

CITY COUNCIL / LRA BOARD

Mayor/Chair

Rachel Hernandez

Council/Authority Members

District 1 — Luis Uribe

District 2 — Cindy Fosi

Vice Mayor, District 3 — John Pimentel

District 4 — Stacy Call



CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

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



TUESDAY, MAY 26, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT [HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/](https://riverbankca.portal.civicclerk.com/))

**** PARA TRADUCCION EN ESPAÑOL FAVOR DE REFIRSE A LA ULTIMA PAGINA DE LA AGENDA ****

1. **CALL TO ORDER**

2. **FLAG SALUTE**

3. **INVOCATION**

4. **ROLL CALL**

5. **AGENDA CHANGES**

6. **CONFLICT OF INTEREST**

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

7. **PRESENTATIONS (Informational only)**

Item 7.1. Proclamation — Asian American Pacific Islander Heritage Month— It is recommended that the City Council read and present a Proclamation for Asian American Pacific Islander Heritage Month to Norma Grubeck.

Item 7.2. Presentation- Youth Council 2025-2026 Inagural Term Overview

8. **PUBLIC COMMENTS (No action can be taken)**

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

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

9. **CONSENT CALENDAR (No obligation to read aloud)**

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

Item 9.1. Waiver of Readings

Item 9.2. Approval of the City Council and Local Redevelopment Authority Board Meeting Minutes for May 12, 2026

Item 9.3. Resolution Approving a Side Letter Agreement with the Northern California District Council of Laborers Local Union, AFL:CIO #1130 Regarding Longevity Pay

Item 9.4. Resolution Approving a Side Letter Agreement with the Riverbank Mid-Management Employees Association Regarding Longevity Pay

Item 9.5. Resolution to Award Bid for the Woodhaven Overlay Project to United Pavement Maintenance, Inc., Authorize Execution of Future Change Orders and Authorizing a Budget Amendment for an Additional \$150,000.00 from SB1

Item 9.6. Resolution to Award Bid for the Oakdale Road Improvement Project to United Pavement Maintenance, Inc. and Authorize Execution of Future Change Orders

Item 9.7.
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 2026/2027.

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 2026/2027.

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 2026/2027.

Item 9.8.
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 2026/2027.

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 2026/2027.

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 2026/2027.

Item 9.9.

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 2026/2027.

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 2026/2027.

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 2026/2027.

Item 9.10.

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 2026/2027.

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 2026/2027.

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 2026/2027.

Item 9.11.

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 Landscaping and Lighting District for Fiscal Year 2026/2027

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

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 Landscaping and Lighting District for Fiscal Year 2026/2027

Item 9.12.

Resolution of the City of Riverbank Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

Item 9.13.

Resolution of the City of Riverbank Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027

10. COMMENTS/REPORTS

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

Item 10.1. Staff

Item 10.2. Council / Authority Member

Item 10.3. Mayor/ Chair

11. CLOSED SESSION

Item 11.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Pursuant to Gov. Code, § 54956.9)

Name of Case: Advance Materials and Manufacturing Technologies, LLC v. City of Riverbank et al.,

Stanislaus County Superior Court Case No. CV-23-004578

Item 11.2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Pursuant to Gov. Code, § 54956.9)

Name of Case: Miller Arms Company, Inc. v. City of Riverbank et al.,
Stanislaus County Superior Court Case No. CV-23-002593

12. REPORT FROM CLOSED SESSION

Item 12.1. Report from Closed Session Item 11.1

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Pursuant to Gov. Code, § 54956.9)

Name of Case: Advance Materials and Manufacturing Technologies, LLC v. City of Riverbank et al.,

Stanislaus County Superior Court Case No. CV-23-004578

Item 12.2. Report from Closed Session Item 11.2

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Pursuant to Gov. Code, § 54956.9)

Name of Case: Miller Arms Company, Inc. v. City of Riverbank et al.,
Stanislaus County Superior Court Case No. CV-23-002593

13. **ADJOURNMENT** The Next Regular Scheduled City Council Meeting will be held on Tuesday, June 09, 2026.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act.
Posted this 21st Day of May, 2026

/s/ Gabriela Hernandez, C.M.C, City Clerk



ADA COMPLIANCE STATEMENT

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

NOTICE REGARDING NON-ENGLISH SPEAKERS

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

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

PUBLIC "LIVE" VIEWING

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

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

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

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

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

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

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

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

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/81500912873>

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

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

Learn about using ZOOM - Visit <https://zoom.us/j/> for a free account or to download the app.



STEP 1/PASO 1



Scan QR Code

Escanea el código

STEP 2/PASO 2



Choose Spanish Language

Escoja el idioma Español

STEP 3/PASO 3



Read Captions on Device
Use Headset for Audio

Lea subtítulos en su aparato
Use auriculares para audio

<https://attend.wordly.ai/join/LHDA-5715>

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.1.

SECTION : PRESENTATIONS

| | |
|----------------------|--|
| Meeting Date: | 5/26/2026 |
| Subject: | Proclamation — Asian American Pacific Islander Heritage Month— It is recommended that the City Council read and present a Proclamation for Asian American Pacific Islander Heritage Month to Norma Grubeck. |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Jessica Campos, Administrative Assistant-Confidential |

RECOMMENDATION

It is recommended that the City Council read and present a Proclamation for Asian American Pacific Islander Heritage Month to Norma Grubeck.

SUMMARY

As the daughter of Lao refugees and the first in her family to graduate from college, Norma earned her Bachelor of Science in Nursing and has spent the last 17 years caring for patients as a registered nurse. Her background in acute care has allowed her to work with individuals of all ages, from newborns to seniors.

Most recently, she joined the Head Start program, where she provides health services, education, and family support to children from low-income households. Norma is passionate about bringing healthcare resources into the community through health fairs, improving health literacy, and connecting families with essential services and care.

She is equally dedicated to mentoring and encouraging other Southeast Asians to explore careers in nursing and healthcare, with the goal of increasing representation and support within the profession.

STRATEGIC PLAN

Though it does not directly impact the Strategic Plan, it is important to celebrate Asian American and Pacific Islander Heritage Month (AANHPI) because it recognizes the rich cultures, traditions, and contributions of Asian Americans and Pacific Islanders throughout the nation's history.

BACKGROUND

Asian American and Pacific Islander Heritage Month (AANHPI) is celebrated each May to honor the history, cultures, and contributions of Asian Americans and Pacific Islanders in the United States. The observance began as a week-long celebration in 1978 and was expanded to a month-long recognition in 1992.

May was chosen to commemorate the arrival of the first Japanese immigrants to the United States in 1843 and to recognize the contributions of Chinese immigrants who helped build the transcontinental

railroad, completed in 1869. AANHPI celebrates the diverse cultures and lasting impact of the communities while promoting understanding, inclusion, and appreciation nationwide.

FINANCIAL IMPACT

No financial impact.

ATTACHMENTS

1. Proclamation_Asian Pacific American Heritage Month_2026



CITY OF RIVERBANK PROCLAMATION

ASIAN PACIFIC AMERICAN HERITAGE MONTH

WHEREAS, the month of May was chosen as Asian Pacific American Heritage Month to commemorate the immigration of the first Japanese citizen, Nakahama Manjiro, to the United States on May 7, 1843, but also the anniversary of the May 10, 1869 completion of the first Transcontinental Railroad, built with the back-breaking labor of nearly 20,000 Chinese immigrants; and

WHEREAS, Asian American Pacific Islanders have distinguished themselves as leading researchers in science, medicine, and technology; innovative farmers and ranchers; distinguished lawyers, judges and government leaders; in the arts, literature, and sports; as war heroes who defended our country from fascism; and peacetime healthcare heroes; and

WHEREAS, today more than 20 million Asian American Pacific Americans live in the United States and through their actions, make America a more vibrant, prosperous, and secure nation.

WHEREAS, the City of Riverbank is committed to being a welcoming and inclusive place where all residents and visitors are safe to live, work, and play; and

WHEREAS, the contributions of the AANHPI community are immeasurable, the city acknowledges the impacts of the model minority myth that perpetuates inequities in the AANHPI community. The city continues to support AANHPI residents in all aspects of work, life, and community.

NOW, THEREFORE, LET IT BE RESOLVED that the City Council of the City of Riverbank does hereby unanimously proclaim May 2026 to be Asian Pacific American Heritage Month and encourages everyone to commemorate this important occasion.

May 26, 2026

Rachel Hernandez, Mayor

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

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 7.2.

SECTION : PRESENTATIONS

| | |
|----------------------|--|
| Meeting Date: | 5/26/2026 |
| Subject: | Presentation- Youth Council 2025-2026 Inaugural Term Overview |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Gabriela Hernandez, City Clerk |

RECOMMENDATION

It is recommended that the City Council receive a presentation from the Youth Council regarding its inaugural term experience and program overview.

SUMMARY

Youth Council members will provide a presentation to the City Council highlighting their experiences and providing an overview of the program. The presentation may include:

- Introduction of Youth Council members
- Program mission and objectives
- Activities and events attended throughout the term
- Community engagement and outreach efforts
- Accomplishments and program highlights
- Reflections and lessons learned from participants
- Future goals and recommendations for continued program success

The presentation will provide an opportunity for the City Council and community members to hear directly from Youth Council participants regarding the impact and value of the program during its inaugural year.

STRATEGIC PLAN

This item supports the City of Riverbank Strategic Plan of "*Prioritizing Community Education Partnerships*" and developing the goal of creating the City of Riverbank Youth Council.

BACKGROUND

The Youth Council was established to provide local youth with an opportunity to engage in civic leadership, gain a greater understanding of municipal government, and serve as representatives of the City's youth community. The program was created to encourage civic participation, leadership development, and meaningful involvement in community initiatives and local government processes.

The inaugural Youth Council term marked the beginning of this new program and provided participating members with opportunities to attend meetings, participate in community events, collaborate with City staff, and contribute perspectives on matters affecting youth within the community.

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. PowerPoint Presentation_ Youth Council Overview
2. Reflection Letter- Dia De Los Muertos_YC 2025-26
3. Reflection Letter-Fall Literacy Night_YC2025-26
4. Reflection Letter-Christmas Parade_YC 2025-26
5. Reflection Letter- Applebees Flapjack Fundraiser_YC 2025-26
6. ReflectionLetter- Love Riverbank_YC 2025-26



Youth Council End of Year Reflection



By:

Riverbank Youth Council





Clerk
Christian Ascencio



Chair
Evelyn Bettencourt



Vice Chair
Adilene Murguia



Sergeant at Arms
Ava Maez



Deputy Clerk
Summer Mitre



Community Outreach
Director
Emily Ramirez

The Riverbank Youth Council Board of Directors




Director of Finance
Alejandro Cabrera



Assistant Community
Outreach Director
Nathalie Garcia

Establishing a Foundation

- 
- Established our bylaws
 - Created a custom agenda template for meetings
 - Created Youth Council Logo
 - Fostered Community Connections
 - Established a positive reputation for future Youth Council terms



Fundraising

Organizations and their Profits:

Applebee's Pancake Breakfast -
\$1339

Panda Express -
\$91.31

Red Robin -
\$178.61

Day of the Dead -
\$216

Love Riverbank Donation
\$175

Total Profit: \$1,999.92

APPLEBEE'S FUNDRAISER



RIVERBANK APPLEBEE'S

Date: JANUARY 17TH

| No | Name | # of Tickets Sold | \$ | Donations | Total |
|----|--------------------|-------------------|-----|-----------|-------|
| 01 | Ava Maez | 5 | 75 | 0 | \$75 |
| 02 | Adilene Zamora | 2 | 30 | 0 | \$30 |
| 03 | Emily Ramirez | 58 | 870 | 55 | \$925 |
| 04 | Nathalie Garcia | 11 | 165 | 0 | \$165 |
| 05 | Alejandro Cabrera | 0 | 0 | 0 | \$0 |
| 06 | Christian Ascencio | 5 | 75 | 0 | \$75 |
| 07 | Evelyn Bettencourt | 11 | 165 | 50 | \$215 |
| 08 | Summer Mitre | 9 | 135 | 0 | \$135 |
| 09 | Mayor Rachel | 10 | 150 | 0 | \$150 |

TOTAL DONATION: \$105

TOTAL TIPS: \$94

TOTAL: \$1864

PAID APPLEBEE'S:
\$525.00 (75 PLATES)

**TOTAL PROFIT:
\$1339**

HOSTED BY RIVERBANK YOUTH COUNCIL
HEAD LEADER: EMILY RAMIREZ

Fundraiser for Riverbank Youth Council

20% of event sales will be donated
Consisted of selected high school students thriving for youth and community engagement.



When
Saturday, December 06, 2025
Time: 9:00 AM to 11:00 PM

Where
Panda Express located at:
2207 Claribel Rd., Suite E Riverbank CA
95367
(209) 869 - 1088

How to Order



Online
PandaExpress.com or the App.
Enter 3852022 in the fundraiser code box



In-Person
Bring paper flyer or show it on your smartphone

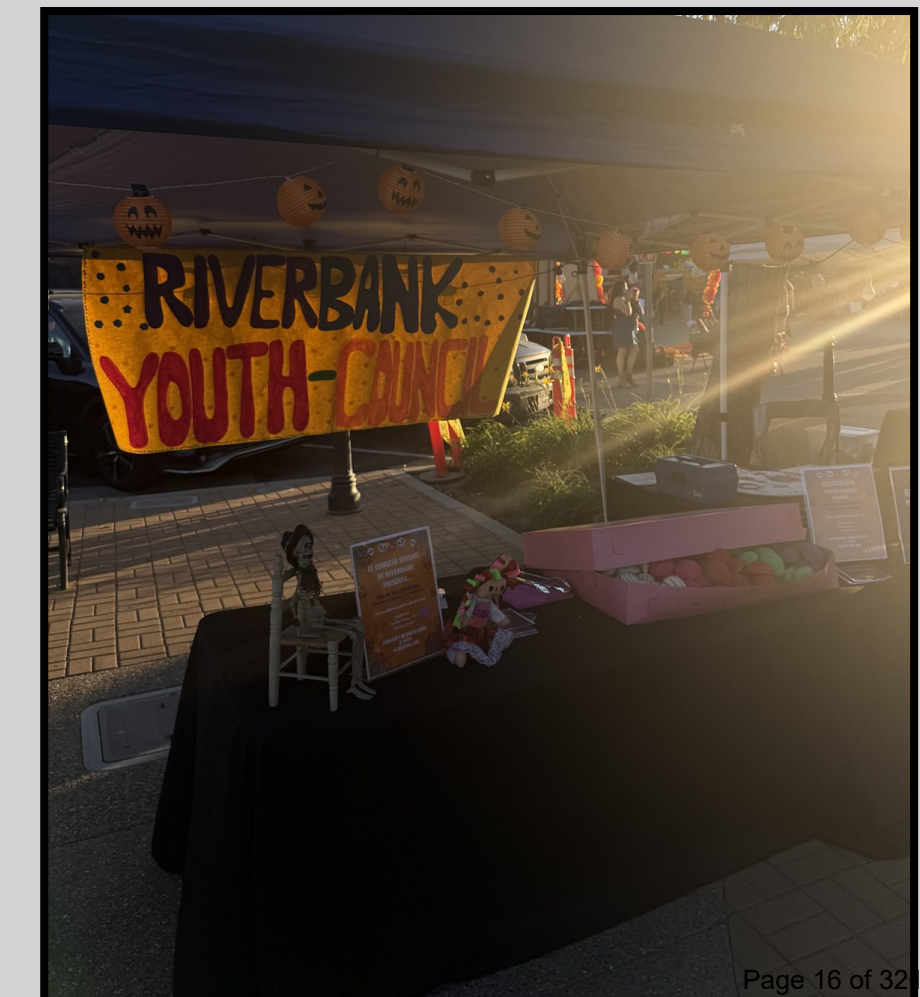
Order ahead or on the event day Saturday, December 06, 2025

Participating fundraiser guests are required to present a valid fundraiser flyer (paper copy or digital image) with each order to receive credit towards the fundraiser. Flyers may not be distributed inside or within the vicinity of the restaurant including, without limitation, the restaurant parking lot before or during the fundraiser. Panda Restaurant Group, Inc. (PRG) reserves the right to cancel any and all fundraiser events, if the Neighborhood Fundraiser Terms and Conditions are not followed. If the organization is not in good standing with the IRS, Franchise Tax Board, or the State of California for California organizations only, then donations may not be made to the organization. You must present your unique code or a copy of this flyer (digital copies are accepted at the designated date, time, and your Panda Express location at check-out. PRG will donate 20% of all pre-tax purchases made, provided that the organization raises a minimum of \$500 in total event sales pre-tax. PRG does not charge the organization fees related to the event. Purchase(s) of gift cards do not count towards the fundraiser, but purchases made with gift cards will count. No portion of purchase is tax deductible. The donation from PRG to the organization is tax deductible. The organization receiving the donation must be a tax exempt organization. PRG will issue the donation check and provide an accounting statement to the organization within 45 days of the completion of the event. Participants in the fundraiser may request the total dollar amount donated to the organization by emailing communityprograms@pandarest.com or by submitting the question at <https://community.pandarest.com/faq>.



Find a local hiring event or apply online at PandaCareers.com

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Youth Council Timeline of Events

1. **Youth Council Appointment** -
September 8th, 2025
2. **Día de Los Muertos Event** -
November 1st, 2025
3. **Cardozo Fall Festival** -
November 14th, 2025
4. **Fundraising** -
January/February, 2026
5. **Chalk the Walk/Love Riverbank** -
April 25th, 2026

Flapjack Fundraiser
Join us for a Flapjack Fundraiser to raise funds for
Riverbank Youth Council

Saturday, January 17, 2026
8am - 10am
Tickets: \$15

Breakfast includes pancakes, bacon, scrambled eggs, and choice of coffee, tea, juice, or soft drink.

TO PURCHASE TICKETS CONTACT
Emily Ramirez
(209) 502-8210
emily.r.ramirez2009@gmail.com

EVENT LOCATION
Applebee's Grill & Bar
2449 Claribel Road
Riverbank, CA 95367

SSCP

RIVERBANK YOUTH COUNCIL

OUR MEETINGS ARE NOW OPEN TO THE PUBLIC

Public Comment:
Non-agenda Items: 3 minutes
Agenda Items: 5 minutes

Meetings occur 1st and 3rd Mondays of the Month

Come Visit Us!

Council Chambers
6707 Third Street, Suite B
Riverbank, CA

JOIN US AT THE
RIVERBANK CHRISTMAS PARADE

DECEMBER 13 3:00-8:00 PM

DOWNTOWN RIVERBANK
PARADE STARTS AT 5:30 PM

Let's celebrate together!

Come Visit us!
-Riverbank Youth Council

EL CONSEJO JUVENIL DE RIVERBANK PRESENTA...

Día de los Muertos Puesto Informativo

¡Ven a celebrar y únete con nosotros!

Venderemos:
Conchas Frescas - \$1
Pegatinas Gratis

SÁBADO 1 DE NOVIEMBRE
5-9 PM
PLAZA DEL RIO

Composting Made Easy

Sustainability Starts Small

Cal Recycle GRADES of green

YOUTH COUNCIL MEETING

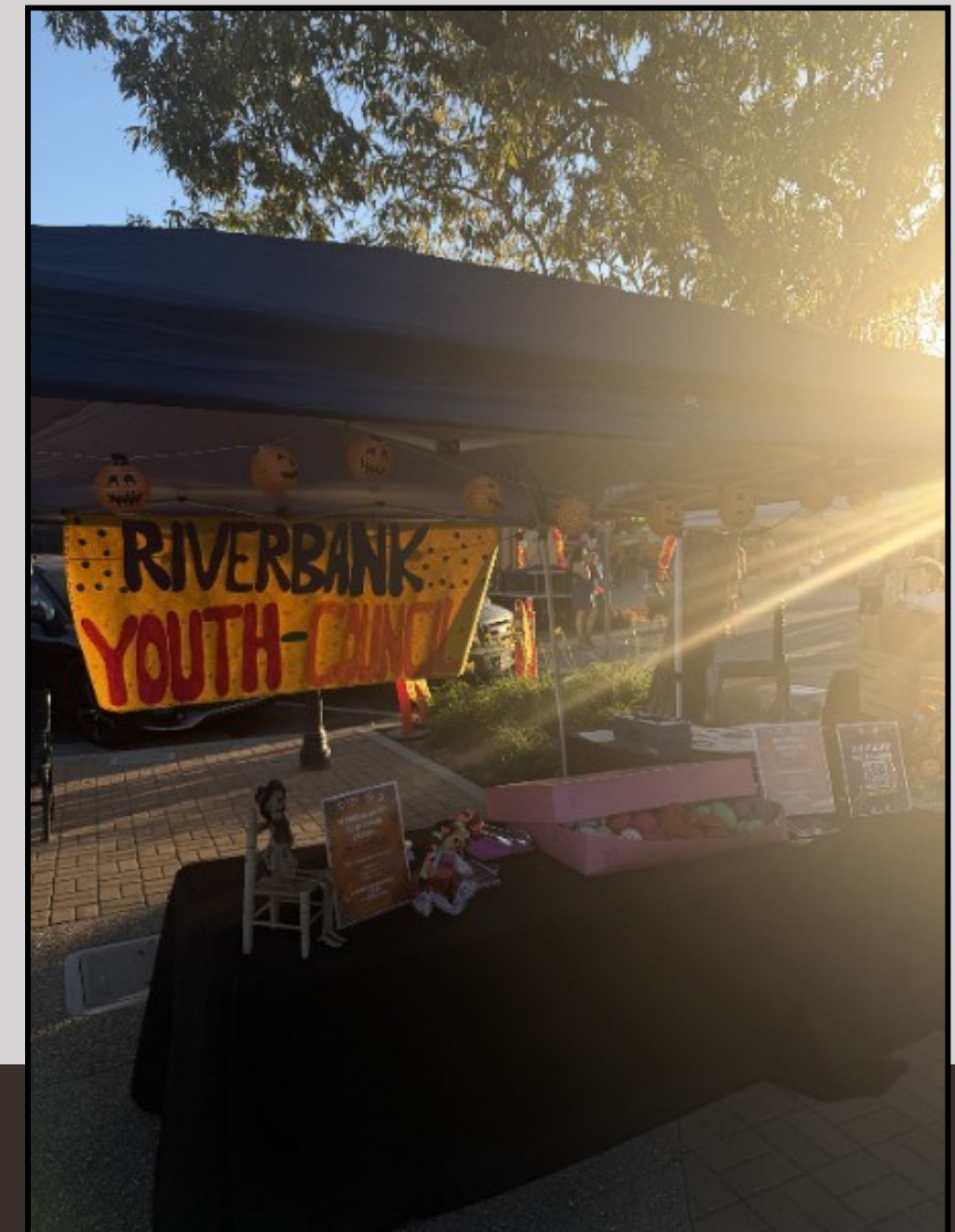
Today!
Jan. 5th 2026 at 5:00PM

6707 Third Street, Suite B
Council Chambers

Dia de los Muertos



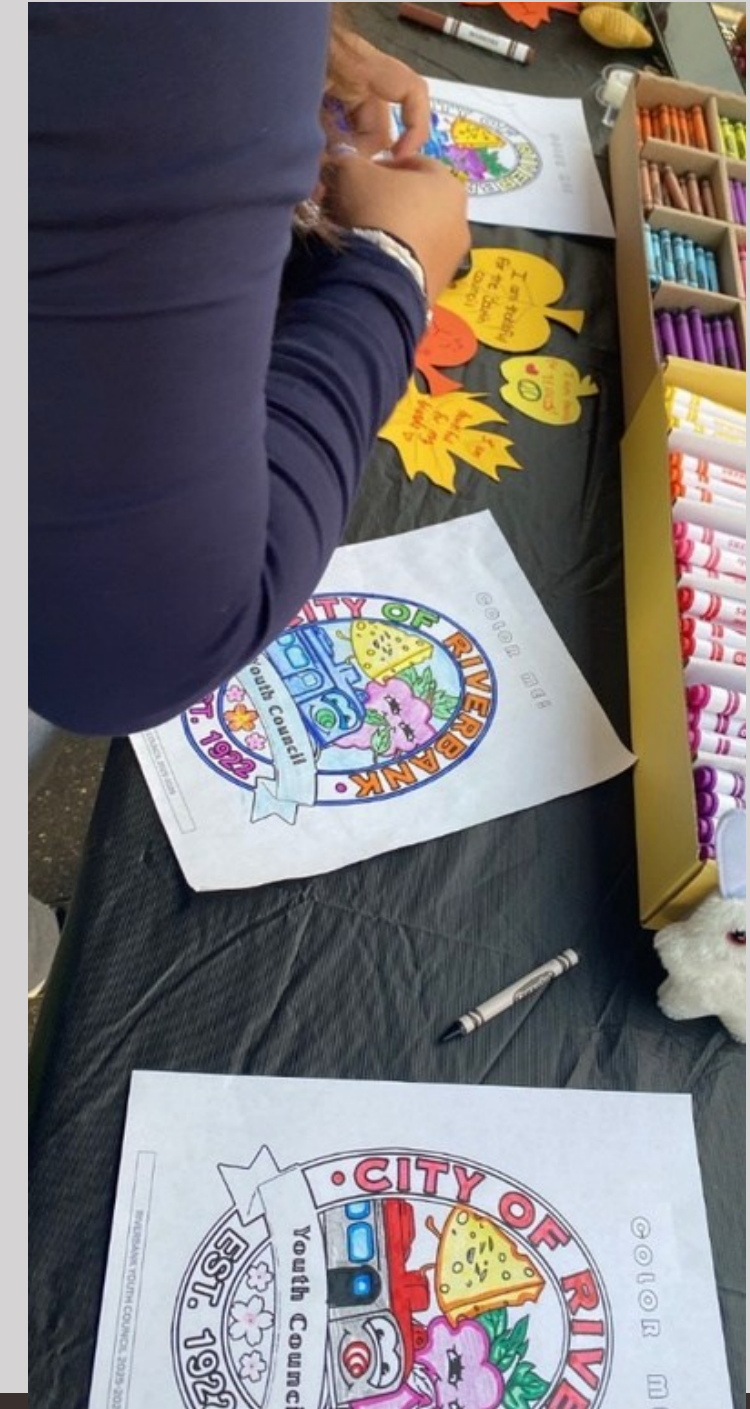
- Our “Big Break” Event, a chance to officially establish ourselves in the community
- First time the Youth Council interacted with Riverbank residents as a Council
- Focused on connecting with and informing the community about us
- Sold Conchas at \$1 a piece, made \$216 total
- Passed out dozens of flyers, met interested community members, networked, built valuable connections within our community
- Big team-development opportunity
- Explored and supported a large contributor of Riverbank’s culture
- Our first successful event, gave insight for future events



