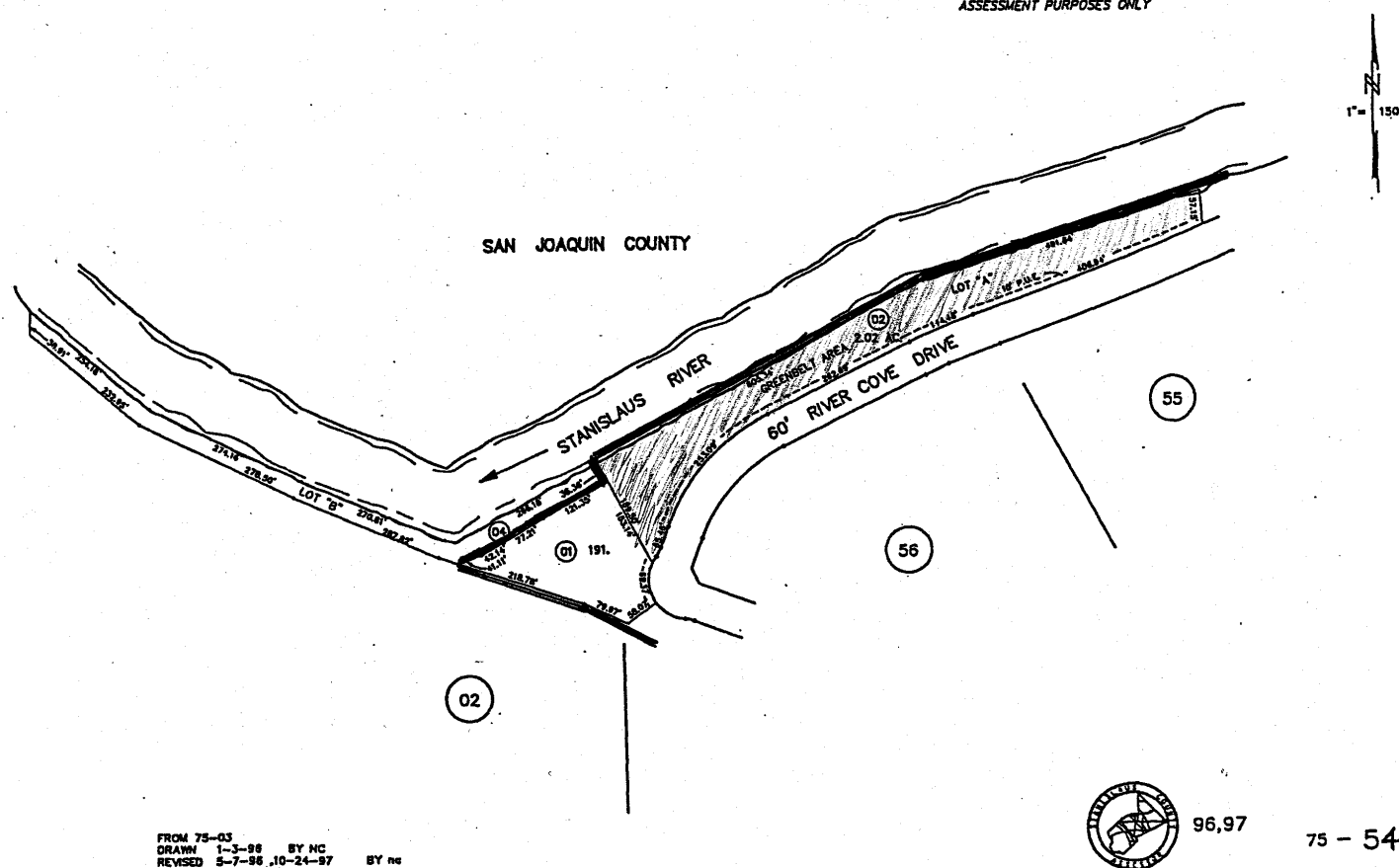
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

■ Landscaped Areas Shaded

POR. N 1/2 SECTION 26 T.2S. R.9E. M.D.B. & M.
RIVER COVE NO.5 (37M26)

006 035 75 - 54

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

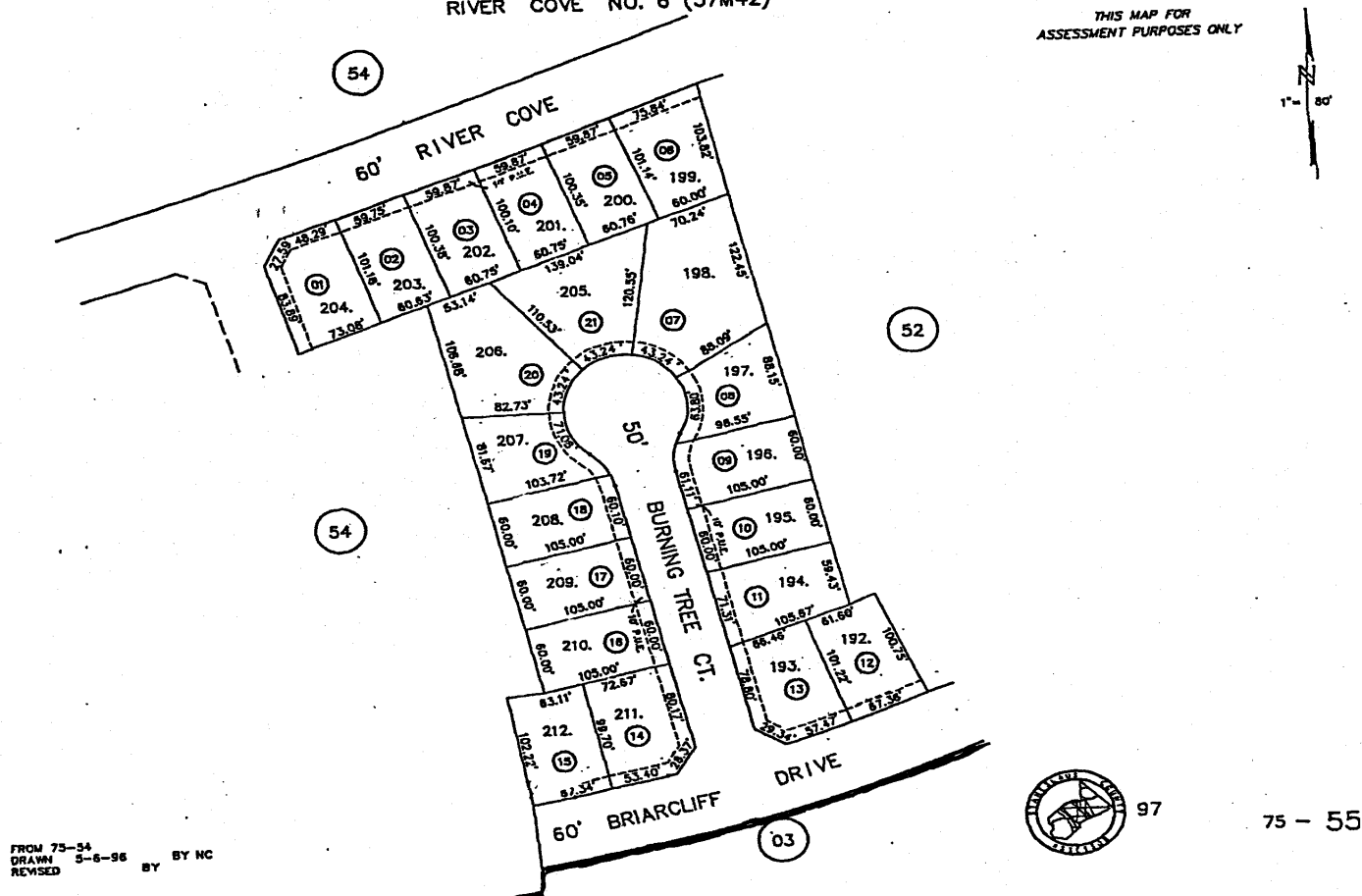


**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

POR. N 1/2 SECTION 26 T.2S. R.9E. M.D.B. & M.
RIVER COVE NO. 6 (37M42)

006 035 75 - 55

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

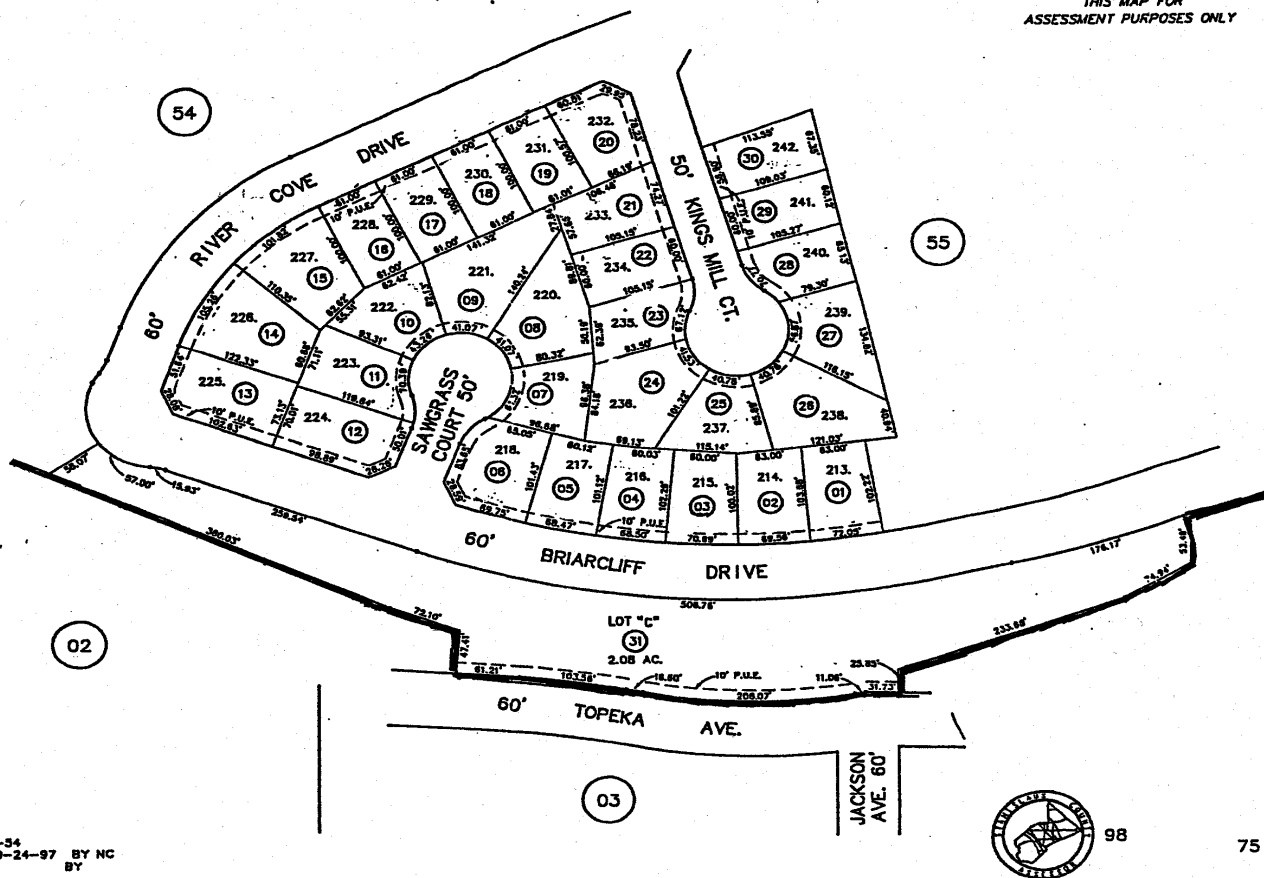
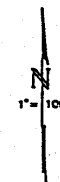


**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

POR. N 1/2 SECTION 26 T.2S. R.9E. M.D.B.& M.
RIVER COVE PHASE NO.7 (37M76)

006 035 75 - 56

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 73-34
DRAWN 10-24-97 BY NC
REVISED BY

75 - 56

PART VI — 2012/2013 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 page. 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	Charge	EBU
075-047-001-000	196.90	1.0
075-047-002-000	196.90	1.0
075-047-003-000	196.90	1.0
075-047-004-000	196.90	1.0
075-047-005-000	196.90	1.0
075-047-006-000	196.90	1.0
075-047-007-000	196.90	1.0
075-047-008-000	196.90	1.0
075-047-009-000	196.90	1.0
075-047-010-000	196.90	1.0
075-047-011-000	196.90	1.0
075-047-012-000	196.90	1.0
075-047-013-000	196.90	1.0
075-047-014-000	196.90	1.0
075-047-015-000	196.90	1.0
075-047-016-000	196.90	1.0
075-047-017-000	196.90	1.0
075-047-018-000	196.90	1.0
075-047-019-000	196.90	1.0
075-047-020-000	196.90	1.0
075-047-021-000	196.90	1.0
075-047-022-000	196.90	1.0
075-047-023-000	196.90	1.0
075-047-024-000	196.90	1.0
075-047-025-000	196.90	1.0
075-047-026-000	196.90	1.0
075-047-027-000	196.90	1.0
075-047-028-000	196.90	1.0
075-047-029-000	196.90	1.0
075-047-030-000	196.90	1.0
075-047-031-000	196.90	1.0
075-047-032-000	196.90	1.0
075-047-033-000	196.90	1.0
075-047-034-000	196.90	1.0
075-047-035-000	196.90	1.0
075-047-036-000	196.90	1.0
075-047-037-000	196.90	1.0
075-047-038-000	196.90	1.0
075-047-039-000	196.90	1.0
075-047-040-000	196.90	1.0
075-047-041-000	196.90	1.0
075-047-042-000	196.90	1.0
075-047-043-000	196.90	1.0
075-047-044-000	196.90	1.0
075-047-045-000	196.90	1.0

APN	Charge	EBU
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075-047-047-000	196.90	1.0
075-047-048-000	196.90	1.0
075-047-049-000	196.90	1.0
075-047-050-000	196.90	1.0
075-047-051-000	196.90	1.0
075-047-052-000	196.90	1.0
075-047-053-000	196.90	1.0
075-047-054-000	196.90	1.0
075-047-055-000	196.90	1.0
075-047-056-000	196.90	1.0
075-047-057-000	196.90	1.0
075-047-059-000	196.90	1.0
075-047-060-000	196.90	1.0
075-047-061-000	196.90	1.0
075-047-062-000	196.90	1.0
075-047-063-000	196.90	1.0
075-047-064-000	196.90	1.0
075-047-065-000	196.90	1.0
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075-047-067-000	196.90	1.0
075-047-068-000	196.90	1.0
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075-050-003-000	196.90	1.0
075-050-004-000	196.90	1.0
075-050-005-000	196.90	1.0
075-050-006-000	196.90	1.0
075-050-007-000	196.90	1.0
075-050-008-000	196.90	1.0
075-050-009-000	196.90	1.0
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075-050-012-000	196.90	1.0
075-050-013-000	196.90	1.0
075-050-014-000	196.90	1.0
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075-050-017-000	196.90	1.0
075-050-018-000	196.90	1.0
075-050-019-000	196.90	1.0
075-050-020-000	196.90	1.0
075-050-021-000	196.90	1.0
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075-050-023-000	196.90	1.0

APN	Charge	EBU
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075-050-025-000	196.90	1.0
075-050-026-000	196.90	1.0
075-050-027-000	196.90	1.0
075-050-028-000	196.90	1.0
075-050-029-000	196.90	1.0
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075-050-035-000	196.90	1.0
075-050-036-000	196.90	1.0
075-050-037-000	196.90	1.0
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075-050-039-000	196.90	1.0
075-050-040-000	196.90	1.0
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075-050-064-000	196.90	1.0
075-050-065-000	196.90	1.0
075-050-066-000	196.90	1.0
075-050-067-000	196.90	1.0
075-050-068-000	196.90	1.0

APN	Charge	EBU
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075-050-072-000	196.90	1.0
075-050-073-000	196.90	1.0
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075-050-077-000	196.90	1.0
075-050-078-000	196.90	1.0
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075-052-004-000	196.90	1.0
075-052-005-000	196.90	1.0
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075-052-009-000	196.90	1.0
075-052-010-000	196.90	1.0
075-052-011-000	196.90	1.0
075-052-012-000	196.90	1.0
075-052-013-000	196.90	1.0
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075-052-019-000	196.90	1.0
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075-052-021-000	196.90	1.0
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075-052-023-000	196.90	1.0
075-052-024-000	196.90	1.0
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075-052-028-000	196.90	1.0
075-052-029-000	196.90	1.0
075-052-030-000	196.90	1.0
075-052-031-000	196.90	1.0
075-052-032-000	196.90	1.0
075-052-033-000	196.90	1.0
075-052-034-000	196.90	1.0
075-052-035-000	196.90	1.0

APN	Charge	EBU
075-052-036-000	196.90	1.0
075-052-037-000	196.90	1.0
075-052-038-000	196.90	1.0
075-052-039-000	196.90	1.0
075-052-040-000	196.90	1.0
075-052-041-000	196.90	1.0
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075-055-009-000	196.90	1.0
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075-056-012-000	196.90	1.0
075-056-013-000	196.90	1.0
075-056-014-000	196.90	1.0

APN	Charge	EBU
075-056-015-000	196.90	1.0
075-056-016-000	196.90	1.0
075-056-017-000	196.90	1.0
075-056-018-000	196.90	1.0
075-056-019-000	196.90	1.0
075-056-020-000	196.90	1.0
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075-056-023-000	196.90	1.0
075-056-024-000	196.90	1.0
075-056-025-000	196.90	1.0
075-056-026-000	196.90	1.0
075-056-027-000	196.90	1.0
075-056-028-000	196.90	1.0
075-056-029-000	196.90	1.0
075-056-030-000	196.90	1.0
Total	\$47,452.90	241.0

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.J

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolutions** – Sierra Vista Estates Landscape & Lighting District:

- 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2012/2013.
- 2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2012/2013.
- 3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2012/2013.

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt Resolutions.

SUMMARY:

The attached report highlights the purpose of a landscaping and lighting district, effect of legislation, a describing of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2012.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Sierra Vista Estates Landscape and Lighting District (hereafter referred to as the "District") pursuant to the provisions of 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") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with the Act;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 Engineer's Annual Levy Report: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed Improvements and Any Substantial Changes in Existing Improvements: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, formed the Sierra Vista Estates Landscape and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2012/2013 pursuant to the provisions of 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") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District and to prepare and file a report with the City Clerk in accordance with the Act;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT PURSUANT TO CHAPTER 3, SECTION 22624 OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2012/2013.

Section 2 Description of Improvements and Any Substantial Changes Proposed: The improvements within the District include: trees, landscaping, walls including graffiti removal, fences, irrigation systems, curbs, gutters, sidewalks, street lighting, and other related appurtenances, and electrical facilities within the landscape strips, parks, trails, greenbelts, medians, and other designated areas. The Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the District or improvements within the District.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains all parcels located in the Sierra Vista Estates Project. The District is known and designated as

“Sierra Vista Estates Landscape and Lighting District”

- Section 4** Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") for the district known and designated as the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied on a preliminary basis that the assessments have been spread in accordance with the benefits received from the improvements, maintenance, operation, and services to be performed within each Zone as set forth in said Report;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented consists of the following:

- a. A Description of Improvements
- b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)
- c. A Description of the Method of Apportionment resulting in an Assessment Rate per Equivalent Dwelling Unit

Section 3 The Report is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

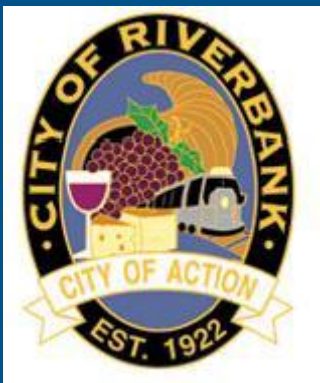
ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Sierra Vista Estates Landscape and Lighting District, FY 2012/2013 Engineer's Annual Levy Report



City of Riverbank

Sierra Vista Estates Landscaping and Lighting District (No. 2000-01)

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 23, 2012

Public Hearing: June 25, 2012

27368 Via Industria
Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



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 2012/2013 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.

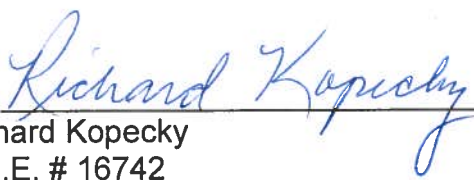
The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of March, 2012.

Willdan Financial Services
Assessment Engineer

By: 

Marc Grijalva
Project Manager
District Administration Services

By: 

Richard Kopecky
R.C.E. # 16742



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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 XIID* (“Article XIID”). 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 2012/2013. 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 2012/2013.

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 XIID*, 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 XIID 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 XIID 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 XIID 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% 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 XIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIID 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 XIID, Section 4*. No other changes or modifications to the District are proposed for fiscal year 2012/2013.

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.

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.

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 XIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. *Article XIID, 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 XIID, 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 2001/02 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%, 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.

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 XIID 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 2012/2013

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$1,282
Utilities	839
Repairs/Abatement	1,251
Street Lighting	1,239
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	520
Capital Expenditure	0
Direct Costs (Subtotal)	\$5,131
ADMINISTRATION COSTS	
District Administration	\$2,575
County Administration Fee	38
Administration Costs (Subtotal)	\$2,613
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$7,744
Reserve Collection/ (Transfers)	(5,131)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIF Collection/(Transfer)	0
Balance to Levy	\$2,613*
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	\$40.83
Maximum Assessment Rate Approved	\$140.36
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	\$26,740
Reserve Collection/ (Transfers)	(5,131)
Ending Reserve Fund Balance (Projected)	\$21,609
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

*Levy may be lower due to rounding of parcels to nearest even penny.