November 1st 2025

Cardozo Youth Literacy Night

- Connected with youth through attending an event held at their school
- Provided activities for kids (custom coloring pages, thankful notes)
- Created a tree of notes for the youth to see what everyone is thankful for
- Very successful turnout, over 100 notes made



Christmas Parade

- Youth Council representation through a big community event
- Greater exposure to Riverbank youth
- Participating as a way to give back to the community
- Opportunity to shine as a team
- Allowed us to explore opportunities for city connection through holidays
- Fueled ideas for future outreach



Love Riverbank

- Got to connect with more adults and youth within the community
- Deputy Tovar would work with us on the idea, and he had a big part in this event by not only providing the chalk, but also being supportive in making this event at Love Riverbank happen
- This took a lot of planning by talking with the school to use the sidewalk and reaching out to the community to make this event come to life
- Overall, this event went really well, and we got to meet and connect with so many people throughout the community.



Your City

Department Presentations



**Monday, December 1
Police Services**

**Monday, January 5
Parks & Recreation**

**Monday, February 2
Public Works/LRA**

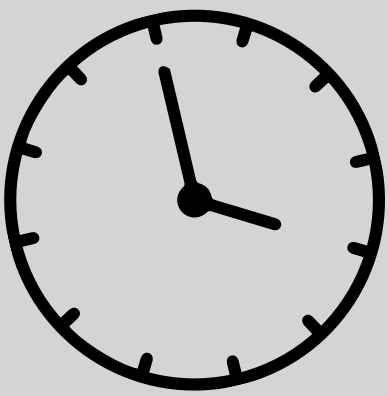
**Monday, March 2
Administration/Finance**

**Monday, April 6
Development Services**

**Monday, May 4
Planning, Building, & Code Enforcement**



What We Learned



HOW WE GREW

- Became more confident speaking with city staff, community members, and peers
- Learned to collaborate with people who think differently than we do
- Improved our ability to plan, organize, and follow through on projects
 - Developed stronger communication skills, both professional and interpersonal
- Grew more aware of the needs of youth in our community
 - Learned how to adapt, problem-solve, and stay flexible when plans changed

SKILLS ACQUIRED

- We learned essential leadership skills that can be used both in civil and social contexts.
- We learned how to effectively manage our time and skills to be reflected back on our work.
- We learned about the many city departments that define the area around us.
- We learned how to manage our funds effectively
- We learned the fundamentals of local government

Dear Future Councils...



Heres what we learned this year, and what we hope helps you next

- Established a social media presence
TIP: Create a posting schedule, take lots of photos, and stay consistent!
- Strengthened community outreach
TIP: Attend city workshops, visit local schools, and CREATE workshops that solve local issues.
- Created official bylaws
TIP: Amend new ones if you please, and follow Roberts Rules of Order!!
- Developed roles & responsibilities
TIP: Expand roles and responsibilities into committees that you can delegate to young leaders.
- Laid a foundation for sustainable growth
TIP: Expand on established reflection letters with new events and added input.



“To the next Youth Council: lead with kindness, laugh often, and don’t forget to enjoy the little moments as they’re what you’ll remember most.” — Christian

“Enjoy your council. You’ll bond, grow, and learn more than you expect...it goes by fast.” — Adi

“The connections we built in our community meant the most to me. Youth Council helped me meet amazing people.”
— Emily Ramirez

Thank You!



We couldn't have done it without you! Your contributions have made a meaningful difference, and they are truly appreciated!

DIA DE LOS MUERTOS- REFLECTION LETTER

Dear future terms of the Riverbank Youth Council,

As you prepare to take on your own year of service, we hope this reflection on our experience hosting the Youth Council booth at Riverbank's annual Día de Los Muertos event provides clarity, guidance, and momentum in approaching, delegating, and executing your term's booth for this event. This event was one of our most successful fundraisers and community-engagement opportunities, and the lessons learned will serve you well as you continue to build the Council's presence in the city.

Glow / Strengths

This year's booth exceeded expectations in both community engagement and fundraising. We sold out of all **200 conchas by 7 PM**, only halfway through the event. Selling them at **\$1 each** made them accessible to families, and offering **five different flavors** created excitement and variety. Based on public interest, consider expanding flavor options in future years.

We also distributed **3x4-inch flyers** featuring a concha design and a brief explanation of the Youth Council's purpose and goals. These were well-received and helped introduce our work to new audiences.

Our booth setup was visually appealing and functional. We used **two tables** with black tablecloths, decorative lights, and themed dolls. For future years, we recommend **three tables arranged in a U-shape** to improve flow and display space. We also had a **QR code linking to our Instagram**, posted a booth-opening announcement on our story, and displayed a **skull cut-out promotional sign** that drew attention.

We began the event with **\$37 in the cash box** (1 ten-dollar bill, 3 five-dollar bills, 10 one-dollar bills, and 8 quarters). Although we only accepted cash, this system worked smoothly. During slower periods, having one member act as an "interested customer" effectively attracted real customers — a simple but surprisingly effective strategy.

Napkins were available, and we were able to wrap multiple conchas in unfolded napkins for easy carrying. For next time, consider **adding bags with handles** to accommodate customers who purchase 10 or more conchas, which happened frequently.

Growth / Struggles

There are several logistical improvements that will make future events run even more smoothly. First, ensure that the **Parks and Recreation vendor sheet** includes the **city address** but lists the **Activities/Events Coordinator's contact information** for your Council. This is essential for receiving vendor maps, booth placement, and information about other vendors selling similar items.

Garcia's Market donates Mexican bread annually, but this did not appear to affect demand for our conchas. Still, it is helpful to be aware of overlapping vendors.

Submit a **Supply or Purchase Order list** to the City Clerk by **the Thursday two weeks before the event**. This allows time for shipping and for resolving any issues. Be sure to include:

- Tabletop display stands for flyers
- A clear price sign
- QR codes for all social media platforms
- Cross-linked accounts (Instagram, TikTok, Facebook, etc.)

We also recommend creating a **set booth-shift schedule** with teams of four. Assign roles such as flyer distribution, money handling and packaging, and customer interaction. This structure keeps the booth running efficiently during busy periods.

For next year, consider ordering **400 conchas** instead of 200. Also increase the starting cash in the box, as many customers paid with \$20 bills. A recommended starting amount is:

- Three \$10 bills
- Five \$5 bills
- Fifteen \$1 bills

Eight quarters

- This totals **\$72**, though increasing to **\$100** may be even more effective.

Finally, note that some Riverbank High School art club councilmembers had outside obligations, including face-painting commitments, one councilmember had a Catrín role, and another councilmember was absent for the later half of the event for a wedding, leaving one councilmember to attend to the booth for the rush hours of the event. Be prepared for similar scheduling conflicts in future years.

Conclusion

The Día de Los Muertos event was a meaningful opportunity to connect with our community, raise funds, and strengthen the Youth Council's visibility. We built positive relationships, engaged directly with families, and represented the Council with professionalism and creativity. The success of this event reflects the dedication of our members and the growing reputation of the Youth Council as a group committed to serving Riverbank.

We encourage future terms to continue building on this foundation — refining logistics, expanding outreach, and maintaining the spirit of community engagement that made this event so impactful.

Presented by:

Evelyn Bettencourt

Chair, Riverbank Youth Council

FALL LITERACY NIGHT- REFLECTION LETTER

I am writing to reflect on the Fall Literacy Night event that took place on November 14th from 4:00–6:00 PM. This event was thoughtfully planned and centered on community engagement, creativity, and gratitude, especially as the holiday season approached.

In preparation for the event, members of the Youth Council worked together days in advance to cut out paper leaves and create a large tree with branches. This preparation played a key role in the success of the activity, as it allowed the event to run smoothly and be visually engaging for students. The tree was attached to a green background and secured to the Youth Council canopy, with the art tables on the opposite end, to offer maximum visibility to those approaching. On the day of the event, children were invited to write something they were grateful for on a paper leaf and place it on the tree.

Within the first hour, the tree was completely filled due to the constant flow of children participating. The activity attracted many elementary and middle school students, which was our targeted audience, and it was encouraging to see such strong engagement. The children were excited to share their thoughts, and the gratitude theme helped promote reflection and positivity during the holiday season. The booth, offering free amusement and encouraging community contribution, attracted great flows of crowd attention.

Overall, the Fall Literacy Night was a successful event and a great opportunity for outreach. It allowed the Youth Council to connect with younger students in a meaningful way while fostering a welcoming and supportive environment. The strong participation and positive atmosphere made the experience rewarding and impactful for both organizers and attendees.

CHRISTMAS PARADE- REFLECTION LETTER

Dear future terms of the Riverbank Youth Council,

As you prepare to take on your own year of service, we hope this reflection on our participation in Riverbank's annual Christmas Parade provides guidance and inspiration. This event was a meaningful opportunity for the Youth Council to represent itself publicly, connect with community members, and strengthen our presence during one of the city's most cherished holiday traditions.

To begin, we would like to acknowledge the support we received from Mayor Barber-Martinez, who also serves as the Council's advisor. She generously provided **festive Christmas hats, candy to pass out**, and most importantly, the **boat that served as our parade float**. One of our members also contributed **handheld decorations**, which added personality and charm to our presentation. These contributions helped create a unified, spirited appearance that reflected the joy of the season.

Participating in the parade allowed the Youth Council to **represent itself through a major community event**. Standing on the float as we moved through the parade route gave us visibility and helped the public recognize the Council as an active, engaged group of young leaders. This event also offered **greater exposure to Riverbank youth**, many of whom waved, interacted with us, or received candy along the route. These small moments help build familiarity and trust with the younger members of our community.

Beyond representation, the parade served as a meaningful way for us to **give back to the community**. Passing out candy, greeting families, and participating in a beloved holiday tradition allowed us to contribute to the festive atmosphere. It reminded us that leadership includes showing up for the community in joyful, celebratory moments — not just formal or structured events.

This event also provided an **opportunity to shine as a team**. From coordinating decorations to organizing ourselves on the float, every member played a role in creating a positive and polished presence. We also used the parade as a **networking opportunity**, meeting city staff, community leaders, and other parade participants. These connections are valuable and can support future collaborations and Youth Council initiatives.

Finally, staying until the **Christmas tree lighting ceremony**, led by Santa, allowed us to fully participate in the event and remain visible throughout the evening. It was a memorable way to close the night and reinforced our commitment to being present at community gatherings from start to finish.

To conclude, the Christmas Parade was a successful and meaningful experience for the Youth Council. It strengthened our public presence, deepened our community connections, and showcased our enthusiasm for serving Riverbank. We encourage future terms to continue participating in this event, as it offers both visibility and valuable opportunities for engagement. May you build upon this foundation and continue representing the Youth Council with pride, unity, and holiday spirit.

Presented by:

Evelyn Bettencourt

Chair, Riverbank Youth Council

APPLEBEES BREAKFAST FUNDRAISER- REFLECTION LETTER

This letter is being written in regards to the Youth Council's Applebee's Flapjack Fundraiser that took place on January 17th, 2026, from 8-10:00 AM. This event was our third fundraiser, and focused on bringing members of the community together, while gathering funds for our Youth Night.

Prior to the Flapjack fundraiser, we had hosted fundraisers at Panda Express, and Panera Bread, which were smaller, but more sincere fundraisers. This gave members the groundwork experience to prepare for this fundraiser. Initiated by Emily Ramirez, members of the council were assigned with selling 20 tickets, two weeks prior at \$15, leading up to the fundraiser. About a fourth fulfilled that 20 ticket target goal, while half sold at least half. Every ticket granted us \$8 in profit, if customers showed up, while no show customers granted us the full \$15 they paid originally. Customers ranged from teachers, church friends, family and friends, to city staff.

On the day of the fundraiser, we arrived at 7:00 AM to meet the mayor (our advisor) and council members for a brief training in preparation to serve our customers. Council members familiarized themselves with the kitchen environment, and split up into groups serving only specific areas of the restaurant, to ensure efficient operation. Emily Ramirez was handling the tickets and selling more on the spot while our Youth Council served as waiters and took their orders, and were able to discuss with customers about topics such as service projects, or simply got to know us! A lot of families and friends came together, which made it a wholesome experience, and at the end, we collected roughly ~\$94 in tips (For the Council), and made \$1339 in profit. City staff, and our city photographer took videos of our experience serving to be uploaded onto Social media, which is something we would encourage for all future events.

In retrospect, this fundraiser was beyond successful, because it gained us a significant amount of money for funding, and allowed us to connect with the community. Connecting with Riverbank residents, and getting an insight on what they want to see out of us, fostered invaluable networking and connection. If given the opportunity to do this again, it would definitely be something to consider, not only for the financial benefit, but for the connections it builds with the community.

LOVE RIVERBANK -REFLECTION LETTER

Dear future Youth Council,

Love Riverbank was one of the most successful events the Youth Council participated in. Not only were we the most attended event, but we were also able to connect with a younger audience and provide them with a positive experience. With help from Deputy Tovar, we were able to host the Chalk the Walk event, which helped the Youth Council get recognition and credibility as a group that wants to connect with its community.

To begin, I would like to thank Deputy Tovar for helping us arrange this event and for providing the chalk. Without him, this event wouldn't have been nearly as successful. However, the Youth Council also made meaningful contributions to this event. When Deputy Tovar came to our meetings, he asked for our input on the event. We had the ideas, and he was the facilitator. We also connected with the youth who attended our event by getting on the same level as them. We didn't just supervise the children while they drew; we got down on our knees and drew with them. This is an important detail, as it shows that we are not simply trying to gain publicity by joining community events, but we actively engaged and connected with our community.

Although this was a great event, and so many things went well, there is always room for improvement. Although Deputy Tovar offered to help us, we shouldn't rely too much on others for events. There's nothing wrong with a collaboration, but we also shouldn't depend on someone else to set up an event for us. Other than that, this event was really successful, and we would recommend participating in Love Riverbank again.

To conclude, Love Riverbank was a great opportunity to gain recognition and connect with younger audiences. We also gained a valuable connection with Deputy Tovar and the Stanislaus Sheriff's Office. We were able to connect with youth in our community on a one-on-one level and began to create a positive reputation for ourselves as a group that cares about the community. We hope to continue this reputation throughout the following terms and advise that another event such as this one uphold it.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.1.

SECTION : CONSENT CALENDAR

| | |
|----------------------|----------------------------------|
| Meeting Date: | 5/26/2026 |
| Subject: | Waiver of Readings |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Gabriela Hernandez, City Clerk |

RECOMMENDATION

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

SUMMARY

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

STRATEGIC PLAN

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

BACKGROUND

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

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.2.

SECTION : CONSENT CALENDAR

| | |
|----------------------|--|
| Meeting Date: | 5/26/2026 |
| Subject: | Approval of the City Council and Local Redevelopment Authority Board Meeting Minutes for May 12, 2026 |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Gabriela Hernandez, City Clerk |

RECOMMENDATION

It is recommended that the City Council/Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes for May 12, 2026.

SUMMARY

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

STRATEGIC PLAN

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

BACKGROUND

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

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. MINUTES_CC-LRA Meeting 05-12-2026

CITY COUNCIL / LRA BOARD

Mayor/Chair

Rachel Hernandez

Council/Authority Members

District 1 — Luis Uribe

District 2 — Cindy Fosi

Vice Mayor, District 3 — John Pimentel

District 4 — Stacy Call



CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

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



MEETING MINUTES

TUESDAY, MAY 12, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT [HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/](https://riverbankca.portal.civicclerk.com/))

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

1. **CALL TO ORDER**

Mayor Hernandez called the meeting to order at 6:00 P.M.

2. **FLAG SALUTE**

Vice Mayor Pimentel led the pledge of allegiance.

3. **INVOCATION**

Reverend Randy Richardson led the invocation.

4. **ROLL CALL**

City Clerk Hernandez conducted Roll Call.

Members of the City Council / Local Redevelopment Authority Board present:

Council Member / Authority Member District 1 Luis Uribe

Council Member/ Authority Member District 2 Cindy Fosi

Council Member / Authority Member District 4 Stacy Call

Vice Mayor / Vice Chair District 3 John Pimentel

Mayor / Chair Rachel Hernandez

5. **AGENDA CHANGES**

No Agenda Changes.

6. **CONFLICT OF INTEREST**

None Declared.

7. PRESENTATIONS

- Item 7.1. Certificate of Recognition** - Older Americans Month - It is recommended that the City Council read and present a Certificate of Recognition to Raymond Espinoza for his service to our community.

Mayor Hernandez read and presented the Certificate of Recognition for Older Americans Month to Raymond Espinoza.

- Item 7.2. Proclamation** — Mental Health Awareness Month - It is recommended that the City Council read and present the Proclamation for Mental Health Awareness to Refugio de Bienestar.

Mayor Hernandez read presented the proclamation for Mental Health Awareness Month to the group Refugio de Bienestar.

- Item 7.3. Proclamation** — National Bike Month Honoring Mr. Garry Pearson

Mayor Hernandez read and presented the proclamation for National Bike Month to Gary Pearson.

- Item 7.4. Proclamation** - National Public Works Week — May 17 - May 23, 2026 Honoring the City of Riverbank Public Works Department

Mayor Hernandez read and presented the proclamation for National Public Works Week to the City of Riverbank Public Works Department.

- Item 7.5. Proclamation** — Building Safety Month May 2026 Honoring the City of Riverbank Building Department

Mayor Hernandez read and presented the proclamation for Building Safety Month to the City of Riverbank Building Department.

8. PUBLIC COMMENTS

Mayor Hernandez opened the Public Comment Period at 6:30 P.M.

Alejandro Flores, Representative with Congressman McClintock to give a legislative update.

Olivia Arambula, Riverbank Chamber of Commerce to extend invite for upcoming events.

Sammi Martinez, LOVE Riverbank to extend invite for upcoming community events.

Mayor Hernandez closed the Public Comment Period at 6:39 P.M.

9. CONSENT CALENDAR

- Item 9.1. Waiver of Readings**

- Item 9.2. Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for April 28, 2026.

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

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

10. **NEW BUSINESS**

Item 10.1. **Resolution** Accepting the Annual Financial Report for Fiscal Year 2024-2025

Assistant City Manager Alcantor, gave a comprehensive report and PowerPoint presentation on the Annual Financial Report for Fiscal Year 2024-2025.

ACTION: *By motion moved and seconded (Fosi / Uribe 5/0) to approve **Resolution 2026-031** accepting the Annual Financial Report for Fiscal Year 2024-2025.*

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

11. **COMMENTS/REPORTS**

Item 11.1. **Staff**

City Manager Garcia:

- From our planning department, Traffic counts are being collected from May 19th — 21st. The city's traffic consultant will be out collecting updated traffic count data at 12 locations throughout Riverbank. These counts will help the city better understand current traffic volumes and travel patterns. And this information is going to be used for transportation planning, development review, and future infrastructure decisions. The cameras are only temporary. They're not enforcement cameras, and they are not being used to issue tickets, only to collect traffic counts.*
- The fifth draft of our housing element is now available for the 7-day public review period which will end May 14th. This version has been updated to remove the rezone site number three, which was known as the MID parcel, which is consistent with the direction provided by the City Council. The changes are shown in red line track changes so that the public can clearly see what was revised. The public is invited to review the updated draft and provide comments during the review period. After the review period closes on May 14th, staff will resubmit the fifth draft to HCD for review.*
- Food court Friday's! Parks and Rec. would like to invite everybody to come check out food court Friday, which will happen this Friday at the Riverbank Sports Complex from 6:00pm-9:00pm.*
- Our city pool will officially open to the public starting June 1st.*
- From our City Clerk's office, the Parks and Recreation Advisory Committee will be receiving applications through tomorrow. We will then start our first round review.*
- Youth Council applications are due this Thursday, May 14th at 5:30pm.*

Item 11.2. Councilmember / Authority Member

Vice Mayor Pimentel:

- *On May 2nd, I was at Red Robin with Councilmember Uribe and with the Riverbank Sister Cities. We did the passport game raffle. Thank you to Francis of Red Robin for donating the basket. Congratulations to Diana, the winner of the basket.*
- *I was also at the OSPA Oakdale Shelter Pet Alliance. They held a barbecue and a raffle prizes. They also had adoption fees reduced to \$50 that week. Thank you to Hazel for volunteering every Saturday and spending time with these animals and placing them in a good home.*
- *On the 8th, I had a meeting with Sister Cities. Congratulations to Elizabeth Uribe. She was voted as president and Bianca as secretary.*
- *On the 9th, Thank you to Councilmember Cindy Fosi. Thank you for inviting Herb Henry to speak at the Riverbank Historical Society event. It was nice to hear about things that have gone on in Riverbank. And he spoke about his father, Luther Henry. He owned Henry's Market on Terminal Ave. As a young boy, we used to go to the store all the time. And Luther Henry was very good to all of us kids. We would hear the adults say, "I would like to order some pepper jack cheese." So us kids would go, "Can I have five cents worth of hot pepper jack cheese, please?" And he would always take care of us. So it was really nice, Cindy. Thank you for that.*
- *And this Saturday, I'll be attending the Latino Chambers dinner at the Double Tree. I want to thank Johnny Garcia for this event and all of his hard work and dedication.*
- *As the days get hotter, please remember to bring your pets indoors.*

Councilmember Fosi:

- *On April 30th, I attended the Stanislaus County Disaster Council meeting. This is all the representatives from the County, and each of them talks about what's going on in their county or in their cities. San Joaquin Golden mussels are getting to be a problem. So they're really looking at that. All the lakes, FEMA is giving them full reimbursement, disbursement for any funding that they had that they were on hold for. They're opening up the brick funding. All the projects that were going to be funded, and then the funding was gone. So that funding will be coming back.*
- *Patterson is going to start a Paramedic training session starting October 15th, which is kind of exciting. It'll be at the high school there, as far as I can tell.*
- *I just wanted to say thank you to everyone that is involved with the project on Roselle and Rose Brook. I live right near that area, so it was nice to see how nice and clean it all looks and that we have an actual sidewalk. So thank you to everybody for Public Works and everybody getting that project done. And when I drive out of my neighborhood on Roselle towards Claribel, and I see there's a road across Roselle, I get excited because that means they're closer to getting it done, I hope. But it's exciting to see how everything is coming together, and I'm hoping that they're ahead of schedule because the traffic is getting bad, but we're going to make it through it.*

Councilmember Uribe:

- So, today I got to meet with McClintock's rep, Kimberly Pruet. Got to set that up, got to hear all the legislative updates in detail, spoke about the Farm Bill that's in the Senate, spoke about National Police Week, those efforts that they're working on. And then she shared that Calaveras County actually received some funding for their wastewater treatment plant. So that was my opening to be like, you know, a letter of support. Please kind of work with us with BRIC Grant to kind of get that funding. Now that the door has reopened, the grant was removed because of the DOGE's efforts in DC, but they are going to be helping us out with those efforts as well. I also advocated for a full conveyance of the LRA property now that we have got the 40-year lease. You know, I don't want to kind of stall there. We want to keep applying pressure. We want the full conveyance. So, that way, Aemetis can move forward with their project.
- I'll be joining John and others at the Installation dinner. I believe the Latino chamber is actually at Red Robin right now. If you make it there by 7:30pm, I think they're leaving at 7:30 pm. They're raffling off a car for, I think it's like 60 bucks. So, I'm going to see them at the Installation dinner. I will get my ticket there, but if you can't make it to the dinner on Saturday, head over to Red Robin right now. They're still there till about 7:30pm.
- And then I know the Mayor is probably going to talk about the Memorial Day event. I love that event. So in my 9 to 5 job, I do have a new store manager who has a new policy. She's kind of running the show a little bit differently. I will be missing this memorial event because of this new policy. So it'll be the first one I miss in seven years, but I hope everybody attends it. It's a great event, and thank you for doing that just to honor all the fallen.

Councilmember Call:

- On April 30th, we had our first ad hoc committee meeting for the non-district East advisory body. We did a lot of introductions. A lot of us had never met each other. There were representatives from both non-district East and non-district West at the meeting for the timeline as far as the overall demand management review and RFP, it was issued on the 23rd of March. 5/1/26 was the deadline for these RFPs, and on June 3rd it's going to be awarded. They have a very aggressive timeline on this. September and October, there will be workshops on October 31st the action plan will be presented to the Board of Supervisors following the next day to STRGBA then plan implementation on January 1st. So it is a very aggressive timeline. And as the RFP is awarded, and we start doing our collaboration efforts, we will go from meeting biweekly to weekly meetings for this advisory body. And then the committee did say there are no fees or fines at this time for Non-district West through this collaboration.

Item 11.3. Mayor/ Chair

Mayor Hernandez:

- I want to thank staff and everyone for a successful State of the City. I don't think we ever really track attendance or anything. We are just like everyone show up, but it was well attended and proud that our Council is joined by many residents for that.

- *The Young Electeds are now an official group through the Cal Cities organization, and I'll serve as the chair for its inaugural year before I'm not considered young anymore, but everyone's invited to join. We're going to probably kick off official activities through the annual conference this year.*
- *Yes as mentioned, the Memorial Day event is going to be on the 25th at 11:30am and as always, it is a really meaningful event for our Community.*
- *And finally, just to add one more comment about the STRGBA and the ad hoc committee and just committees in general that are ongoing. I mean, our position is that the City wants to be involved and be aware and apprized of any activities that are done that could potentially, directly or indirectly impact our taxpayers. And, so thank you for representing us there.*

12. CLOSED SESSION

Item 12.1. LIABILITY CLAIMS

(Pursuant to Govt. Code § 54961)

Claimant: Dean Wilcox

Agency Claimed Against: City of Riverbank

Item 12.2. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela Garcia

Unrepresented Employee: Assistant City Manager

Item 12.3. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela Garcia

Unrepresented Employee: Director of Public Works/Interim RLRA Director

There being no public comments, Mayor Hernandez moved to Closed Session at 7:09 P.M.

Reconvened from Closed Session at 7:38 P.M

13. REPORT FROM CLOSED SESSION

Item 13.1. Report from Closed Session Item 12.1

LIABILITY CLAIMS

(Pursuant to Govt. Code § 54961)

Claimant: Dean Wilcox

Agency Claimed Against: City of Riverbank

DIRECTION: *Claim was unanimously denied.*

Item 13.2. Report from Closed Session Item 12.2

CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela Garcia

Unrepresented Employee: Assistant City Manager

DIRECTION: *Direction was provided to staff.*

Item 13.3. Report from Closed Session Item 12.3

CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code §54957.6)

Agency representative: City Manager Marisela Garcia

Unrepresented Employee: Director of Public Works/Interim RLRA Director

DIRECTION: *Direction was provided to staff.*

14. ADJOURNMENT

There being no further business, Mayor/Chair Hernandez adjourned the regular meeting at 7:38 P.M. to the next regular scheduled City Council / LRA Meeting of May 26, 2026.

ATTEST: (Adopted 05/26/2026)

APPROVED:

Gabriela Hernandez, CMC
City Clerk / LRA Recorder

Rachel Hernandez
Mayor/Chair

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.3.

SECTION : CONSENT CALENDAR

| | |
|----------------------|--|
| Meeting Date: | 5/26/2026 |
| Subject: | Resolution Approving a Side Letter Agreement with the Northern California District Council of Laborers Local Union, AFL:CIO #1130 Regarding Longevity Pay |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Tammy Alcantor, Assistant City Manager |

RECOMMENDATION

Adopt the attached Resolution approving the Side Letter Agreement between the City of Riverbank and the Northern California District Council of Laborers Local Union, AFL:CIO #1130, regarding clarification of longevity pay language within the Memorandum of Understanding ("MOU").

SUMMARY

The attached Side Letter Agreement provides clarification to the eligibility language related to longevity pay contained in Section 5.13 of the current Memorandum of Understanding between the City of Riverbank and the Northern California District Council of Laborers Local Union, AFL:CIO #1130.

The amendment revises the language from "regular full-time employees" to "employees" in order to clarify the application of longevity pay for retirement reporting purposes. The amendment is intended solely as a clarification of existing compensation practices and does not create any new compensation or benefits.

All other terms and conditions of the MOU remain unchanged.

STRATEGIC PLAN

This item does not have a direct impact on the City's Strategic Plan goals or initiatives. However, the agreement helps ensure employees receive the appropriate retirement benefits associated with existing compensation practices and supports the City's commitment to maintaining fair and compliant employee compensation programs.

BACKGROUND

During recent discussions regarding retirement compensation reporting requirements, it was determined that the longevity language contained within the MOU should be updated to provide clearer eligibility language consistent with current compensation reporting practices.

The proposed Side Letter Agreement memorializes the mutual understanding between the City and the Association regarding this clarification. The longevity compensation structure and percentages currently provided to eligible employees remain unchanged.

The Side Letter Agreement would be effective retroactive to July 6, 2018.

FINANCIAL IMPACT

There is no fiscal impact associated with this action. The Side Letter Agreement does not create additional compensation and only clarifies existing language related to longevity pay eligibility.

ATTACHMENTS

1. Resolution_LIUNA_Side Letter
2. Side Letter Agreement-LIUNA

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING A SIDE LETTER AGREEMENT BETWEEN THE CITY OF RIVERBANK AND THE NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS LOCAL UNION, AFL:CIO #1130, REGARDING LONGEVITY PAY

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

WHEREAS, the City of Riverbank (“City”) and the Northern California District Council of Laborers Local Union, AFL:CIO #1130, (“Association”) are parties to a Memorandum of Understanding (“MOU”); and

WHEREAS, the City and Association desire to clarify the language related to longevity pay eligibility contained within Section 5.13 of the MOU; and

WHEREAS, the proposed Side Letter Agreement clarifies existing language and does not create additional compensation or benefits; and

WHEREAS, the City Council finds that approval of the Side Letter Agreement is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby:

1. The Side Letter Agreement between the City of Riverbank and the Northern California District Council of Laborers Local Union, AFL:CIO #1130 regarding longevity pay is hereby approved.
2. The City Manager is authorized to execute the Side Letter Agreement on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of May, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez, CMC
City Clerk

Rachel Hernandez
Mayor

Attachment(s): *Side Letter Agreement Between the City of Riverbank and the Northern California District Council of Laborers Local Union, AFL:CIO #1130 Regarding Longevity Pay*

Side Letter Agreement Between the City of Riverbank and the Northern California District Council of Laborers Local Union, AFL:CIO #1130 Regarding Longevity Pay

This Side Letter Agreement (“Agreement”) is entered into between the City of Riverbank (“City”) and the Northern California District Council of Laborers Local Union, AFL:CIO #1130n (“Association”).

The purpose of this Agreement is to memorialize the parties’ mutual understanding and to clarify eligibility language related to Longevity Pay as set forth in Section 5.13 of the Memorandum of Understanding (“MOU”).

This Side Letter does not modify previously negotiated longevity pay amounts or structures in effect under prior MOUs, but clarifies eligibility language associated with such compensation.

Effective July 6, 2018, Section 5.13 of the MOU shall be replaced with the following language:

Longevity Pay is to recognize long-term employees of the City and designed to provide eligible employees, compensation in addition to their regular base pay. Employees shall receive longevity pay as follows:

| <u>Year of Service</u> | <u>Longevity Pay Rate</u> |
|------------------------|--|
| 10 but less than 13 | Additional 2.5% (total of 2.5%) of base pay paid bi-weekly |
| 13 but less than 20 | Additional 2.5% (total of 5%) of base pay paid bi-weekly |
| 20 but less than 25 | Additional 2.5% (total of 7.5%) of base pay paid bi-weekly |
| 25+ | Additional 2.5% (total of 10%) of base pay paid bi-weekly |

The total longevity pay increase any employee can receive during their term of employment is ten percent (10%).

This Side Letter constitutes the entire agreement between the parties regarding the subject matter addressed herein. Except as expressly provided herein, all other terms and conditions of the MOU shall remain in full force and effect.

The Parties agree that this Side Letter is not effective until approved by the City Council.

FOR THE CITY OF Riverbank

Name: Marisela H. Garcia

Title: City Manager

Signature: _____ Date: _____

**FOR THE UNION, Northern California district Council of Laborers' and Construction,
Production & Maintenance Laborers', Local Union #1130; AFL: CIO**

Name: Joshua Lepper

Title: Business Manager

Signature: _____ Date: _____

Name: Oscar Padilla

Title: Shop Steward

Signature: _____ Date: _____

Name:

Title: Shop Steward

Signature: _____ Date: _____

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.4.

SECTION : CONSENT CALENDAR

| | |
|----------------------|---|
| Meeting Date: | 5/26/2026 |
| Subject: | Resolution Approving a Side Letter Agreement with the Riverbank Mid-Management Employees Association Regarding Longevity Pay |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Tammy Alcantor, Assistant City Manager |

RECOMMENDATION

Adopt the attached Resolution approving the Side Letter Agreement between the City of Riverbank and the Riverbank Mid-Management Employees Association regarding clarification of longevity pay language within the Memorandum of Understanding (“MOU”).

SUMMARY

The attached Side Letter Agreement provides clarification to the eligibility language related to longevity pay contained in Section 3.11 of the current Memorandum of Understanding between the City of Riverbank and the Riverbank Mid Management Employees Association.

The amendment revises the language from “regular full-time employees” to “employees” in order to clarify the application of longevity pay for retirement reporting purposes. The amendment is intended solely as a clarification of existing compensation practices and does not create any new compensation or benefits.

All other terms and conditions of the MOU remain unchanged.

STRATEGIC PLAN

This item does not have a direct impact on the City’s Strategic Plan goals or initiatives. However, the agreement helps ensure employees receive the appropriate retirement benefits associated with existing compensation practices and supports the City’s commitment to maintaining fair and compliant employee compensation programs.

BACKGROUND

During recent discussions regarding retirement compensation reporting requirements, it was determined that the longevity language contained within the MOU should be updated to provide clearer eligibility language consistent with current compensation reporting practices.

The proposed Side Letter Agreement memorializes the mutual understanding between the City and the Association regarding this clarification. The longevity compensation structure and percentages currently provided to eligible employees remain unchanged.

The Side Letter Agreement would be effective retroactive to January 4, 2019.

FINANCIAL IMPACT

There is no fiscal impact associated with this action. The Side Letter Agreement does not create additional compensation and only clarifies existing language related to longevity pay eligibility.

ATTACHMENTS

1. Resolution_Riverbank Mid Management Employees_Side Letter
2. Side Letter Agreement -RMMEA

CITY OF RIVERBANK

RESOLUTION 2026-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA APPROVING A SIDE LETTER AGREEMENT BETWEEN THE CITY OF
RIVERBANK AND THE RIVERBANK MID-MANAGEMENT EMPLOYEES
ASSOCIATION REGARDING LONGEVITY PAY**

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

WHEREAS, the City of Riverbank (“City”) and the Riverbank Mid-Management Employees Association (“Association”) are parties to a Memorandum of Understanding (“MOU”); and

WHEREAS, the City and Association desire to clarify the language related to longevity pay eligibility contained within Section 3.11 of the MOU; and

WHEREAS, the proposed Side Letter Agreement clarifies existing language and does not create additional compensation or benefits; and

WHEREAS, the City Council finds that approval of the Side Letter Agreement is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby:

1. The Side Letter Agreement between the City of Riverbank and the Riverbank Mid-Management Employees Association regarding longevity pay is hereby approved.
2. The City Manager is authorized to execute the Side Letter Agreement on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of May, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez, CMC
City Clerk

Rachel Hernandez
Mayor

Attachment(s): *Side Letter Agreement Between City of Riverbank and the Riverbank Mid-Management Employee Association Regarding Longevity Pay*

Side Letter Agreement Between the City of Riverbank and the Riverbank Mid-Management Employees Association Regarding Longevity Pay

This Side Letter Agreement (“Agreement”) is entered into between the City of Riverbank (“City”) and the Riverbank Mid-Management Employees Association (“Association”).

The purpose of this Agreement is to memorialize the parties’ mutual understanding and to clarify eligibility language related to Longevity Pay as set forth in Section 3.11 of the Memorandum of Understanding (“MOU”).

This Side Letter does not modify previously negotiated longevity pay amounts or structures in effect under prior MOUs, but clarifies eligibility language associated with such compensation.

Effective January 4, 2019, Section 3.11 of the MOU shall be replaced with the following language:

3.11 Longevity Pay

Longevity Pay is to recognize long-term employees of the City and designed to provide eligible employees, compensation in addition to their regular base pay. Employees shall receive longevity pay as follows:

| <u>Year of Service</u> | <u>Longevity Pay Rate</u> |
|------------------------|---|
| 5 but less than 10 | 1.5% of base pay paid bi-weekly |
| 10 but less than 13 | Additional 2.5% (total of 4%) of base pay paid bi-weekly |
| 13 but less than 20 | Additional 2.5% (total of 6.5%) of base pay paid bi-weekly |
| 20 but less than 25 | Additional 2.5% (total of 9%) of base pay paid bi-weekly |
| 25+ | Additional 2.5% (total of 11.5%) of base pay paid bi-weekly |

The total longevity pay increase any employee can receive during their term of employment is eleven and a half percent (11.5%). Longevity Pay compensation shall be effective the first full pay period following the employees’ eligibility criteria.

This Side Letter constitutes the entire agreement between the parties regarding the subject matter addressed herein. Except as expressly provided herein, all other terms and conditions of the MOU shall remain in full force and effect.

The Parties agree that this Side Letter is not effective until approved by the City Council.

For the City of Riverbank

Name: Marisela H. Garcia

Title: City Manager

Signature: _____ Date: _____

For the Riverbank Mid-Management Employees Association

Name: Antonio Arguelles

Title: Labor Representative

Signature: _____ Date: _____

Name: Chris Smith

Title: President

Signature: _____ Date: _____

Name: Beckie Robbins

Title: Secretary

Signature: _____ Date: _____

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.5.

SECTION : CONSENT CALENDAR

| | |
|----------------------|---|
| Meeting Date: | 5/26/2026 |
| Subject: | Resolution to Award Bid for the Woodhaven Overlay Project to United Pavement Maintenance, Inc., Authorize Execution of Future Change Orders and Authorizing a Budget Amendment for an Additional \$150,000.00 from SB1 |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Laura Graybill, Senior Project Coordinator |

RECOMMENDATION

It is recommended that City Council approve three (3) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, United Pavement Maintenance, Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget: and
3. Authorize a budget amendment in the amount of \$150,000.00 from SB1.

SUMMARY

The City has identified the location of this project as needing an overlay using funding received through Senate Bill (SB) 1, the Road Repair and Accountability Act of 2017. This Act was passed by the Legislature and signed into law by Governor Brown in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide. SB 1 includes accountability and transparency provisions that ensure residents of the City of Riverbank are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year.

STRATEGIC PLAN

This item is directly related to the City Council Strategic Plan Goal to support Infrastructure and addresses the objective "Evaluate aging infrastructure to rehabilitate" and "improve Americans with Disabilities Access" by installing ADA compliant curb ramps.

BACKGROUND

On May 28, 2024 the City Council approved Resolution 2024-032 which adopted the revised City of Riverbank Expenditure Plan Project List for SB1. This adopted Expenditure Plan included allocating funds towards the "Road & Storm Improvements - Woodhaven Circle & Woodhaven Place" project.

The bid opening was held on Tuesday, April 7, 2026 to consider the bids for the Woodhaven Overlay Project. The following bids were received:

United Pavement Maintenance, Inc. \$315,344.55
 Platinum General Engineering LLC \$341,148.07
 Knife River Construction \$431,574.00

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for, asphalt grinding & paving, curb, gutter, sidewalk, ADA access ramps, striping, traffic control, and all other work included on the plans for the above-mentioned project.

Staff originally budgeted \$400,000.00 for construction from SB1 Road Maintenance and Rehabilitation Funds. This project was separated into two phases, with Phase 1 being the Woodhaven Drywell Project and the second phase is this Woodhaven Overlay Project. Of the original budget, we have already spent the following: Woodhaven Drywell Phase 1 \$148,089.62 and Engineering \$41,360.00. During design, it was determined that the final Engineer's Estimate was higher than budgeted, but it was best to wait until bids came in for final budget approval. The low bid came in at \$315,344.55 and fortunately the City has funds available in SB1 to cover the additional costs of \$150,000.00 which includes contingency of \$31,872.83, construction testing of \$7,000.00 and construction engineering \$6,000.00, A budget amendment is requested from SB1 Road Maintenance and Rehabilitation Funds in the amount of \$150,000.00 to complete the project.

Bids have been reviewed and United Pavement Maintenance, Inc. has been identified as the lowest responsible bidder for the project and staff recommends that the project be awarded in the amount of \$315,344.55.

It is requested that the City Council provide the City Manager with authorization to execute Change Orders if they are within the total budget.

FINANCIAL IMPACT

Funding has been programmed for this project with SB 1 Road Maintenance and Rehabilitation Funds, a total budget of \$550,000.00 (\$400,000.00 initially budgeted and an additional \$150,000.00 as a budget amendment being requested).

| | |
|-----------------------------------|---------------------|
| United Pavement Maintenance, Inc. | \$315,344.55 |
| Contingency | \$31,872.83 |
| Construction Testing | \$7,000.00 |
| Construction Engineering | \$6,000.00 |
| Woodhaven Drywells – Phase 1 | \$148,422.62 |
| Engineering Costs | \$41,360.00 |
| Total Construction Costs: | \$550,000.00 |
| Original Budget | \$400,000.00 |
| Additional Funds Required | \$150,000.00 |
| Total Budget: | \$550,000.00 |

ATTACHMENTS

1. Resolution - Woodhaven Overlay Project
2. Site Map - Woodhaven Overlay Project

**CITY OF RIVERBANK
RESOLUTION NO. 2026-____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
WOODHAVEN OVERLAY PROJECT WITH
UNITED PAVEMENT MAINTENANCE, INC., IN THE AMOUNT OF \$315,344.55,
AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAID CONTRACT AND
APPROVE THE CHANGE ORDERS UP TO THE PROJECT CONTINGENCY
FUND OF \$31,872.83, AND AUTHORIZE A BUDGET AMENDMENT OF AN
ADDITIONAL \$150,000.00 IN FUNDING FROM SB1 ROAD MAINTENANCE AND
REHABILITATION FUNDS**

WHEREAS, the Woodhaven Overlay Project includes asphalt grinding & paving, micro-surfacing, striping, traffic control and all other work included on the plans along Woodhaven Place, Woodhaven Circle and River Heights Drive; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on April 7, 2026, the City of Riverbank received three (3) bids and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is United Pavement Maintenance, Inc., in the amount of \$315,344.55; and

WHEREAS, staff also recommends that the City Council approve a project contingency of \$31,872.83 for the Project to fund additional work as needed during renovation and construction; and

WHEREAS, staff is requesting a budget amendment of an additional \$150,000.00 from SB1 Road Maintenance and Rehabilitation Fund to be combined with the original budgeted amount to complete the project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with United Pavement Maintenance, Inc., in the amount of \$315,344.55; and

AND NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute the said contract and approve change orders up to the project contingency funds of \$31,872.83.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes a budget amendment of an additional \$150,000.00 from SB1 Road Maintenance and Rehabilitation Fund to be combined with the original budgeted amount to complete the project.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of May 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

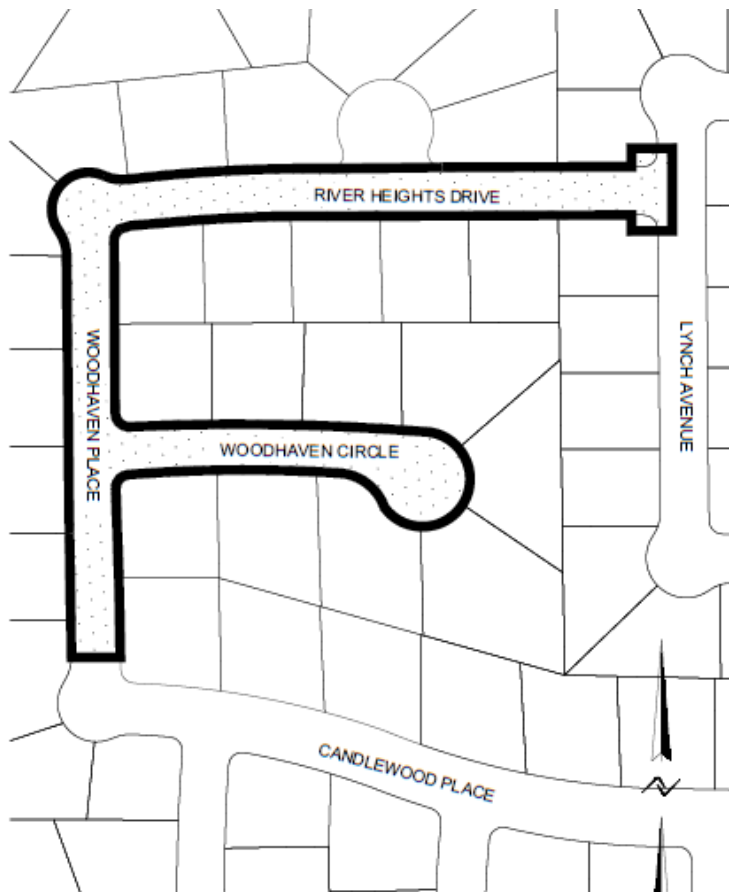
APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Contract

SITE MAP WOODHAVEN OVERLAY PROJECT



RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.6.