PART V — DISTRICT BOUNDARY MAPS

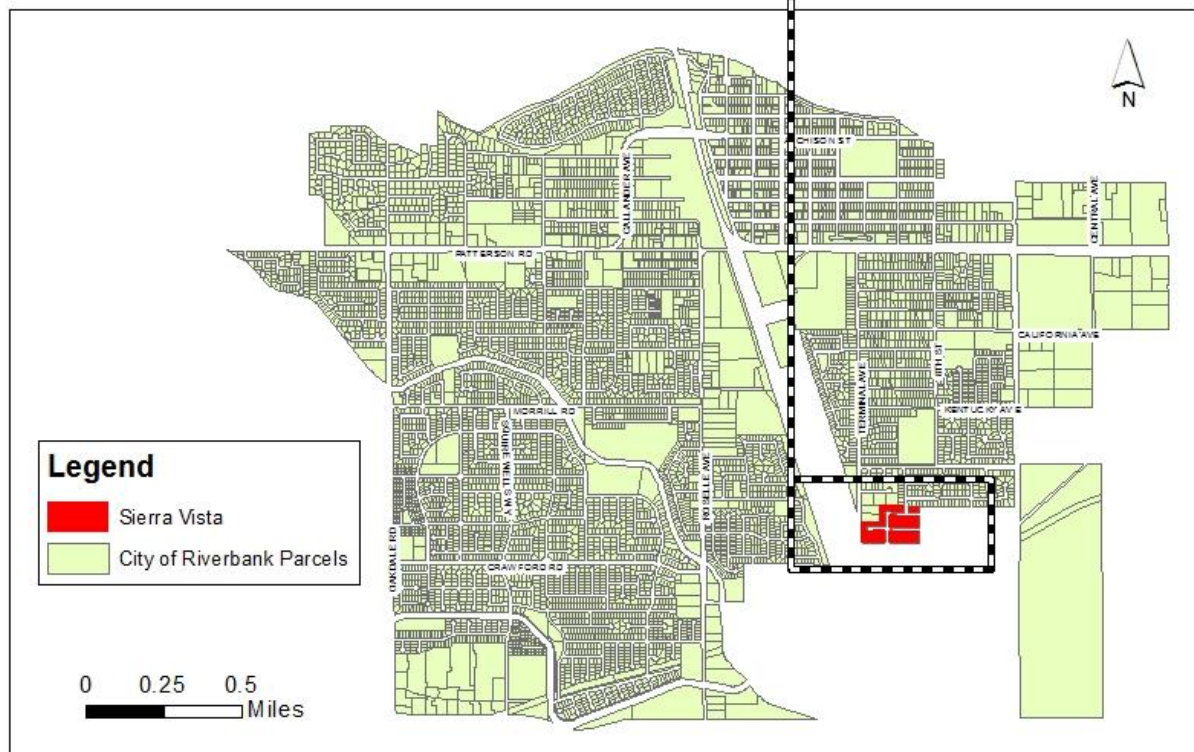
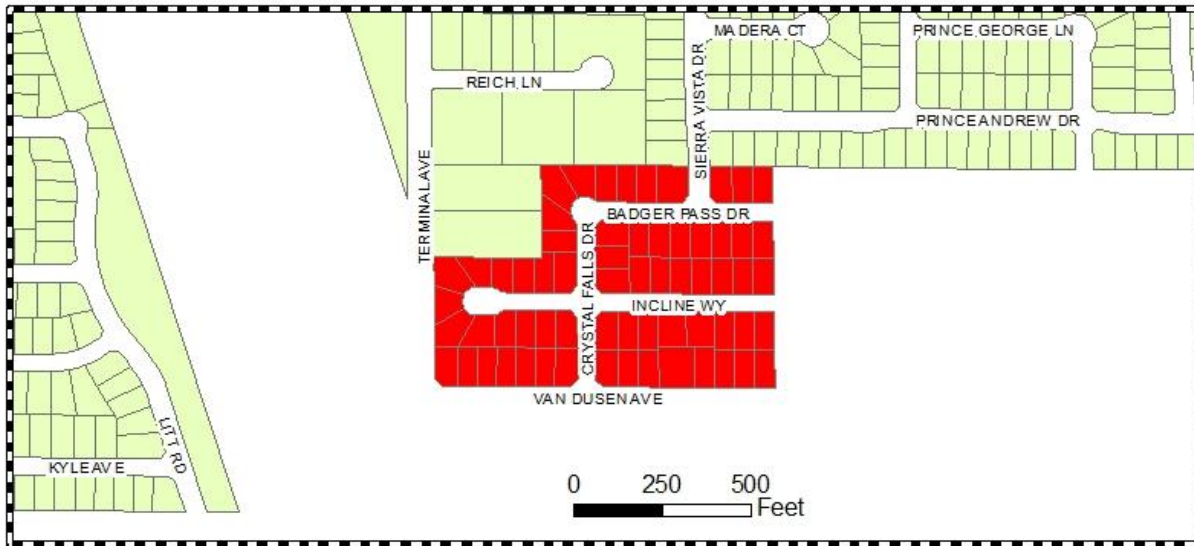
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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



PART VI — 2012/2013 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	Assessment	EBU
075-058-002-000	40.82	1.0
075-058-003-000	40.82	1.0
075-058-004-000	40.82	1.0
075-058-005-000	40.82	1.0
075-058-006-000	40.82	1.0
075-058-007-000	40.82	1.0
075-058-008-000	40.82	1.0
075-058-009-000	40.82	1.0
075-058-010-000	40.82	1.0
075-058-011-000	40.82	1.0
075-058-012-000	40.82	1.0
075-058-013-000	40.82	1.0
075-058-014-000	40.82	1.0
075-058-015-000	40.82	1.0
075-058-016-000	40.82	1.0
075-058-017-000	40.82	1.0
075-058-018-000	40.82	1.0
075-058-019-000	40.82	1.0
075-058-020-000	40.82	1.0
075-058-027-000	40.82	1.0
075-058-028-000	40.82	1.0

APN	Assessment	EBU
075-058-029-000	40.82	1.0
075-058-030-000	40.82	1.0
075-058-031-000	40.82	1.0
075-058-032-000	40.82	1.0
075-058-033-000	40.82	1.0
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075-058-065-000	40.82	1.0
075-058-066-000	40.82	1.0
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075-058-069-000	40.82	1.0
075-058-070-000	40.82	1.0
075-058-071-000	40.82	1.0
Total	\$2,612.48	64.0

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.K

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject/ Title: **Resolutions** – Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge):

- 1) **Resolution** of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge) for Fiscal Year 2012/2013

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

Adopt Resolution.

SUMMARY:

The attached report highlights the budget for fiscal year 2012/2013, a vicinity map of the district, services provided, boundaries, and method of apportionment for assessments within the subject district.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2012/2013. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 25, 2012.

FISCAL IMPACT:

Costs for the district are paid through assessments upon property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS:

1. Resolution
2. Engineer's Annual Report Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2012/2013

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE) FOR FISCAL YEAR 2012/2013

WHEREAS, the City Council of the City of Riverbank has, by previous Resolution number 2005-034, formed the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) (hereinafter referred to as the "District"), 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* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, pursuant to section 54718 of the Government Code of the State of California, the assessments shall be collected by County of Stanislaus in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes, subject to all other conditions set forth in the Engineer's Report; and

WHEREAS, an Assessment Roll for Fiscal Year 2012/2013 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk;

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2012/2013 is outlined in the Engineer's Annual Levy Report;

WHEREAS, the Council has determined to levy the assessments specified in the Assessment Roll;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, FOR THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT that:

Section 1 Recitals: The foregoing recitals are true and correct and this City Council so finds and determines.

Section 2 Levy of Assessments: The City Council hereby levies the assessments specified in the Assessment Roll.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains all parcels located in the Sterling Ridge Project. The District is known and designated as

“Riverbank Storm Drain District No. 05-01 (Sterling Ridge)”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2012/2013, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct an annual Public Hearing concerning the levy of assessments for the District.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday June 25, 2012 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

Section 8 Adjustments to the Assessment Roll: The City's Finance Administrator is hereby authorized to make changes to the Assessment Roll prior to the final posting of the assessments to the County tax roll, in response to appeals from property owners, or otherwise to achieve a correct match of the assessments with the assessor's parcel numbers finally utilized by the County in sending out property tax bills or in order to correct errors that may, from time to time, arise in the application of the assessments to particular parcels.

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2012/2013.

Section 10 Effective Date: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYES

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueno
Mayor

Attachment: Riverbank Storm Drain District No. 05-01 (Sterling Ridge), FY 2012/2013 Engineer's Annual Levy Report



City of Riverbank

Riverbank Benefit Assessment District No. 05-01 (Sterling Ridge)

2012/2013 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: April 23, 2012

Public Hearing: June 25, 2012

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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 2012/2013, 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 27th day of March, 2012.

Willdan Financial Services
Assessment Engineer

By: 
Marc Grijalva
Project Manager
District Administration Services

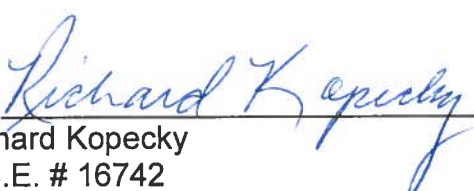
By: 
Richard Kopecky
R.C.E. # 16742



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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 2012/2013, 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 2012/2013. 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 2012/2013.

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 2012/2013.

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 XIID, 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 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

Property Type	Equivalent Benefit Units	Multiplier
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):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

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.

$$\text{Total Balance to Levy} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

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 XIII C 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-San Jose Area for All Urban Consumers.

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	
<i>Annual Maintenance</i>	
Inspection & Abatement: Drainage Basins	\$2,562
Landscape Maint: Drainage Basins (incl utilities)	9,570
Annual Maint: Drainage Basins/Channelway fencing	556
Annual Inspc/Docs: Inlets, Manholes, Outlets, Etc	342
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	1,935
Annual Inspection & Maint: Storm Drain pipes	2,215
Annual pump operation (include electricity)	3,237
Annual Maintenance Expenses: Storm Drains	\$20,417
<i>Periodic Maintenance</i>	
Periodic Landscape Repairs: Drainage Basin	\$640
Periodic Repairs or Rehab: Storm Drain Fencing	429
Periodic Repairs or Rehab: Manholes, Outlets, Etc.	913
Periodic Repairs or Rehab: Storm Drain Pipes	3,701
Annual Periodic Maint Collection: Storm Drains	\$5,683
Total Annual Direct Costs	\$26,100
ADMINISTRATION COSTS	
City Administration & Overhead	\$3,899
Professional Fes & Services	2,773
County Administration Fee	102
Miscellaneous/Other Admin Fees	338
Total Annual Administration Costs	\$7,112
TOTAL DIRECT AND ADMIN COSTS	\$33,212
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
Reserve Collection/(Transfer)	\$0
Capital Improvement Fund Collection/(Transfer)	0
Other Revenues/General Fund (Contributions)	0
TOTAL ADJUSTMENTS	\$0
BALANCE TO LEVY	\$33,212.00
DISTRICT STATISTICS	
Total Parcels	361
Parcels Levied	361
Total EBU	361.00
Levy per EBU	\$92.00
Maximum Levy per EBU	\$159.48
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	\$82,824
Reserve Collection	0
Ending Reserve Fund Balance	\$82,824

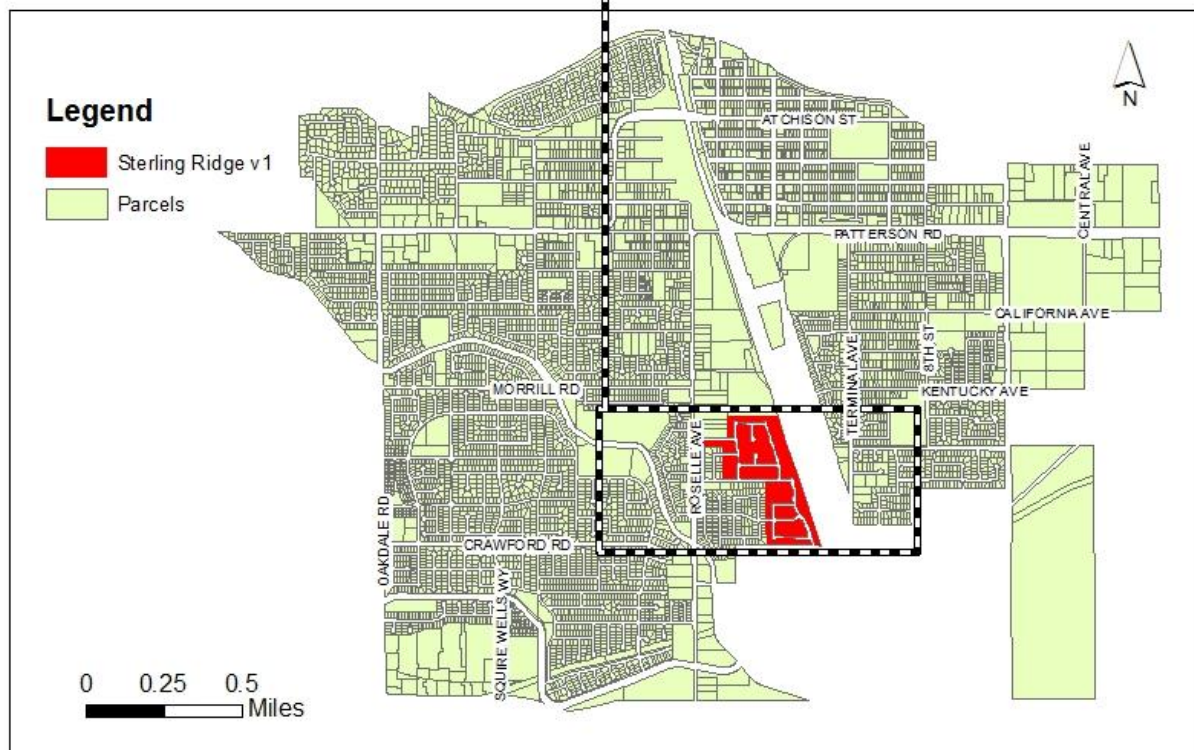
PART IV — DISTRICT BOUNDARY MAPS

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.



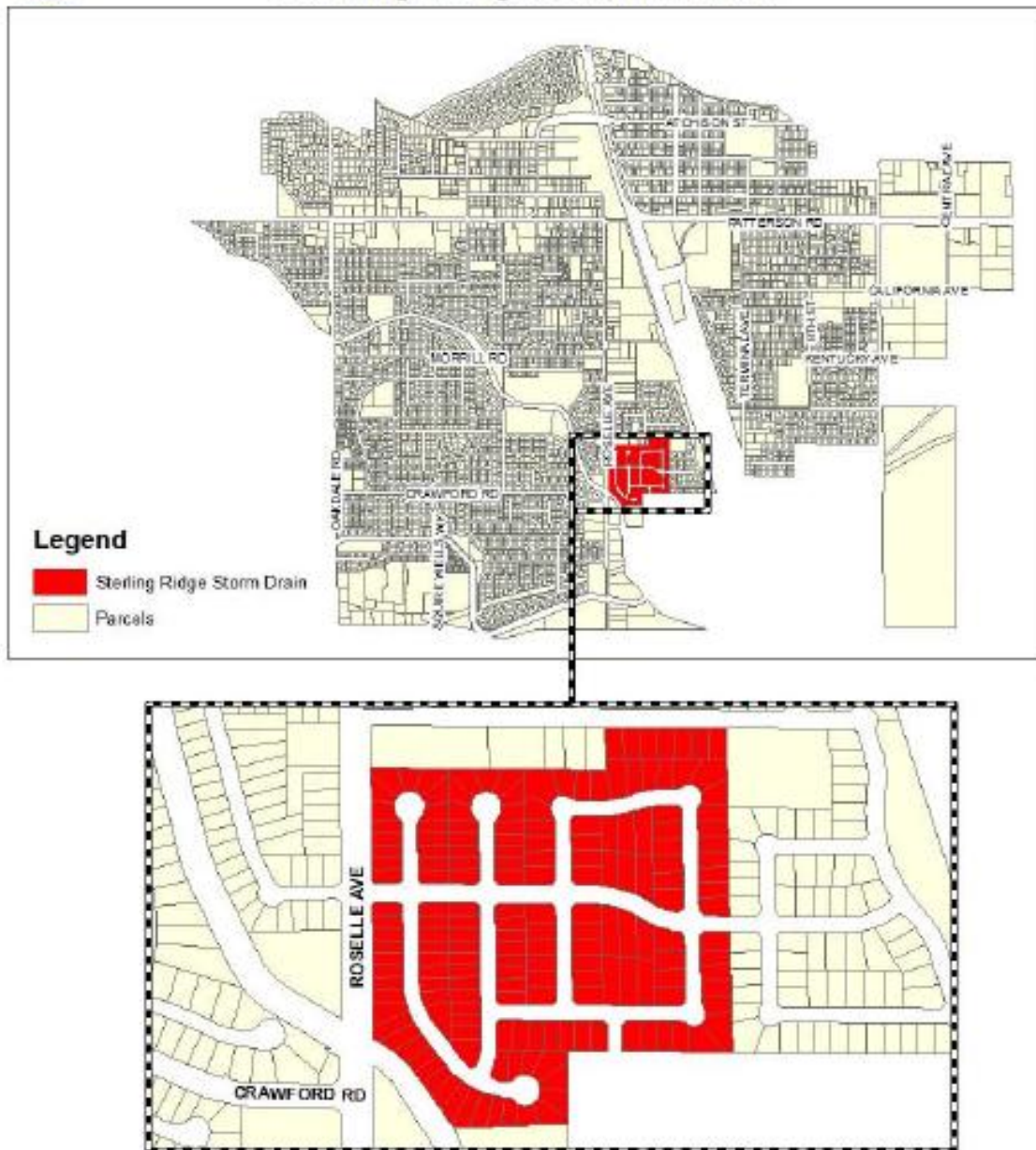
City of Riverbank Sterling Ridge Benefit Assessment District



Elmwood Estates Units 1 & 2 Annexation Territory



Riverbank Sterling Ridge Storm Drain



PART V — 2012/2013 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	Charge	EBU
075-088-001-000	92.00	1.0
075-088-002-000	92.00	1.0
075-089-012-000	92.00	1.0
075-089-013-000	92.00	1.0
075-089-014-000	92.00	1.0
075-089-015-000	92.00	1.0
075-089-016-000	92.00	1.0
075-089-017-000	92.00	1.0
075-089-018-000	92.00	1.0
075-089-019-000	92.00	1.0
075-089-020-000	92.00	1.0
075-089-021-000	92.00	1.0
075-089-022-000	92.00	1.0
075-089-023-000	92.00	1.0
075-089-024-000	92.00	1.0
075-089-025-000	92.00	1.0
075-089-026-000	92.00	1.0
075-089-027-000	92.00	1.0
075-089-028-000	92.00	1.0
075-089-029-000	92.00	1.0
075-089-030-000	92.00	1.0
075-089-031-000	92.00	1.0
075-089-032-000	92.00	1.0
075-089-033-000	92.00	1.0
075-089-034-000	92.00	1.0
075-089-035-000	92.00	1.0

075-089-036-000	92.00	1.0
075-089-037-000	92.00	1.0
075-089-038-000	92.00	1.0
075-089-039-000	92.00	1.0
075-089-040-000	92.00	1.0
075-089-041-000	92.00	1.0
075-089-042-000	92.00	1.0
075-089-043-000	92.00	1.0
075-089-044-000	92.00	1.0
075-089-045-000	92.00	1.0
075-089-046-000	92.00	1.0
075-089-047-000	92.00	1.0
075-089-048-000	92.00	1.0
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075-089-058-000	92.00	1.0
075-088-003-000	92.00	1.0
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075-088-015-000	92.00	1.0
075-088-016-000	92.00	1.0
075-088-017-000	92.00	1.0
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075-088-038-000	92.00	1.0
075-088-039-000	92.00	1.0
075-088-040-000	92.00	1.0
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075-095-080-000	92.00	1.0
075-095-081-000	92.00	1.0
075-095-082-000	92.00	1.0
075-095-083-000	92.00	1.0
075-095-084-000	92.00	1.0
075-095-085-000	92.00	1.0
075-095-086-000	92.00	1.0
Totals:	33,212.00	361.0

*Total Assessment differs from Balance to Levy in Budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.L

SECTION 3: CONSENT CALENDAR

Meeting Date: May 14, 2012

Subject: **Resolution** for the Application for an Energy Efficiency and Conservation Block Grant (EECBG) for the Implementation of the Riverbank Energy Saving LED Street Light Project and Acceptance of the Grant Awarded by the California Energy Commission (CEC).

Submitted by: J.D. Hightower, Development Services Director

City Manager Approval: _____

RECOMMENDATION:

Approve the Resolution and accept the EECBG grant agreement with the State of California for the Riverbank LED street light project.

SUMMARY:

The City partnered with PG&E to submit and gain approval of an Energy Efficiency Block Grant to replace all street lights in the City with LED technology. The City has officially been awarded with \$267,381 out of the \$539,614 that was requested. Since the preparation of the grant agreement, the CEC staff has contacted the City and informed the Deputy Director of Operations that other cost savings have been achieved and that in all likelihood the project will be fully funded. Staff is in the process of completing the inventory of existing lights and prioritizing street light replacement to insure maximum cost savings depending on the level of funding.

The project is categorically exempt from further review of environmental impacts pursuant to Section 15302 of the CEQA Guidelines, Replacement and Reconstruction, the replacement of existing utility facility involving no expansion of capacity. The grant agreement between the State and City is attached, as is the authorizing resolution.

FISCAL IMPACT:

The City will receive the awarded \$267,381 to fund the street light replacement.

ATTACHMENTS:

1. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK FOR THE APPLICATION FOR AN ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) FOR THE IMPLEMENTATION OF THE RIVERBANK ENERGY SAVING LED STREET LIGHT PROJECT

WHEREAS, the City of Riverbank General Plan, Conservation and Open Space Element, Policy CONS-8.3, states that, "The City will encourage the incorporation of energy conservation features in the design of all new construction and the installation of conservation devices in existing development."; and

WHEREAS, the City Council of the City of Riverbank recognizes that it is the interest of the regional, state, and national economy to stimulate the economy; create and retain jobs; reduce fossil fuel emissions; and reduce total energy usage and improve energy efficiency within our jurisdiction; and

WHEREAS, Energy Efficiency and Conservation Block Grant (EECBG) funds are available through the California Energy Commission's Phase 2 Program for grants to eligible local governments for cost-effective energy efficiency projects ; and,

WHEREAS, the City of Riverbank is eligible to apply for EECBG funding under the California Energy Commission's EECBG Program; and

WHEREAS, the City of Riverbank is proposing to implement the energy efficiency project described in Exhibit A in order to qualify for EECBG Phase 2 funds from the California Energy Commission; and

WHEREAS, the City Council finds that the replacement of existing high pressure sodium and mercury vapor street lights with LED street lights to be Categorically Exempt from further environmental review pursuant to Section 15302 (c) of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the submittal of the application to the California Energy Commission's EECBG Phase 2 Program for funds to execute the proposed project described in exhibit A.

BE IT FURTHER RESOLVED, if recommended for funding by the California Energy commission, the City Council authorizes the City of Riverbank to accept a grant award for \$267,381.00 and any supplemental funds that may be awarded up to \$537,000. The award could go up to the amount of this application of \$536,614.00 and authorizes the City Manager to execute all necessary contracts and agreements, and

amendments hereto, to implement and carry out the purposes specified in the application.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Acting City Clerk

Virginia Madueño
Mayor

Attachments: Attachment A, Agreement, and Exhibits A - F

CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



ATTACHMENT A

April 23, 2012

JD. Hightower
City of Riverbank
6617 Third Street
Riverbank, CA 95367

RE: GRANT AGREEMENT NUMBER: CBG-11-004

Dear J.D. Hightower:

Enclosed for your records is a fully executed copy of the above-referenced agreement and the American Recovery and Reinvestment Act (ARRA) reporting spreadsheets. An individual from the Energy Commission will be contacting you soon to set up a webinar session to train you on the requirements for ARRA reporting.