SECTION : CONSENT CALENDAR

| | |
|----------------------|--|
| Meeting Date: | 5/26/2026 |
| Subject: | Resolution to Award Bid for the Oakdale Road Improvement Project to United Pavement Maintenance, Inc. and Authorize Execution of Future Change Orders |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Laura Graybill, Senior Project Coordinator |

RECOMMENDATION

It is recommended that City Council approve two (2) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, United Pavement Maintenance, Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget.

SUMMARY

The location of the project is along Oakdale Road from the MID Canal going north to the end of Crossroads West Phase 1 on the west side and median of the roadway. The project consists of installation of curb and gutter, aggregate base, asphalt pavement, sidewalks, landscaping, signal devices, and irrigation. The purpose of the project is to make improvements necessary for widening Oakdale Road, as well as making landscape improvements. This project is needed to ensure the safety of the traveling public and promote a safe and walkable corridor.

The bid opening was held on Thursday, May 14, 2026, to consider the bids for the Oakdale Road Improvement Project. The following bid was received:

United Pavement Maintenance, Inc. \$1,244,271.46

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for the installation of curb and gutter, aggregate base, asphalt pavement, sidewalks, landscaping, signal devices, and irrigation, traffic control and all other work included on the plans for the above-mentioned project.

Bids have been reviewed and United Pavement Maintenance, Inc. has been identified as the lowest responsible bidder for the project.

It is requested that the City Council provide the City Manager with authorization to execute Change

Orders if they are within the total budget. The approved budget for this project, which is being funded by new development via the collection of System Development Fees, is \$1,676,986.00 which leaves a contingency amount available for Change Orders of \$432,714.54.

STRATEGIC PLAN

This item is directly related to the City Council Strategic Plan Goal to support Infrastructure and addresses the objective “Evaluate aging infrastructure to rehabilitate”, “Expand non-motorized transportation options” and “improve Americans with Disabilities Access”.

BACKGROUND

FINANCIAL IMPACT

Funding has been programmed for this project with System Development Fees (Fund 205), \$1,676,986.00.

ATTACHMENTS

1. Resolution - Oakdale Road Improvement Project
2. Site Map - Oakdale Road Improvement Project

**CITY OF RIVERBANK
RESOLUTION NO. 2026-___**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
OAKDALE ROAD IMPROVEMENT PROJECT WITH UNITED PAVEMENT
MAINTENANCE, INC., IN THE AMOUNT OF \$1,244,271.46, AND AUTHORIZE
THE CITY MANAGER TO EXECUTE SAID CONTRACT AND APPROVE THE
CHANGE ORDERS UP TO THE PROJECT CONTINGENCY FUND OF
\$432,714.54**

WHEREAS, the Oakdale Road Improvement Project includes installation of curb and gutter, aggregate base, asphalt pavement, sidewalks, landscaping, signal devices, and irrigation, traffic control, and all other work included on the plans along Oakdale Road; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on May 14, 2026, the City of Riverbank received one (1) bid and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is United Pavement Maintenance, Inc., in the amount of \$1,244,271.46; and

WHEREAS, staff also recommends that the City Council approve a project contingency of \$432,714.54 for the project to fund additional work as needed during renovation and construction; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with United Pavement Maintenance, Inc., in the amount of \$1,244,271.46; and

AND NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute the said contract and approve change orders up to the project contingency funds of \$432,714.54.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of May 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

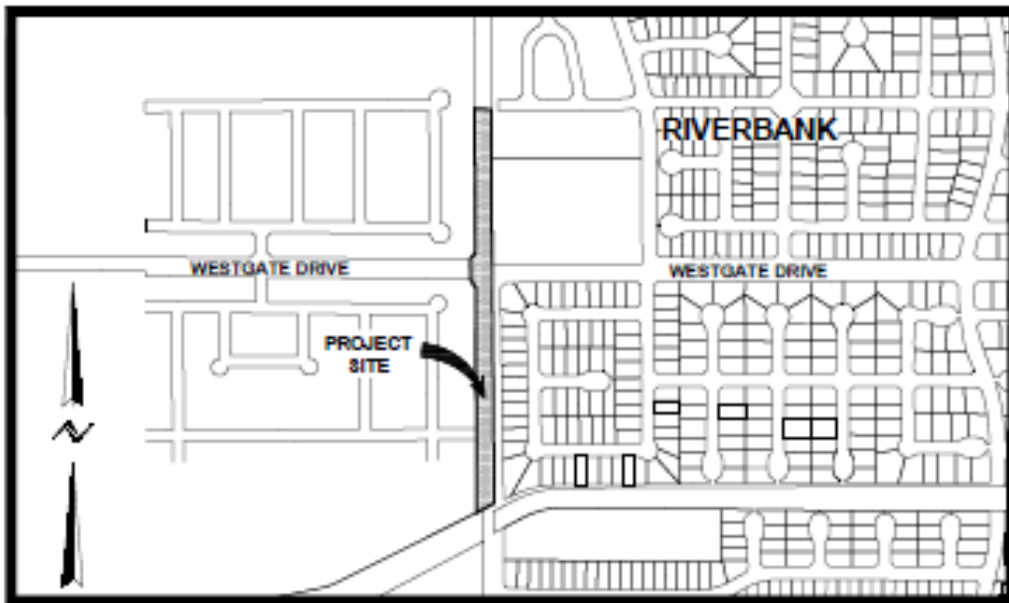
APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Contract

Oakdale Road Improvement Project Site Map



VICINITY MAP
NOT TO SCALE



RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.7.

SECTION : CONSENT CALENDAR

Meeting Date: 5/26/2026

Subject:

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 2026/2027.

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 2026/2027.

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 2026/2027.

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt the following Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

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

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

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the

annual levy of assessments, declare the City’s intention to levy annual assessments, and preliminary approval of the annual levy report for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

STRATEGIC PLAN

This item is directly related to the City Council’s Strategic Plan goal to “*Prioritize Financial Stability.*”

BACKGROUND

FINANCIAL IMPACT

The annual assessments for Zone 6 and 8 for the Consolidated Districts will increase to cover the maintenance costs in the new Grover Landscaping Contract. The remaining Zones are meeting their maintenance costs and have a healthy reserve.

| | <u>FY 25/26</u> | <u>FY 26/27</u> | <u>Change</u> |
|-----------------------------|-----------------|-----------------|---------------|
| Zone 2 - Courtney Estates | \$ 35.70 | \$ 35.70 | \$ 0.00 |
| Zone 3 - South Bend Estates | \$ 95.00 | \$ 95.00 | \$ 0.00 |
| Zone 5 - Elmwood Estates | \$ 42.22 | \$ 42.22 | \$ 0.00 |
| Zone 6 - Chianti | \$198.45 | \$214.34 | \$ 15.89 |
| Zone 7 - Sterling Ridge | \$141.98 | \$141.98 | \$ 0.00 |
| Zone 8 - Eastwood Estates | \$247.98 | \$304.36 | \$ 56.38 |

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

ATTACHMENTS

1. Resolution_Consolidated_LL-Intiate
2. Resolution_Consolidated_LL-Intent
3. Resolution_Consolidated-LL-Report
4. FY 26-27 Riverbank Consolidated Preliminary Engineer's Report

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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

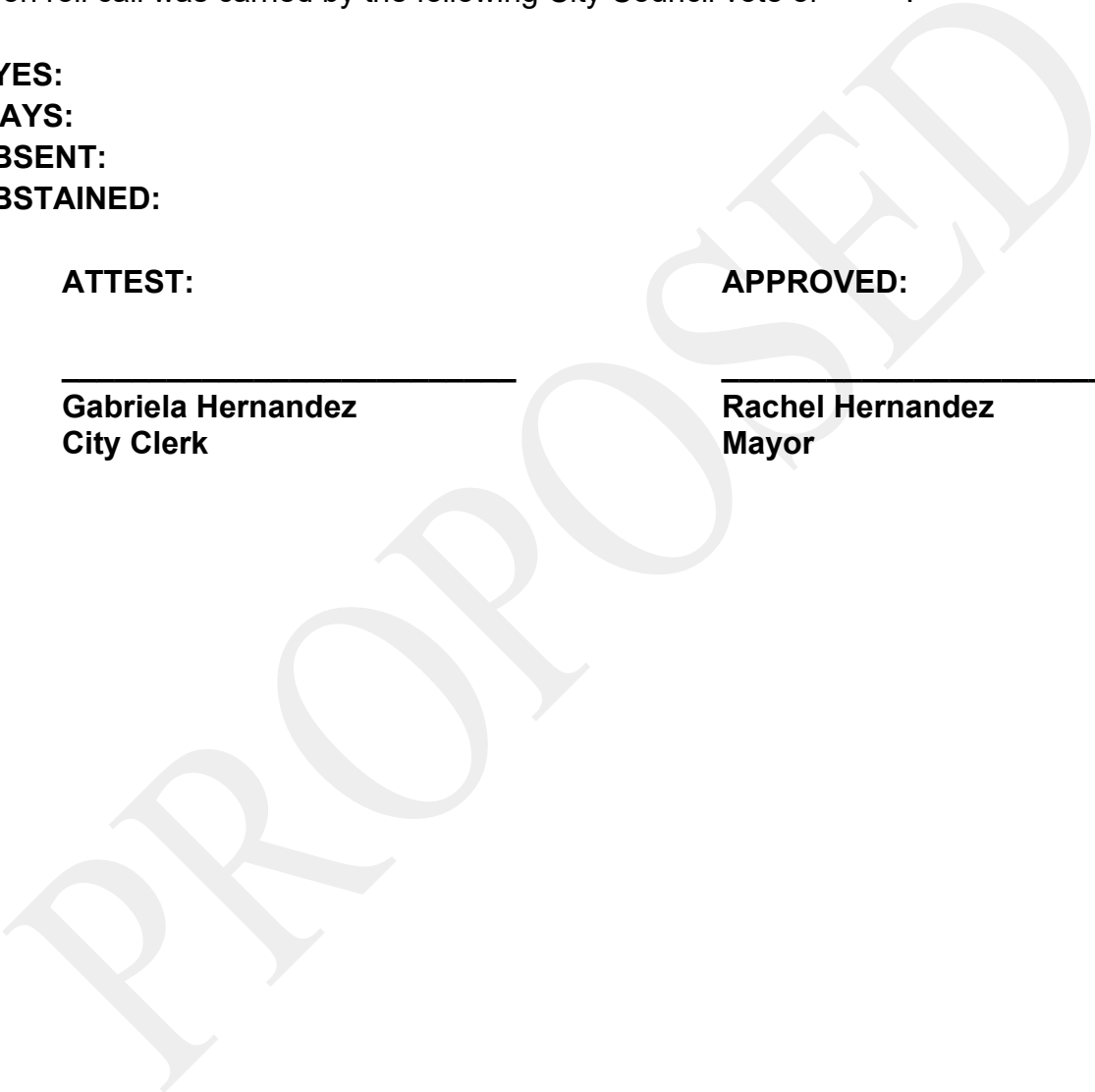
AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
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 2026/2027

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

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the “District”) and initiated proceedings for Fiscal Year 2026/2027 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 2026/2027.

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Consolidated L & L Engineer's Annual Levy Report – 2026/2027



City of Riverbank

Consolidated Landscaping and Lighting District

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

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

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Consolidated Landscaping and Lighting District

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy for each Zone include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives special benefits.

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

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

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the California Constitution

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

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

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

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

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

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

- Zone 6 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as the Chianti Subdivision.
- Zone 7 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Sterling Ridge.
- Zone 8 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Eastwood Estates.

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

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

B. GENERAL DESCRIPTION OF THE IMPROVEMENTS AND SERVICES

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

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

- Landscape improvements within the parkways, entryways and other public right-of-ways or open space areas including street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing.
- Street lighting improvements within or adjacent to the subdivisions and developments including electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.
- Any appurtenant facilities, services or improvements directly associated with any of the foregoing improvements including incidental expenses.

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

C. DISTRICT ZONES AND SPECIFIC IMPROVEMENTS

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

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

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

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

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

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

- Five (5) street lights are located on the perimeter of the development on the south side of Patterson Road;
- The remaining eleven (11) street lights are located within the residential subdivision on Hot Springs Lane, Hot Springs Court, Sandy Ridge Drive, Red Rock Lane, Rock Creek Road, Clearwater Way and Rockypoint Way;
- Approximately 1,240 linear feet of parkway landscaping adjacent to the subdivision along the south side of Patterson Road (the entire length of the South Bend Estates Units 1 and 2 subdivisions);
- Approximately 70 linear feet of parkway landscaping at the intersection of Red Rock Lane and Clearwater Way within the subdivision.

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

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

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

- The remaining nine (9) street lights are 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 Caviani Court.

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

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

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

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

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

Benefit Zones

| Zone | Description | Number of | | 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 |

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

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

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

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

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

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

PART IV - DISTRICT BUDGET FISCAL YEAR 2026/2027

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

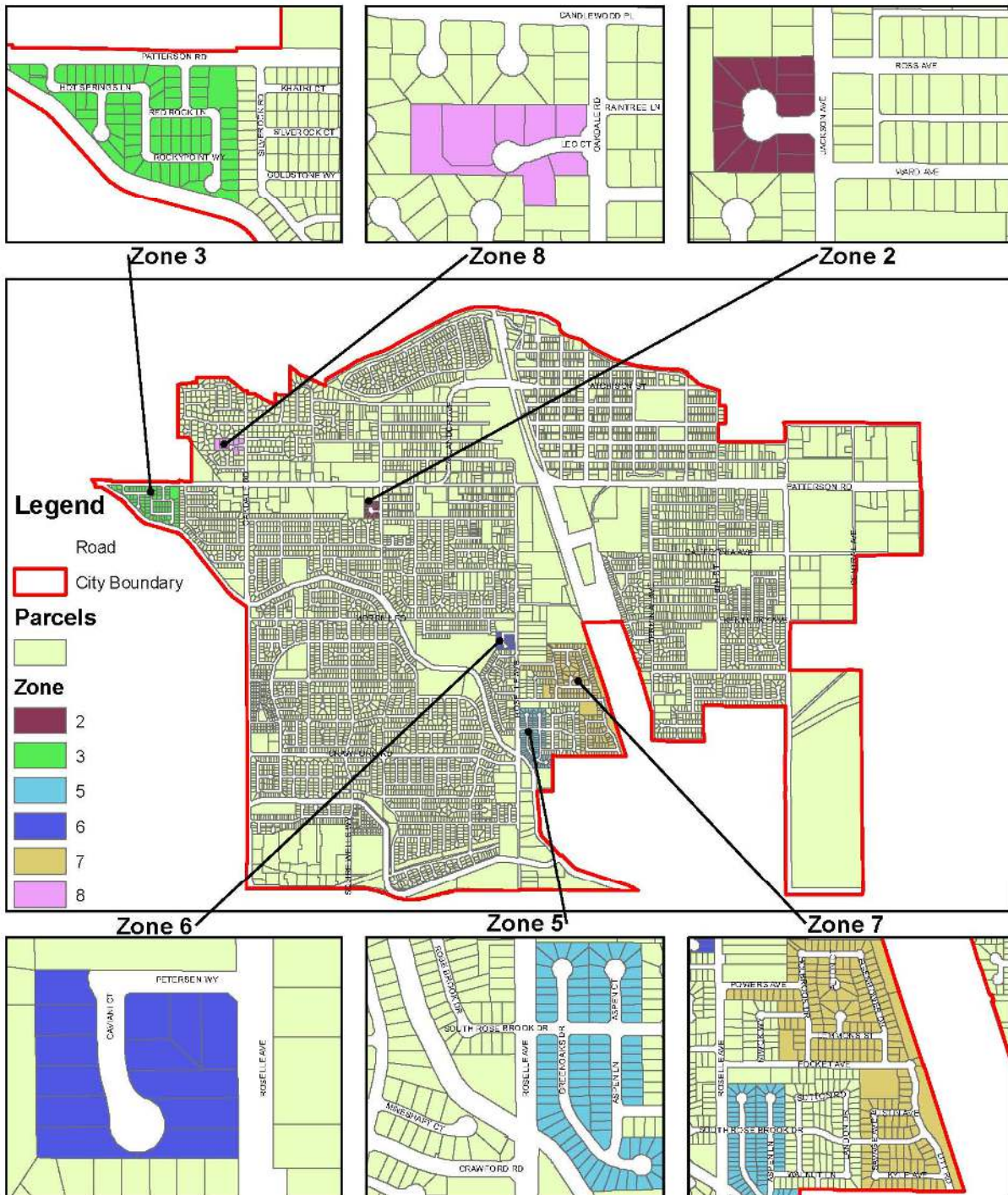
PART V - DISTRICT BOUNDARY MAPS

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

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

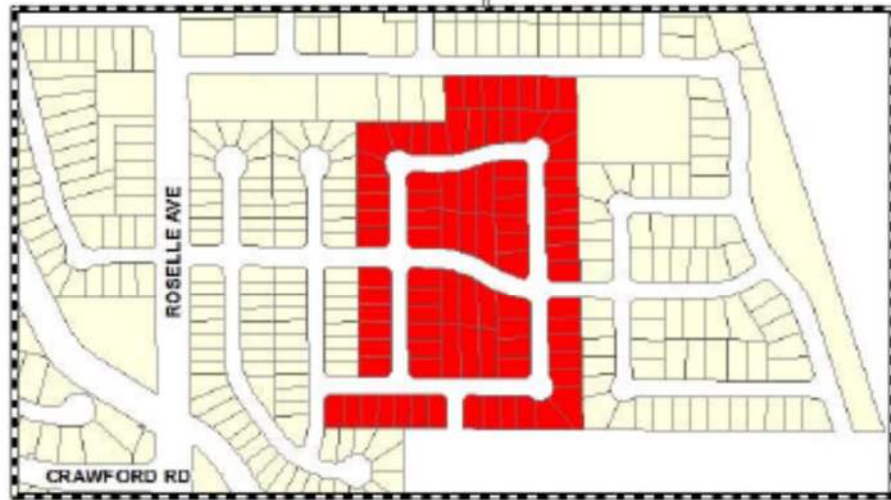
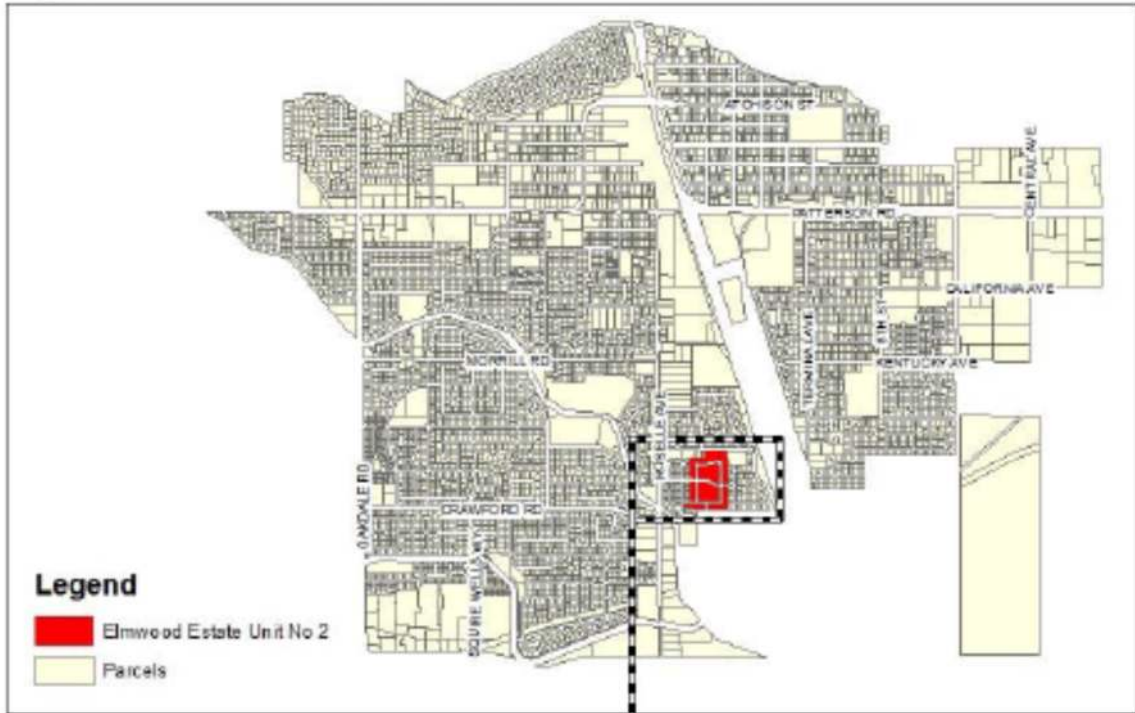
The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District





Riverbank Elmwood Estate Unit No 2



PART VI — 2026/2027 ASSESSMENT ROLL

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

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

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

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

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

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

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

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

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

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

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

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

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

*Totals may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.8.

SECTION : CONSENT CALENDAR

Meeting Date: 5/26/2026

Subject:

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 2026/2027.

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 2026/2027.

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 2026/2027.

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt the following Resolutions: to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

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

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

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City’s intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

STRATEGIC PLAN

This item is directly related to the City Council’s Strategic Plan goal to “*Prioritize Financial Stability.*”

BACKGROUND

FINANCIAL IMPACT

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

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

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

ATTACHMENTS

1. Resolution Crossroads_LL-Initiate
2. Resolution Crossroads_LL-Intent
3. Resolution Crossroads_LL-Report
4. FY 26-27 Riverbank Crossroads Preliminary Engineer's Report

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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

PROPOSED

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 2026/2027**

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

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereinafter referred to as the “District”), and initiated proceedings for Fiscal Year 2026/2027 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 2026/2027.