Please be reminded of the following:

- **Only funds of \$267,381 are currently available under this agreement.** Additional funding may become available at incremental amounts and may be limited to an amount less than total grant funds requested. The Recipient is authorized to expend funds if and when written approval is received from the Commission Project Manager and only up to the amount specified in the written approval.
- No work may commence on the project until all executed subcontracts and applicable prevailing wage determinations are reviewed by the Energy Commission and approved, as provided in Section 10 of the Terms and Conditions. Installation costs incurred prior to the submittal of such documentation are not reimbursable under this Agreement and will be disallowed.
- Prior to reimbursement of project costs the Recipient must demonstrate compliance with the Single Audit Act and OMB Circular A-133 and Recipient must provide a signed governing board resolution.

Should you have any questions, please feel free to call me at (916)654-4606.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Masterson", written over a horizontal line.

Jennifer Masterson, Grant Officer
Grants and Loans Office

Cc: Anne Fisher, Commission Project Manager
Accounting
File



RECIPIENT City of Riverbank	AGREEMENT NUMBER CBG-11-004
ADDRESS 2901 High Street Riverbank, CA 95367	AGREEMENT TERM (See CEC Signature date below) to 09/13/12 The effective date of this Agreement is either the start date or the approval date by the California Energy Commission, whichever is later. The California Energy Commission shall be the last party to sign. No work is authorized, nor shall any work begin, until on or after the effective date.

PROJECT DESCRIPTION
 The parties agree to comply with the terms and conditions of the following Exhibits which are by this reference made a part of the agreement.

Exhibit A – Scope of Work	Page(s): 6
Exhibit A – Attachments	Page(s): 1
Exhibit B – Budget	Page(s): 3
Exhibit B – Attachments	Page(s): 3
Exhibit C – General Terms and Conditions	Page(s): 64
Exhibit C – Attachments	Page(s): 27
Exhibit D – Special Terms and Conditions	Page(s): 1
Exhibit E - Contacts	Page(s): 1
Exhibit F - Definitions	Page(s): 1

PROGRAM B/A IT.3360-001-0890(2) Energy Resources Conservation			FUND TITLE FED	
AMOUNT ENCUMBERED \$ 539,614.00	ITEM 0890-3360-001-20	CHAPTER 33	STATUTE 2011	FISCAL YEAR 11/12
MATCH SHARE \$ 0.00	PURPOSE OF EXPENDITURE ARRA- Energy Efficiency and Conservation Block Grants			
TOTAL \$ 539,614.00	OPTIONAL USE 4400-702-30002			

I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose stated above.

SIGNATURE OF ACCOUNTING OFFICER 	DATE 4/12/12
-------------------------------------	-----------------

The undersigned parties have read the attachments to this agreement and will comply with the standards and requirements contained therein.

CALIFORNIA ENERGY COMMISSION		RECIPIENT	
AUTHORIZED SIGNATURE 	DATE 4/10/12	AUTHORIZED SIGNATURE 	DATE 4/6/12
NAME Rachel L. Grant Kiley	PHONE (916) 654-4379	NAME Michael Riddell	PHONE (209) 869-7128
TITLE Contracts, Grants and Loans Office Manager		TITLE Deputy Development Services Director Operations	
CALIFORNIA ENERGY COMMISSION ADDRESS 1516 9th Street, MS 18, Sacramento, CA 95814			

EXHIBIT A

SCOPE OF WORK

Task 1 — Attend Kick-Off Meeting

The goal of this task is to establish the lines of communication and procedures for implementing this Agreement. The Recipient shall attend a “kick-off” meeting with the Commission Project Manager and the Grants Officer. The Recipient shall bring their Project Manager and other relevant staff. The administrative and technical aspects of this Agreement will be discussed at the meeting. Prior to the kick-off meeting, the Commission Project Manager will provide an agenda to all potential meeting participants.

Topics to be discussed at this meeting will include, but are not limited to:

- Terms and Conditions of the Agreement
- Permit Documentation
- Scope of Work
- Project Schedule (including Products and Due Dates)
- Progress Reports
- Final Report
- Use of State Identity Branding Mark Logo
- Prohibition on KEMA Inc. or its subsidiary known as KEMA Services Inc. from performing services as a subcontractor or other lower-tier contractor to achieve the objectives of this Agreement
- Historic Preservation and Consultation Package Requirements

The Commission Project Manager shall designate the date of this meeting, which will be held via teleconference call.

Products: List of Permits, if applicable

Due Date: March 30, 2012

Task 2 — Identify and Obtain Required Permits

The goal of this task is to obtain all permits required for work completed under this Agreement in advance of the date they are needed to keep the Agreement schedule on track.

Permit costs and the expenses associated with obtaining permits are not reimbursable under this Agreement. Permits must be identified in writing and obtained before the Recipient can incur any costs related to the use of the permits for which the Recipient will request reimbursement.

hazardous waste generated by the proposed project activities. Sanitary and hazardous waste includes, but is not limited to, construction and demolition debris, old light bulbs, fluorescent ballasts and lamps, piping, roofing material, discarded equipment, debris, and asbestos.

The Recipient's Waste Management Plan must comply with all federal, state, and local laws and regulations governing waste disposal. Exhibit 10 of the EECBG funding solicitation (PON-11-608) provides a template for the Waste Management Plan. Guidance on completing the waste management plan template can be found at <http://www.energy.ca.gov/2010publications/CEC-150-2010-002/CEC-150-2010-002.PDF>

Products: Waste Management Plan (no draft)

Due Date: May 11, 2012

Task 2b — Award Subcontract

The goal of this task is to approve a subcontract for the purchase and installation of approved materials/equipment as identified in Attachment A-1 of this Agreement. All equipment must adhere to the requirements and specifications set forth in Exhibit 2 of the EECBG funding solicitation (PON-11-608). A listing of the specific materials/equipment purchased shall be documented in the next monthly progress report submitted under this agreement.

NOTE: The list of materials and equipment identified in Attachment A-1 includes the total possible universe of materials and equipment that the Recipient may purchase with EECBG funds. The Recipient may not purchase any material or equipment that is not on this list. The Recipient may purchase more or less of a certain type of material or equipment than the exact number listed in Attachment A-1, provided that such modifications are made in accordance with the rules governing changes to the Agreement in the terms and conditions of this Agreement. These restrictions do not apply to materials and equipment which are entirely paid for with cost-share funds.

NOTE: The requirement to submit copies of all executed subcontracts applies to all subcontracts for services to achieve the objectives of this Agreement, including subcontracts paid for entirely with cost share funds.

Products: Copy of Executed Subcontract (no draft)

Due Date: June 15, 2012

Task 2c — Submit Prevailing Wage Rates and Weekly Certified Payrolls

Within 30 days before execution of any subcontract for services under this Agreement the Recipient must submit to the Commission Project Manager a copy of applicable wage determinations for any and all labor and mechanic work to be performed under the subcontract. If the Recipient cannot determine whether the Davis-

Due Date: No later than 30 days after the **execution** of the grant or the identification of the project structure(s) or site(s) to be retrofitted under the grant, whichever is later

Task 3 — Install Equipment

The goal of this task is to install the purchased equipment in Task 2b above.

The Recipient shall ensure that the subcontractor will install the approved equipment. A listing of the equipment installed shall be documented in the next monthly progress report submitted under this agreement. As appropriate, photographs should be submitted to the Energy Commission Project Manager to verify that installation has been completed. For very large projects, a sampling of photos may be used to document installation. Recipients shall work with the assigned Energy Commission Project Manager to ensure sufficient verification is provided.

Products: Photographs of Installed Equipment (no draft)

Due Date: August 15, 2012

Task 4 — ARRA OMB 1512 Monthly Report

The goal of this task is to periodically report on the number of jobs created and document progress toward completion of projects under this agreement.

The Recipient shall complete a monthly spreadsheet report that quantifies a number of metrics, including: direct jobs created; vendor data; equipment purchased; and energy cost savings. Each progress report is due to the Commission Project Manager within 3 working days after the end of the reporting period. A template of the spreadsheet and instructions for completing the ARRA OMB 1512 report will be provided to the Recipient prior to the Kick-Off Meeting.

Product: Monthly Spreadsheet Report

Due Date: By the 3rd day of each month until the submission of the final report

Task 5 — Monthly Progress Reports

The goal of this task is to periodically verify that satisfactory and continued progress is made towards achieving the objectives of this Agreement.

The Recipient shall prepare progress reports which summarize all Agreement activities conducted by the Recipient for the reporting period, including an assessment of the ability to complete the Agreement within the current budget and any anticipated cost overruns. The terms and conditions of this Agreement provide the required specifications. A template of the monthly progress report will be provided to the Recipient prior to the Kick-

EXHIBIT A
ATTACHMENT A-1
ELIGIBLE PROJECT SUPPORTING DOCUMENTATION

	Existing Equipment	Proposed Equipment	Facility Where Equipment Installed	Existing Capacity (watts)	Proposed Capacity (watts)	Annual Hours of Operation	Number of Units	Equipment/ Material Cost per Unit **	Total Equipment/ Material Cost	Total Non-Equipment Cost	Total Project Costs	Installation Cost Percentage*
1	70 Watt HPS @ 120 Volts	20 LED Gen D	Various locations	84.88	22.54	4,100	1	300	300	235	535	44%
2	100 Watt HPS @ 120 Volts	20 LED Gen D	Various locations	2,280.00	711.80	4,100	19	300	5,700	4,472	10,172	44%
3	100 Watt HPS @ 120 Volts	20 LED Gen D	Various locations	17,880.00	5,582.05	4,100	149	300	44,700	35,066	79,766	44%
4	150 Watt HPS @ 120 Volts	40 LED Gen D	Various locations	34,243.90	12,213.66	4,100	195	400	78,000	45,892	123,892	37%
5	150 Watt HPS @ 120 Volts	40 LED Gen D	Various locations	87,829.27	31,254.44	4,100	499	400	199,600	117,436	317,036	37%
6	200 Watt HPS @ 120 Volts	50 LED Gen D	Various locations	10,302.44	3,850.54	4,100	44	445	19,560	10,355	29,935	35%
7	150 Watt HPS @ 240 Volts	40 LED Gen D	Various locations	605.85	187.90	4,100	3	400	1,200	706	1,906	37%
8	200 Watt HPS @ 240 Volts	50 LED Gen D	Various locations	8,771.71	3,237.95	4,100	37	445	16,465	8,708	25,173	35%
9	250 Watt HPS @ 240 Volts	60 LED Gen D	Various locations	565.37	245.27	4,100	2	480	960	471	1,431	33%
Total									949	\$ 366,505	\$ 223,341	\$ 589,846

For each project where non-equipment costs exceeds 50% of total project costs, please attach written justification for the non-equipment costs.

Exhibit B

Category Budget

Budget Category Item	CEC Share (\$)	Match Share (\$)	Total Cost (\$)
Personnel:			
Direct Labor			\$ -
Fringe Benefits			\$ -
Total Personnel Services	\$ -	\$ -	\$ -
Operating Expenses:			
Travel			\$ -
Equipment			\$ -
Materials / Supplies			\$ -
Subcontract Expense	\$ 539,614	\$ 50,232	\$ 589,846
Miscellaneous			\$ -
Total Operating Expenses	\$ 539,614	\$ 50,232	\$ 589,846
Overhead:			
Overhead			\$ -
Total Overhead	\$ -	\$ -	\$ -
Total	\$ 539,614	\$ 50,232	\$ 589,846

**EXHIBIT B
BUDGET DETAILS**

Direct Labor, Unloaded Hourly Rates

Title / Job Classification	Maximum Rate to be Billed* (\$ / Hr)	Number of Hours	EECBG Share	Cost Share	Total Cost
	\$ -		\$ -	\$ -	\$ -
Total Direct Labor			\$ -	\$ -	\$ -

* Maximum salary rates are caps: The Energy Commission will not reimburse at a higher rate over the term of the project.

Fringe Benefits

Title / Job Classification	Maximum % Rate to be Billed*	Base (typically Total Direct Labor)	EECBG Share	Cost Share	Total Cost
	0%		\$ -	\$ -	\$ -
Total Fringe Benefits			\$ -	\$ -	\$ -

* Maximum fringe benefit rates are caps: The Energy Commission will not reimburse at a higher rate over the term of the project.

Travel**

Location	Purpose	Number of Trips	People per Trip	EECBG Share*	Cost Share	Total Cost
				\$ -	\$ -	\$ -
Total Travel				\$ -	\$ -	\$ -

* EECBG Share: Travel is reimbursed at State rates. Higher travel costs can count as Match Share.

** Trips not identified in the approved budget or listed as "to be determined (TBD)" require advanced written approval from Commission Project Manager.

Equipment*

Item	Quantity	Unit Cost	EECBG Share	Cost Share	Total Cost
		\$ -	\$ -	\$ -	\$ -
Total Equipment			\$ -	\$ -	\$ -

* Equipment has a per-unit cost of \$5,000 or greater and a useful life of one year or more.

Materials, Supplies

Item	Quantity	Unit Cost	EECBG Share	Cost Share	Total Cost
		\$ -	\$ -	\$ -	\$ -
Total Materials and Supplies			\$ -	\$ -	\$ -

EXHIBIT B
ATTACHMENT B-1
PAYMENT REQUEST FORM

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EECBG FINANCIAL STATUS REPORT OR PAYMENT REQUEST



Payment Request Number: _____

 Recipient:
(Name and Address)

Type of Request: (Check all that apply)

- ☐ Progress Payment
☐ Status Report Only
☐ Release Retention
☐ Final

 Period Covered by this Request:
to
to

 Approved Project Term
to
to

Amount of this Request

\$ _____

Funding History

Funds Requested to Date: \$ _____

Funds Received to Date: \$ _____

Expenses to Date: \$ _____

Funds on Hand: \$ _____

Interest Earned to Date: \$ _____

ENERGY COMMISSION SHARE Line Item	Approved Budget	Expenses this Period	Expense to Date	Obligations Not Yet Paid	Remaining Balance
Unloaded Direct Labor	0.00	0.00	0.00	0.00	0.00
Fringe Benefits	0.00	0.00	0.00	0.00	0.00
Travel	0.00	0.00	0.00	0.00	0.00
Equipment	0.00	0.00	0.00	0.00	0.00
Materials / Supplies	0.00	0.00	0.00	0.00	0.00
Non Labor Contract Expenses	0.00	0.00	0.00	0.00	0.00
Contract Labor subject to DBA	0.00	0.00	0.00	0.00	0.00
Contract Labor not subject to DBA	0.00	0.00	0.00	0.00	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Overhead	0.00	0.00	0.00	0.00	0.00
TOTALS					0.00

MATCH SHARE Line Item	Approved Budget	Expenses this Period	Expense to Date	Obligations Not Yet Paid	Remaining Balance
Unloaded Direct Labor	0.00	0.00	0.00	0.00	0.00
Fringe Benefits	0.00	0.00	0.00	0.00	0.00
Travel	0.00	0.00	0.00	0.00	0.00
Equipment	0.00	0.00	0.00	0.00	0.00
Materials / Supplies	0.00	0.00	0.00	0.00	0.00
Non Labor Contract Expenses	0.00	0.00	0.00	0.00	0.00
Contract Labor subject to DBA	0.00	0.00	0.00	0.00	0.00
Contract Labor not subject to DBA	0.00	0.00	0.00	0.00	0.00
Miscellaneous	0.00	0.00	0.00	0.00	0.00
Overhead	0.00	0.00	0.00	0.00	0.00
TOTALS					0.00

GRAND TOTALS

0.00

RECIPIENT CERTIFICATION

I certify to the best of my knowledge and belief that this report is correct and complete and all outlays and obligations are for the purposes set forth in the funding Agreement and that the reimbursement of these costs has not and will not be received under other sources including, but not limited to, a Government Entity contract, subcontract, or other procurement method. For projects considered to be a public work: Prevailing wages were paid to eligible workers who provided labor for the work covered by this invoice; Recipient and all subcontractors have complied with prevailing wage laws.

Signature of Authorized Certifying Officer

Date

Type or Printed Name and Title

Phone

ENERGY COMMISSION APPROVALS

Commission Project Manager

Date

Commission Program Manager

Date

Grants Office

Date

ENERGY COMMISSION USE ONLY (-NS-)

Amount Authorized: \$ _____

Retention: ☐ Yes ☐ No

Fiscal Year: _____

Appropriation Code: _____

Retention: _____

Amount Scheduled: \$ _____

EXHIBIT C

GENERAL TERMS AND CONDITIONS

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EXHIBIT C

GENERAL TERMS AND CONDITIONS

1. ***Grant Agreement***

This project is being funded with a grant from the California Energy Commission (Commission). The Commission obtained the funds to make this grant through a federal grant agreement [Recovery Act: State of California Energy Efficiency and Conservation Block Grant (EECBG), number DE-EE0000905] with the U.S. Department of Energy (DOE). It is hereby understood and agreed that this Agreement shall be governed by the laws of the State of California (State) as to interpretation and performance.

This Agreement is comprised of the grant funding award, the Terms and Conditions, and all attachments. These Terms and Conditions are standard requirements for grant awards. The Commission may impose additional special conditions in this grant Agreement that address the unique circumstances of this project. Special conditions that conflict with these standard provisions take precedence.

All work and/or the expenditure of funds (Commission-reimbursed and/or match share) must occur within the approved term of this Agreement. The Commission cannot authorize any payments until all parties sign this Agreement.

2. ***Attachments and References***

The following certifications and supporting documents are attached to this Agreement.

Exhibit A – Scope of Work

- Attachment A-1 – Direct Equipment Purchase Supporting Documentation (if applicable and as finalized by the Energy Commission and Recipient)

Exhibit B – Budget

- Attachment B-1 – Financial Status Request or Payment Request

Exhibit C - Terms and Conditions

- Attachment C-1 – Assurance of Compliance, Nondiscrimination in Federally Assisted Programs

- ☒ OMB Circular A-102: Common Rule for Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments
- ☒ OMB Circular A-110: Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations (also applicable to private entities)
- ☒ OMB Circular A-87: Cost Principles for State, Local and Tribal Governments
- ☒ OMB Circular A-21: Cost Principles for Educational Institutions
- ☒ OMB Circular A-122: Cost Principles Applicable to Grants, Contracts, and Other Agreements with Non-Profit Organizations (non-profit organizations and individuals, except for those specifically exempted)
- ☒ OMB Circular A-133: Audits of States, Local Governments, and Non-Profit Organizations
- ☐ Other: _____
- ☐ None

4. *Funding Limitations*

Any federal, State, and local laws and regulations applicable to your project not expressly listed in this Agreement are incorporated herein as part of this Agreement.

The funding source(s) and applicable restriction(s) identified below apply to this grant:

- Funding for this Agreement is dependent upon a federal grant agreement, which is scheduled to terminate on September 13, 2012. Funding for this Agreement is subject to the approval of the applicable Federal Government agency, federal law, federal court judgments, and/or federal agency orders that may affect the provisions or terms of this Agreement.
- Energy Efficiency and Conservation Block Grant (EECBG) funding for this Agreement is approved as part of the EECBG grant. Grant funds may be used only for eligible activities as provided in 42 U.S.C. Section 17154(3)-(13) and as approved in the Block Grant Guidelines.

- Any findings, conclusions, or recommendations for follow-up or ongoing activities that might result from the successful completion of the project.
- A statement of future intent of the grant Recipient to maintain or further develop the project.
- A Payment Request form for the final payment (including any retention).
- A consolidated list of subcontractors funded in whole or in part by the grant Recipient. Include the name, address, concise statement of work done, period, and value of each.
- Additional information specified in the Work Statement or Special Conditions.

The Commission Project Manager will review the draft final report. The Recipient will incorporate applicable comments and submit the final report (the original and two copies) to the Commission Project Manager.

Upon receipt of the final report, the Commission Project Manager shall ensure that all work has been satisfactorily completed.

c. **Rights in Reports**

The Commission reserves the right to use and reproduce all reports and data produced and delivered pursuant to this Agreement, and reserves the right to authorize others to use or reproduce such materials. Each report becomes the property of the Commission.

d. **Failure to Comply with Reporting Requirements**

Failure to comply with the reporting requirements contained in this Agreement will be considered a material noncompliance with the terms of this Agreement. Noncompliance may result in withholding of future payments, suspension or termination of the current award, and withholding of future awards. A willful failure to perform, a history of failure to perform, or unsatisfactory performance of this and/or other financial assistance awards, may also result in a debarment action to preclude future awards.

8. Publications - Legal Statement on Reports and Products

- a. You are encouraged to publish or otherwise make publicly available the results of the work conducted under the award.

- Change of Recipient, or
- Changes to Work Statement that substantially modify the purpose of the Agreement.

The following changes are not permitted for this Agreement:

- Changes to the Work Statement that extend the due dates beyond the term of the Agreement,
- Changes to the Budget that increase the amount of the Agreement, or
- Reallocations to the Budget that reduce the cost-effectiveness of the project below the minimum cost-effectiveness standard specified in the Block Grant Guidelines,

The Recipient shall submit a request in writing to the Project Manager with a copy to the Commission Grants and Loans Officer for any permissible, significant change. The Project Manager will notify the Recipient Project Manager of the appropriate Commission action within ten (10) working days.

4. Informal Amendments

The Commission's Project Manager may approve changes to this Agreement that are not significant, including changes required to comply with Federal or State law, regulation, or policy. These changes shall be documented in a letter of agreement between the Recipient and the Commission Grants and Loans Officer.

b. Budget Reallocations

- (1) The Commission, through its Project Manager and Grants and Loans Officer, and the Recipient can agree upon and make certain budget reallocations without a formal amendment to this Agreement as long as ALL of the following conditions are met:
 - (a) The budget reallocation cannot substantially change the scope of work. Examples of budget reallocations that do not substantially change the scope of work include, but are not limited to, the following:
 - Increasing or decreasing the overall travel budget. This does not mean an increase to the allowed per diem rates under this Agreement.
 - Increasing or decreasing the equipment budget, including increasing or decreasing the quantity of

Procurement and subcontracting criteria are specified in the applicable OMB Circulars and/or additional federal provisions incorporated by reference in this Agreement. The Commission will defer to the Recipient's own regulations and procedures as long as they reflect applicable state and local laws and regulations and are not in conflict with the minimum standards specified in this Agreement and any OMB Circulars and/or federal regulations incorporated by reference in this Agreement, including 10 CFR Section 600.

More specifically, recipients that are state or local governments shall follow the procurement provisions of 10 CFR Section 600.236(b) through (i). Subawardees that are institutions of higher education, hospitals, and other nonprofit organizations shall follow 10 CFR Sections 600.140 through 600.149. Subawardees that are for-profit organizations shall follow 10 CFR Section 600.331.

The Recipient must ensure that any subcontractors under this Agreement are paid in compliance with federal and state prevailing wage laws in accordance with Sections 26(o) and 28 below. When advertising for a public contract opportunity, Recipients must attach the applicable wage determinations to the solicitation, assistance agreement, and resulting contract or grant.

The Recipient is liable and responsible for handling all contractual and administrative issues arising out of or related to any subcontracts it enters into under this Agreement.

All subcontracts must incorporate all of the following:

- A clear and accurate description of the material, products, or services to be procured as well as a detailed budget and timeline. The budget must include an itemized list of expenses, including, where applicable, detailed descriptions of all administrative costs, overhead, travel, materials and supplies, equipment, and contract labor.
- Provisions that ensure compliance with federal and state prevailing wage laws.
- Provisions that allow for administrative, contractual, or legal remedies in instances where subcontractors violate or breach contract terms, and provide for such sanctions and penalties as may be appropriate.
- Provisions for termination by the Recipient, including termination procedures and the basis for settlement.
- Language conforming to the "Nondiscrimination" provision in this Agreement.

- The applicable wage determinations for any and all labor and mechanic work, to be performed under the subcontract.

The Energy Commission must approve the applicable wage determinations prior to the commencement of any work under such a subcontract. The Energy Commission's approval and execution of an EECBG Program Grant Award does not constitute the Energy Commission's approval of any prevailing wage rates identified by the applicant on Exhibit B to this Agreement. The Energy Commission's review of prevailing wage determinations will occur after an EECBG Program Grant Award has been approved and executed and the Recipient has submitted this documentation. Installation costs incurred prior to the Energy Commission's approval of such documentation are not reimbursable under this Agreement and will be disallowed.

The Recipient must include these requirements in all subawards.

These requirements apply to all subcontracts for services to achieve the objectives of this Agreement, including subcontracts paid for entirely with cost share funds.

c. Requirement to Maintain Subcontract Documentation

In addition to submitting the specific documentation identified in subsection (b) above, the Recipient must maintain the following documentation and provide them promptly upon request by the Commission Project Manager:

- all solicitations for services or products required to carry out the terms of this Agreement,
- copies of the proposals or bids received
- if applicable, justification and cost analysis for noncompetitive proposals in accordance with 10 CFR 600.236(d)(4) specifying why competitive procurement was infeasible and which of the following circumstances applies:
 - The item is available only from a single source;
 - The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;
 - USDOE authorizes noncompetitive proposals; or
 - After solicitation of a number of sources, competition is determined inadequate.
- copies of subcontracts executed.

The Recipient must include the requirement to maintain subcontract documentation in all subawards.

d. Additions, Removal or Substitutions of Subcontractors

any of its legal remedies, terminate this Agreement for cause upon five (5) days written notice to the Recipient.

b. Without Cause

The Commission Policy Committee may, at its option, terminate this Agreement without cause in whole or in part, upon giving thirty (30) days advance notice in writing to the Recipient by certified mail, return receipt requested. In such event, the Recipient agrees to use all reasonable efforts to mitigate the Recipient's expenses and obligations hereunder. Also in such event, the Commission shall pay the Recipient for all satisfactory work performed and expenses incurred within 30 days after such notice of termination which could not by reasonable efforts of the Recipient have been avoided, but not in excess of the maximum payable under this Agreement.

15. Travel and Per Diem

- a. The Recipient shall be reimbursed for travel and per diem expenses using the same rates provided to non-represented State employees. The Recipient must pay for travel in excess of these rates. The Recipient may obtain current rates from the Energy Commissions Web Site at: http://www.energy.ca.gov/contracts/TRAVEL_PER_DIEM.PDF.
- b. Travel identified in the Budget section of this Agreement is approved and does not require further authorization.
- c. Travel that is not included in the Budget section of this Agreement shall require written authorization from the Project Manager and Grants and Loans Officer prior to travel departure. The Energy Commission will reimburse travel expenses from the Recipient's office location.
- d. The Recipient must retain documentation of travel expenses in its financial records. The documentation must be listed by trip and include dates and times of departure and return. Travel receipts, except for travel meals and incidentals, shall be submitted with invoices requesting reimbursement from the Energy Commission.

16. License

- a. The Commission shall be granted a no-cost, nonexclusive, nontransferable, irrevocable worldwide license to use or have practiced for or on behalf of the State inventions developed hereunder and patents or patent applications derived from such inventions. Recipient must obtain agreements to effectuate this clause with all persons or entities obtaining ownership interest in the patented subject inventions.

In the event Recipient/subcontractor fails to perform in accordance with the above standard:

- (1) Recipient/subcontractor will re-perform, at its own expense, any task which was not performed to the reasonable satisfaction of the Commission Project Manager. Any work re-performed pursuant to this paragraph shall be completed within the time limitations originally set forth for the specific task involved. Recipient/subcontractor shall work any overtime required to meet the deadline for the task at no additional cost to the Commission;
- (2) The Commission shall provide a new schedule for the re-performance of any task pursuant to this paragraph in the event that re-performance of a task within the original time limitations is not feasible; and
- (3) The Commission shall have the option to direct Recipient/subcontractor not to re-perform any task which was not performed to the reasonable satisfaction of the Commission Project Manager pursuant to application of (1) and (2) above. In the event the Commission directs Recipient/subcontractor not to re-perform a task, the Commission and Recipient shall negotiate a reasonable settlement for satisfactory work performed. No previous payment shall be considered a waiver of the Commission's right to reimbursement.

Nothing contained in this section is intended to limit any of the rights or remedies which the Commission may have under law.

18. *Payment of Funds*

The Energy Commission agrees to reimburse the Recipient for actual allowable expenditures incurred in accordance with the Budget. The rates in the Budget are rate caps, or the maximum amount allowed to be billed. The Recipient can only bill for actual expenses incurred at the Recipient's actual direct labor rate(s), fringe benefit rate(s), and indirect rate(s), not to exceed the rates specified in the Budget.

a. *Payment Requests*

The Recipient may request payment from the Commission at any time during the term of this Agreement although it is preferred that payment requests be submitted with the progress reports. The final payment request must be received by the Energy Commission along with the draft Final Report 60 days prior to the end of the Agreement term.

Payments will be made on a reimbursement basis for Recipient expenditures, i.e., after the Recipient has incurred an expense and/or paid for a service, product, supplies, or other approved budget item. No reimbursement for food or beverages shall be made other than allowable per diem charges.

Colleges or an auxiliary organization of the Student Aid Commission established under Education Code 69522.

e. Release of Funds

The Commission Project Manager will not process any payment request during the Agreement term until the following conditions have been met:

- All required reports have been submitted and are satisfactory to the Commission Project Manager.
- All applicable special conditions have been met.
- All appropriate permits or permit waivers from governmental agencies have been issued to the Recipient and copies have been received by the Commission Project Manager.
- All products due have been submitted and are satisfactory to the Commission Project Manager.
- Other prepayment conditions as may be required by the Commission Project Manager have been met. Such conditions will be specified in writing ahead of time, if possible.

f. Fringe Benefits, Indirect Overhead, General and Administrative (G&A), and Facilities and Administration (F&A)

Indirect cost rates must be developed in accordance with generally accepted accounting principles and the applicable OMB circulars or federal acquisition regulations. If the Recipient has an approved fringe benefits or indirect cost rate (indirect overhead, G&A, or F&A) from their cognizant Federal Agency, the Recipient may bill at the federal rate up to the Budget rate caps if the following conditions are met:

- The Recipient may bill at the federal provisional rate but must adjust annually to reflect their actual final rates for the year in accordance with the Labor, Fringe, and Indirect Invoicing Instructions which can be accessed at www.energy.ca.gov/contracts/pier/PIERInvoicingInstructions.doc.
- The cost pools used to develop the federal rates must be allocable to the Commission Agreement, and the rates must be representative of the portion of costs benefiting the Commission Agreement. For example, if the federal rate is for manufacturing overhead at the Recipient's manufacturing facility and the Commission Agreement is for research and development at their research facility, the federal

Records for nonexpendable personal property acquired with grant funds shall be retained for three years after its final disposition or three years after the federal grant term, whichever is later.

c. Audits

Upon written request from the Commission, the Recipient shall provide detailed documentation of all expenses at any time throughout the project. In addition, the Recipient agrees to allow the Commission or any other agency of the State or the Federal Government, or their designated representative, upon written request, to have reasonable access to and the right of inspection of all records that pertain to the project during the term of this Agreement and for a period of three (3) years thereafter or three years after the federal grant term, whichever is later, unless the Commission notifies the Recipient, prior to the expiration of such three-year period, that a longer period of record retention is necessary. Further, the Recipient agrees to incorporate an audit of this project within any scheduled audits, when specifically requested by the State. Recipient agrees to include a similar right to audit in any subcontract.

Recipients are strongly encouraged to conduct annual audits in accordance with the single audit concept. The Recipient should provide two copies of the independent audit report and any resulting comments and correspondence to the Commission Project Manager within 30 days of the completion of such audits.

d. Cost or Match Share

If the grant Budget includes cost or match share under this Agreement, the Recipient agrees to be liable for the percentage of cost or match share identified in this Agreement only to the extent necessary to meet the minimum cost effectiveness standard described in the Block Grant Guidelines.

Failure to provide the minimum required cost or match share to meet the minimum cost-effectiveness standard may result in the subsequent recovery of some or all of the funds provided under this Agreement.

The Recipient must maintain accounting records detailing the expenditure of the match (actual cash and in-kind services) and provide complete documentation of expenditures as described under "Payment of Funds."

20. Indemnification

The Recipient agrees to indemnify, defend, and save harmless the State, its officers, agents, and employees from any and all claims and losses accruing or

b. Mutual Agreement for Arbitration

Should the Commission's Dispute Resolution procedure described above fail to resolve a dispute or grievance to the satisfaction of the Recipient, either party may seek to have the dispute or grievance resolved through binding arbitration. Both parties must consent before submitting the dispute to arbitration. The arbitration proceeding shall take place in Sacramento County, California, and shall be governed by the commercial arbitration rules of the American Arbitration Association (AAA) in effect on the date the arbitration is initiated. The dispute or grievance shall be resolved by one (1) arbitrator who is an expert in the particular field of the dispute or grievance. The arbitrator shall be selected in accordance with the aforementioned commercial arbitration rules. If arbitration is mutually decided by the parties, arbitration is in lieu of any court action and the decision rendered by the arbitrator shall be final (not appealable to a court through the civil process). However, judgment may be entered upon the arbitrator's decision and is enforceable in accordance with the applicable law in any court having jurisdiction over this Agreement. The demand for arbitration shall be made no later than six (6) months after the date of the termination of this Agreement, irrespective of when the dispute or grievance arose, and irrespective of the applicable statute of limitations for a suit based on the dispute or grievance.

The cost of arbitration shall be borne by the parties as follows:

- The AAA's administrative fees shall be borne equally by the parties;
- The expense of a stenographer shall be borne by the party requesting a stenographic record;
- Witness expenses for either side shall be paid by the party producing the witness;
- Each party shall bear the cost of its own travel expenses;
- All other expenses shall be borne equally by the parties, unless the arbitrator apportions or assesses the expenses otherwise as part of his or her award.

At the option of the parties, any or all of these arbitration costs may be deducted from any balance of Agreement funds. Both parties must agree, in writing, to utilize Agreement funds to pay for arbitration costs.

If the parties do not mutually agree to binding arbitration, the sole forum to resolve the dispute is State court.

f. Waiver

No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided therein or by law.

g. Assurances

The Commission reserves the right to seek further written assurances from the Recipient and its team that the work of the project under this Agreement will be performed consistent with the terms of the Agreement.

h. Change in Business

- (1) Recipient shall promptly notify the Commission of the occurrence of each of the following:
 - (a) A change of address.
 - (b) A change in the business name or ownership.
 - (c) The existence of any litigation or other legal proceeding affecting the project.
 - (d) The occurrence of any casualty or other loss to project personnel, equipment or third parties of a type commonly covered by insurance.
 - (e) Receipt of notice of any claim or potential claim against Recipient for patent, copyright, trademark, service mark and/or trade secret infringement that could affect the Commission's rights.
- (2) Recipient shall not change or reorganize the type of business entity under which it does business except upon prior written notification to the Commission. A change of business entity or name change requires an amendment assigning or novating the Agreement to the changed entity. In the event the Commission is not satisfied that the new entity can perform as the original Recipient, the Commission may terminate this Agreement as provided in the termination paragraph.

The Recipient shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Agreement.

c. State Drug-Free Workplace Certification

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

- (1) Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations as required by Government Code Section 8355(a).
- (2) Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b) to inform employees about all of the following:
 - The dangers of drug abuse in the workplace;
 - The person's or organization's policy of maintaining a drug-free workplace;
 - Any available counseling, rehabilitation, and employee assistance programs; and
 - Penalties that may be imposed upon employees for drug abuse violations.
- (3) Provide, as required by Government Code Section 8355(c), that every employee who works on the proposed project:
 - Will receive a copy of the company's drug-free policy statement;
 - Will agree to abide by the terms of the company's statement as a condition of employment on the project.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both, and the Recipient may be ineligible for any future State awards if the

Assisted Programs” (Exhibit C, Attachment C-1) its commitment to comply with this law and return to the Commission Grants and Loans Officer.

d. Certifications Regarding Lobbying and Debarment, Suspension and Other Responsibility Matters

This award is subject to the provisions of 10 CFR Part 601, 2 CFR Part 180, 2 CFR Part 901, and 10 CFR Part 607. The Recipient will complete and certify by signature on the attached Form “Certifications Regarding Lobbying and Debarment, Suspension and Other Responsibility Matters” (Exhibit C, Attachment C-2) its commitment to comply with these requirements and return to the Commission Grants and Loans Officer.

e. Lobbying Restrictions

By accepting funds under this award, the Recipient agrees that none of the funds obligated under this agreement shall be expended, directly or indirectly, to influence congressional action on any legislation or appropriation matters pending before Congress, other than to communicate to Members of Congress as described in 18 U.S.C. 1913. This restriction is in addition to those prescribed elsewhere in statute and regulation.

The Recipient shall disclose lobbying activities by completing and signing the “Disclosure of Lobbying Activities” (Exhibit C, Attachment C-3) and returning it to the Commission Grants and Loans Officer.

f. National Policy Assurances

The Recipient agrees to adhere to and include in all subawards the requirements set forth in the attached “National Policy Assurances” (Exhibit C, Attachment C-4 of this Agreement). Terms are self-deleting to the extent they do not apply to a particular type of activity or award.

g. Federal Intellectual Property Provisions and Contact Information

- (1) In addition to the “License” provisions in Section 16 of this Agreement, the Recipient must conform to “Federal Intellectual Property Provisions” (Exhibit C Attachment C-5) included in this Agreement. A list of all intellectual property provisions may be found at http://www.gc.doe.gov/financial_assistance_awards.htm.
- (2) Questions regarding intellectual property matters should be referred to the DOE Award Administrator and the Patent Counsel designated as the service provider for the DOE office that issued the award. The IP Service Providers List is found at

The Energy Commission executed a Programmatic Agreement (Programmatic Agreement) with the SHPO, as amended, to streamline the Section 106 consultation process and to categorically exclude some projects from the SHPO's direct review and consultation. Because of their nature, these categorically excluded projects cannot impact historic resources. The categorically excluded projects are identified in the Programmatic Agreement and include: (1) undertakings for planning, training and educational purposes; (2) undertakings to replace equipment on existing buildings or structures that result in no building or structure changes or ground disturbances; and (3) undertakings on buildings or structures less than 45 years of age that will result in no ground disturbances. Projects that are categorically excluded from the SHPO's direct review and consultation will be deemed to have satisfied Section 106 of NHPA without further review or involvement by the SHPO.

The Energy Commission will evaluate projects to determine whether such projects are categorically excluded from the SHPO's direct review and consultation under the Programmatic Agreement. If projects are categorically excluded, the Energy Commission will issue the project applicant a clearance letter on the SHPO's behalf.

In order for the Energy Commission to determine whether a given project is categorically excluded from the SHPO's direct review and consultation, the applicant must prepare a Consultation Package, as provided in the Programmatic Agreement, for each building or structure upon which the project will be undertaken.

k. Availability of Federal Funds

It is mutually agreed that partial or whole funding for this Agreement is dependent upon a federal agreement (DE-EE0000905) that has a scheduled budget period end date of September 13, 2012, and is subject to the following provisions: (1) This Agreement is subject to any additional restrictions, limitations, or conditions enacted by Congress or any statute enacted by Congress that may affect the provisions, terms, or funding of this Agreement; (2) Funding for this Agreement is subject to the approval of the U.S. Department of Energy (DOE) and to any additional restrictions, limitations, or conditions imposed by DOE, federal law, federal court judgments, and/or federal agency orders which may affect the provisions or terms of this Agreement; (3) If Congress does not appropriate sufficient funds for the program, this Agreement shall be amended to reflect any reduction in funds; and (4) The Commission has the option to invalidate the Agreement under the 30-day cancellation clause or to amend the Agreement to reflect any reduction in funds.

includes, but is not limited to, construction and demolition debris, old light bulbs, fluorescent ballasts and lamps, piping, roofing material, discarded equipment, debris, and asbestos.

The Recipient's Waste Management Plan must comply with all federal, state, and local laws and regulations governing waste disposal.

p. Single Audit Act

In order to be eligible for EECBG Program funding, all cities, counties, and lead collaborative applicants must be in compliance with the requirements of the Single Audit Act of 1984, P.L. 98-502, and the Single Audit Act Amendments of 1996, P.L. 104-156, and Office of Management and Budget (OMB) Circular A-133, Audits of State, Local Governmental, and Non-Profit Organizations. More specifically, OMB Circular A-133, Subpart B, Section .200 requires that non-Federal entities which expend \$500,000 or more in a year in Federal awards shall have a single or program specific audit conducted for that year. Thus, prior to the Energy Commission reimbursing the Recipient for any project costs, the Recipient must demonstrate compliance with the Single Audit Act and OMB Circular A-133. If after four months following the execution of this Agreement the Recipient is not in compliance with these requirements, the Energy Commission reserves the right to terminate the grant award and reallocate EECBG Program funding, as provided in the Block Grant Guidelines.

Further, in executing this Agreement the Recipient understands and acknowledges that compliance with the Single Audit Act and OMB Circular A-133 is mandatory and that failure to comply at any time during the period of this Agreement could adversely affect the Energy Commission's ability to reimburse project costs, and may require the termination and reallocation of the grant award.

q. Cash Management Improvement Act

In accordance with 31 United States Code (U.S.C.) Sections 3335, 6501, and 6503 (the Cash Management Improvement Act, or CMIA) and implementing regulations at 31 CFR Part 205, the Recipient shall minimize the time elapsing between the drawdown of funds from the Energy Commission and the disbursement of funds. The Recipient shall request reimbursement to occur as close as possible to the disbursement.

c. Registration Requirements

Prior to beginning work, the Recipient must obtain a Dun and Bradstreet Data Universal Numbering System (DUNS) number and register with the Central Contract Registration (CCR). Websites are as follows:

DUNS website: http://www.dnb.com/US/duns_update

CCR website: <http://www.ccr.gov>

The Recipient must maintain current registrations in the CCR at all times during which it has an active award funded with ARRA funds. A DUNS Number is one of the requirements for registration in the CCR.

d. Segregation of Costs and Records

The Recipient and its subawardee/vendors must segregate the obligations and expenditures related to funding under ARRA. Financial and accounting systems should be revised as necessary to segregate, track, and maintain these funds apart and separate from other revenue streams. No part of the funds from ARRA shall be commingled with any other funds or used for a purpose other than that of making payments for costs allowable for ARRA projects. Pursuant to 10 CFR Section 600.242 (incorporated by reference herein), records must be maintained for three (3) years after the Commission grant term or federal grant term, whichever is later, unless the Commission or Federal Government requests a longer retention period.

The Recipient and its subawardees/vendors must keep separate records for ARRA funds to ensure those records comply with the requirements of ARRA. If this grant is split-funded with non-ARRA funds, the Recipient must track and report the ARRA funds separately to meet the reporting requirements of ARRA and related guidance.

e. Prohibition on Use of ARRA Funds

The Recipient agrees that, in accordance with ARRA, Section 1604, that none of the funds provided under this Agreement derived from ARRA may be used for any casino or other gambling establishment, aquarium, zoo, golf course, or swimming pool.

f. Access to Records

In accordance with ARRA Sections 902, 1514, and 1515, the Recipient agrees that it shall permit the State of California, the United States Comptroller General or his representative, or the appropriate Inspector

employee (or other person working for the employer who has the authority to investigate, discover or terminate misconduct), a court or grand jury, the head of a federal agency, or their representatives, information that the employee believes is evidence of:

- Gross mismanagement of an agency contract or grant relating to covered funds;
- A gross waste of covered funds;
- A substantial and specific danger to public health or safety related to the implementation or use of covered funds;
- An abuse of authority related to the implementation or use of covered funds; or
- A violation of law, rule, or regulation related to an agency contract (including the competition for or negotiation of a contract) or grant, awarded or issued relating to covered funds.

Agency Action: Not later than 30 days after receiving an inspector general report of an alleged reprisal, the head of the agency shall determine whether there is sufficient basis to conclude that the non-federal employer has subjected the employee to a prohibited reprisal. The agency shall either issue an order denying relief in whole or in part or shall take one or more of the following actions:

- Order the employer to take affirmative action to abate the reprisal.
- Order the employer to reinstate the person to the position that the person held before the reprisal, together with compensation including back pay, compensatory damages, employment benefits, and other terms and conditions of employment that would apply to the person in that position if the reprisal had not been taken.
- Order the employer to pay the employee an amount equal to the aggregate amount of all costs and expenses (including attorneys' fees and expert witnesses' fees) that were reasonably incurred by the employee for or in connection with, bringing the complaint regarding the reprisal, as determined by the head of a court of competent jurisdiction.

Non-enforceability of Certain Provisions Waiving Rights and Remedies or Requiring Arbitration: Except as provided in a collective bargaining agreement, the rights and remedies provided to aggrieved employees by this section may not be waived by any agreement, policy, form, or condition of employment, including any predispute arbitration agreement. No predispute arbitration agreement shall be valid or enforceable if it requires arbitration of a dispute arising out of this section.