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

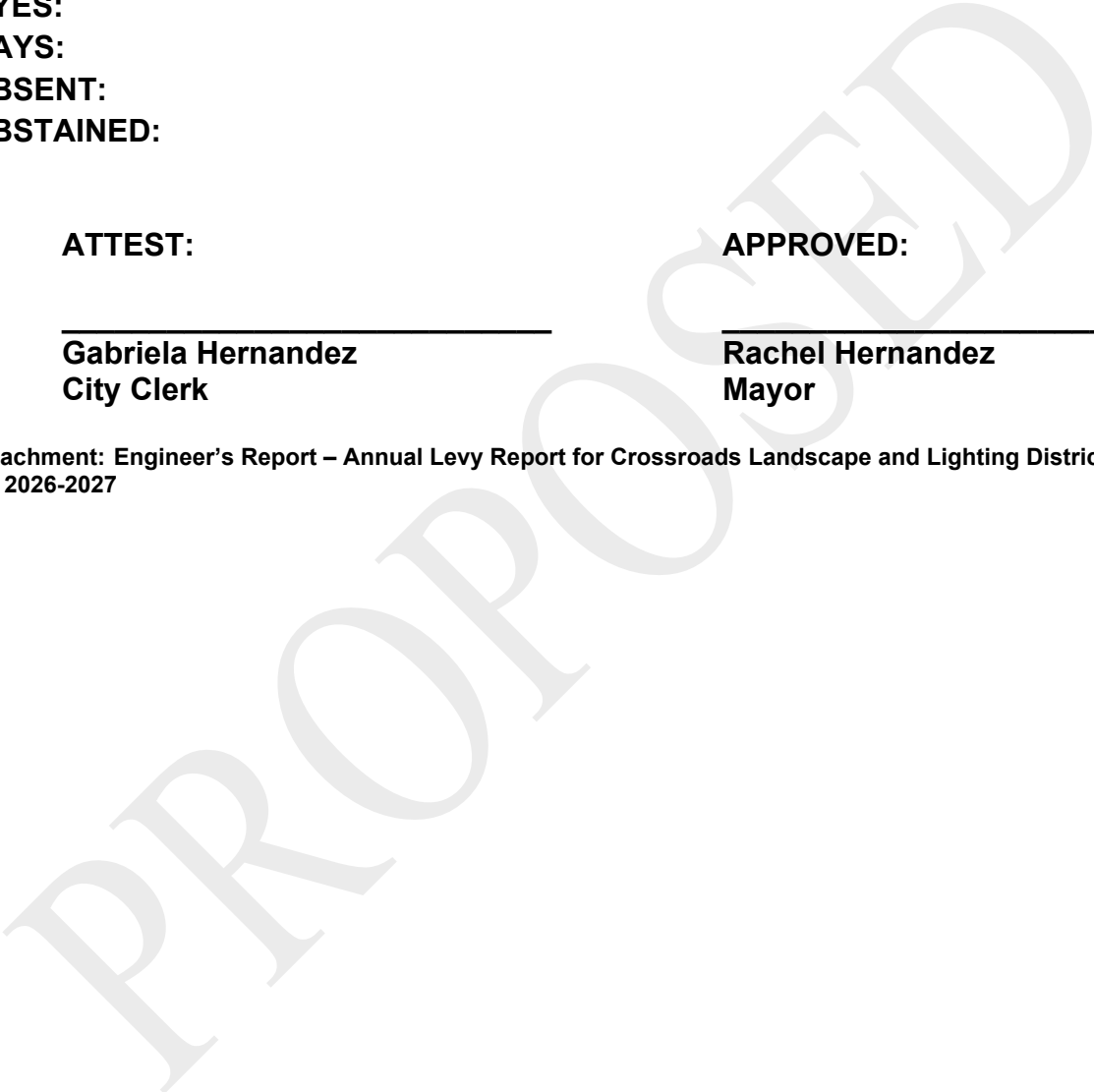
ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Annual Levy Report for Crossroads Landscape and Lighting District for FY 2026-2027





City of Riverbank

Crossroads Landscaping and Lighting District

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

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

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Crossroads Landscaping and Lighting District

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 XIII D* (hereafter referred to as the “Constitution” or “Proposition 218”), this Engineer’s Report (hereafter referred to as “Report”) has been prepared as required pursuant to Chapter 3, Section 22622 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the district designated as:

Crossroads Landscaping and Lighting District

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

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

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

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

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

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

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

A. LEGISLATIVE AUTHORITY

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

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

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

Part I

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

Part II

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

Part III

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

Part IV

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

Part V

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

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

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

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

The District currently includes approximately

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

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

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

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

B. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Improvements Authorized by the 1972 Act

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

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

- d. The removal of trimmings, rubbish, debris, and other solid waste;
 - e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
 - g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements;
- Incidental expenses associated with the improvements including, but not limited to:
 - a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c. Compensation payable to the County for collection of assessments;
 - d. Compensation of any engineer or attorney employed to render services;
 - e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
 - f. Costs associated with any elections held for the approval of a new or increased assessment.

Overall District Improvements

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

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

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

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

Regional — District-wide Benefit Improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Local Benefit Improvements (Zone Specific)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART II — METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

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

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

Special Benefits

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

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

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

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

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

General Benefit

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

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

C. ASSESSMENT METHODOLOGY

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

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

Land Use Codes and Equivalent Dwelling Units

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

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

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

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 XIII D, Section 4(c)* of the Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public

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

PART III — DISTRICT BUDGET

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

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

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

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

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

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

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

District Budget Fiscal Year 2026/2027

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

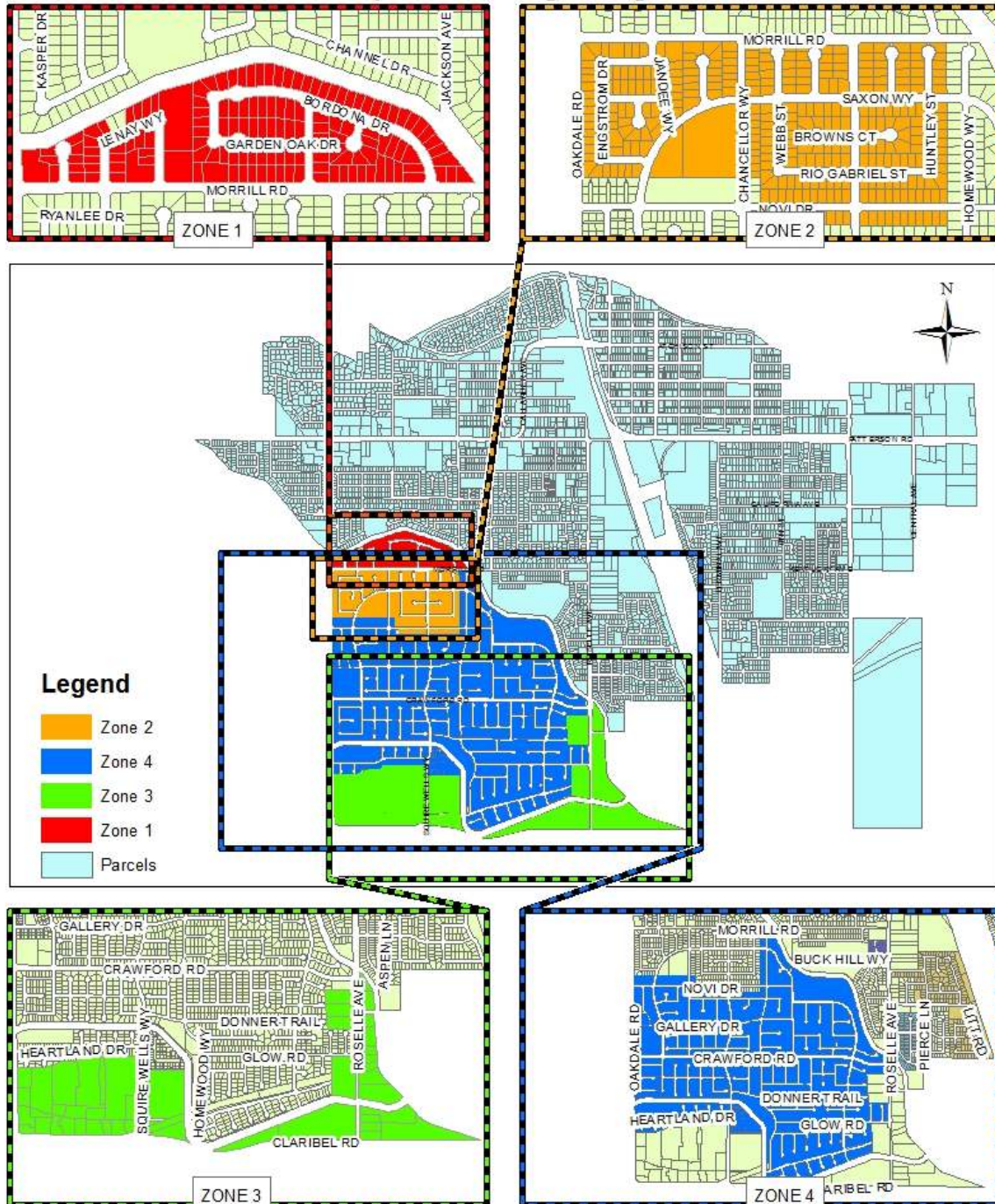
PART V — DISTRICT DIAGRAMS

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

MAP OF ASSESSED PARCELS WITHIN THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT
 CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA



Riverbank Crossroads Landscape and Lighting District



PART VI — 2026/2027 ASSESSMENT ROLL

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

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

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

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

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

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

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

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

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

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

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

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

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-066-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-066-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-067-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-070-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-071-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-072-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-073-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-074-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-075-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-076-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-077-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-078-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-079-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-080-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-081-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-082-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-083-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-084-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-085-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-086-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-067-087-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-088-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-067-089-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-068-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-068-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-069-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-070-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-070-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-070-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-071-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-071-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-072-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-070-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-071-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-072-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-073-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-074-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-075-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-076-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-077-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-078-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-081-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-082-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-083-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-084-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-085-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-086-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-087-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-088-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-089-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-090-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-091-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-092-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-093-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-094-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-095-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-072-096-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-073-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-063-000 | 4 | 9.00 | 1,498.14 | 549.09 | 2,047.22 |
| 075-073-064-000 | 4 | 9.00 | 1,498.14 | 549.09 | 2,047.22 |
| 075-073-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-073-070-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-071-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-072-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-073-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-074-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-075-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-076-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-077-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-078-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-079-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-080-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-081-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-082-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-083-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-084-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-085-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-086-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-087-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-088-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-089-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-090-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-091-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-092-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-093-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-094-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-095-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-096-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-097-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-098-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-099-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-100-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-101-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-102-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-103-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-104-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-105-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-106-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-107-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-108-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-109-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-110-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-073-111-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-074-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-070-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-071-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-072-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-073-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-074-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-075-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-076-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-077-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-078-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-079-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-074-080-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-075-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-075-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-076-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-076-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-077-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-077-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-078-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-078-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-080-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-080-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-081-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-081-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-082-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-082-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-083-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-083-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-084-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-084-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-085-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-068-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-069-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-070-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-071-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-072-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-073-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-074-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-075-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-076-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-077-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-078-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-085-079-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-086-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-086-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-087-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-087-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-091-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-092-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-092-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-096-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-096-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-097-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-098-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-098-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|----------|----------------------|-------------|--------------|
| 075-099-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-049-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-050-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-051-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-052-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-053-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-054-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-055-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-056-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-057-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-058-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-059-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-060-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-061-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-062-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-063-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-064-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-065-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-066-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-099-067-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |

| APN | Zone | Zone EDU | District Wide Charge | Zone Charge | Total Charge |
|-----------------|------|-----------------|----------------------|---------------------|---------------------|
| 075-100-001-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-003-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-004-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-005-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-006-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-007-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-008-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-009-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-010-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-011-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-012-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-013-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-014-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-015-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-016-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-017-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-018-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-019-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-020-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-021-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-022-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-023-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-024-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-025-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-026-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-027-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-028-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-029-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-030-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-031-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-032-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-033-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-034-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-035-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-036-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-037-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-038-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-039-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-040-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-041-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-042-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-043-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-044-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-045-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-046-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-047-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-100-048-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-102-001-000 | 4 | 4.32 | 719.11 | 263.56 | 982.66 |
| 075-102-002-000 | 4 | 1.00 | 166.46 | 61.01 | 227.46 |
| 075-102-003-000 | 4 | 3.01 | 501.04 | 183.64 | 684.68 |
| Total | | 2,461.07 | \$409,669.71 | \$153,195.12 | \$562,843.08 |

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.9.

SECTION : CONSENT CALENDAR

Meeting Date: 5/26/2026

Subject:

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 2026/2027.

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 2026/2027.

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 2026/2027.

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt the following Resolutions: to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1998 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIID ("Article XIID").

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City’s intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council’s Strategic Plan goal to “*Prioritize Financial Stability.*”

BACKGROUND

FINANCIAL IMPACT

The annual assessments for Ridgewood will increase by \$29.61 annually to cover the increased maintenance costs and to build up the reserve. The increase will also help cover tree trimming and unforeseen irrigation repairs.

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

| | <u>FY 25/26</u> | <u>FY 26/27</u> | <u>Change in Assessment</u> |
|---------------------------|-----------------|-----------------|-----------------------------|
| Annual Parcel Assessments | \$296.07 | \$325.68 | \$ 29.61 |

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

ATTACHMENTS

1. Resolution_Ridgewood_LL-Initiate
2. Resolution_Ridgewood_LL-Intent
3. Resolution_Ridgewood_LL-Report
4. FY 26-27 Riverbank Ridgewood Place Preliminary Engineer's Report

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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

PROPOSED

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 2026/2027**

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

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the “District”) and initiated proceedings for Fiscal Year 2026/2027 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 2026/2027.

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT
FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR
FISCAL YEAR 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Ridgewood L&L for FY 2026/2027



City of Riverbank

Ridgewood Place Landscaping and Lighting District

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

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

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Ridgewood Place Landscaping and Lighting District

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 XIII D (“Article XIII D”).

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

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

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

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the Article XIII D, which was enacted with the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the Article XIII D Section 4. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to Article XIII D Section 4 (a); and the assessments and assessment range formula described in this report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to Article XIII D Section 4 (c, d & e).

Briefly, the assessment range formula states that the assessment initially approved by the property owners may be increased each year by the greater of 3.0% or the percentage increase in the Consumer Price Index ("CPI") to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the Article XIII D, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIII D Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

D. DESCRIPTION OF THE IMPROVEMENTS

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include five street lights and approximately 583 linear feet of parkway landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The street lighting improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights. The street lights are identified as:

- Two street lights located on the perimeter of the development on the west side of Roselle Avenue, one north end of the subdivision and the other south of Soares Place.
- The remaining three street lights are located within the residential subdivision on Soares Place.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and encompass the parkway landscaped areas the entire length of the Ridgewood Place subdivision along of Roselle Avenue. The landscaped areas are identified as:

- Approximately 213 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and north of Soares Place.
- Approximately 370 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and south of Soares Place.

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

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Ridgewood Place within the City.

The District is comprised of a single residential development consisting of twenty-three (23) single-family residential parcels. The district was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

E. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2026/2027.

F. DESCRIPTION OF THE DISTRICT

The District is located generally on the West Side of Roselle Avenue, north of Morrill Road and south of Turpin Avenue at Soares Place. The District includes twenty-three single family residential parcels within the subdivision known as Ridgewood Place, identified on Book 132 Page 63 parcels 43 through 65 of the Stanislaus County Assessor's Parcel Maps.

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, pursuant to the Article XIII D Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the Article XIII D Section 4.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

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

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

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

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

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed

under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit (“EDU”). Every other land use is typically converted to EDUs based on an assessment formula that equates the property’s specific development status, type of development (land use), and size of the property, as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel’s benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel’s individual EDU determines each parcel’s levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel’s EDU = Parcel Levy Amount

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

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

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIII D added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (Government Code Section 54954.6(o)) changed the definition of the term “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

An assessment range formula was proposed and approved for the assessments when the District was formed in Fiscal Year 1998/1999 and is to be applied to all future assessments within the District.

The following describes the proposed assessment range formula:

Wherein, if the proposed assessment rate for each classification of property (levy per unit or rate) for the current fiscal year is less than or equal to the prior year’s maximum

assessment plus the adjustments described in the following, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting, and mailing procedures, which would be added to the District costs and assessments.

Beginning in Fiscal Year 1999/2000, the maximum assessment may be adjusted by the greater of three percent (3.0%) or the percentage increase in the CPI. Each year the City shall compute the percentage difference between the CPI on December 31 of each year and the CPI for the previous December 31 as determined by the Bureau of Labor Statistics for the San Francisco Oakland Hayward Area. This percentage difference shall then establish the range of increased assessments allowed based on the CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Maximum Assessment for Fiscal Year 2026/2027 is \$565.33 which is an increase of 3.04% from prior year’s maximum assessment. However, a rate of \$325.68 per EDU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, a 3.04% CPI increase is applied since it is greater than a 3.00% increase.

| CPI Percentage Increase | Standard 3.00% | Maximum % Increase Allowed | Prior Year’s Max Rate | Allowed Adjustment | New Maximum Rate |
|-------------------------|----------------|----------------------------|-----------------------|--------------------|------------------|
| 3.04% | 3.00% | 3.04% | \$548.67 | \$16.66 | \$565.33 |

The fact that an assessment range formula is adopted for District assessments does not require that the adjustment maximum assessment be applied each year nor does it restrict the assessments to the adjusted amount. If the budget and assessments for the District do not require an increase or the increase is less than the maximum allowable adjustment, then the required budget and assessment shall be applied. If the budget and proposed assessments require an increase greater than the maximum allowable adjustment, then the proposed assessment is considered an increased assessment and mailed notices and ballots to the property owners would be required pursuant to the Article XIII D Section 4c.

PART IV - DISTRICT BUDGET FY 2026/2027

| Ridgewood Landscaping and Lighting District | Total District |
|--|-------------------|
| DIRECT COSTS | |
| Landscape Maintenance | \$2,880 |
| Utilities | 350 |
| Repairs/Abatement | 0 |
| Street Lighting | 0 |
| Miscellaneous/Materials/Equipment | 0 |
| Capital Expenditure | 0 |
| Direct Costs (Subtotal) | \$3,230 |
| ADMINISTRATION COSTS | |
| City Administration & Overhead | \$1,000 |
| District Administration | 2,242 |
| County Administration Fee | 5 |
| Administration Costs (Subtotal) | \$3,247 |
| LEVY BREAKDOWN | |
| Total Direct and Admin. Costs | \$6,477 |
| Reserve Collection/ (Transfer) | 1,014 |
| Contribution Replenishment | 0 |
| Other Revenues/General Fund Contribution | 0 |
| CIP Collection/(Transfer) | 0 |
| Balance to Levy | \$7,491 |
| DISTRICT STATISTICS | |
| Total Parcels | 23 |
| Total Parcels Levied | 23 |
| Total Equivalent Dwelling Units (EDU) | 23.00 |
| Assessment Rate (Levy Per EDU) | \$325.68 |
| Maximum Assessment Rate Approved | \$565.33 |
| FUND BALANCE INFORMATION | |
| Beginning Reserve Fund Balance | \$1,533 |
| Reserve Fund Activity | 1,014 |
| Ending Reserve Fund Balance (Projected) | \$2,547 |
| Beginning Capital Improvement Fund | \$0 |
| Collections/(Transfers) | 0 |
| Capital Improvement Expenditures | 0 |
| Ending Capital Improvement Fund | \$0 |

PART V — DISTRICT BOUNDARY MAPS

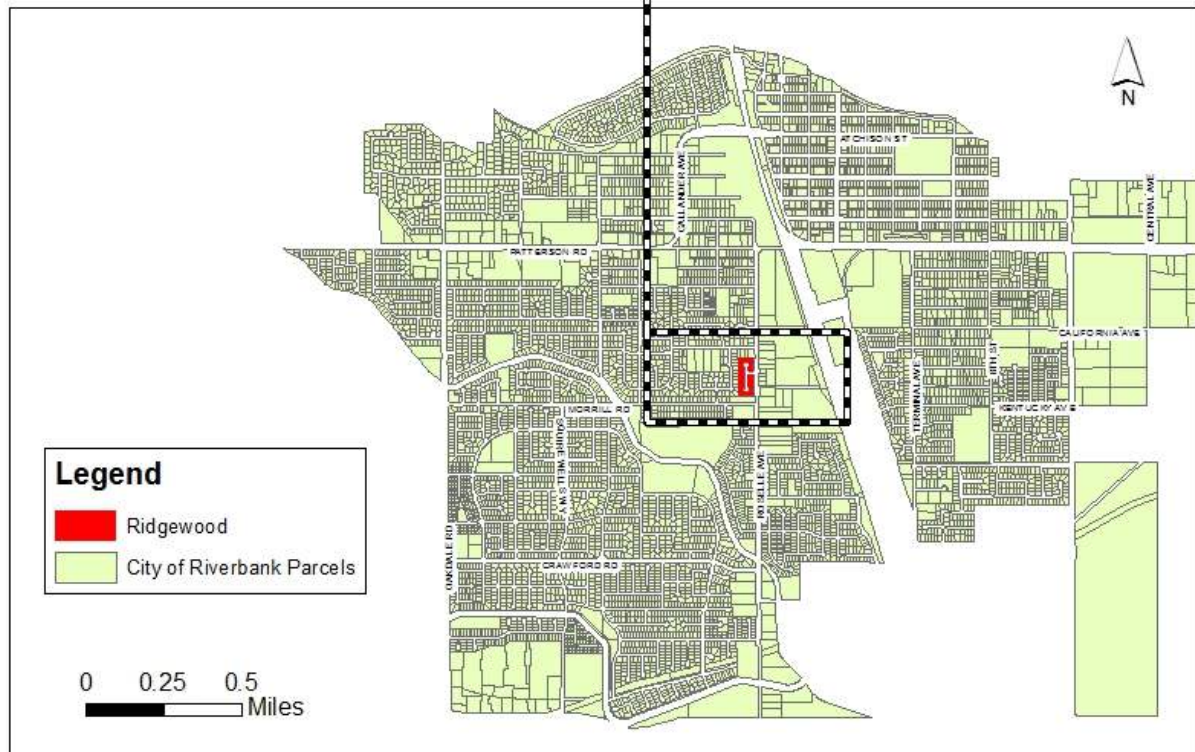
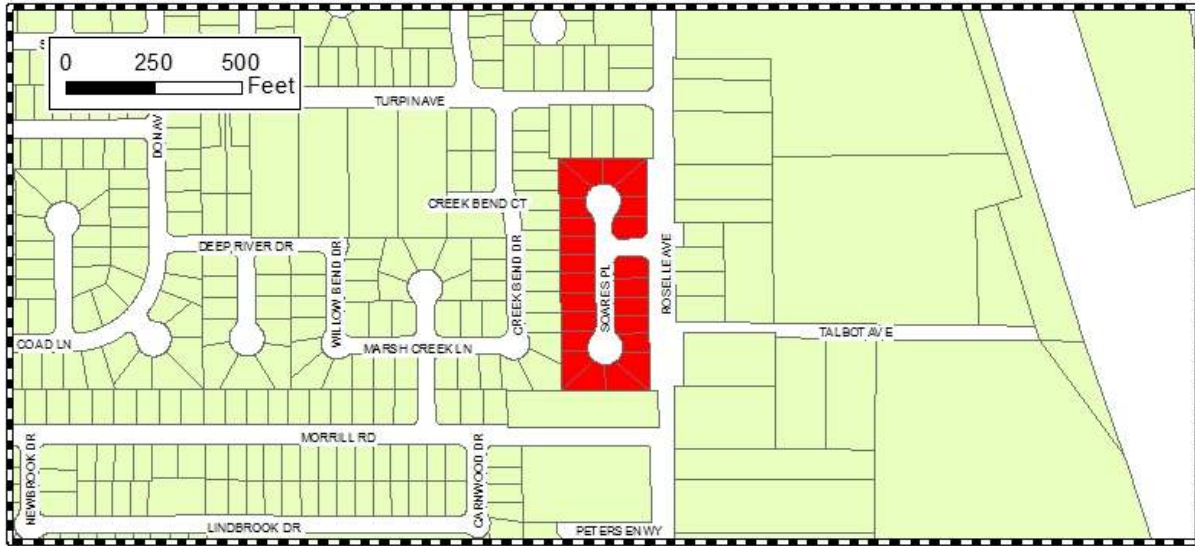
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Ridgewood Place subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the County Assessor's Parcel Map associated with the District.