Requirement to Post Notice of Rights and Remedies: Any employer receiving covered funds under ARRA shall post notice of the rights and

- (4) The Recipient must maintain current registration in the CCR (<http://www.ccr.gov>) at all times during which it has an active federal award funded with ARRA funds. A DUNS Number (<http://www.dnb.com>) is one of the requirements for registration in the CCR.
- (5) The Recipient shall report the information described in Section 1512(c) of ARRA and other information reasonably requested by the State or required by the Federal Government or by the State to meet their obligation to provide accurate, complete, and timely information to the public; to meet the federal program reporting requirements; and/or to comply with State or federal law or regulation. Standard data elements and federal instructions for use in complying with reporting requirements under Section 1512 of ARRA are provided online at www.FederalReporting.gov.
- (6) The Recipient shall submit reports to the Commission's Project Manager in a format determined by the Commission. The Recipient must NOT register at [FederalReporting.gov](http://www.FederalReporting.gov).
- (7) The Recipient must provide information including, but not limited to, the following:

(a) ARRA Section 1512 Report

- Direct jobs created (i.e., new positions created and filled or unfilled positions that are filled) and jobs retained (i.e., previously existing filled positions that are retained as a result of ARRA funds). Only include jobs that are directly funded by ARRA funds. The number shall be expressed as "full-time equivalent" (FTE), calculated cumulatively as all hours worked divided by the total number of hours in a full-time schedule.
- Description of jobs created. Provide a brief description of impact on the Recipient's workforce and include the types of jobs created and retained. Include time base (full-time or part-time) and duration (1 year, 1-2 years, 2-5 years, or more than 5 years).
- Furthermore, subrecipients will be required to calculate direct jobs created and retained by each subcontractor, including all subrecipients and many vendors. The requirement to calculate vendor jobs does not apply to subcontracts with material suppliers

- subgrants) and cooperative agreements;
and
 - \$25,000,000 or more in annual gross revenues from federal contracts (and subcontracts), loans, grants (and subgrants) and cooperative agreements
- The public does not have access to information about the compensation of the senior executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d) or section 6104 of the Internal Revenue Code of 1986.
- Vendor Data Elements (purchases \$25,000 or above)
 - DUNS or name.
 - Zip code of Headquarters.
 - Description of the product and/or service provided by the vendor.
 - The amount invoiced from the vendor (aggregated) that will be paid with ARRA funds.

(b) Federal and State Program Status Report

- comparison of the actual accomplishments with the goals and objectives established for the period and reasons why the established goals were not met.
- A discussion of what was accomplished under these goals during this reporting period, including major activities, significant results, major findings or conclusions, key outcomes or other achievements. This section should not contain any proprietary data or other information not subject to public release. If such information is important to reporting progress, do not include the information, but include a note in the report advising the reader to contact the Principal Investigator or the Project Director for further information.
- Cost Status. Show approved budget by budget period and actual costs incurred. Separate costs by project activities, administration, and evaluation.
- Schedule Status. List milestones, anticipated completion dates, and actual completion dates.
- Any changes in approach or aims, and reasons for change.

- (a) Manufactured good means a good brought to the construction site for incorporation into the building or work that has been—
- Processed into a specific form and shape; or
 - Combined with other raw material to create a material that has different properties than the properties of the individual raw materials.
- (b) Public building and public work means a public building of, and a public work of, a governmental entity (the United States; the District of Columbia; commonwealths, territories, and minor outlying islands of the United States; State and local governments; and multi-State, regional, or interstate entities which have governmental functions). These buildings and works may include, without limitation, bridges, dams, plants, highways, parkways, streets, subways, tunnels, sewers, mains, power lines, pumping stations, heavy generators, railways, airports, terminals, docks, piers, wharves, ways, lighthouses, buoys, jetties, breakwaters, levees, and canals, and the construction, alteration, maintenance, or repair of such buildings and works.
- (c) Steel means an alloy that includes at least 50 percent iron, between .02 and 2 percent carbon, and may include other elements.
- (2) Domestic preference.
- (a) This award term and condition implements Section 1605 of the ARRA by requiring that all iron, steel, and manufactured goods used in the project are produced in the United States except as provided in paragraphs 2b and 2c of this section and condition.
- (b) This requirement does not apply to the material listed by the Federal Government as follows:
- None
- (c) The award official may add other iron, steel, and/or manufactured goods to the list in paragraph 2b of this section and condition if the Federal Government determines that—

- (iv) Any recipient request for a determination submitted after ARRA funds have been obligated for a project for construction, alteration, maintenance, or repair shall explain why the recipient could not reasonably foresee the need for such determination and could not have requested the determination before the funds were obligated. If the recipient does not submit a satisfactory explanation, the award official need not make a determination.
- (b) If the Federal Government determines after funds have been obligated for a project for construction, alteration, maintenance, or repair that an exception to Section 1605 of the ARRA applies, the award official will amend the award to allow use of the foreign iron, steel, and/or relevant manufactured goods. When the basis for the exception is nonavailability or public interest, the amended award shall reflect adjustment of the award amount, redistribution of budgeted funds, and/or other actions taken to cover costs associated with acquiring or using the foreign iron, steel, and/or relevant manufactured goods. When the basis for the exception is the unreasonable cost of the domestic iron, steel, or manufactured goods, the award official shall adjust the award amount or redistribute budgeted funds by at least the differential established in 2 CFR 176.110(a).
- (c) Unless the Federal Government determines that an exception to Section 1605 of the ARRA applies, use of foreign iron, steel, and/or manufactured goods is noncompliant with Section 1605 of ARRA.
- (4) Data. To permit evaluation of requests under paragraph 2 of this section based on unreasonable cost, the Recipient shall include the following information and any applicable supporting data based on the survey of suppliers:

Foreign and Domestic Items Cost Comparison

<u>Description</u>	<u>Unit of Measure</u>	<u>Quantity</u>	<u>Cost (\$s)</u>
Item 1:			
Foreign steel, iron, or manufactured good	_____	_____	_____
Domestic steel, iron, or manufactured good	_____	_____	_____

require compliance with the labor standards clauses and wage rate requirements of the Davis-Bacon Act (DBA) for work performed by all laborers and mechanics employed by Recipients (other than a unit of State or local government whose own employees perform the construction) Subrecipients, Contractors and subcontractors.

- (b) Contractor means an entity that enters into a Contract. For purposes of these clauses, Contractor shall include (as applicable) prime contractors, Recipients, Subrecipients, and Recipients' or Subrecipients' contractors, subcontractors, and lower-tier subcontractors. "Contractor" does not mean a unit of State or local government where construction is performed by its own employees.
- (c) Contract means a contract executed by a Recipient, Subrecipient, prime contractor or any tier subcontractor for construction, alteration, or repair. It may also mean (as applicable) (i) financial assistance instruments such as grants, cooperative agreements, technology investment agreements, and loans; and, (ii) Sub awards, contracts and subcontracts issued under financial assistance agreements. "Contract" does not mean a financial assistance instrument with a unit of State or local government where construction is performed by its own employees.
- (d) Contracting Officer means the DOE official authorized to execute an Award on behalf of DOE and who is responsible for the business management and non-program aspects of the financial assistance process.
- (e) Recipient means any entity other than an individual that receives an Award of Federal funds in the form of a grant, cooperative agreement or technology investment agreement directly from the Federal Government and is financially accountable for the use of any DOE funds or property, and is legally responsible for carrying out the terms and conditions of the program and Award.
- (f) Subaward means an award of financial assistance in the form of money, or property in lieu of money, made under an award by a Recipient to an eligible Subrecipient or by a Subrecipient to a lower- tier subrecipient. The term includes financial assistance when provided by any legal agreement, even if the agreement is called a contract, but does not include the Recipient's procurement of goods and services to carry out the

or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR Section 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided*, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR Section 5.5(a)(1)(ii)) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

- (ii) (a) The Contracting Officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the Contract shall be classified in conformance with the wage determination. The Contracting Officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:
 - i. The work to be performed by the classification requested is not performed by a classification in the wage determination; and
 - ii. The classification is utilized in the area by the construction industry; and
 - iii. The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (b) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the Contracting Officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report

(b) Withholding. The Department of Energy or the Recipient or Subrecipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the Contractor under this Contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the Contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the Contract, the Department of Energy, Recipient, or Subrecipient, may, after written notice to the Contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

(c) Payrolls and basic records.

(i) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR Section 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors

- (b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the Contract and shall certify the following:
 - i. That the payroll for the payroll period contains the information required to be provided under Section 5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under Section 5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;
 - ii. That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the Contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;
 - iii. That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the Contract.
- (c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by 29 CFR Section 5.5(a)(3)(ii)(B).
- (d) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 3729 of title 31 of the United States Code.
- (iii) The Contractor or subcontractor shall make the records required under 29 CFR Section 5.5(a)(3)(i) available for inspection, copying, or transcription by authorized representatives of the Department of Energy or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, the

of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (ii) Trainees. Except as provided in 29 CFR Section 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- ii. No part of this Contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR Section 5.12(a)(1).
- iii. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. Section 1001.

(k) Requirement to submit copies of certified payrolls

Contractor is responsible to submit to the Energy Commission on a weekly basis from the beginning of work on the project a copy of all certified payrolls prepared in accordance with Section 26(o)(2)(c)(ii) above for all lower tier contractors.

- (l) Requirement to notify the Energy Commission of any non-compliance

Contractor is responsible to notify the Energy Commission of any non-compliance with Davis-Bacon Act prevailing wage requirements by any lower tier contractors.

3) Contract Work Hours and Safety Standards Act. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

- (a) Overtime requirements. No Contractor or subcontractor contracting for any part of the Contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- (b) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in 29 CFR Section 5.5(b)(1) the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in 29 CFR Section 5.5(b)(1), in the sum of \$10 for each calendar day on which such individual was required or

accordance with 2 CFR Section 215.21 "Uniform Administrative Requirements for Grants and Agreements" and OMB Circular A-102 Common Rules provisions, the Recipient agrees to maintain records that identify adequately the source and application of ARRA funds. OMB Circular A-102 is available at <http://www.whitehouse.gov/omb/circulars/a102/a102.html>.

- (2) If the Recipient is covered by the Single Audit Act Amendments of 1996 and OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," the Recipient agrees to separately identify the expenditures for federal awards under the ARRA on the Schedule of Expenditures of Federal Awards (SEFA) and the Data Collection Form (SF-SAC) required by OMB Circular A-133. OMB Circular A-133 is available at <http://www.whitehouse.gov/omb/circulars/a133/a133.html>. This shall be accomplished by identifying expenditures for federal awards made under the ARRA separately on the SEFA, and as separate rows under Item 9 of Part III on the SF-SAC by CFDA number, and inclusion of the prefix "ARRA-" in identifying the name of the federal program on the SEFA and as the first characters in Item 9d of Part III on the SF-SAC.
- (3) The Recipient agrees to separately identify to each subawardee, and document at the time of subaward and at the time of disbursement of funds, the federal award number, CFDA number, and amount of ARRA funds. When the Recipient awards ARRA funds for an existing program, the information furnished to subawardees shall distinguish the subawards of incremental ARRA funds from regular subawards under the existing program.
- (4) The Recipient agrees to require its subawardees to include on their SEFA information to specifically identify ARRA funding similar to the requirements for the recipient SEFA described above. This information is needed to allow the recipient to properly monitor subawardee expenditure of ARRA funds as well as oversight by the federal awarding agencies, Offices of Inspector General, and the Government Accountability Office.

q. Recognition of ARRA funding

Recipient shall publicly recognize ARRA as a source of funding for the project(s) funded by this Agreement. The Commission Project Manager shall provide Recipient instructions on how to publicly identify ARRA funding.

27. Data in Support of Energy Savings and Emission Reductions

30. Requirement to Submit Waste Management Plan

The Recipient understands and acknowledges that no work generating waste may commence on the project unless and until a Waste Management Plan that describes the Recipient's plan to dispose of any sanitary or hazardous waste generated by the proposed project activities, as provided in Section 25(o) of this Agreement, is submitted to the Energy Commission. Costs incurred for project activities generating waste prior to the submission of the Recipient's Waste Management Plan are not reimbursable under this Agreement and will be disallowed.

31. Requirement to Submit Authorizing Resolution

If at the time of the Recipient's first request for reimbursement of project costs the Recipient has not submitted an authorizing resolution that satisfies the minimum criteria established in the EECBG Program Solicitation, the Energy Commission reserves the right to deny reimbursement.

32. Separation of Duties from Monitoring, Verification and Evaluation Contractor

The Energy Commission has retained KEMA Inc. to serve as the monitoring, verification and evaluation (MV&E) contractor for all of the Energy Commission's ARRA-funded projects, including projects funded through contracts, grants or loans by the EECBG Program, the State Energy Program, the State Energy Efficient Appliance Rebate Program, and the Energy Assurance Planning Program. In order to achieve the Energy Commission's policy requiring a separation of duties between the MV&E contractor and any projects that it evaluates, Recipient is prohibited from including KEMA Inc. or a related company known as KEMA Services Inc. as a participant in this Project, where KEMA Inc. or KEMA Services Inc. is paid either from these funds as a subcontractor or other lower-tier contractor or from other funds which Recipient has included as cost share to achieve the objectives of this Agreement.

33. Compliance with the Single Audit Act and OMB Circular A-133

The Recipient understands and acknowledges that prior to the Energy Commission reimbursing the Recipient for any project costs the Recipient must demonstrate compliance with the Single Audit Act and OMB Circular A-133. If after four months following the execution of this Agreement the Recipient is not in compliance with these requirements, the Energy Commission reserves the right to terminate the grant award and reallocate EECBG Program funding, as provided in the Block Grant Guidelines.

Further, the Recipient understands and acknowledges that compliance with the Single Audit Act and OMB Circular A-133 is mandatory and that failure to comply at

EXHIBIT C
ATTACHMENT C-1
ASSURANCE OF COMPLIANCE

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Nondiscrimination in Federally Assisted Programs

OMB Burden Disclosure Statement

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Office of Information Resources Management Policy, Plans, and Oversight, Records Management Division, HR-422 - GTN, Paperwork Reduction Project (1900-0400), U.S. Department of Energy, 1000 Independence Avenue, S.W., Washington, DC 20585; and to the Office of Management and Budget (OMB), Paperwork Reduction Project (1900-0400), Washington, DC 20503.

City of Riverbank

(Hereinafter called the "Applicant")

HEREBY AGREES to comply with Title VI of the Civil Rights Act of 1964 (Pub. L.88-352), Section 16 of the Federal Energy Administration Act of 1974 (Pub.L.93-275), Section 401 of the Energy Reorganization Act of 1974 (Pub.L.93-438), Title IX of the Education Amendments of 1972, as amended (Pub.L.92-318, Pub.L.93-568, and Pub.L.94-482), Section 504 of the Rehabilitation Act of 1973 (Pub.L.93-112), the Age Discrimination Act of 1975 (Pub.L.94-135), Title VIII of the Civil Rights Act of 1968 (Pub.L.90-284), the Department of Energy Organization Act of 1977 (Pub.L.95-91), and the Energy Conservation and Production Act of 1976, as amended (Pub.L.94-385) and Title 10, Code of Federal Regulations, Part 1040. In accordance with the above laws and regulations issued pursuant thereto, the Applicant agrees to assure that no person in the United States shall, on the ground of race, color, national origin, sex, age, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity in which the Applicant receives Federal assistance from the Department of Energy.

Applicability and Period of Obligation

In the case of any service, financial aid, covered employment, equipment, property, or structure provided, leased, or improved with Federal assistance extended to the Applicant by the Department of Energy, this assurance obligates the Applicant for the period during which Federal assistance is extended. In the case of any transfer of such service, financial aid, equipment, property, or structure, this assurance obligates the transferee for the period during which Federal assistance is extended. If any personal property is so provided, this assurance obligates the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Applicant for the period during which the Federal assistance is extended to the Applicant by the Department of Energy.

Employment Practices

Where a primary objective of the Federal assistance is to provide employment or where the Applicant's employment practices affect the delivery of services in programs or activities resulting from Federal assistance extended by the Department, the Applicant agrees not to discriminate on the ground of race, color, national origin, sex, age, or disability, in its employment practices. Such employment practices may include, but are not limited to, recruitment advertising, hiring, layoff or termination, promotion, demotion, transfer, rates of pay, training and participation in upward mobility programs; or other forms of compensation and use of facilities.

Subrecipient Assurance

The Applicant shall require any individual, organization, or other entity with whom it subcontracts, subgrants, or subleases for the purpose of providing any service, financial aid, equipment, property, or structure to comply with laws cited above. To this end, the subrecipient shall be required to sign a written assurance form, however, the obligation of both recipient and subrecipient to ensure compliance is not relieved by the collection or submission of written assurance forms.

Data Collection and Access to Records

The Applicant agrees to compile and maintain information pertaining to programs or activities developed as a result of the Applicant's receipt of Federal assistance from the Department of Energy. Such information shall include, but is not limited to, the following: (1) the manner in which services are or will be provided and related data necessary for determining whether any persons are or will be denied such services on the basis of prohibited discrimination; (2) the population eligible to be served by race, color, national origin, sex, age, and disability; (3) data regarding covered employment including use or planned use of bilingual public contact employees serving beneficiaries of the program where necessary to permit effective participation by beneficiaries unable to speak or understand English; (4) the location of existing or proposed facilities connected with the program and related information adequate for determining whether the location has or will have the effect of unnecessarily denying access to any person on the basis of prohibited discrimination; (5) the present or proposed membership by race, color, national origin, sex, age, and disability, in any planning or advisory body which is an integral part of the program; and (6) any additional written data determined by the Department of Energy to be relevant to its obligation to assure compliance by recipients with laws cited in the first paragraph of this assurance.

EXHIBIT C

ATTACHMENT C-2

**CERTIFICATIONS REGARDING LOBBYING AND
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

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CERTIFICATIONS REGARDING LOBBYING AND DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature of this form provides for compliance with certification requirements under 10 CFR Part 601 "New Restrictions on Lobbying," 2 CFR Part 180 "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," and 2 CFR Part 901 "Nonprocurement Debarment and Suspension." The certifications shall be treated as a material representation of fact upon which reliance will be placed.

1. LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

2. ADDITIONAL LOBBYING REPRESENTATION

Applicant organizations which are described in section 501(c)(4) of the Internal Revenue Code of 1986 and engage in lobbying activities after December 31, 1995, are not eligible for the receipt of Federal funds constituting an award, grant, or loan.

As set forth in section 3 of the Lobbying Disclosure Act of 1995 as amended, (2 U.S.C. 1602), lobbying activities are defined broadly to include, among other things, contacts on behalf of an organization with specified employees of the Executive Branch and Congress with regard to Federal legislative, regulatory, and program administrative matters.

Check the appropriate block:

The applicant is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986?

☒ Yes ☐ No

If you checked "Yes" above, check the appropriate block:

The applicant represents that after December 31, 1995 it ☐ has ☒ has not engaged in any lobbying activities as defined in the Lobbying Disclosure Act of 1995, as amended.

EXHIBIT C
ATTACHMENT C-3
DISCLOSURE OF LOBBYING ACTIVITIES

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**STANDARD FORM LLL
DISCLOSURE OF LOBBYING ACTIVITIES**

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure)

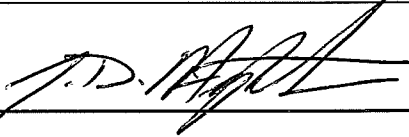
1. Type of Federal Action: <u> b </u> a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: a. bid/offer/application <u> b </u> b. initial award c. post-award	3. Report Type: <u> a </u> a. initial filing b. material change For material change only: Year _____ quarter _____ Date of last report _____
4. Name and Address of Reporting Entity: _____ Prime <u> x </u> Subawardee Tier _____, if Known: Congressional District, if known:	5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: California Energy Commission 1516 9 th Street, Sacramento, CA 95814 Congressional District, if known: 5	
6. Federal Department/Agency: Golden Field Office U.S Department of Energy	7. Federal Program Name/Description: Energy Efficiency and Conservation Block Grant CFDA Number, if applicable: <u> 81.128 </u>	
8. Federal Action Number, if known: DE-EE0000905	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u> J.D. Hightower </u> Title: <u> Development Services Director </u> (209) Telephone No.: <u> 863-7124 </u> Date: <u> 4/2/2012 </u>	
Federal Use Only	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)	

EXHIBIT C

ATTACHMENT C-4

NATIONAL POLICY ASSURANCES

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NATIONAL POLICY ASSURANCES

(August 2008)

By signing this agreement or accepting funds under this agreement, the Recipient assures that it will comply with applicable provisions of the following National Policy Assurances. To the extent that a term does not apply to a particular type of activity or award, it is self-deleting.

I. Nondiscrimination Policies

You must comply with applicable provisions of the following national policies prohibiting discrimination:

1 On the basis of race, color, or national origin, in Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.), as implemented by DOE regulations at 10 CFR part 1040;

2 On the basis of sex or blindness, in Title IX of the Education Amendments of 1972 (20 U.S.C. 1681 et seq.), as implemented by DOE regulations at 10 CFR parts 1041 and 1042;

3 On the basis of age, in the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), as implemented by Department of Health and Human Services regulations at 45 CFR part 90 and DOE regulations at 10 CFR part 1040;

4 On the basis of disability, in Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as implemented by Department of Justice regulations at 28 CFR part 41 and DOE regulations at 10 CFR part 1041;

5 On the basis of race, color, national origin, religion, disability, familial status, and sex under Title VIII of the Civil Rights Act (42 U.S.C. 3601 et seq.) as implemented by the Department of Housing and Urban Development at 24 CFR part 100; and

6 On the basis of disability in the Architectural Barriers Act of 1968 (42 U.S.C. 4151 et seq.) for the design, construction, and alteration of buildings and facilities financed with Federal funds.

II. Environmental Policies

You must:

1 Comply with applicable provisions of the Clean Air Act (42 U.S.C. 7401, et. seq.) and Clean Water Act (33 U.S.C. 1251, et. seq.), as implemented by Executive Order 11738 [3 CFR, 1971-1975 Comp., p. 799] and Environmental Protection Agency rules at 40 CFR part 32, Subpart J.

2 Immediately identify to us, as the awarding agency, any potential impact that you find this award may have on:

a. The quality of the human environment, including wetlands, and provide any help we may need to comply with the National Environmental Policy Act (NEPA, at 42 U.S.C. 4321 et.

b. You must follow the guidelines in the National Academy of Sciences(NAS) Publication "Guide for the Care and Use of Laboratory Animals"(1996, which may be found currently at <http://www.nap.edu/readingroom/books/labrats/>) and comply with the Public Health Service Policy and Government principles Regarding the Care and use of animals (included as Appendix D to the NAS Guide).

c. You must immediately identify to us, as the awarding agency, any potential impact that you find this award may have on endangered species, as defined by the Endangered Species Act of 1973, as amended ("the Act," 16 U.S.C. 1531-1543), and implementing regulations of the Departments of the Interior (50 CFR parts 10-24) and Commerce (50 CFR parts 217-227). You also must provide any help we may need to comply with 16 U.S.C. 1536(a)(2). This is not in lieu of responsibilities you have to comply with provisions of the Act that apply directly to you as a U.S. entity, independent of receiving this award.

IV. Other National Policies

1 Debarment and suspension. You must comply with requirements regarding debarment and suspension in Subpart C of 2 CFR parts 180 and 901.

2 Drug-free workplace. You must comply with drug-free workplace requirements in Subpart B of 10 CFR part 607, which implements sec. 5151-5160 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 701, et seq.).

3 Lobbying.

a. You must comply with the restrictions on lobbying in 31 U.S.C.1352, as implemented by DOE at 10 CFR part 601, and submit all disclosures required by that statute and regulation.

b. If you are a nonprofit organization described in section 501(c)(4)of title 26, United States Code (the Internal Revenue Code of 1968),you may not engage in lobbying activities as defined in the Lobbying Disclosure Act of 1995 (2 U.S.C., Chapter 26). If we determine that you have engaged in lobbying activities, we will cease all payments to you under this and other awards and terminate the awards unilaterally for material failure to comply with the award terms and conditions. By submitting an application and accepting funds under this agreement, you assure that you are not an organization described in section 501(c)(4) that has engaged in any lobbying activities described in the Lobbying Disclosure Act of 1995 (2 U.S.C. 1611).

c. You must comply with the prohibition in 18 U.S.C. 1913 on the use of Federal funds, absent express Congressional authorization, to pay directly or indirectly for any service, advertisement or other written matter, telephone communication, or other device intended to influence at any time a Member of Congress or official of any government concerning any legislation, law, policy, appropriation, or ratification.

4 Officials not to benefit. You must comply with the requirement that no member of Congress shall be admitted to any share or part of this agreement, or to any benefit arising from it, in accordance with 41U.S.C. 22.

- ii. Military recruiters' access to campuses, students on campuses, or information about students.
- b. If you are determined, using the procedures in 32 CFR part 216, to be such an institution of higher education during the period of performance of this award, we:
- i. Will cease all payments to you of funds under this award and all other awards subject to the requirements in 32 CFR part 216; and
 - ii. May suspend or terminate those awards unilaterally for material failure to comply with the award terms and conditions.

11. Historic preservation. You must identify to us any:

- a. Any property listed or eligible for listing on the National Register of Historic Places that will be affected by this award, and provide any help we may need, with respect to this award, to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as implemented by the Advisory Council on Historic Preservation regulations at 36 CFR part 800 and Executive Order 11593, "Identification and Protection of Historic Properties," [3 CFR, 1971-1975 Comp., p. 559].
- b. Potential under this award for irreparable loss or destruction of significant scientific, prehistorical, historical, or archeological data, and provide any help we may need, with respect to this award, to comply with the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1, et seq.).

12 Relocation and real property acquisition. You must comply with applicable provisions of 49 CFR part 24, which implements the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601, et seq.) and provides for fair and equitable treatment of persons displaced by federally assisted programs or persons whose property is acquired as a result of such programs.

13 Confidentiality of patient records. You must keep confidential any records that you maintain of the identity, diagnosis, prognosis, or treatment of any patient in connection with any program or activity relating to substance abuse education, prevention, training, treatment, or rehabilitation that is assisted directly or indirectly under this award, in accordance with 42 U.S.C. 290dd-2.

14 Constitution Day. You must comply with Public Law 108-447, Div. J, Title I, Sec. 111 (36 U.S.C. 106 note), which requires each educational institution receiving Federal funds in a Federal fiscal year to hold an educational program on the United States Constitution on September 17th during that year for the students served by the educational institution.

15 Trafficking in Persons

a. Provisions applicable to a recipient that is a private entity.

- 1. You as the recipient, your employees, subrecipients under this award, and subrecipients' employees may not—

1. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph a.1 of this award term.

2. Our right to terminate unilaterally that is described in paragraph a.2 or b. of this section:

i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), and

ii. Is in addition to all other remedies for noncompliance that are available to us under this award.

3. You must include the requirements of paragraph a.1 of this award term in any subaward you make to a private entity.

d. Definitions. For purposes of this award term:

1. "Employee" means either:

i. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this award; or

ii. Another person engaged in the performance of the project or program under this award and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.

2. "Forced labor" means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

3. "Private entity":

i. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR 175.25.

ii. Includes:

A. A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR 175.25(b).

B. A for-profit organization.

4. "Severe forms of trafficking in persons," "commercial sex act," and "coercion" have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

EXHIBIT C
ATTACHMENT C-5
FEDERAL INTELLECTUAL PROPERTY PROVISIONS

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FEDERAL INTELLECTUAL PROPERTY PROVISIONS

Intellectual Property Provisions (NRD-1003) Nonresearch and Development

The following intellectual property provisions apply to the rights of the Energy Commission and the U.S. Department of Energy (DOE).

Nonprofit organizations are subject to the intellectual property requirements at 10 CFR 600.136(a), (c) and (d). All other organizations are subject to the intellectual property requirements at 10 CFR 600.136(a) and (c).

10 CFR 600.136 Intangible property.

(a) The Energy Commission may copyright any work that is subject to copyright and was developed, or for which ownership was purchased, under an award. DOE reserves a royalty-free, nonexclusive and irrevocable right to reproduce, publish or otherwise use the work for Federal purposes, and to authorize others to do so.

(c) DOE has the right to:

(1) Obtain, reproduce, publish or otherwise use the data first produced under an award;
and

(2) Authorize others to receive, reproduce, publish, or otherwise use such data for Federal purposes.

(d) (1) In addition, in response to a Freedom of Information act (FOIA) request for research data relating to published research findings produced under an award that were used by the Federal Government in developing an agency action that has the force and effect of law, the DOE shall request, and the Energy Commission shall provide, within a reasonable time, the research data so that they can be made available to the public through the procedures established under the FOIA. If the DOE obtains the research data solely in response to a FOIA request, the agency may charge the requester a reasonable fee equaling the full incremental cost of obtaining the research data. This fee should reflect the costs incurred by the agency, the Energy Commission, and applicable subrecipients. This fee is in addition to any fees the agency may assess under the FOIA (5 U.S.C. 552(a)(4)(A)).

EXHIBIT C
ATTACHMENT C-6
PROJECT TYPE METRICS

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PROJECT TYPE METRICS

Metrics Activity: The key metrics to be reported will vary by project type. The minimum information to be reported, by project activity type, is listed below. The project type metrics to be reported for this award are checked below.

☐ Building Codes and Standards

- Name of new code adopted
- Name of old code replaced
- Number and percentage of new and existing buildings covered by new code
- Other: _____

☒ Building Retrofits

- Number of buildings retrofitted, by sector
- Square footage of buildings retrofitted, by sector
- Other: _____

☐ Clean Energy Policy

- Number of alternative energy plans developed or improved
- Number of renewable portfolio standards established or improved
- Number of interconnection standards established or improved
- Number of energy efficiency portfolio standards established or improved
- Number of other policies developed or improved
- Other: _____

☐ Building Energy Audits

- Number of audits performed, by sector
- Floor space audited, by sector
- Auditor's projection of energy savings, by sector
- Other: _____

☐ Energy Efficiency Rating and Labeling

- Types of energy-consuming devices for which energy-efficiency rating and labeling systems were endorsed by the State government, schools, or institutional procurement
- Other: _____

☒ Government, School, Institutional Procurement

- Number of units purchased, by type (e.g., vehicles, office equipment, HVAC equipment, streetlights, exit signs)
- Other: _____

☐ Industrial Process Efficiency (kwh equivalents)

- Reduction in natural gas consumption (mmcf)

- Number of workshops, training, and education sessions held, by sector
- Type of workshops, training, and education sessions held
- Number of people attending workshops, training, and education sessions, by sector
- Other: _____

☐ Other Activities Not Previously Defined

- Pertinent metric information for any activity not defined above should be captured and included as needed
- Other: _____
- Other: _____
- Other: _____

EXHIBIT C

ATTACHMENT C-7

VENDOR FLOW-DOWN PROVISIONS (FEDERAL)

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VENDOR FLOW-DOWN PROVISIONS (FEDERAL)

The provisions below must be included in all contracts with vendors that receive ARRA funding. The terms "vendor" and "subrecipient" as used below refer to those entities defined as such by Office of Management and Budget (OMB) Circular A-133, Subpart A, Section .105 and Subpart B, Section .210.

A. Federal Provisions Incorporated by Reference (Section 3)

1. Title 10 CFR Part 600
2. Additional provisions that apply to the vendor

B. Certifications and Compliance (Section 24)

3. Federal, State and Municipal Requirements

C. Additional Requirements for Federally-Funded Grants (Section 25)

4. Site Visits
5. Notice Regarding the Purchase of American-Made Equipment and Products--Sense of Congress
6. Nondiscrimination Clause
7. Certifications Regarding Lobbying and Debarment, Suspension and Other Responsibility Matters
8. Lobbying Restrictions
9. National Policy Assurances
10. Federal Intellectual Property Provisions and Contact Information
11. Decontamination and/or Decommissioning (D&D) Costs
12. Resolution of Conflicting Conditions (*Please use the following language in vendor subcontracts, rather than the language in the "Resolution of Conflicting Conditions" paragraph in Exhibit B*)

Any apparent inconsistency between federal statutes and regulations and the terms and conditions contained in this award must be referred to [name of subrecipient, or name of other entity that entered into contract with vendor]. [Name of subrecipient] will refer the matter to the Commission Program Manager or the Grants and Loans Officer for guidance.

13. Specific Requirement to Submit Waste Management Plan
14. Cash Management Improvement Act

D. Special Provisions Relating to Work Funded Under the American Recovery and Reinvestment Act of 2009 (Section 26)

EXHIBIT D

SPECIAL TERMS AND CONDITIONS

1. **Governing Board Resolution:** The Recipient shall furnish a signed governing board resolution prior to expending funds under this grant agreement. At a minimum, the resolution must contain the following information:
 - Brief description of the project
 - Acceptance of award up to \$ (specific dollar amount)
 - Authorization of a person, by title, or authorized designee, empowered to execute agreement and all future documents related to this award
 - Resolution approved by your Governing Authority with a signature
2. **Availability of Funds:** Zero dollars (\$0) are available under this agreement until the Energy Commission Contract, Grants and Loans Office Manager or Deputy Director of Administrative Services provides written approval of funding. Funding may become available at incremental amounts and may be limited to an amount less than total grant funds requested. The Recipient is authorized to expend funds if and when written approval is received from the Energy Commission Contract, Grants and Loans Office Manager or Deputy Director of Administrative Services and only up to the amount specified in the written approval.

EXHIBIT E
Contact List

Commission Grant Manager: Anne Fisher California Energy Commission 1516 Ninth Street, MS - 23 Sacramento, CA 95814 Phone: (916) 657-4630 Fax: (916) 654-4368 e-mail: anne.fisher@energy.ca.gov	Grantee Project Manager: Michael Riddell City of Riverbank 2901 High Street Riverbank, CA 95367 Phone (209) 869-7128 Fax (209) 869-7045 e-mail : mriddell@riverbank.org
Commission Grant's Officer: Jennifer Masterson California Energy Commission 1516 Ninth Street, MS - 18 Sacramento, CA 95814 Phone: (916) 654-4606 Fax: (916) 654-4404 e-mail: jennifer.masterson@energy.ca.gov	Grantee Administrator: J. D. Hightower City of Riverbank 6617 Third Street Riverbank, CA 95367 Phone (209) 863-7124 Fax (209) 8697126 e-mail : jdhightower@riverbank.org
Commission Accounting Officer: Kathy Jones California Energy Commission 1516 Ninth Street, MS - 2 Sacramento, CA 95814 Phone: (916) 654-4377 Fax: (916) 653-1435 e-mail: kathy.jones@energy.state.ca.us	Grantee's Accounting Officer: Marisela Hernandez City of Riverbank 6617 Third Street Riverbank, CA 95367 Phone (209) 863-7110 Fax (209) 863-7126 e-mail : mhernandez@riverbank.org
Commission Legal Notice: Tatyana Yakshina Grants and Loans Manager 1516 9th Street, MS-18 Sacramento, CA 95814-5512 Phone: (916) 654-4204 Fax: (916) 654-4076 e-mail: tatyana.yakshina@energy.ca.gov	

EXHIBIT F

Definitions

1. **Agreement** refers to the grant funding award, the Terms and Conditions, and all attachments.
2. **Agreement Budget** refers to the Energy Commission reimbursable and Grantee's expenditures for that portion of the Project covered by the Agreement.
3. **Commission** refers to the California Energy Commission.
4. **Committee** refers to the Policy Committee of the California Energy Commission.
5. **Date** means calendar date.
6. **CEQA** is the California Environmental Quality Act enacted by the Legislature in 1970 and is found at Public Resources Code §§ 21000 *et seq.*
7. **Equipment** is defined as tangible, nonexpendable personal property that has been purchased with funds from this Agreement and that has a useful life of at least one year and an acquisition unit cost of at least \$5,000. **Equipment** means any products, objects, machinery, apparatus, implements or tools purchased, used or constructed within the Project and purchased with funds from this Agreement. For purposes of determining depreciated value of equipment used in the Agreement, the Project shall terminate at the end of the normal useful life of the equipment purchased with funds from this Agreement. The Energy Commission may determine the normal useful life of such equipment.
8. **NEPA** is the National Environmental Policy Act enacted by Congress in 1970 and is found at 42 U.S.C. §§ 4321 *et seq.*
9. **Recipient** refers to the entity defined as a "subrecipient" under federal law (see Office of Management and Budget (OMB) Circular A-133, Subpart A, Section .105 and Subpart B, Section .210).
10. **Subawardee** refers to any entity other than a vendor that receives funding from the Recipient to carry out or support any portion of this Agreement.
11. **Subrecipient** is defined by OMB Circular A-133, Subpart A, Section .105 as "a non-Federal entity that expends Federal awards received from a pass-through entity to carry out a Federal program, but does not include an individual that is a beneficiary of such a program." Additional guidance on distinguishing between a subrecipient and a vendor under federal law is provided in OMB Circular, Subpart B, Section .210.
12. **Vendor** is defined by OMB Circular A-133, Subpart A, Section .105 as "a dealer, distributor, merchant, or other seller providing goods or services that are required for the conduct of a Federal program. These goods or services may be for an organization's own use or for the use of beneficiaries of the Federal program." Additional guidance on distinguishing between a subrecipient and a vendor under federal law is provided in OMB Circular, Subpart B, Section .210.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: May 14, 2012

Subject: **Appeal Hearing for the Payment of Systems Development Fees** by Leonard Lovalo, d.b.a. Thunderbolt Lumber Treatment, for a 4,950 Square Foot Industrial Building.

Submitted by: J.D. Hightower, Development Services Director

City Manager Approval: _____

RECOMMENDATION:

Deny the appeal of Leonard Lovalo, d.b.a. Thunderbolt Lumber Treatment concerning the payment of Systems Development Fees.

MUNICIPAL CODE ANALYSIS:

Chapter 150.30 of the Riverbank Code of Ordinances sites the *Systems Development Fees Ordinance*. Section 150.31, PURPOSE, explains that, “past infrastructure funding sources such as property taxes and Federal Revenue Sharing funding have been substantially reduced so that current funding sources are no longer adequate. Since new development generates a need for new infrastructure such as parks, roads, bridges, traffic signals, water wells, police, and public works facilities, it has been determined that development should pay for the increased costs of this need”.

Applicable provisions of the Ordinance concerning the System Development Fee is as follows:

Section 150.32 DEFINITIONS.

BUILDING. Any new structure used or intended for supporting or sheltering any use or occupancy, including those moved into the city limits; but not including any outdoor tanks, towers, **carports, or other similar structures.**

Section 150.34 APPLICABILITY OF PROVISIONS.

(B) The systems development fee is intended to apply to the building area of all new nonresidential construction and to additional building area due to reconstruction, alteration, modification, and additional nonresidential buildings.

(C) Square footage shall be determined by adding the number of square feet of space on each floor or level.

(D) The **fees imposed by this subchapter shall not be applicable to** those lots on which a structure was previously situated but which was **destroyed by fire** or other natural disaster, or which was removed or demolished, provided:

(1) That a building permit to rebuild is obtained within one year of the destruction, demolition or removal of the structure.

(2) That the permit to rebuild is obtained by the owner of record as of the date of the destruction, demolition or removal of the structure.

(3) That **the exemption will apply only to** the extent that the permit to rebuild is for the same number or fewer dwelling units (or, in the case of nonresidential uses, **the same number of square feet) as previously existed. The fees imposed by this subchapter shall be applied to the extent that the permit is for more units (or more square feet) than previously existed.**

PROCESS ANALYSIS

On September 2011, a fire caused by an electrical problem with a lumber drying kiln damaged a previously existing 1,600 square foot building.

On February 6, 2012, the Lovalvo Family Trust filed an application for the construction of a 4,950 square foot new post metal beam industrial building with a 480 volt, 3 phase electrical power unit, from a 1000 Amp panel. This structure is clearly more than a "carport, or other similar structure" so therefore staff performed the calculations for the Systems Development Fees of a new building.

In accordance with Section 150.34(D)(3) stated above, a credit was given for the previous 1,600 sq. ft. building that was demolished due to a fire, which left a total of 3,350 square feet of new development subject to the payment of fees under the ordinance (Attachment A).

Thus the permit reflects the proper methodology as outlined by the ordinance in regards to fee calculation. The total amount being appealed \$26,250.59, which includes the System Report Prep Fee of \$9.50, plus a water sales charge of \$28.92, a Special Sewer Master Plan charge of \$15.15, and the total of \$26,197.02 for different System Development fee charges. The breakdown of the different System Development fee charges (Attachment B) are as follows:

Streets/Public Works	\$3.54/Sq. Ft.	\$11,859.00
Water	\$0.81/Sq.Ft.	\$ 2,713.51
Waste Water	\$0.61/Sq.Ft	\$ 2,043.51
Storm Drain	\$1.01/Sq.Ft.	\$ 3,383.50
Police/General Gov.	\$1.85/Sq.Ft	\$ 6,197.50
Total	\$7.83/Sq.Ft	\$26,197.02

The Systems Development Fees were last adjusted in July of 2009 to a total industrial charge of \$7.83 per square foot of new construction (Attachment B).

April, 2012, City staff informed Mr. Lavalvo, d.b.a. Thunderbolt Lumber Treatment, that the permit is ready for issuance. The permit applicant stated their disagreement with the permit fees and City staff proceeded to inform the applicant of the right to appeal under Municipal Code Section 150.59 which states, "Any permit applicant, if of the opinion that any decision, determination, or requirement of the Building Inspector, City Engineer, or Director of Public Works is an improper application of this subchapter or not legally justified, may appeal to the City Council". Applicant decided to appeal the fee requirement and was promptly notified by the City Clerk of the scheduled hearing.

However, so that work could continue on the building, staff issued the building permit and placed a lien on the property for the contested amount of \$26,250.59. This was done in an effort to allow the business to continue to operate and to adhere to a building delivery date (Attachment C).

City staff contends that the Systems Development Fees Ordinance was properly applied as required. In so far as legally justified fees, the City has complied with all necessary legal aspects for the fee adoption. Therefore, upon the decision on this appeal, appropriate action on the lien will be taken.

FEE ANALYSIS

The ordinance is applied evenly to all building permit applicants. The Systems Development Fees is a development extraction and as such the fees must advance a legitimate governmental concern, be related to the impact created, and be roughly proportional to the impact created.

The City conducted a proper fee nexus study that demonstrated the need for the amount of the fee. The following is the analysis of the need provided in the adopted fee nexus study:

1. **Streets/Public Works** – New and expanded streets represent the largest investment of the program comprising 30% of the total. Over \$37 million is identified for roadway facilities having a city-wide benefit. According to the

Institute of Traffic Engineers, "Trip Generation, 7th edition" (Attachment "D") a general light industrial building can be expected to generated 6.97 weekday Average Daily Trips per 1,000 square feet of gross floor area. In this case, 3,350 square feet of new industrial building is expected to generate 23.34 new trips.

The applicant's claims that the current operation would not generate new trips, however, the current operation may change over time, therefore there is need to collect the appropriate fee.

Also noteworthy in this matter is the fact that the applicant agreed to and paid the Stanislaus County Impact Fees, a fee that is mostly derived from transportation impacts to county roads. County fees are not used for impacts to local City streets, like Patterson Road.

2. **Water** – The applicant states that the current operation does not impact the current water capital investment of the City. However, the City must already pay for chromium testing on wells 2, 3, 4, 6 and 12 because of their proximity to Thunderbolt Wood Treating Company (Attachment "E"). The City's water system 2012 Inspection Memo states that, "Annual monitoring of total chromium and chromium-6 is required for some of the City's wells due to the detection of high levels of chromium in some monitoring wells in the area surrounding Thunderbolt Wood Treating Company. More details about the chromium detections can be found in a Department letter dated March 7, 2006, to the City. It is emphasized here that the high levels of chromium were detected in the monitoring wells (drilled by California Regional Water Quality Control Board) NOT the City's drinking water wells". Given this language by the State, it is reasonably foreseeable that the operation will have an impact on water system capital expenditures over the design life of the building.

Related to water is that the building represents a fire risk. The applicant agreed to and has paid the fire impact fees, however, is appealing the water system fee that is an essential fire prevention tool.

3. **Waste Water** – The City currently serves the site with sewer service and allows industrial discharges into the waste water treatment plant from Thunderbolt via Waste Water Discharge Permit 09-01 (Attachment F). Although currently the new building does not have sewer service, the expanded building is likely a result of expanded operations, therefore the foreseeable expanded use of sewer services to the site.
4. **Storm Drainage** – Currently the site drains into the City's storm water system. The building is located on native soil (refer to Attachment C), therefore, it can be expected that additional storm flows into the City's system will result from the new additional building.

5. **Police/General Services** – The fee nexus report recognizes the need for Police and General Services as business and commerce expands. The additional building construction can be expected to generate a demand for new police and general government services over time.

ALTERNATIVE:

The fee may be unduly high, a direct result of the growth rate that the City predicted in the 2007 fee update nexus study. The population forecast of the fee study predicted a 3.5 annual growth rate between 2005 and 2020. This resulted in a population forecast of 28,212 in 2015 and 33,507 in 2020. The eight county central valley council of governments (COG's) have out in draft format revised population growth showing an annual growth rate of 1.4%. This discrepancy could lead to over-estimate of new facilities needed to accommodate growth.

The fee nexus study recognizes that forecasts were subject to change and recommended that the City re-evaluate the study every two to three years. Due to workforce and budgetary constraints the City has not had the opportunity to re-evaluate the fee program. This being the case, an alternative may be keep the lien in place, with the applicant agreeing to pay the fee based on what we expect the growth rate to be in accordance with the COG forecast. This would require that the City enter into a contract with a consultant to perform a fee study based on this rate of growth. Upon completion of the study, the applicant would be responsible for payment of the adjusted fee and the lien would then be removed.

IMPACT:

Service Delivery: Neutral, depending on Council decision.

Fiscal Impact: Potentially the loss of \$26,250.59 that would be paid to the Systems Development Fees account, the cost of Consultant services to revise the fees based on COGS forecast, and the potential increase of appeal hearings and additional loss of fees.