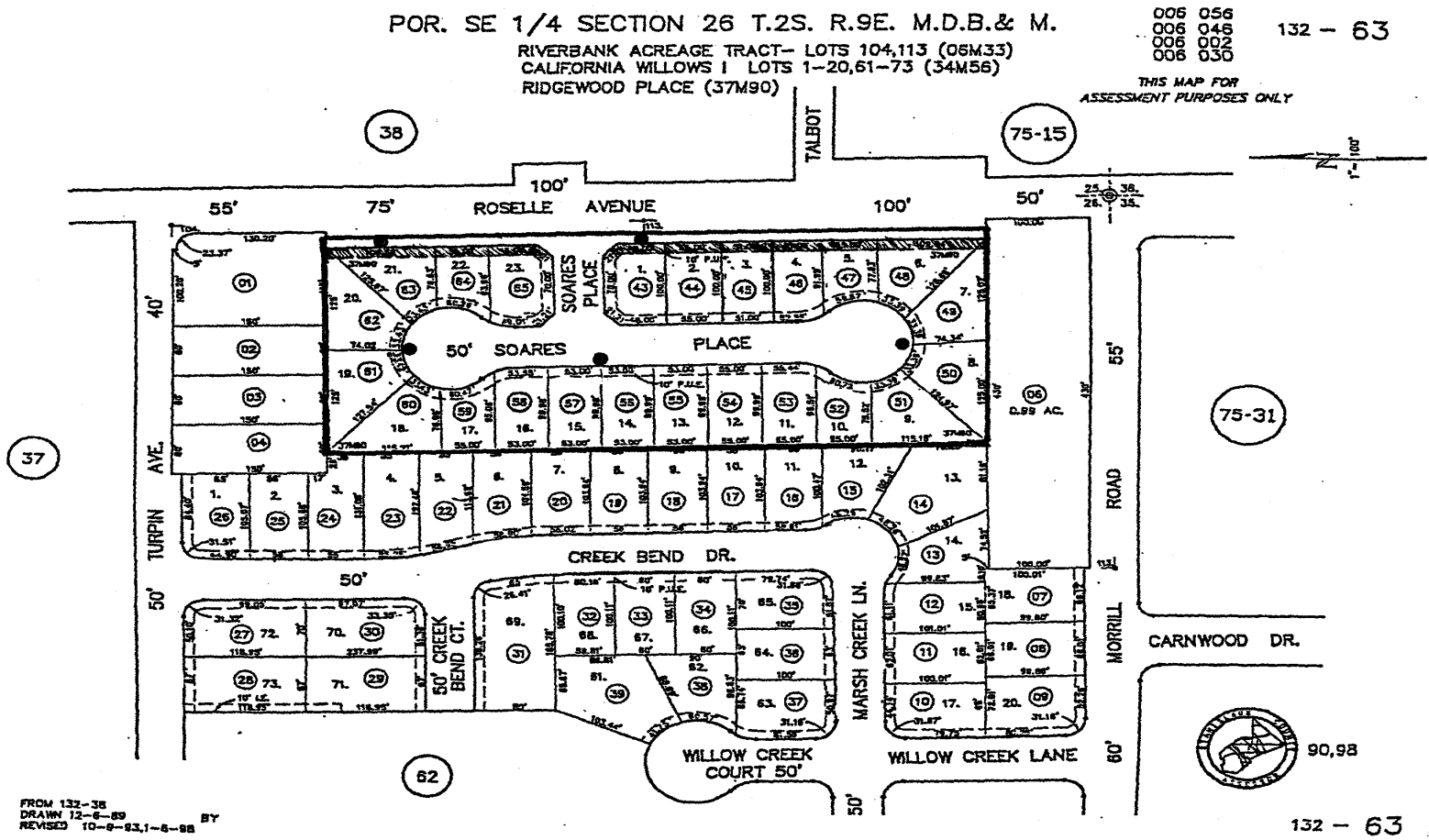


City of Riverbank Ridgewood Place Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

- Street Lights
- Landscaped Areas Shaded



PART VI — 2026/2027 ASSESSMENT ROLL

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

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

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

| APN | EDU | Charge |
|-----------------|-------------|-------------------|
| 132-063-043-000 | 1.0 | \$325.68 |
| 132-063-044-000 | 1.0 | 325.68 |
| 132-063-045-000 | 1.0 | 325.68 |
| 132-063-046-000 | 1.0 | 325.68 |
| 132-063-047-000 | 1.0 | 325.68 |
| 132-063-048-000 | 1.0 | 325.68 |
| 132-063-049-000 | 1.0 | 325.68 |
| 132-063-050-000 | 1.0 | 325.68 |
| 132-063-051-000 | 1.0 | 325.68 |
| 132-063-052-000 | 1.0 | 325.68 |
| 132-063-053-000 | 1.0 | 325.68 |
| 132-063-054-000 | 1.0 | 325.68 |
| 132-063-055-000 | 1.0 | 325.68 |
| 132-063-056-000 | 1.0 | 325.68 |
| 132-063-057-000 | 1.0 | 325.68 |
| 132-063-058-000 | 1.0 | 325.68 |
| 132-063-059-000 | 1.0 | 325.68 |
| 132-063-060-000 | 1.0 | 325.68 |
| 132-063-061-000 | 1.0 | 325.68 |
| 132-063-062-000 | 1.0 | 325.68 |
| 132-063-063-000 | 1.0 | 325.68 |
| 132-063-064-000 | 1.0 | 325.68 |
| 132-063-065-000 | 1.0 | 325.68 |
| Total | 23.0 | \$7,490.64 |

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.10.

SECTION : CONSENT CALENDAR

Meeting Date: 5/26/2026

Subject:

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 2026/2027.

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 2026/2027.

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 2026/2027.

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt the following Resolutions: to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1993 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the River Cove subdivision.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the

annual levy of assessments, declare the City’s intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council’s Strategic Plan goal to “*Prioritize Financial Stability.*”

BACKGROUND

FINANCIAL IMPACT

The annual assessments for parcels in the River Cove District for Fiscal Year 2026/2027 will be as follows:

| | <u>FY 25/26</u> | <u>FY 26/27</u> | <u>Change in Assessment</u> |
|---------------------------|-----------------|-----------------|-----------------------------|
| Annual Parcel Assessments | \$196.90 | \$196.90 | \$0.00 |

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

ATTACHMENTS

1. Resolution_River Cove_LL-Initiate
2. Resolution_River Cove_LL-Intent
3. Resolution_River Cove_LL-Report
4. FY 26-27 Riverbank River Cove Preliminary Engineer's Report

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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez,
City Clerk

Rachel Hernandez
Mayor

PROPOSED

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 2026/2027**

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

WHEREAS, the City Council 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 2026/2027 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 2026/2027.

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL
LEVY REPORT FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER
COVE SUBDIVISION FOR FISCAL YEAR 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Engineer's Report – River Cove L&L for FY 2026/2027



City of Riverbank

River Cove Landscaping and Lighting District

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

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

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

River Cove Landscaping and Lighting District

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel’s special benefits.

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

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

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the California Constitution

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

Pursuant to the *Article XIII D Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIII D Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer at the time of the District formation in 1993). As such, pursuant to *Article XIII D Section 5(b)*, all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amount (the maximum assessment rate identified in this Report) is exempt from the procedural requirements of *Article XIII D Section 4*.

The current maximum assessment rate of \$196.90 per Equivalent Dwelling Unit was originally approved by the property owners (developer) and any assessment amount less than that amount is considered an exempt assessment pursuant to *Article XIII D Section 5(b)*. The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of \$196.90 adopted and levied in fiscal year 1993/1994. Pursuant to the provisions of *Article XIII D*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping.
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities.
3. The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
4. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
5. The installation of park or recreational improvements including, but not limited to the following:
 - a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b. Lights, playground equipment, play courts and public restrooms.
6. The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a. Repair, removal, or replacement of all or any part of any improvements;
 - b. Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d. The removal of trimmings, rubbish, debris, and other solid waste;
 - e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
 - g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
7. The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.

8. Incidental expenses associated with the improvements including, but not limited to:
 - a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c. Compensation payable to the County for collection of assessments;
 - d. Compensation of any engineer or attorney employed to render services;
 - e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
 - f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II — PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and street lighting improvements and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as River Cove within the City.

The District is comprised of a residential development built in several phases and consisting of two hundred forty-one (241) single-family residential parcels. The District was formed to ensure the ongoing maintenance of specific local landscaping and lighting improvements associated with this residential development and installed as a condition of developing all properties within the various subdivisions. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2026/2027.

B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT

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

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

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

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

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

- Repair, removal, or replacement of all or any part of any improvement.

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

C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS

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

The District is located generally west of Burneyville Road, south of the Stanislaus River and north of State Highway 108 at Prestwick Drive. The District includes two hundred forty-one (241) residential parcels within the subdivision known as River Cove, identified on the Stanislaus County Assessor’s Parcel Maps as:

| Subdivision | Parcel Map Book | Parcel Map Page | Residential Lots | Total Parcels |
|-----------------------|-----------------|-----------------|------------------|---------------|
| River Cove Unit No. 2 | 75 | 48 | 0 | 3 |
| River Cove Unit No. 2 | 75 | 47 | 67 | 68 |
| River Cove Unit No. 3 | 75 | 50 | 78 | 78 |
| River Cove Unit No. 4 | 75 | 52 | 44 | 45 |
| River Cove Unit No. 5 | 75 | 54 | 1 | 2 |
| River Cove Unit No. 6 | 75 | 55 | 21 | 21 |
| River Cove Unit No. 7 | 75 | 56 | 30 | 31 |
| Totals | | | 241 | 248 |

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include fifty-two (52) streetlights and approximately 12.22 acres of parkway, open space, greenbelt and park landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The fifty-two (52) streetlights are located throughout the District and the improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, playground equipment, trails and paths, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and landscaped easements and are identified as:

- **Parcel 075-047-069:** 1.43 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot C of River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel 075-048-001:** 5.53 acres of park and parkway landscaped areas located south of Briarcliff Drive and east of Dunbar Lane; Identified as Lot D of River Cove Unit No. 2
- **Parcel 075-048-002:** 0.50 acres of parkway and open space landscaping south of River Cove Drive and west of Burneyville Road; Identified as Lot A of River Cove Unit No. 2
- **Parcel 075-048-003:** 0.50 acres of parkway and open space landscaping north of River Cove Drive and west of Burneyville Road; Identified as Lot B of River Cove Unit No. 2
- **Parcel 075-050-079:** 1.31 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 3
- **Parcel 075-052-045:** 0.79 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 4
- **Parcel 075-054-002:** 2.02 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 5

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The park area within the District is clearly a special benefit to the properties and property owners within the District. Because of the Park's size and location it provides no benefit to parcels outside the District or to the public at large and therefore the entire cost of

maintaining this park could be assessed to parcels within the District. However, the City currently funds the maintenance of all parks within the City of Riverbank from the General Fund. Therefore, the District budget includes a General Fund Contribution to offset the costs associated with maintaining the Park area.

PART III — METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, pursuant to *Article XIII D Section 4*, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits. The general benefit portion of the improvement costs have been estimated by the City and are shown as a General Benefit Contribution in the District Budget section of this Report.

B. BENEFIT ANALYSIS

Each of the improvements and their associated costs has been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIII D Section 5b*, all the property owners approved the maximum assessment amount identified in this Report at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore the existing maximum assessment amount of \$196.90 is not subject to the procedural requirements of *Article XIII D Section 4* (property owner ballot proceedings). Although the current assessment does not require additional property owner approval (unless increased), the improvements within the District clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIII D Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original improvement. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

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

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

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;

- Increased promotion of business during nighttime hours in the case of commercial properties;

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

C. ASSESSMENT METHODOLOGY

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

The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit (“EDU”). Every other land use is typically converted to EDU based on an assessment formula that equates the property’s specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel’s benefit, it should be noted that all properties within this District are identified as single-family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel’s individual EDU determines each parcel’s levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

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

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

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

PART IV — 2026/2027 DISTRICT BUDGET

| River Cove Landscaping and Lighting District | Total District |
|---|-------------------|
| DIRECT COSTS | |
| Landscape Maintenance | \$31,900 |
| Utilities | 4,300 |
| Repairs/Abatement | 10,000 |
| Street Lighting | 0 |
| Miscellaneous/Materials/Equipment | 0 |
| Direct Costs (Subtotal) | \$46,200 |
| ADMINISTRATION COSTS | |
| City Administration & Overhead | \$3,470 |
| District Administration | 3,403 |
| County Administration Fee | 50 |
| Administration Costs (Subtotal) | \$6,923 |
| LEVY BREAKDOWN | |
| Total Direct and Admin. Costs | \$53,123 |
| Reserve Collection/ (Transfer) | (5,671) |
| Contribution Replenishment | 0 |
| Other Revenues/General Fund Contribution | 0 |
| CIP Collection/(Transfer) | 0 |
| Balance to Levy | \$47,452 |
| DISTRICT STATISTICS | |
| Total Parcels | 248 |
| Total Parcels Levied | 241 |
| Total Equivalent Dwelling Units (EDU) | 241.00 |
| Assessment Rate (Ley Per EDU) | \$196.90 |
| Maximum Assessment Rate Approved | \$196.90 |
| FUND BALANCE INFORMATION | |
| Beginning Reserve Fund Balance (Estimated) | \$35,439 |
| Reserve Fund Activity | (5,671) |
| Ending Reserve Fund Balance (Projected) | \$29,768 |
| Beginning Capital Improvement Fund | \$0 |
| Collections/(Transfers) | 0 |
| Capital Improvement Expenditures | 0 |
| Ending Capital Improvement Fund | \$0 |

PART V — DISTRICT DIAGRAMS

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

The boundaries for the District are contiguous with the boundaries of the River Cove subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

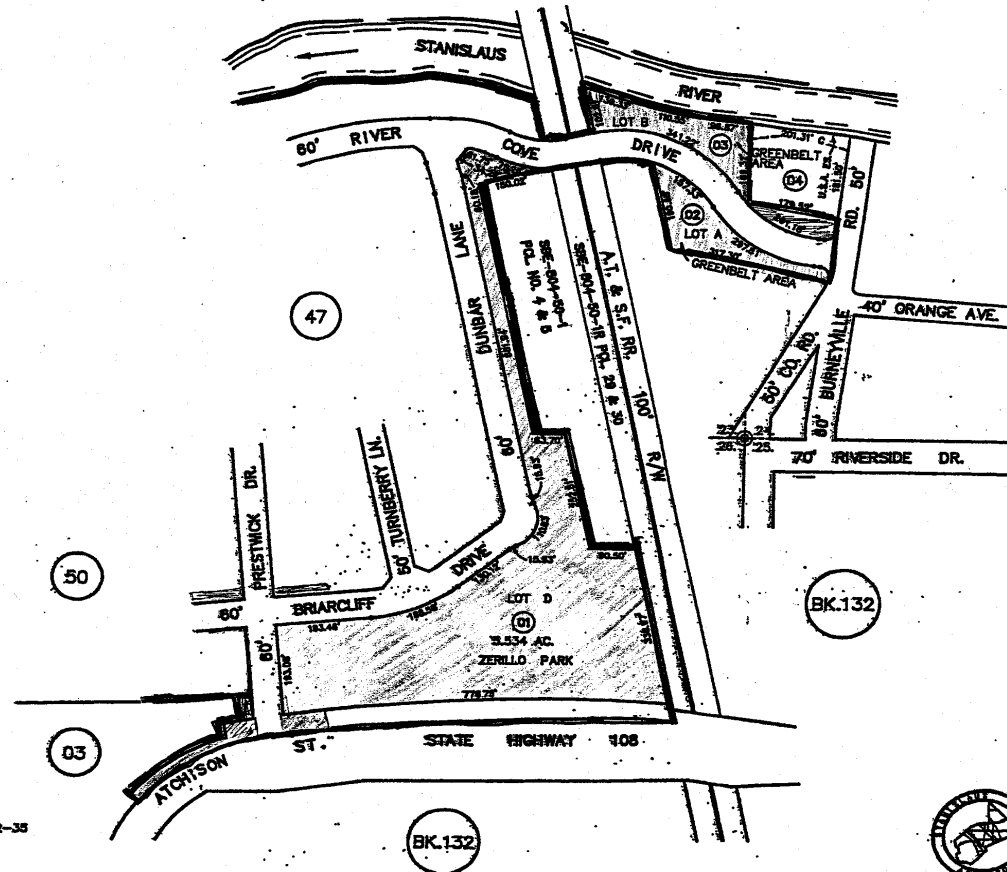
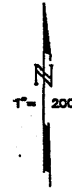
City of Riverbank
 Landscape and Lighting District No. 1
 River Cove Subdivision
 Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded

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 75 - 48
 006 065

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



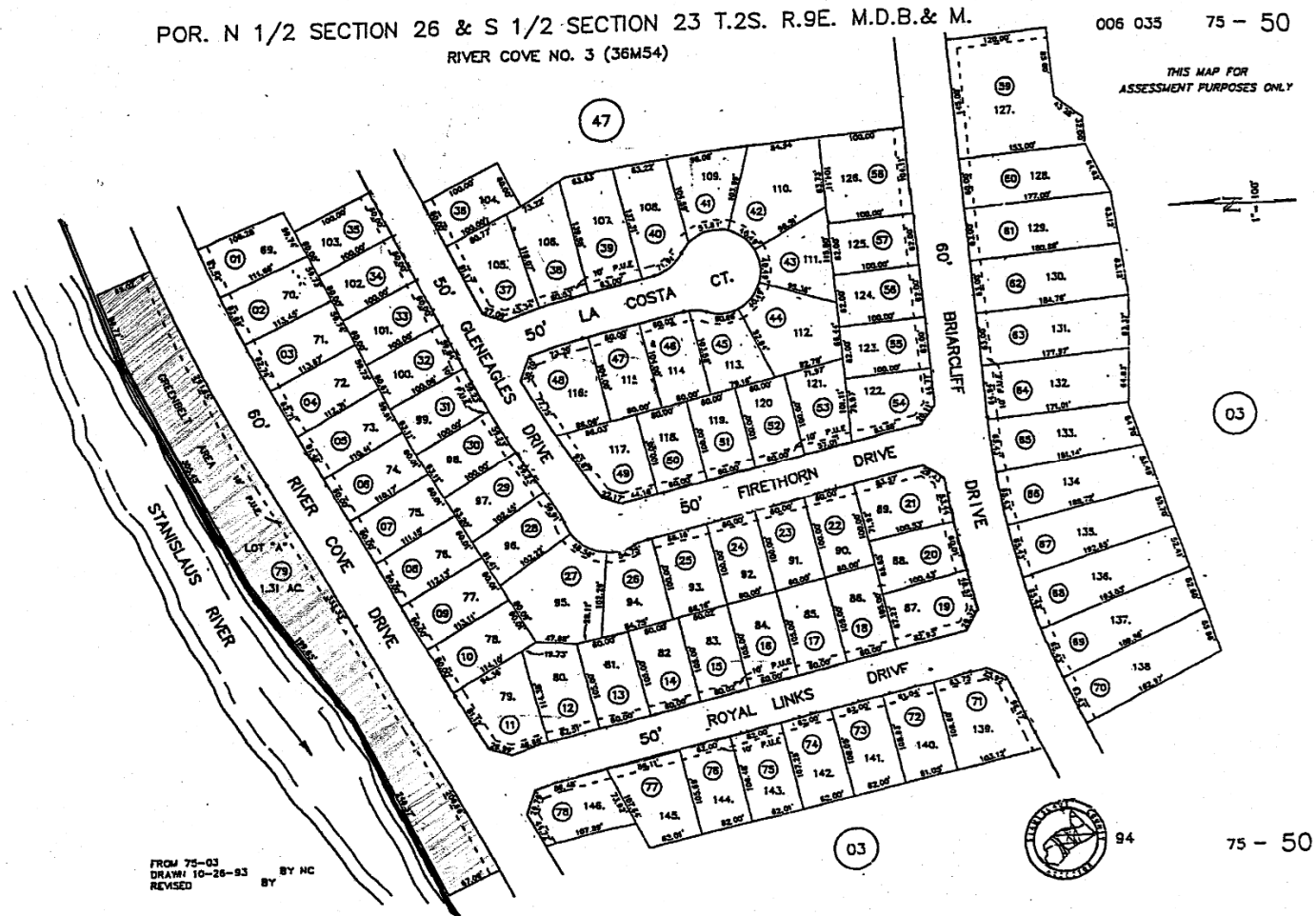
FROM 4-10, 4-26 75-03, 132-36
 DRAWN 1-15-83 BY NC
 REVISED BY



75 - 48

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

■ Landscaped Areas Shaded



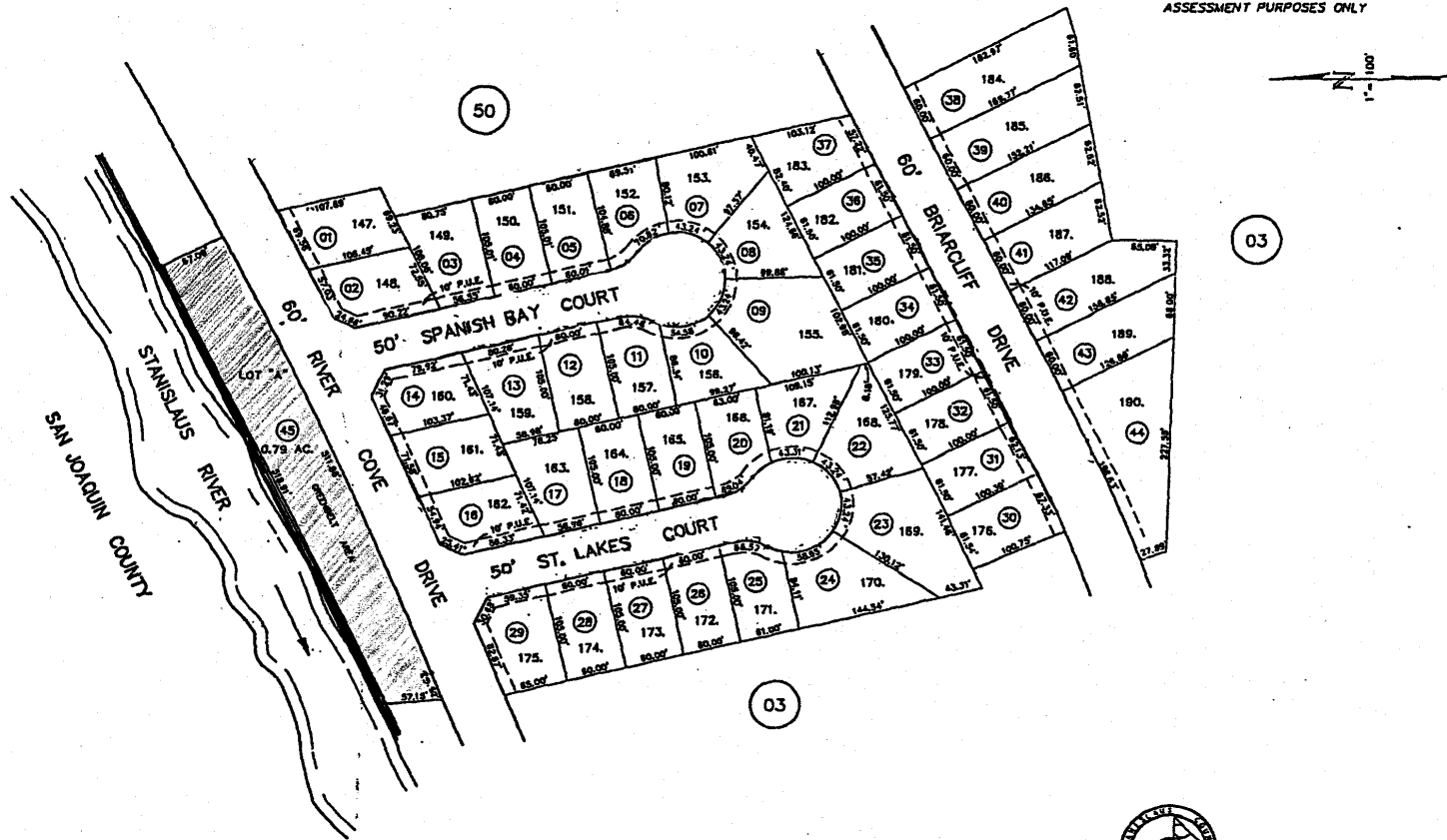
City of Riverbank
 Landscape and Lighting District No. 1
 River Cove Subdivision
 Assessor's Parcel Map and Improvement Diagram

■ 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 4-19-93 BY NC
 REVISED BY



96

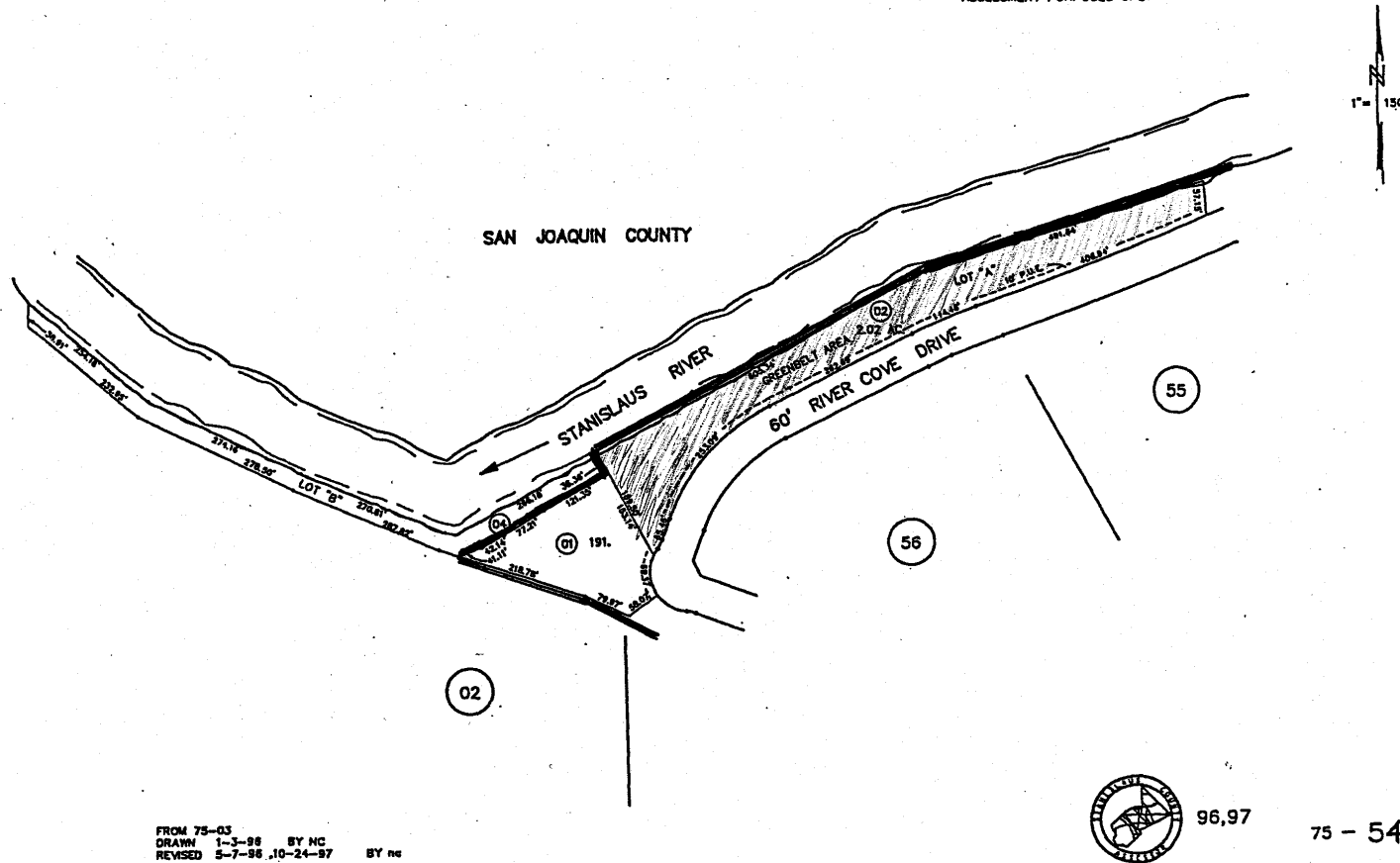
75 - 52

**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. 006 035 75 - 54
RIVER COVE NO.5 (37M26)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 75-03
DRAWN 1-3-98 BY MC
REVISED 5-7-98, 10-24-97 BY mc

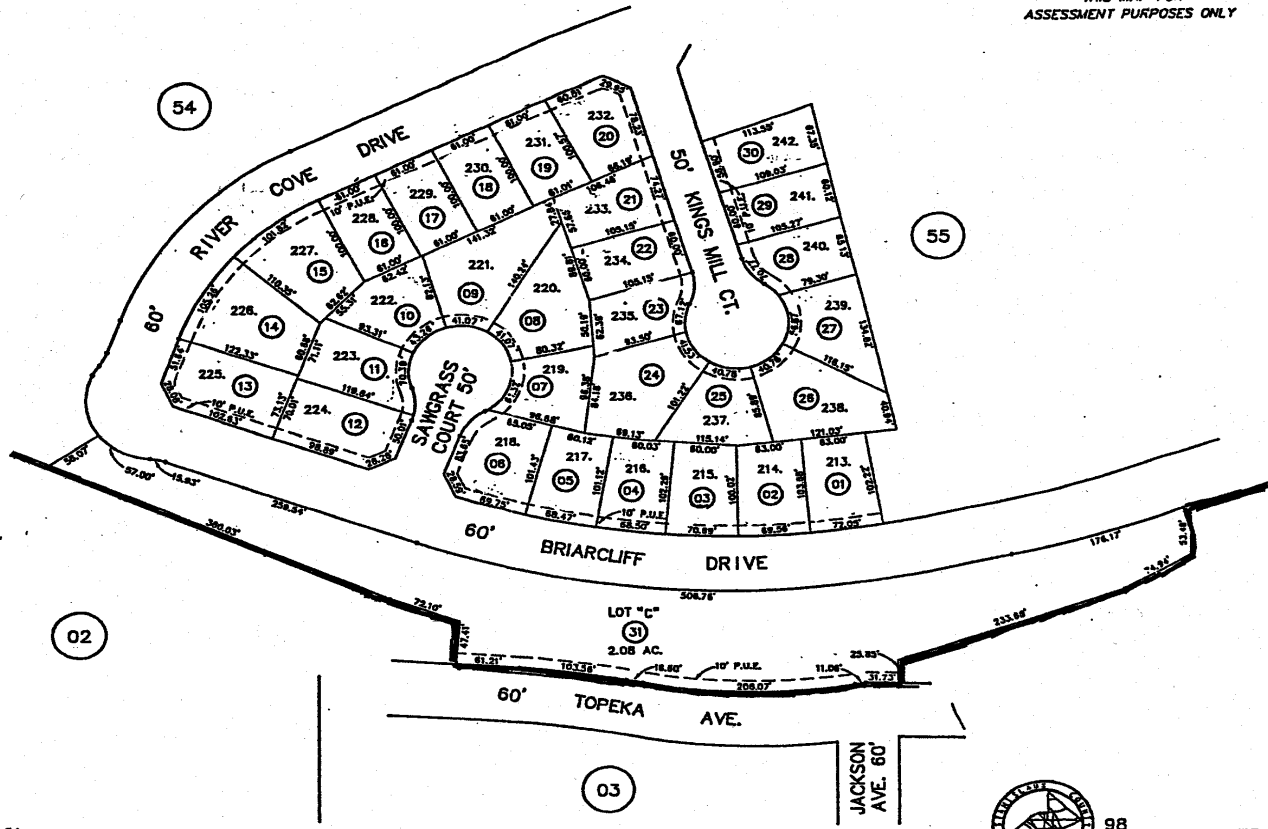
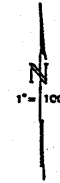
96,97 75 - 54

**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 — 2026/2027 ASSESSMENT ROLL

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

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

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

| APN | EDU | Charge |
|-----------------|------------|---------------|
| 075-047-001-000 | 1.0 | \$196.90 |
| 075-047-002-000 | 1.0 | 196.90 |
| 075-047-003-000 | 1.0 | 196.90 |
| 075-047-004-000 | 1.0 | 196.90 |
| 075-047-005-000 | 1.0 | 196.90 |
| 075-047-006-000 | 1.0 | 196.90 |
| 075-047-007-000 | 1.0 | 196.90 |
| 075-047-008-000 | 1.0 | 196.90 |
| 075-047-009-000 | 1.0 | 196.90 |
| 075-047-010-000 | 1.0 | 196.90 |
| 075-047-011-000 | 1.0 | 196.90 |
| 075-047-012-000 | 1.0 | 196.90 |
| 075-047-013-000 | 1.0 | 196.90 |
| 075-047-014-000 | 1.0 | 196.90 |
| 075-047-015-000 | 1.0 | 196.90 |
| 075-047-016-000 | 1.0 | 196.90 |
| 075-047-017-000 | 1.0 | 196.90 |
| 075-047-018-000 | 1.0 | 196.90 |
| 075-047-019-000 | 1.0 | 196.90 |

| APN | EDU | Charge |
|-----------------|-----|--------|
| 075-047-020-000 | 1.0 | 196.90 |
| 075-047-021-000 | 1.0 | 196.90 |
| 075-047-022-000 | 1.0 | 196.90 |
| 075-047-023-000 | 1.0 | 196.90 |
| 075-047-024-000 | 1.0 | 196.90 |
| 075-047-025-000 | 1.0 | 196.90 |
| 075-047-026-000 | 1.0 | 196.90 |
| 075-047-027-000 | 1.0 | 196.90 |
| 075-047-028-000 | 1.0 | 196.90 |
| 075-047-029-000 | 1.0 | 196.90 |
| 075-047-030-000 | 1.0 | 196.90 |
| 075-047-031-000 | 1.0 | 196.90 |
| 075-047-032-000 | 1.0 | 196.90 |
| 075-047-033-000 | 1.0 | 196.90 |
| 075-047-034-000 | 1.0 | 196.90 |
| 075-047-035-000 | 1.0 | 196.90 |
| 075-047-036-000 | 1.0 | 196.90 |
| 075-047-037-000 | 1.0 | 196.90 |
| 075-047-038-000 | 1.0 | 196.90 |
| 075-047-039-000 | 1.0 | 196.90 |
| 075-047-040-000 | 1.0 | 196.90 |
| 075-047-041-000 | 1.0 | 196.90 |
| 075-047-042-000 | 1.0 | 196.90 |
| 075-047-043-000 | 1.0 | 196.90 |
| 075-047-044-000 | 1.0 | 196.90 |
| 075-047-045-000 | 1.0 | 196.90 |
| 075-047-046-000 | 1.0 | 196.90 |
| 075-047-047-000 | 1.0 | 196.90 |
| 075-047-048-000 | 1.0 | 196.90 |
| 075-047-049-000 | 1.0 | 196.90 |
| 075-047-050-000 | 1.0 | 196.90 |
| 075-047-051-000 | 1.0 | 196.90 |
| 075-047-052-000 | 1.0 | 196.90 |
| 075-047-053-000 | 1.0 | 196.90 |
| 075-047-054-000 | 1.0 | 196.90 |
| 075-047-055-000 | 1.0 | 196.90 |
| 075-047-056-000 | 1.0 | 196.90 |
| 075-047-057-000 | 1.0 | 196.90 |
| 075-047-059-000 | 1.0 | 196.90 |
| 075-047-060-000 | 1.0 | 196.90 |
| 075-047-061-000 | 1.0 | 196.90 |
| 075-047-062-000 | 1.0 | 196.90 |

| APN | EDU | Charge |
|-----------------|-----|--------|
| 075-047-063-000 | 1.0 | 196.90 |
| 075-047-064-000 | 1.0 | 196.90 |
| 075-047-065-000 | 1.0 | 196.90 |
| 075-047-066-000 | 1.0 | 196.90 |
| 075-047-067-000 | 1.0 | 196.90 |
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| 075-050-001-000 | 1.0 | 196.90 |
| 075-050-002-000 | 1.0 | 196.90 |
| 075-050-003-000 | 1.0 | 196.90 |
| 075-050-004-000 | 1.0 | 196.90 |
| 075-050-005-000 | 1.0 | 196.90 |
| 075-050-006-000 | 1.0 | 196.90 |
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| 075-050-015-000 | 1.0 | 196.90 |
| 075-050-016-000 | 1.0 | 196.90 |
| 075-050-017-000 | 1.0 | 196.90 |
| 075-050-018-000 | 1.0 | 196.90 |
| 075-050-019-000 | 1.0 | 196.90 |
| 075-050-020-000 | 1.0 | 196.90 |
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| 075-050-032-000 | 1.0 | 196.90 |
| 075-050-033-000 | 1.0 | 196.90 |
| 075-050-034-000 | 1.0 | 196.90 |
| 075-050-035-000 | 1.0 | 196.90 |
| 075-050-036-000 | 1.0 | 196.90 |

| APN | EDU | Charge |
|-----------------|-----|--------|
| 075-050-037-000 | 1.0 | 196.90 |
| 075-050-038-000 | 1.0 | 196.90 |
| 075-050-039-000 | 1.0 | 196.90 |
| 075-050-040-000 | 1.0 | 196.90 |
| 075-050-041-000 | 1.0 | 196.90 |
| 075-050-042-000 | 1.0 | 196.90 |
| 075-050-043-000 | 1.0 | 196.90 |
| 075-050-044-000 | 1.0 | 196.90 |
| 075-050-045-000 | 1.0 | 196.90 |
| 075-050-046-000 | 1.0 | 196.90 |
| 075-050-047-000 | 1.0 | 196.90 |
| 075-050-048-000 | 1.0 | 196.90 |
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| 075-050-051-000 | 1.0 | 196.90 |
| 075-050-052-000 | 1.0 | 196.90 |
| 075-050-053-000 | 1.0 | 196.90 |
| 075-050-054-000 | 1.0 | 196.90 |
| 075-050-055-000 | 1.0 | 196.90 |
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| 075-050-063-000 | 1.0 | 196.90 |
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| 075-050-073-000 | 1.0 | 196.90 |
| 075-050-074-000 | 1.0 | 196.90 |
| 075-050-075-000 | 1.0 | 196.90 |
| 075-050-076-000 | 1.0 | 196.90 |
| 075-050-077-000 | 1.0 | 196.90 |
| 075-050-078-000 | 1.0 | 196.90 |

| APN | EDU | Charge |
|-----------------|-----|--------|
| 075-052-001-000 | 1.0 | 196.90 |
| 075-052-002-000 | 1.0 | 196.90 |
| 075-052-003-000 | 1.0 | 196.90 |
| 075-052-004-000 | 1.0 | 196.90 |
| 075-052-005-000 | 1.0 | 196.90 |
| 075-052-006-000 | 1.0 | 196.90 |
| 075-052-007-000 | 1.0 | 196.90 |
| 075-052-008-000 | 1.0 | 196.90 |
| 075-052-009-000 | 1.0 | 196.90 |
| 075-052-010-000 | 1.0 | 196.90 |
| 075-052-011-000 | 1.0 | 196.90 |
| 075-052-012-000 | 1.0 | 196.90 |
| 075-052-013-000 | 1.0 | 196.90 |
| 075-052-014-000 | 1.0 | 196.90 |
| 075-052-015-000 | 1.0 | 196.90 |
| 075-052-016-000 | 1.0 | 196.90 |
| 075-052-017-000 | 1.0 | 196.90 |
| 075-052-018-000 | 1.0 | 196.90 |
| 075-052-019-000 | 1.0 | 196.90 |
| 075-052-020-000 | 1.0 | 196.90 |
| 075-052-021-000 | 1.0 | 196.90 |
| 075-052-022-000 | 1.0 | 196.90 |
| 075-052-023-000 | 1.0 | 196.90 |
| 075-052-024-000 | 1.0 | 196.90 |
| 075-052-025-000 | 1.0 | 196.90 |
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| 075-052-036-000 | 1.0 | 196.90 |
| 075-052-037-000 | 1.0 | 196.90 |
| 075-052-038-000 | 1.0 | 196.90 |
| 075-052-039-000 | 1.0 | 196.90 |
| 075-052-040-000 | 1.0 | 196.90 |
| 075-052-041-000 | 1.0 | 196.90 |
| 075-052-042-000 | 1.0 | 196.90 |

| APN | EDU | Charge |
|-----------------|-----|--------|
| 075-052-043-000 | 1.0 | 196.90 |
| 075-052-044-000 | 1.0 | 196.90 |
| 075-054-001-000 | 1.0 | 196.90 |
| 075-055-001-000 | 1.0 | 196.90 |
| 075-055-002-000 | 1.0 | 196.90 |
| 075-055-003-000 | 1.0 | 196.90 |
| 075-055-004-000 | 1.0 | 196.90 |
| 075-055-005-000 | 1.0 | 196.90 |
| 075-055-006-000 | 1.0 | 196.90 |
| 075-055-007-000 | 1.0 | 196.90 |
| 075-055-008-000 | 1.0 | 196.90 |
| 075-055-009-000 | 1.0 | 196.90 |
| 075-055-010-000 | 1.0 | 196.90 |
| 075-055-011-000 | 1.0 | 196.90 |
| 075-055-012-000 | 1.0 | 196.90 |
| 075-055-013-000 | 1.0 | 196.90 |
| 075-055-014-000 | 1.0 | 196.90 |
| 075-055-015-000 | 1.0 | 196.90 |
| 075-055-016-000 | 1.0 | 196.90 |
| 075-055-017-000 | 1.0 | 196.90 |
| 075-055-018-000 | 1.0 | 196.90 |
| 075-055-019-000 | 1.0 | 196.90 |
| 075-055-020-000 | 1.0 | 196.90 |
| 075-055-021-000 | 1.0 | 196.90 |
| 075-056-001-000 | 1.0 | 196.90 |
| 075-056-002-000 | 1.0 | 196.90 |
| 075-056-003-000 | 1.0 | 196.90 |
| 075-056-004-000 | 1.0 | 196.90 |
| 075-056-005-000 | 1.0 | 196.90 |
| 075-056-006-000 | 1.0 | 196.90 |
| 075-056-007-000 | 1.0 | 196.90 |
| 075-056-008-000 | 1.0 | 196.90 |
| 075-056-009-000 | 1.0 | 196.90 |
| 075-056-010-000 | 1.0 | 196.90 |
| 075-056-011-000 | 1.0 | 196.90 |
| 075-056-012-000 | 1.0 | 196.90 |
| 075-056-013-000 | 1.0 | 196.90 |
| 075-056-014-000 | 1.0 | 196.90 |
| 075-056-015-000 | 1.0 | 196.90 |
| 075-056-016-000 | 1.0 | 196.90 |
| 075-056-017-000 | 1.0 | 196.90 |
| 075-056-018-000 | 1.0 | 196.90 |

| APN | EDU | Charge |
|-----------------|--------------|--------------------|
| 075-056-019-000 | 1.0 | 196.90 |
| 075-056-020-000 | 1.0 | 196.90 |
| 075-056-021-000 | 1.0 | 196.90 |
| 075-056-022-000 | 1.0 | 196.90 |
| 075-056-023-000 | 1.0 | 196.90 |
| 075-056-024-000 | 1.0 | 196.90 |
| 075-056-025-000 | 1.0 | 196.90 |
| 075-056-026-000 | 1.0 | 196.90 |
| 075-056-027-000 | 1.0 | 196.90 |
| 075-056-028-000 | 1.0 | 196.90 |
| 075-056-029-000 | 1.0 | 196.90 |
| 075-056-030-000 | 1.0 | 196.90 |
| Total | 241.0 | \$47,452.90 |

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.11.

SECTION : CONSENT CALENDAR

Meeting Date: 5/26/2026

Subject:

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 Landscaping and Lighting District for Fiscal Year 2026/2027

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

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 Landscaping and Lighting District for Fiscal Year 2026/2027

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions: to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in Fiscal Year 2000/2001 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the Sierra Vista Estates.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the

annual levy of assessments, declare the City’s intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council’s Strategic Plan goal to “*Prioritize Financial Stability.*”

BACKGROUND

FINANCIAL IMPACT

The annual assessments for Sierra Vista Estates will not be increased this year.

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2026/2027 will be as follows:

| | <u>FY 25/26</u> | <u>FY 26/27</u> | <u>Change in Assessment</u> |
|---------------------------|------------------------|------------------------|------------------------------------|
| Annual Parcel Assessments | \$102.00 | \$102.00 | \$ 0.00 |

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

ATTACHMENTS

1. Resolution_Sierra Vista_LL-Initiate
2. Resolution_Sierra Vista_LL-Intent
3. Resolution_Sierra Vista_LL_Report
4. FY 26-27 Riverbank Sierra Vista LL Preliminary Engineer's Report

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 2026/2027**

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

WHEREAS, the City Council 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

PROPOSED

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 2026/2027**

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

WHEREAS, the City Council 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 2026/2027 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 2026/2027.

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
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 2026/2027**

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

WHEREAS, the City Council 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 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* (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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

APPROVED:

Gaby Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Sierra Vista L&L for FY 2026-2027



City of Riverbank

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

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

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

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Sierra Vista Estates Landscaping and Lighting District

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 XIII D* (“Article XIII D”). The District includes all parcels within the residential development known as Sierra Vista Estates and was previously referred to as the Riverbank Landscaping and Lighting District No. 2000-01.

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

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

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

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number

for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *Article XIII D*, which was established through the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the *Article XIII D Section 4*. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to *Article XIII D Section 4 (a)*; and the assessments and assessment range formula described in this Report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to *Article XIII D Section 4 (c, d & e)*.

Briefly, the assessment range formula states that the maximum assessment initially approved by the property owners may be increased each year by 3.0% to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of *Article XIII D*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping;

2. The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
4. The maintenance and/or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a. Repair, removal, or replacement of all or any part of any improvements;
 - b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d. The removal of trimmings, rubbish, debris, and other solid waste;
 - e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
 - f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
 - g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
5. Incidental expenses associated with the improvements including, but not limited to:
 - a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c. Compensation payable to the County for collection of assessments;
 - d. Compensation of any engineer or attorney employed to render services;
 - e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
 - f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II – PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of local landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Sierra Vista Estates within the City.

The District is comprised of a single residential development consisting of sixty-four (64) single-family residential parcels. The District was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIII D, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2026/2027.

B. DESCRIPTION OF THE DISTRICT

The District is located generally on the south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue and west of Claus Road. The District includes sixty-four (64) residential parcels within the subdivision known as Sierra Vista Estates, identified on Book 75 Page 58 parcels 02 through 20, 27 through 67 and 69 through 72 of the Stanislaus County Assessor's Parcel Maps.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

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

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

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

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

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

D. DESCRIPTION OF IMPROVEMENTS

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements may include, but are not limited to, street lighting facilities and all-landscaping material and facilities within the District, including ground cover, shrubs, trees and plants; irrigation and drainage systems; masonry walls or other fencing, entryway monument, and associated appurtenant facilities located within the District. The landscaped areas and streetlights are identified as:

- Approximately 400 linear feet of perimeter and parkway landscaping along the east side of Terminal Avenue, north of Van Dusen Avenue (approximately 2,000 square feet).
- Screening block wall approximately 400 linear feet with a height of 9 feet that was installed as part of the development associated with the landscaping.
- Twelve streetlights throughout the development.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART III – METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the *Article XIII D, Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one (1.0) Equivalent Dwelling Unit (EDU). Every other land use is typically converted to EDUs

based on an assessment formula that includes the property's specific development status, type of development (land use), and size of the property as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

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

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1.0 EDU:

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

D. ASSESSMENT RANGE FORMULA

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB 919 (Proposition 218 implementation statutes).

The assessment range formula applied to District Assessments provides for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The following describes the proposed assessment range formula:

Wherein, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in Fiscal Year 2001/2002 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.