Attachments

1. Attachments A – F and Exhibit A

CITY OF RIVERBANK COMMUNITY DEVELOPME

6707 THIRD STREET, RIVERBANK, CA 95387

(209) 863-7120 * (209) 869-7126 FAX (209) 869-6286 24 HR INSPECTION REQUEST LINE

ATTACHMENT A

Permit Number BP12-0025

Date of Application 2/6/2012		Date of Issuance		Valuation 190615	
WORK ADDRESS 3400 PATTERSON RD	Assessors No. 132-039-021	Type Const.	Occ Group.	Occ Load.	Area in SQ FT 3350
Owner LOALVO LEONARD & GRACE TRS	Subdivision.	No. Stories	Zoning	Fire Sprink No	Covered Areas 0
Owner ADDRESS LOALVO FAMILY 2005 TRUST P O BOX 1389	Owner Phone (209) 869-4561	Desc of Work NEW POST BEAM METAL BUILDING (4,950 SQ. FT.)			
Contractor BELFOR USA GROUP INC	State License 810553	NEW POST BEAM METAL BUILDING (4,950 SQ. FT.) WE WILL GIVE THEM CREDIT FOR THE (1,600 SQ.FT.) BLDG THAT WAS DEMO'D DUE TO FIRE.			
Contractor Mailing Address 185 OAKLAND AVE STE#150 BIRMINGHAM, MI 48009-	Contractor Phone (248) 594-3188				

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full Force and effect.

License Class **B** License Number **810553**

Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the city building inspection division.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

QTY	PLUMBING PERMIT	SUMMARY / ACCOUNT		
	EACH FIXTURE TRAP	BUILDING PERMIT	101 000 000 450 030	1,501.17
	EACH BUILDING SEWER	PLAN CHECK	101 000 000 600 090	1,419.69
	EACH WATER HEATER AND/OR VENT	COMPLIANCE/INVESTIGATION FEE	101 000 000 450 030	0.00
	EACH GAS SYSTEM 1 TO 4 OUTLETS	TOTAL PLUMBING	101 000 000 450 030	
	EACH GAS OUTLET OVER 4	ELECTRICAL	101 000 000 450 030	191.84
	EACH INSTALL, ALTER, REPAIR WATER PIPING	MECHANICAL	101 000 000 450 030	116.90
	EACH LAWN SPRINKLER SYSTEM	STRONG MOTION	101 000 000 200 220	40.03
	EACH POOL	Bldg Std Admin Spc Rev Fund	101 000 000 200 210	8.00
	EACH SPA	SEWER CONNECTION	158 000 000 660 050	0.00
	TOTAL PLUMBING	WATER CONNECTION	157 000 000 600 150	0.00
QTY	ELECTRICAL PERMIT	UTILITY DEPOSIT	114 000 000 200 150	0.00
	SERVICE LESS THAN 600V - 200A	BUSINESS LICENSE FEE	101 000 000 450 000	30.00
1	SERVICE OVER 600V - 200A	BUILDING FILE MAINTENANCE FEE	212 000 000 600 200	12.50
1	SUBPANEL LESS THAN 200A	SYSTEM DEVELOPMENT FEES		
	POOL / SPA	SINGLE FAMILY / DUPLEX RESIDENTIAL		
	TEMPORARY POWER	STREETS/PUBLIC WORKS	205 000 000 675 330	11,266.05
3	EACH POWER APPERATUS (1-10) HP	WATER	205 000 000 675 330	2,577.83
	EACH APPLIANCE	WASTE WATER	207 000 000 675 330	1,941.33
	SIGNS 1 - CIRCUIT	STORM DRAIN	208 000 000 675 300	3,214.33
	SIGNS EACH ADDITIONAL	PARKS/RECREATION	209 000 000 675 330	0.00
	NEW CONSTRUCTION	POLICE / GENERAL GOVERNMENT	210 000 000 675 330	5,887.63
	TOTAL ELECTRICAL	STANISLAUS COUNTY FEE	112 000 000 200 200	5,444.15
QTY	MECHANICAL PERMIT	SYSTEM ADMIN FEE	125 000 000 665 010	1,309.85
1	FURNACE DUCTS UP TO 100,000 BTU	SYSTEM REPORT PREP FEE	161 000 000 675 281	9.50
	FURNACE DUCTS OVER 100,000 BTU	UNDER GROUNDING	222 000 000 675 346	0.00
1	BOILER / COMPRESSOR UP TO 3MP/100 BTU	UNDER GROUNDING ADMIN FEE	222 000 000 665 010	0.00
	WATER COOLER	INFRASTRUCTURE FEE	221 000 000 675 330	0.00
6	MECH EXHAUST - HOOD / DUCT	INFRASTRUCTURE FEE ADMIN FEE	221 000 000 665 010	0.00
	VENT VAN SINGLE DUCT	INFRASTRUCTURE REPORT FEE	221 000 000 675 282	0.00
	AIR HANDLER UP TO 10,000 CFM	WATER SALES	114 000 000 600 140	28.92
	AIR HANDLER OVER 10,000 CFM	SPECIAL FEE SEWER MASTER PLAN	160 000 000 600 080	15.15
	TOTAL MECHANICAL	OTHER / MISC FEES		0.00
		TOTAL FEES		35,014.87

ATTACHMENT B

System Development Fees 2009
5.72% Increase Effective July 11, 2009

SERVICE	SFD (\$/DW.Unit)	Multi-Family (\$/DW.Unit)	Retail (\$/Sq.Ft.)	Office/Comm. (\$/Sq.Ft.)	Industrial (\$/Sq.Ft.)
Streets/Public Works-2008	\$7,060.15	\$2,941.82	\$5.75	\$5.42	\$3.35
5.72% increase	\$403.84	\$168.27	\$0.33	\$0.31	\$0.19
<i>2009 Total</i>	<i>\$7,463.99</i>	<i>\$3,110.09</i>	<i>\$6.08</i>	<i>\$5.73</i>	<i>\$3.54</i>
Water-2008	\$7,344.67	\$3,795.36	\$1.10	\$0.40	\$0.77
5.72% increase	\$420.12	\$217.09	\$0.06	\$0.02	\$0.04
<i>2009 Total</i>	<i>\$7,764.79</i>	<i>\$4,012.45</i>	<i>\$1.16</i>	<i>\$0.42</i>	<i>\$0.81</i>
Wastewater-2008	\$3,842.60	\$3,170.32	\$0.82	\$0.28	\$0.58
5.72% increase	\$219.80	\$181.34	\$0.05	\$0.02	\$0.03
<i>2009 Total</i>	<i>\$4,062.40</i>	<i>\$3,351.66</i>	<i>\$0.87</i>	<i>\$0.30</i>	<i>\$0.61</i>
Storm Drainage-2008	\$3,262.58	\$2,329.95	\$1.58	\$1.46	\$0.96
5.72% increase	\$186.62	\$133.27	\$0.09	\$0.08	\$0.05
<i>2009 Total</i>	<i>\$3,449.20</i>	<i>\$2,463.22</i>	<i>\$1.67</i>	<i>\$1.54</i>	<i>\$1.01</i>
Parks/Recreation-2008	\$3,889.84	\$4,002.98	\$0.00	\$0.00	\$0.00
5.72% increase	\$222.50	\$228.97	\$0.00	\$0.00	\$0.00
<i>2009 Total</i>	<i>\$4,112.34</i>	<i>\$4,231.95</i>			
Police/Gen. Gov't-2008	\$2,451.88	\$2,523.29	\$1.37	\$1.19	\$1.75
5.72% increase	\$140.25	\$144.33	\$0.08	\$0.07	\$0.10
<i>2009 Total</i>	<i>\$2,592.13</i>	<i>\$2,667.62</i>	<i>\$1.45</i>	<i>\$1.26</i>	<i>\$1.85</i>
TOTAL-2008	\$27,851.72	\$18,763.72	\$10.62	\$8.75	\$7.41
<i>TOTAL 2009 INCREASE</i>	<i>\$29,444.84</i>	<i>\$19,837.00</i>	<i>\$11.23</i>	<i>\$9.25</i>	<i>\$7.83</i>

ATTACHMENT C



ATTACHMENT C



ATTACHMENT C



General Light Industrial (110)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

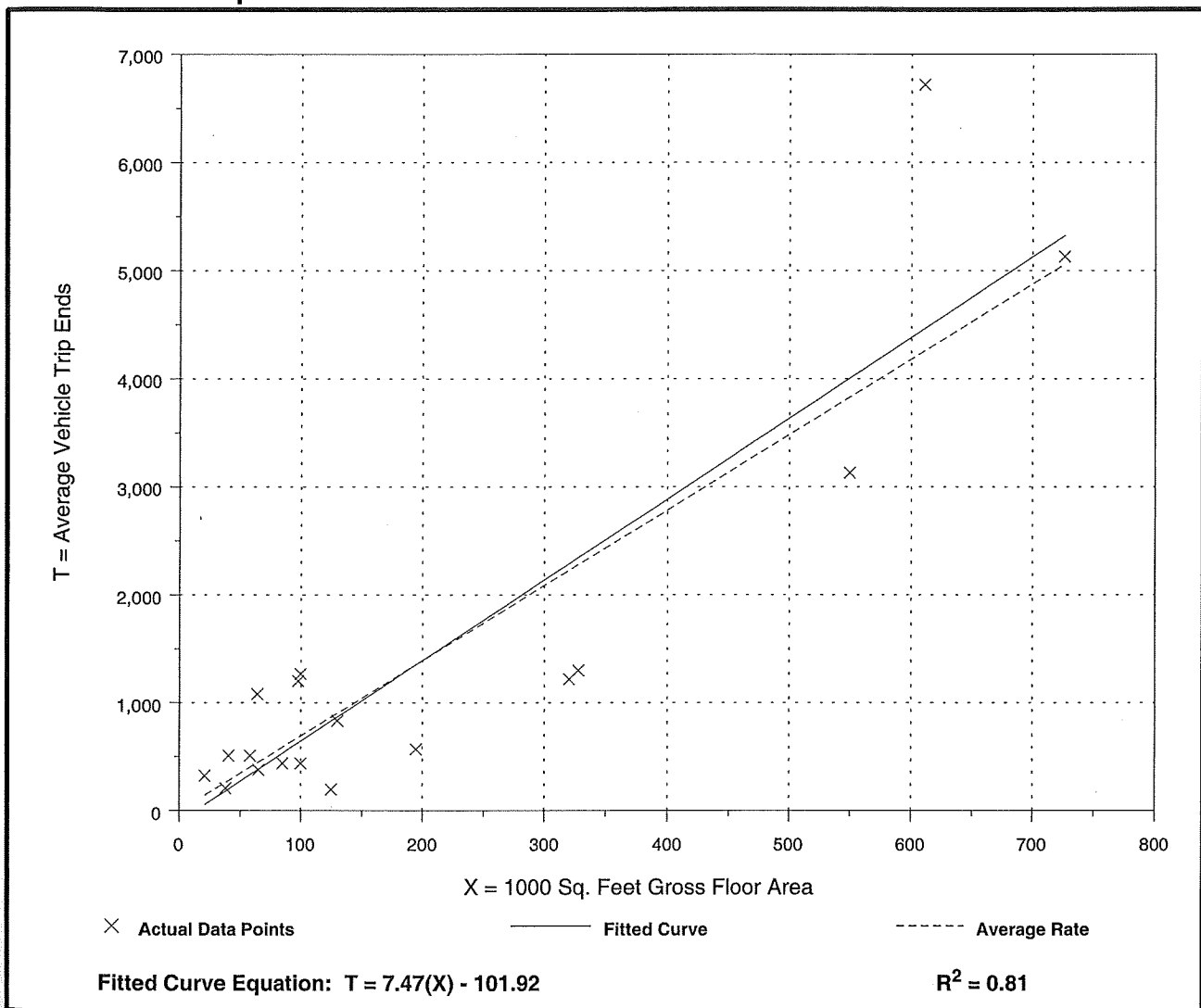
ATTACHMENT D

Number of Studies: 18
Average 1000 Sq. Feet GFA: 203
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
6.97	1.58 - 16.88	4.24

Data Plot and Equation



ATTACHMENT E

IV. Water Quality Monitoring Plan:

To assist City staff in ensuring that the City remains current with the chemical water quality monitoring requirements in the future, the Department has updated the Water Quality Monitoring Plan for the City's wells (**See Attachment 2**). Please follow this plan to ensure timely completion of well monitoring for the required chemicals.

V. Water Quality Monitoring Requirements:

The Department's Water Quality Inquiry (WQI) Database and files were reviewed to determine the most recent chemical analyses performed by the City. Generally, the water quality monitoring appears to be current.

For the next monitoring due dates for general mineral, general physical, inorganic chemicals, volatile organic chemicals (VOCs), synthetic organic chemicals (SOCs), and radiological constituents, **please see the attached 2012 Water Quality Monitoring Plan.**

The City's domestic water wells are in compliance with all applicable drinking water standards. Below is a brief discussion about some wells for which monitoring is either missing from the Department's water quality database or some additional monitoring is required.

Total Chromium and Chromium-6:

Annual monitoring of total chromium and chromium-6 is required for some of the City's wells due to the detection of high levels of chromium in some monitoring wells in an area surrounding Thunderbolt Wood Treating Company. More details about the chromium detections can be found in a Department letter dated March 7, 2006, to the City. It is emphasized here that the high levels of chromium were detected in the monitoring wells (drilled by California Regional Water Quality Control Board) NOT the City's drinking water wells. The City's drinking water wells have always been in compliance with the total chromium's maximum contaminant level (MCL) of 50 ug/L.

Note that the State of California has not yet adopted the MCL for chromium-6. The public health goal for chromium-6 is 20 mg/L. Also, there is no detection limit for reporting purpose (DLR) or notification level for chromium-6.

ATTACHMENT E

Two wells, Nos. 2 and 6, which are located in close proximity to Thunderbolt Wood Treating Company are currently being tested annually for chromium. The monitoring results show that chromium has been detected in the range of non-detect to 15 ug/L in Well No. 2; and in the range of non-detect to 12 ug/L in Well No. 6. As mentioned above, the MCL for total chromium is 50 ug/L.

Some recent total chromium and chromium-6 results for Wells Nos. 2 and 6 are summarized below.

	Date of Sampling	Chromium (Total) (ug/L)	Chromium-6, (ug/L)
Well No. 2	7/12/07	0.0	6.9
	8/21/08	14	6.1
	6/9/09	10	6.5
	3/31/10	15	5.8
	10/12/10	0.0	5.5
	10/18/10	---	5.5
	10/25/11	10	---
	2/2/11	---	3.6
	10/25/11	---	4.8
Well No. 6	8/21/08	11	4.1
	6/9/09	<10	6.0
	3/31/10	12	4.1
	10/12/10	0.0	4.0
	10/18/10	---	4.0
	2/2/2011	---	4.0

In addition to Wells Nos. 2 and 6, chromium has been detected in three more drinking water wells (Nos. 3, 4, and 12). The latest chromium results for these three wells are listed below. These wells shall also be monitored for total chromium and chromium-6 annually.

	Date of Sampling	Chromium (Total) (ug/L)	Chromium 6, (ug/L)
Well No. 3	7/16/07	0.0	---
	3/31/10	20	5.8
	9/20/10	0.0	---
	2/2/11	---	2.6
	10/25/11	10	3.9
Well No. 4	7/12/07	0.0	3.0
	3/31/10	20	2.4

ATTACHMENT E

	10/7/10	0.0	---
	2/2/11	---	2.9
Well No. 12	6/2010	0.0	---
	8/2010	0.0	---
	1/25/11	6.6	3.7
	4/28/11	10	4.6
	9/30/11	0.0	---
	10/5/11	---	5.1
	10/25/11	10	4.6

The City's remaining drinking water wells (Nos. 5, 7, 8, 9, and 10) can be monitored for total chromium and chromium-6 on every three-year schedule along with the rest of the inorganic chemicals.

Asbestos Monitoring in Distribution System:

Available monitoring results show that the City's wells are moderately corrosive as the aggressive index was between 10 and 12. As you are aware, the City has significant amount of asbestos cement mains (>60%). The last round of asbestos monitoring of a distribution system site was completed in April 2003. The result was below the detection level for asbestos.

The asbestos monitoring of the distribution system is now due for the current nine-year compliance cycle that began on January 1, 2011, and will end on December 31, 2019.

The City must schedule the asbestos testing as soon as possible. Note that only one sample is required to be collected from a point in the distribution system served by asbestos cement pipes.

Also note that the drinking water wells are not required to be monitored for asbestos.

As you are aware, the Department's water quality database cannot accept the distribution system asbestos sampling results electronically. Therefore, the City will need to forward a hard copy of the results to the Department's Stockton office upon completion of the asbestos monitoring.

VI. Lead and Copper Monitoring:

In accordance with the Lead & Copper Rule, the City of Riverbank has completed the initial two rounds of six-month monitoring, two rounds of reduced annual monitoring, and four rounds of triennial monitoring for lead & copper.

ATTACHMENT F

CITY OF RIVERBANK
INDUSTRIAL WASTEWATER DISCHARGE PERMIT 09-01
FOR
THUNDERBOLT, INC.
3400 PATTERSON ROAD
PO BOX 890, RIVERBANK
STANISLAUS COUNTY, CALIFORNIA

The City of Riverbank (City) finds that Thunderbolt, Inc. hereafter referred to as Thunderbolt has applied for and is hereby granted an Industrial Wastewater Discharge Permit for discharge to the City's Wastewater Treatment Plant (WWTP) as conveyed through the City collection system. The following conditions apply:

1. City of Riverbank, California, Code of Ordinances, Title 5, Public Works, and its amendments and successors, applies to Thunderbolt, its tenants, and others that may intentionally or unintentionally discharge into the City sanitary sewer system from Thunderbolt. Any conflicts or exceptions between the permit conditions contained herein or attached and Code of Ordinances, Title 5, its amendments and successors, shall be resolved/authorized by the Development Services Director and/or City Manager. Chapter 51: Sewers, Industrial Wastewater, Sections 51.24 & 51.25 is attached and incorporated by reference.
(Attachment 1).
2. Wastewater effluent discharged to City sewer shall comply with maximum contaminant levels for drinking water as established by the State of California Environmental Protection Agency, Section 64449, Title 22 of the California Code of Regulations. Thunderbolt shall not exceed the following limitations:
 - a. 35,000 gals/day
 - b. 1,050,000 gals/month
 - c. 5,500,000 gals/year
3. Initial characterization of the wastewater will be by sampling and testing as directed by the city and at the expense of Thunderbolt.
4. This permit is issued for a period of two years from the effective date of this permit, which is April 1, 2011. This permit will expire on April 30th, 2013. Permit compliance will be reviewed at the end of this period. Should the City be satisfied that Thunderbolt has complied with the terms and conditions of the permit, the permit may be renewed on a two year basis on terms and conditions agreed to by the City and Thunderbolt.

5. Thunderbolt agrees to pay for all costs associated with monitoring, sampling, and analyzing discharges into the City collection system in accordance with the monitoring and reporting schedule specified within this permit. City may, at City's expense, request an independent lab sample of the discharge. The City may, at City's expense, request an independent contracted personnel, upon presentation of a photo identification and proof of agency affiliation, shall be accorded full access to all points of discharge into the primary sewer lateral(s) for the purpose of collecting and removing samples for testing and for confirming compliance with this permit. Any occurrence of ready access not being available to the discharge meters and samples will be considered a violation of this agreement and subject to a \$200.00 fine. Costs for collection, treatment, and disposal, including reserves for equipment replacement and debt service, shall be allocated based on "Exhibit A", attached hereto. Costs shall commence May 1, 2009 and continue through the life of this permit. Should industrial discharges from Thunderbolt, as reported by Thunderbolt or through the City's independent lab, exceed discharge requirements specified in Paragraph 2 above, or not provide submittal information and/or reporting data by the date specified, Thunderbolt shall be subject to a \$1,000.00 fine for each violation payable 15 days from notification of the levy. Should loading violations lead to a WWTP upset, Thunderbolt shall be subject to additional fines equal to City costs associated with mitigating the process upset. WWTP upset is defined as the inability to maintain current operational and treatment parameters and effluent water quality, receipt of Regional Water Quality Control Board (Regional Board) or Air Pollution Control District orders, directives or letters of non-compliance; and/or solids wash-out. If any compliance costs or fines imposed by the Regional Board are attributable to discharge from Thunderbolt, Thunderbolt shall immediately reimburse the City for any such fines or costs. Any discharges from Thunderbolt that violate any condition of this permit shall be Prima Facie evidence that Thunderbolt is responsible for the compliance cost or fines imposed by the Regional Board related to such discharge. If, however, negligent actions by the City in operating the WWTP are responsible for any resultant compliance costs or fines imposed by the Regional Board, Thunderbolt shall not be responsible for such fines or costs. (See Page 1, Section 1, City Ordinance Chapter 51: Sewers, Industrial Wastewater, Section 51.24 & 51.25.)
6. The Regional Board currently reviews the City's monthly, quarterly, and yearly monitoring reports to ensure compliance with the existing Waste Discharge Requirements. Should the Regional Board order the installation of additional groundwater monitoring wells, or any other facility improvement, as a result of the discharge authorized by this permit, Thunderbolt's ability to discharge under this permit may be curtailed until the improvements are constructed. It is expressly agreed by Thunderbolt that the costs associated with the design and construction of said improvements will be advanced and paid for by Thunderbolt upon request of the City.

7. Thunderbolt agrees to pay for all costs associated with monitoring, sampling and analyzing industrial waste discharge from Thunderbolt. Thunderbolt shall be responsible for calibration of any flow meters and constituent analyzers. An independent lab, agreeable to both parties, shall sample industrial waste discharges at a frequency to be determined by the City. Additional sampling may be required if it is determined that additional data is needed to determine if Thunderbolt is in compliance with this permit. The sample analytical results shall be sent to both City and Thunderbolt. City will also sample the WWTP influent raw sewage one time weekly and these sampling dates will coincide with Thunderbolt sampling dates. This information will be available to both parties. For industrial waste collection and treatment, Thunderbolt agrees to pay the City their fair share of costs incurred at the City WWTP for treatment and disposal. Costs for collection, treatment, and disposal shall be allocated based on "Exhibit A", attached hereto. The City will immediately notify Thunderbolt of a violation. Upon notification, Thunderbolt will have twelve (12) hours to return to compliance; beyond the twelve (12) hour limit, a fine will be levied. Any violation that occurs during operation will be assessed at the time of the final billing.
8. This permit is nontransferable to a new owner, user, or site without the expressed written permission of the Development Services Director and/or City Manager. If approved, the new owner, user, or site shall be furnished a copy of this permit and all attachments prior to assignment or transfer.
9. Any significant changes to processes or additions of chemicals not listed in an approved discharge authorization form shall require written permission from the Development Services Director and/or City Manager prior to discharge.
10. All users authorized to discharge by this permit shall comply with all applicable Federal, State and Local laws, statutes, regulations, rules, and requirements. This includes self-monitoring, sampling, reporting, notification, and record keeping requirements.
11. The City was previously under a Clean up and Abatement Order issued by the Regional Board for permit violations at the WWTP. In response, the City has submitted various studies and responses to the Regional Board and completed a pond lining project the WWTP. Also, the Waste Discharge Requirements (WDR) which the WWTP operates under prohibits surface discharge and require that the percolated treated wastewater does not:
 - a. Degrade the groundwater.
 - b. Contain chemicals, heavy metals, or trace elements in concentrations that adversely affect beneficial uses or exceed maximum contaminant levels specified in 22 CCR Div. 4 Chapter 15.

The WDR requirements for monitoring of influent, ponds, and groundwater do not include TDS or the listed elements; however, these constituents could contribute to the levels of other characteristics that are included in the WDR requirements (i.e., Electrical Conductivity and Fixed Dissolved Solids).

These conditions assume the continued operation of industrial dischargers, such as Thunderbolt. The City will continue to support the acceptance of industrial wastewater at the City WWTP within the industrial wastewater discharge permit limitations at Regional Board meetings and hearings. However, should additional operational restrictions be imposed by the Regional Board, continuous discharge of industrial wastewater to the WWTP may be curtailed until the restriction is lifted. It is expressly agreed by Thunderbolt that the City shall not be liable for damages of whatever nature suffered by Thunderbolt as a result of conditions imposed by the Regional Board of any other regulatory agency.

12. Should electrical service to the WWTP be interrupted, continued operation at peak loads may prove problematic. In the event of electrical system interruption, the City may require Thunderbolt to modify operations until electrical service is restored. The City, however, will make every effort to avoid any disruption in service. To this end, the City has enlisted the support of local electric utility companies to provide generators as a secondary power source in the event of a system failure. It is expressly agreed by Thunderbolt that City shall not be held liable for damages of whatever nature suffered by Thunderbolt as a result of electrical system interruptions.
13. It is expressly agreed by Thunderbolt that City shall not be liable for any damages of whatever nature suffered by Thunderbolt as a result of any occurrence that is beyond the control of the City or Thunderbolt, or irresistible super-human cause which none could reasonable be expected to anticipate, guard against, or resist, and whose effects could not be prevented by the exercise of prudence, diligence, and care.

Issued by:


J.D. Hightower

4/8/11
Date

Development Services Director, City of Riverbank

Accepted by:


Leonard Lovaivo
Thunderbolt, Inc.

4/14/11
Date

_____ Source _____ Approved with the following conditions.

_____ Source _____ Disapproved.

Conditions:

1. Prohibited Discharge Standards apply.
2. A sampling point shall exist for all sources so that a representative sample may be obtained. If such a point does not exist, modifications shall be made to create a sampling point (i.e., installing a spigot to a pipeline or tank).
3. Each source shall be characterized on a regular basis as determined by the City. All analyses shall be performed by a State Certified Laboratory.
4. Each source may have a flow measurement and totalizer device installed, as determined by the City.
5. The City retains the right to check the calibration of any Thunderbolt discharge meter at any time utilizing an independent contractor at the City's expense.
6. Thunderbolt must provide unobstructed access to discharge flow meters and sampling or monitoring equipment at all times.
7. The costs associated with the preparation and on-going overview of this permit shall be paid for by Thunderbolt, including all consultant and City processing costs. Payment shall be made within 30 days of invoicing by the City.

EXHIBIT "A"

CITY OF RIVERBANK INDUSTRIAL WASTEWATER DISCHARGE PERMIT 09-001

STATEMENT OF RATES AND CHARGES

The monthly rate for the collection, treatment, and disposal of industrial discharge from Thunderbolt, Inc. shall be based on the following formulas:

Flow: \$ 2.96 per thousand gallons or portion thereof

These costs will be added to the monthly rate for administrative sewer connection and be due and payable in accordance with Riverbank California Code of Ordinances Chapter 51: Sewers and any amendments and/or successors.

This formula is based on actual costs the City incurs in the operation and maintenance of the collection system and wastewater treatment plant. These costs are reviewed annually. Annual adjustments in the formula will be made to reflect the Municipal Cost Index, as published by American City and County. The Municipal Cost index at the signing of this agreement is reported at 217.4

Sampling schedule shall be April 1, 2011 – March 30, 2013.

Quarterly sampling schedule for each year:

1 st sample	April 30th
2 nd sample	August 30th
3 rd sample	December 30th
4 th sample	March 30th

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	May 14, 2012
Subject/ Title:	Presentation of the Central Avenue Rehabilitation Project and Authorization to File Notice of Completion
Submitted by:	J. D. Hightower, Development Services Director Laura Graybill, Project Coordinator
City Manager Approval:	_____

RECOMMENDATION:

Receive presentation of the construction project and authorize the filing of a Notice of Completion.

SUMMARY:

The contract for the construction of the Central Avenue Rehabilitation Project was awarded on December 6, 2011 to Rolfe Construction in the amount of \$367,748.50. All construction was completed per the plans and specifications and final inspection has been conducted by William Kull, Consultant City Engineer, and City staff.

It was discovered as the construction progressed, that conditions in the field required additional work which was completed with the budgeted 15% contract contingency. The additional work involved corrections related to an abandoned irrigation line; including the cutting and capping where laterals were placed for fire hydrants along California Street. In addition, there was a need to improve the configuration and condition of the water valve on Claus Road as it related to the storm drain line; and the grading and asphalt paving of private driveways disturbed by the construction.

Furthermore, the significant use of Central Avenue and California Street by the high school students called for the City to take a proactive step in addressing a need for safety. A decision to construct a paved walkway forming a complete pedestrian loop around the high school was made at an additional cost of \$36,000.00, using non-motorized grant funds.

Several major improvements resulted from the project such as removal of a dead end on a 12 inch water line on Patterson Road, the placement of a walkway for both fire and

pedestrian safety around the high school, and the improvement of storm water drainage at the intersection of Central Avenue and California Street which addresses the public's long-time concerns.

FISCAL IMPACT:

The project was funded in full by the Water Fund 206, Sewer Fund 208, and the Non-Motorized Fund.

The total allocated project budget was \$422,9911; the bid was awarded at:\$367,748.50; and the final total cost of construction is \$420,961.59.

As noted above, the additional work required use of the 15% contingency funds allocated to all projects of this kind, which caused the total cost of construction to exceed the initial bid amount; however, the project remained within the projected budget. The 15% contingency funded the additional work, which included the walkway around the high school and the improvement of field conditions discovered during the course of construction.

ATTACHMENTS: (List attachments in order of placement)

1. Notice of Completion.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

STREET
ADDRESS

CITY &
STATE

City of Riverbank
Attn: Development Services
6707 Third Street
Riverbank, CA 95367

SPACE ABOVE THIS LINE
FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the owner of the interest or estate stated below in the property hereinafter described.

2. The full name of the undersigned is City of Riverbank

(Print Full Name)

3. The complete address of the undersigned is 6707 Third Street, Riverbank, CA 95367

(Address, City, State, Zip)

4. The nature of the title of the undersigned is:

☒ Owner in Fee, or

☐ Vendee (Buyer) under Contract of Purchase, or

☐ Lessee, or

☐ Other

If "Other," briefly list or describe appropriate designation or title _____

5. The full names and complete addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

Co-owner's Name(s)

Co-owner's Complete Address (Number and Street, City, State, Zip)

N/A

6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to, include, but are not limited to the following individual(s)
(If no transfer was made, insert the word "none"):

Co-owner's Name(s)

Co-owner's Complete Address (Number and Street, City, State, Zip)

N/A

7. A work of improvement on the property described below was completed on May 14, 2012

(Date of Completion)

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either expressed or implied, as to the merchantability or fitness for a particular purpose, or as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 34809 • NOTICE OF COMPLETION (Civil Code Section 3093) • (Revised 12.03) • © Cowdery's 2005



8. The name of the original contractor, if any, for the work of improvement was (if no contractor for the work of improvement as a whole, insert the word "none") Rolfe Construction

If notice covers completion of contract for only part of the work of improvement, check box and complete:

☒ The kind of work done or finished was demolition, asphalt removal, paving, striping,
(Give General Description of Work Completed, e.g., Furnishing of Concrete for Sidewalks, etc.)
raise structures to grade, storm drainage, water line, fire hydrants,
water valves, SWPPP, traffic control.

9. The property on which the work of improvement was completed is in the City of Riverbank,
County of Stanislaus, State of California, and is described as follows:

(Set Forth Description of Jobsite Sufficient for Identification, Using Legal Description if Possible)

10. The street address of the said property is Central Avenue and California Avenue
(Address, City, State, Zip, or if No Official Street Address, Insert the Word "None")

Dated this 14th day of May, 2012
(Day) (Month) (Year)

City of Riverbank
Laura Graybill, Project Coordinator
(Owner's Signature) (Owner's Typed or Printed Name)

VERIFICATION

I the undersigned, say:

I am the person who signed the foregoing notice. I have read and understand the above notice and know its contents, and the facts stated therein are true and correct to the best of my knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in City of Riverbank, County of Stanislaus, State of California
on this 14th day of May, 2012
(Day) (Month) (Year)

(Signature of Person Signing Notice of Completion)
Laura Graybill, Project Coordinator
City of Riverbank

This form is the notice of completion that a property owner may record to limit the time in which mechanics' liens may be recorded against a construction project (see CA Civil Code § 3093). For this purpose an "owner" is the person who causes a building, improvement, or structure to be constructed, altered, or repaired, whether the interest or estate is in fee, as a vendee (buyer) under contract or purchase, as lessee, or other interest or estate less than fee. If the interest is held by two or more persons as joint tenants or tenants in common, any one or more of the co-tenants may be deemed to be the owner. (CA Civil Code §§ 3092(g), 3093). **This form is for use with a private work of improvement only, and is not intended for public sector applications.**

If the owner records the notice within the applicable time period, the original contractor has sixty (60) days from the day the notice is recorded to record a claim of lien against

the project (CA Civil Code § 3115); and all other persons who furnished labor, services, equipment, or materials must record their liens within thirty (30) days after the notice of completion is recorded (CA Civil Code § 3116). Otherwise, all persons who furnished labor, services, equipment, or materials have ninety (90) days after completion of the work of improvement in which to record their liens (CA Civil Code §§ 3115, 3116).

The owner must record the notice in the office of the county recorder of the county where the site is located within ten (10) days after the work of improvement is completed (CA Civil Code § 3093(e)). This applies equally to the project which is completed in phases. A notice of completion must be filed within ten (10) days after the completion of each phase of the project to shield owner properly (CA Civil Code § 3117).

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

Meeting Date: May 14, 2012

Subject Title: Preparation of a Lease Agreement with the Riverbank Unified School District for Use of Property Located at the Northwest Corner of Kentucky Street and Eleanor Avenue for Agricultural Education Opportunities.

Submitted by: Jill Anderson, City Manager
J.D. Hightower, Development Services Director

City Manager Approval: _____

Recommendation:

City Council direction is requested regarding the development of a lease agreement with the Riverbank Unified School District for use of property owned by the City and the Riverbank Oakdale Transit Authority for agricultural education opportunities.

Introduction:

The City has been approached by a teacher at Riverbank High School, Travis Cardosa, regarding the use of land owned by Riverbank Oakdale Transit Agency (ROTA) and the City for use by the Future Farmers of America program at the school.

Background:

The City and ROTA purchased ten acres of pasture land at the northwest corner of Kentucky Avenue and Eleanor Avenue in fiscal year 2007-2008 for \$747,500. One-half of the purchase price was funded with the City's General Fund and one-half was funded with Local Transit Funds. The plan was to use the property for a bus transit facility and open space. Since purchasing the property, the fiscal conditions of both agencies, as well as the value of the land, has declined dramatically. As a result, the property has not been used and there are no plans to use or sell the property in the foreseeable future.

Mr. Cardosa met with representatives of the City to explore the possibility of leasing the land for a nominal sum in order to facilitate the FFA program at the Riverbank High School. Since there are limited options available for the use of the property by the City or ROTA in the near future, it made sense to explore a potential agreement. In addition, the proposed use of the land is consistent with the City's goal for agricultural education.

Lease Agreement Discussions

Initial discussions have revealed some challenges associated with a lease of the land. The major issue is that California Department of Transportation (Caltrans) regulations limit the use of the property because Local Transit Funds (LTF) were used for purchase. A Caltrans representative has stated in an email that while the land cannot be used for non-transit purposes, the agency would consider a lease of up to five years if the City expressed its intent to buy the property from ROTA:

“As we discussed, a “letter of intent” from the City of Riverbank to purchase the 5 acres from ROTA when the market increases along with a 5 year requirement to “revisit” is acceptable. It will also be ok for the Future Farmers of America to use this parcel temporarily during this time.”

The land would have to be purchased at market value, which limits the options available to the City and ROTA. In addition, the City's fiscal condition is weak and purchasing property that is outside of City limits for future development would be imprudent for the foreseeable future. Therefore, other options were explored, including leasing only five acres of the land because it could be construed that one-half of the land could be used for general purposes. However, the fact that the land is not divided and there is joint ownership of the land, the City and ROTA cannot independently lease a portion of the site. The property is currently zoned in ten acre parcels, so subdividing the land is problematic and would require action by the County, as the land is located in an unincorporated part of Stanislaus County.

At this time, a set of preliminary terms has been developed for consideration by the City Council in the event that the legal limitations surrounding the property can be overcome. In informal discussions, there has been general agreement on the following points:

1. The City agrees to lease five acres of land at the northwest corner of Kentucky Street and Eleanor Avenue to the Riverbank School District for agricultural education opportunities.
2. The District will agree to use the land only for agricultural education opportunities.
3. The District takes responsibility for the property in its current state.
4. The City gives permission to the District to make limited improvements consistent with agricultural uses and all applicable laws and regulations.
5. The City will give the District a notice of 90 days for earlier termination, earlier if possible.
6. The District will give a notice of 30 days to the City for early termination.
7. The District will provide insurance to cover City liability associated with the use of the property and fully indemnify the City.
8. The City will lease the property for the School District for one dollar a year for a period of up to five years.

If the City Council would like to move forward with the preparation of a lease agreement, the City can continue to work with ROTA and the School District, as well as legal counsel, to identify options that may facilitate an agreement. The City Attorney can also be directed to draft an agreement consistent with the above terms for consideration by

the City Council, ROTA, and the Riverbank School District. The School District is also scheduled to consider the potential for a lease agreement in May.

Fiscal Impact:

There is no direct financial impact associated with the proposed agreement; however, depending on City Council direction there may be indirect costs associated with investigating the options available for meeting the requirements established by Caltrans.

Attachments:

A site plan is attached.

City of Riverbank



RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.4

SECTION 6: NEW BUSINESS

Meeting Date: May 14, 2012

Subject/ Title: **Resolution** to Support the Submission of an Economic Development Administration Grant for the Mid-Site Renovation Project at the Riverbank Industrial Complex with the Funds to Be Dedicated for Use by the Riverbank Local Redevelopment Authority and **Resolution** to add the Mid-Site Renovation Project at the Riverbank Industrial Complex to the Stanislaus County's Comprehensive Economic Development Strategy.

Submitted by: Debbie Olson, Executive Director

City Manager Approval: _____

RECOMMENDATION:

It is recommended that the City Council take the following Actions:

- (1) Authorize the submittal of an application to the Economic Development Administration ("EDA") for a grant under the category for economic adjustment assistance to support redevelopment efforts at the Riverbank Industrial Complex (formerly Riverbank Army Ammunition Plant ["RAAP"]).
- (2) **Approve the Resolution** to support submission of an Economic Development Administration grant for the Mid-Site Renovation Project at the Riverbank Industrial Complex with the funds to be dedicated for use by the Riverbank Local Redevelopment Authority; and,
- (3) **Approve the Resolution** adding the Mid-Site Renovation Project at the Riverbank Industrial Complex to the Stanislaus County's Comprehensive Economic Development Strategy.

SUMMARY:

On April 4 and 5, 2012, staff met with a representative from the Economic Development Administration ("EDA") in Portland to present a grant proposal for funding of \$500,000 in construction projects at the Riverbank Industrial Complex. The proposal was reviewed and found to be consistent with EDA funding priorities. The proposal received a

favorable review and the City/LRA was invited to complete a full application for submittal to the EDA Regional Board for final consideration and approval. In fact, the City was invited to apply for up to \$1 million as the project was so aligned with EDA priorities. The full grant application is due in mid-June. If Riverbank does not submit the grant application, another project in one of the other 12 states that make up the Western States Region, will be selected instead. If the grant is submitted and approved, the grant funds will be used for a project that will ultimately create local jobs.

The Local Redevelopment Authority Agenda for May 14, 2012 includes an item requesting the Board to accept dedication of EDA grant funds, if awarded, for use to complete the Mid-Site Renovation Project at the Riverbank Industrial Complex.

Proposed Grant Project:

The grant request, in concert with the Local Redevelopment Authority, is for up to \$1 million of a total anticipated project cost of \$1.3 million. The work to be done includes electrical upgrades (including wiring changes and energy efficient lighting), fire suppression upgrades, seismic retrofitting, rail improvements, new paving, and roofing repairs in the center of the Riverbank Industrial Complex. These improvements would bring aged buildings up to current building codes in key areas noted, help site one new business and allow expansion of two other existing businesses, resulting in an estimated 200 new jobs on the site over the term of the grant.

The work to be done with this grant will be to buildings located at the center of the developed site, although some of the electrical work will also benefit the production lines located closer to the southern end of the industrial site. The bulk of the benefit will be for those buildings north of the main production lines, such as buildings 9, 10 and 120 and some of the area surrounding them. At present, there are structural issues in two of these buildings that make occupation problematic. The work in building 120 will likely allow an existing tenant to expand their operation.

If not funded with EDA grant funds, the improvements and job creation opportunities will be delayed, and will remain dependent on the availability of other funds.

County Economic Development Strategy:

A condition of EDA funding is that the project be listed in the County's Comprehensive Economic Development Strategy ("CEDS"). The CEDS is a strategic document that lists priority economic development and infrastructure projects for each community in Stanislaus County. The document as a whole is created through a collaborative effort between all cities and the county. Upon your approval of the attached resolution, the CEDS may be amended to include this project.

FISCAL IMPACT:

If awarded, \$1,000,000.00 in EDA funds will be used to begin the needed renovations on Buildings 9, 19, 120 and the surrounding areas. A 20 - 30% match or \$200,000 to \$300,000, of local funds for the total project is required depending several statistical variables associated with employment, education and poverty rates of the community. The information provided here assumes that highest probable match. The local match would be paid from lease revenue derived from the business tenants, not the General Fund.

ATTACHMENTS:

1. Resolution to Submit EDA Grant
2. Resolution to Amend CEDS

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK TO SUPPORT THE SUBMISSION OF AN ECONOMIC DEVELOPMENT ADMINISTRATION GRANT FOR THE MID-SITE RENOVATION PROJECT AT THE RIVERBANK INDUSTRIAL COMPLEX

WHEREAS, the City Council is committed to creating a policies, opportunities and incentives to protect and support job-generating business activity and also in the retention of existing local jobs; and,

WHEREAS, the goal of the transfer of the Riverbank Army Ammunition Plant ("RAAP") to local control is to promote regional economic development and long-term job generation; and,

WHEREAS, the City has successfully applied for and received grant funding from Economic Development Administration ("EDA"), most recently to fund a Strategic Plan for the RAAP; and,

WHEREAS, the City has been invited to submit an application to the EDA for a new economic development assistance grant in the amount of at least \$1,000,000.00, including a match of up to \$300,000.00 from Riverbank Industrial Complex (formerly RAAP) lease/sale revenue sources; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager or her designee to:

1. Submit an application to the U.S. Department of Commerce Economic Development Administration for a grant in the amount of up to \$1,000,000.00, and to expend up to \$300,000.00 in local matching funds from Riverbank Industrial Park lease/sale revenue for the Mid-Site Renovation Project; and
2. Negotiate and execute an agreement and all amendments and modifications hereto, with EDA and to take all other actions necessary to carry out the intent of this Resolution and its basic purposes.
3. Dedicate the use of these funds to the Mid-Site Renovation Project by the Riverbank Local Redevelopment Authority.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Annabelle Aguilar, CMC
Acting City Clerk

APPROVED:

Virginia Madueño
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK TO SUPPORT ADDING THE MID-SITE RENOVATION PROJECT AT THE RIVERBANK INDUSTRIAL COMPLEX TO THE STANISLAUS COUNTY'S COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

WHEREAS, the Stanislaus County Economic Development Action Committee ("EDAC") has collaboratively developed an update to the Stanislaus Comprehensive Economic Development Strategy ("CEDS"); and,

WHEREAS, the CEDS presents the economic development activities and projects that will be undertaken by public and private entities in a mission to foster economic development opportunities, create new jobs and provide services to the residents of Stanislaus County; and,

WHEREAS, the CEDS is a master document developed cooperatively by each community and contains, in part, a summary of strategic economic and infrastructure projects from each locality that require support for future growth; and,

WHEREAS, the CEDS provides the region with a roadmap and an opportunity for localities in the region align toward achieving common goals and eligible for federal grants; and,

WHEREAS, the City of Riverbank, with the Local Redevelopment Authority co-partnering, has been invited to submit an application for assistance to EDA for funding consideration; and,

WHEREAS, project inclusion in the CEDS is a requirement for determination of regional eligibility for Economic Development Authority investment; and,

WHEREAS, the City Council has determined by reviewing pertinent information that it is necessary and in the best interest of the community to support the inclusion of the Mid-Site Renovation Project at the Riverbank Industrial Complex in the CEDS as critical to the economic development and job-generating ability of the region.

NOW, THEREFORE, BE IT RESOLVED, that the City of Riverbank City Council hereby states its support for the Riverbank Army Ammunitions Plant Production Line Renovation Project and authorizes the submittal of this project into the CEDS.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of May, 2012; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Annabelle Aguilar, CMC
Acting City Clerk

APPROVED:

Virginia Madueño
Mayor

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.5

SECTION 6: NEW BUSINESS

Meeting Date: May 14, 2012

Subject/ Title: FY 2012-13 Budget Preparation Update

Submitted by: Marisela Hernandez, Director of Finance

City Manager Approval: _____

RECOMMENDATION:

Receive an update on the status of the preparation of the FY 2012-13 budget.

SUMMARY:

The Fiscal Year 2012-13 budget preparation has been an ongoing process beginning back in January 2012. All departments prepared and submitted their budget requests for 2012-2013. In addition, each department was asked to perform a 5%, 7%, and 10% budget reduction exercise. The budgets have been revised and reduced in order to maximize savings to the General Fund.

Over the past few months, the Budget Advisory Committee has also been actively reviewing each department budget. The Committee is working to prepare formal recommendations to the City Council for consideration that can be considered as part of the short and long term effort to reduce costs.

A brief presentation will be provided to the City Council regarding the budget preparation process which will include a budget workshop in late May or early June.

FINANCIAL IMPACT:

There is no financial impact associated with the presentation.

ATTACHMENTS:

There are no attachments.