2. The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3.0%, and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report. The Maximum Assessment for Fiscal Year 2026/2027 is \$212.30.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of *Article XIII D Section 4(c) of the California Constitution*, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART IV – DISTRICT BUDGET FY 2026/2027

| Sierra Vista Estates Landscape and Lighting District | Total District |
|---|-------------------|
| DIRECT COSTS | |
| Landscape Maintenance | \$2,280 |
| Utilities | 0 |
| Repairs/Abatement | 500 |
| Street Lighting | 0 |
| Miscellaneous/Materials/Equipment | 0 |
| Facility Maintenance Materials | 0 |
| Capital Expenditure | 0 |
| Direct Costs (Subtotal) | \$2,780 |
| ADMINISTRATION COSTS | |
| City Administration & Overhead | \$1,000 |
| District Administration | 2,698 |
| County Administration Fee | 13 |
| Administration Costs (Subtotal) | \$3,711 |
| LEVY BREAKDOWN | |
| Total Direct and Admin. Costs | \$6,491 |
| Reserve Collection/ (Transfer) | 37 |
| Contribution Replenishment | 0 |
| Other Revenues/General Fund Contribution | 0 |
| CIP Collection/(Transfer) | 0 |
| Balance to Levy | \$6,528 |
| DISTRICT STATISTICS | |
| Total Parcels | 64 |
| Total Parcels Levied | 64 |
| Total Equivalent Dwelling Units (EDU) | 64.00 |
| Assessment Rate (Levy Per EDU) | \$102.00 |
| Maximum Assessment Rate Approved | \$212.30 |
| FUND BALANCE INFORMATION | |
| Beginning Reserve Fund Balance (Estimated) | \$18,701 |
| Reserve Fund Activity | 37 |
| Ending Reserve Fund Balance (Projected) | \$18,738 |
| Beginning Capital Improvement Fund | \$0 |
| Collections/(Transfers) | 0 |
| Capital Improvement Expenditures | 0 |
| Ending Capital Improvement Fund | \$0 |

PART V — DISTRICT BOUNDARY MAPS

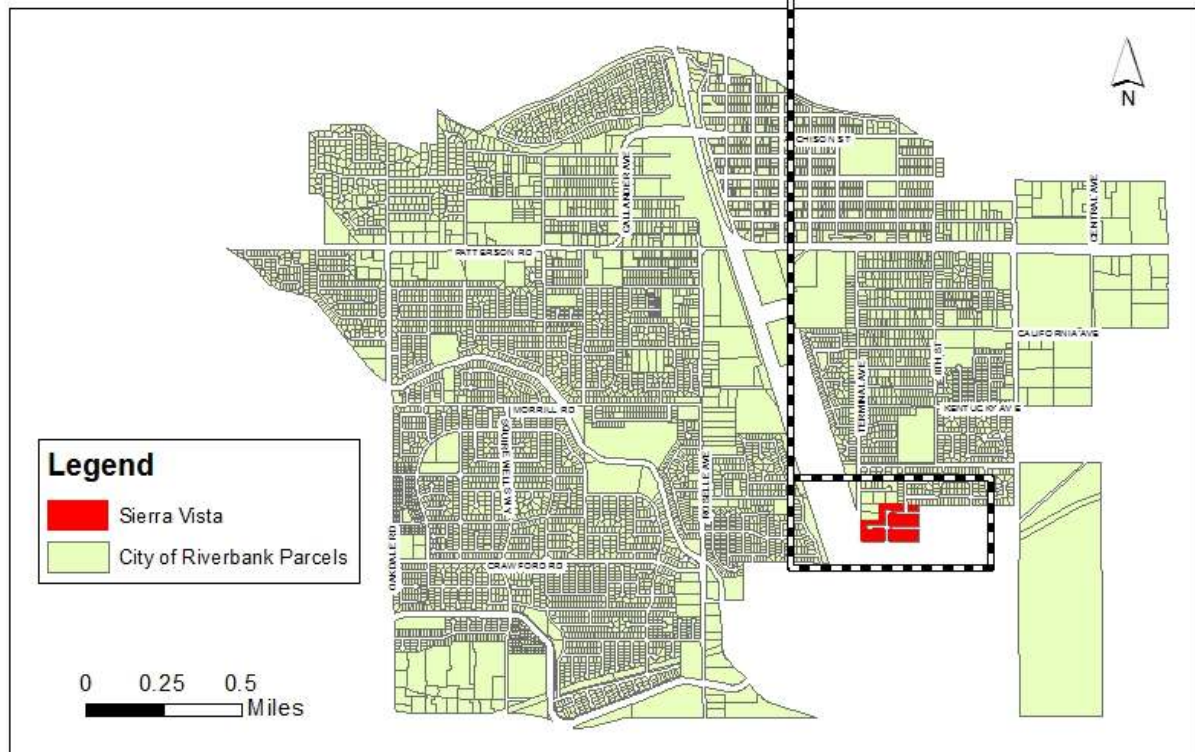
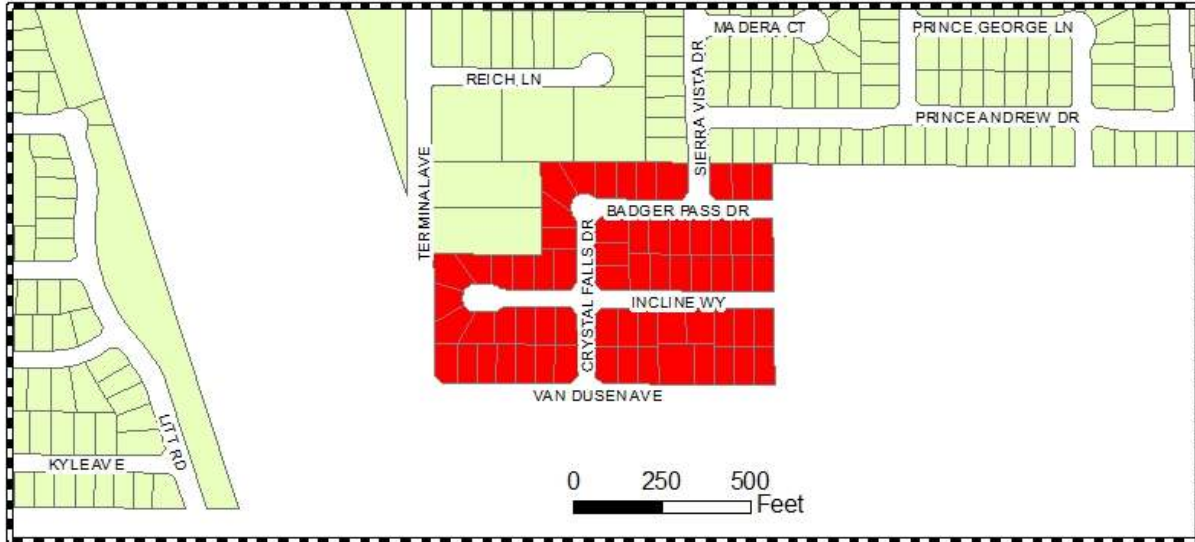
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Sierra Vista Estates subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the original Assessment Diagram for the District.



City of Riverbank Sierra Vista Estates Landscape and Lighting District



PART VI — 2026/2027 ASSESSMENT ROLL

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

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

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

| APN | EDU | Charge |
|-----------------|-----|----------|
| 075-058-002-000 | 1.0 | \$102.00 |
| 075-058-003-000 | 1.0 | 102.00 |
| 075-058-004-000 | 1.0 | 102.00 |
| 075-058-005-000 | 1.0 | 102.00 |
| 075-058-006-000 | 1.0 | 102.00 |
| 075-058-007-000 | 1.0 | 102.00 |
| 075-058-008-000 | 1.0 | 102.00 |
| 075-058-009-000 | 1.0 | 102.00 |
| 075-058-010-000 | 1.0 | 102.00 |
| 075-058-011-000 | 1.0 | 102.00 |
| 075-058-012-000 | 1.0 | 102.00 |
| 075-058-013-000 | 1.0 | 102.00 |
| 075-058-014-000 | 1.0 | 102.00 |
| 075-058-015-000 | 1.0 | 102.00 |
| 075-058-016-000 | 1.0 | 102.00 |
| 075-058-017-000 | 1.0 | 102.00 |
| 075-058-018-000 | 1.0 | 102.00 |
| 075-058-019-000 | 1.0 | 102.00 |
| 075-058-020-000 | 1.0 | 102.00 |
| 075-058-027-000 | 1.0 | 102.00 |
| 075-058-028-000 | 1.0 | 102.00 |

| APN | EDU | Charge |
|-----------------|-----------|-------------------|
| 075-058-029-000 | 1.0 | 102.00 |
| 075-058-030-000 | 1.0 | 102.00 |
| 075-058-031-000 | 1.0 | 102.00 |
| 075-058-032-000 | 1.0 | 102.00 |
| 075-058-033-000 | 1.0 | 102.00 |
| 075-058-034-000 | 1.0 | 102.00 |
| 075-058-035-000 | 1.0 | 102.00 |
| 075-058-036-000 | 1.0 | 102.00 |
| 075-058-037-000 | 1.0 | 102.00 |
| 075-058-038-000 | 1.0 | 102.00 |
| 075-058-039-000 | 1.0 | 102.00 |
| 075-058-040-000 | 1.0 | 102.00 |
| 075-058-041-000 | 1.0 | 102.00 |
| 075-058-042-000 | 1.0 | 102.00 |
| 075-058-043-000 | 1.0 | 102.00 |
| 075-058-044-000 | 1.0 | 102.00 |
| 075-058-045-000 | 1.0 | 102.00 |
| 075-058-046-000 | 1.0 | 102.00 |
| 075-058-047-000 | 1.0 | 102.00 |
| 075-058-048-000 | 1.0 | 102.00 |
| 075-058-049-000 | 1.0 | 102.00 |
| 075-058-050-000 | 1.0 | 102.00 |
| 075-058-051-000 | 1.0 | 102.00 |
| 075-058-052-000 | 1.0 | 102.00 |
| 075-058-053-000 | 1.0 | 102.00 |
| 075-058-054-000 | 1.0 | 102.00 |
| 075-058-055-000 | 1.0 | 102.00 |
| 075-058-056-000 | 1.0 | 102.00 |
| 075-058-057-000 | 1.0 | 102.00 |
| 075-058-058-000 | 1.0 | 102.00 |
| 075-058-059-000 | 1.0 | 102.00 |
| 075-058-060-000 | 1.0 | 102.00 |
| 075-058-061-000 | 1.0 | 102.00 |
| 075-058-062-000 | 1.0 | 102.00 |
| 075-058-063-000 | 1.0 | 102.00 |
| 075-058-064-000 | 1.0 | 102.00 |
| 075-058-065-000 | 1.0 | 102.00 |
| 075-058-066-000 | 1.0 | 102.00 |
| 075-058-067-000 | 1.0 | 102.00 |
| 075-058-069-000 | 1.0 | 102.00 |
| 075-058-070-000 | 1.0 | 102.00 |
| 075-058-071-000 | 1.0 | 102.00 |
| 075-058-072-000 | 1.0 | 102.00 |
| Total | 64 | \$6,528.00 |

*Total may differ from budget due to rounding

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.12.

SECTION : CONSENT CALENDAR

| | |
|----------------------|---|
| Meeting Date: | 5/26/2026 |
| Subject: | Resolution of the City of Riverbank Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027. |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Kathleen Cleek, Capital Projects/Regulatory Compliance Manager |

RECOMMENDATION

It is recommended that the City Council adopt the following Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 2006-01 (Heartlands). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Heartlands and the Cottages Subdivisions as well as the Crossroads commercial development.

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

STRATEGIC PLAN

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

BACKGROUND

FINANCIAL IMPACT

The annual assessment for the Riverbank Storm Drain District No. 2006-01 (Heartlands) will increase by \$3.38 to cover the increased maintenance costs in the new Grover Landscaping Contract.

The annual assessments for parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027 are as follows:

| | <u>FY 25/26</u> | <u>FY 26/27</u> | <u>Change in Assessment</u> |
|--------------------------------|-----------------|-----------------|-----------------------------|
| Residential Parcel Assessments | \$67.38 | \$70.76 | \$ 3.38 |

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

ATTACHMENTS

1. Resolution_Heartlands_LL-Intent
2. FY 26-27 Riverbank Heartlands Preliminary Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, 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 2026/2027

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

WHEREAS, the City Council 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 2026/2027 (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; and

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2026/2027 is outlined in the Engineer's Annual Levy Report; and

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 2026/2027.

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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____:

AYES:
NAYS:
ABSENT:
ABSTAINED:

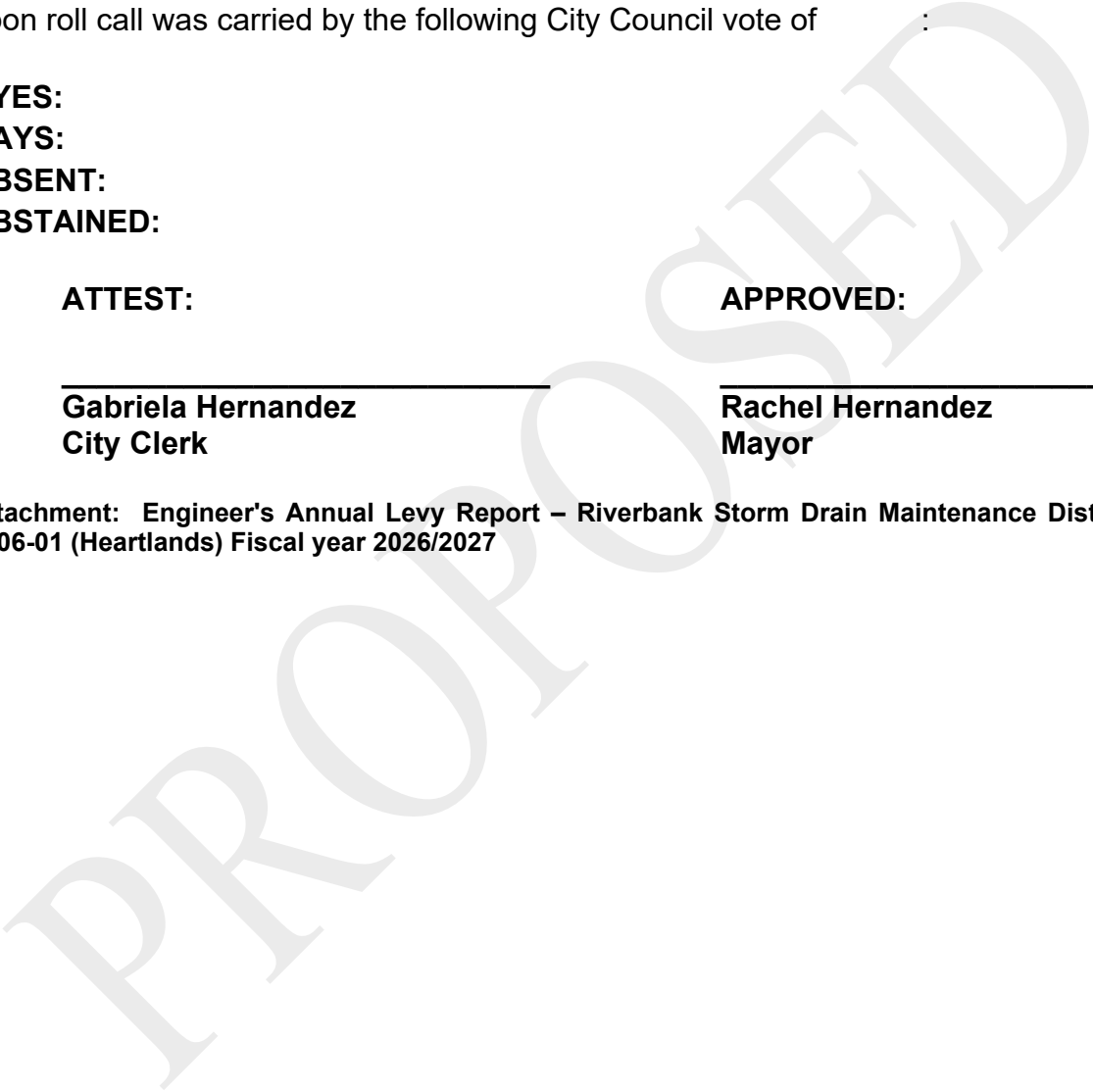
ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Engineer's Annual Levy Report – Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) Fiscal year 2026/2027





City of Riverbank

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

2026/2026 ENGINEER'S ANNUAL LEVY REPORT

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



27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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

The District includes all parcels of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and Crossroads Commercial Center.

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 2026/2027. This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. This District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and is made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the existing and planned development of properties and storm drain infrastructure within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The formation of the District, the structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Heartlands, the Cottages, and the Crossroads Commercial Center developments; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Stanislaus County Assessor’s Office. The Stanislaus County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

The assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2026/2027.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the Heartlands, the Cottages and the Crossroads Commercial Center.

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2026/2027.

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

County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:

East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:

Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;

All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and

All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the residential subdivisions known as the Heartlands and the Cottages, and the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6, referred to as the Crossroads Commercial Center. The District improvements generally include but are not limited to inlets, catch basins, storm-drain-pipes, outlets, pumps, filters, drainage basins, and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

Development of each of the properties within the District to their full potential required the construction and installation of the four-acre drainage basin area located in the northwest section of the District and related storm drain infrastructure within the District to address water run-off from these properties. The construction and installation of these improvements and facilities were only necessary for the development of these properties and the ongoing maintenance and servicing of these improvements provided by this District are only necessary to ensure the integrity of these improvements and facilities associated with those properties. The facilities and services to be funded through the District assessments are generally described as:

Improvements and Facilities

The Storm Drain improvements and facilities to be maintained by the District include the four-acre drainage basin site constructed in the northern portion of the District (Assessor's Parcel Number 075-097-043) and the related facilities and infrastructure located within that site (referred to here as basin-site improvements), as well as the pipes, catch basins, inlets and related drainage facilities within the residential and commercial development areas that collect and direct water flow to this drainage basin (referred to here as property-site improvements). The facilities and infrastructure to be funded through the District assessments generally include:

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of "upland" area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the "upland" area surrounding the drainage basin; An 8 inch

concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6" angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates; A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10" PVC gravity line. 168 linear feet of 10" PVC forced main line from the pump station to the MID canal. 143 linear feet of 12" perforated PVC. 199 linear feet of 18" RCP. 58 linear feet of 54" RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements

The overall storm drain system to be maintained by the District includes various pipes, catch basins, inlets and other facilities within public right-of-ways and easements that collect and direct water flow from the residential and commercial properties of the District to the drainage basin. These improvements generally include: 73 storm drain manholes; 80 catch basins; and 123,057 lineal feet of piping tributary to the basin.

A detailed description of the storm drain improvement plans associated with the various property developments within the District are on file with the City Engineer and by reference these plans and specifications are made part of this Report.

Maintenance and Services

Annual inspection and stencil maintenance of inlets & catch basins; Cleaning and maintenance of catch basins, cleanouts, manholes, inlet structure and outlet structure as needed, including permits and documentation requirements; Periodic cleaning of storm drain pipes, including permits and documentation requirements; Annual landscape maintenance and rodent control of the drainage basin area; Periodic vegetation and debris control within the drainage basin; Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed; Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded); Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); Annual maintenance and repair of the fencing around the drainage basin.

PART II - METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".

Furthermore:

“The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized ... is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments.... The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

Each of the improvements and services, and the associated costs and assessments, have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The storm drain improvements associated with this District were necessary and essential requirements for the development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since the parcels to be assessed within the District would not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the various improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the use and preservation of the properties within the District. Such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to the preservation and protection of private property. The storm drain system contributes to a specific enhancement of the parcels within the District and the absence of adequate maintenance and servicing of these improvements could eventually have a negative impact on those properties.

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof

(particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. ASSESSMENT METHODOLOGY

All costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the *California Constitution Article XIII D, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

While the parcels within this District include both planned residential development and commercial development, they share a common need to control water runoff associated with their property. It has therefore been determined that the overall acreage of property development (gross acreage) within the District and each parcel's proportional share of that acreage provides a direct correlation to the special benefit each property receives from the improvements and services because it provides a fair and reasonable correlation to each parcel's proportional water runoff and demand on the storm drain infrastructure. Although the specific development of each property may have some impact on the amount of water runoff associated with that property due to variations in the surface area (natural or landscaped surfaces versus building footprint or asphalt area), the need for a well maintained storm drain system is essential to all property development and variations in the development of each property is considered inconsequential to the benefits associated with that storm drain system.

The following table provides a summary of the development acreage within the District that will benefit from the improvements and services to be provided through the revenues collected through the District's annual assessments.

| Acreage by Land Use | | |
|---------------------------------|--------------|-----------------------|
| Land Use | Acreage | Percentage of Acreage |
| Planned Residential Development | 22.22 | 26.42% |
| Planned Commercial Development | 61.88 | 73.58% |
| Total | 84.10 | 100.00% |

Equivalent Benefit Units

Based on the preceding discussion, each property within the District is assigned an Equivalent Benefit Unit (“EBU”) that is reflective of the parcel’s proportional acreage, special benefit and assessment obligation.

Commercial Properties — Include all developed commercial properties and properties planned for commercial development within the area identified as the Crossroads Commercial Center within the District. Each of these parcels is assigned an EBU based on the parcel’s net acreage. Each taxable property shall be assessed on the County tax roll, their proportionate share of the net annual costs based on this assigned EBU. Properties planned for commercial development have been assigned an aggregate 61.88 EBU. Non-taxable properties (parcels the County does not generate a tax bill for) shall be hand-billed for their proportional annual assessment if applicable, but should such assessments not be collected; the City shall make a contribution to the District to offset the lost revenue.

Residential Properties — While the overall EBU established for the District is based on the total acreage of benefiting properties, it has been determined that the benefit to each of the single-family residential properties developed in the District is identical and that the most appropriate allocation of special benefit is reflected by the total acreage associated with the residential subdivisions within the District divided by the total number of approved residential units. (22.22 acres divided by 152 approved units, equals approximately 0.15 EBU per residential unit). Therefore, each single-family residential parcel shall be assigned 0.15 EBU and residential properties that have not been fully subdivided, shall be assigned an EBU that reflects 0.15 EBU for each planned residential unit to be developed on the property.

Exempt Properties — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to any lot or parcel identified as public streets and other roadways (typically not assigned an APN by the County); and the four-acre detention basin site that represents much of the District’s improvements, or any other public easement, utility right-of-way or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.

These types of parcels are considered to receive no benefit from the improvements because they are also generally required as part of developing the residential and commercial properties within the District. These properties are exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels’ current development status. Government owned properties or public properties

are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

The following formulas are used to calculate each parcel's annual assessment (proportional benefit):

The total number of Equivalent Benefit Units for the District is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements.

All Residential Property EBUs + Commercial Property EBU's = Total Parcels' EBU

An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total net annual cost budgeted for the improvements and dividing that amount by the total number of EBU's.

Total Balance to Levy / Total EBUs = Assessment Rate per EBU

This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and annual assessment obligation for the improvements.

Assessment Rate per EBU x Each Parcel's Assigned EBU = Parcel's Levy Amount

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles 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 February Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2025/2026 was \$903.20/EBU. The CPI for 2026 is 2.48% increasing the Maximum Assessment for Fiscal Year 2026/2027 to \$925.57/EBU.

Beginning in the second fiscal year (Fiscal Year 2007/2008) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and annual assessment. Any annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the assessment is much greater than the assessment applied in the prior fiscal year.

PART III – 2026/2027 DISTRICT BUDGET

The Maximum Assessment per EBU is shown within the following budget and is based on the cost of providing the District improvements. As outlined in the method of apportionment, all the improvements are considered special benefit and there are no improvement costs that have been identified as general benefit.

| Heartlands Storm Drain District No 06-01 | Total District |
|---|-----------------|
| DIRECT COSTS | |
| <i>Annual Maintenance</i> | |
| Inspection & Abatement: Drainage Basins | \$500 |
| Landscape Maintenance: Drainage Basins (Including Utilities) | 5,100 |
| Annual Maintenance: Drainage Basin/Channelway Fencing | 844 |
| Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc. | 880 |
| Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc. | 1,500 |
| Annual Inspection & Maintenance: Storm Drain Pipes | 2,200 |
| Annual Pump Operation (Including Electricity) | 1,000 |
| Annual Maintenance Expenses: Storm Drains | \$12,024 |
| Total Annual Direct Costs: Storm Drain Improvements | \$12,024 |
| ADMINISTRATION EXPENSES | |
| City Administration & Overhead | \$23,000 |
| District Administration | 2,101 |
| County Administration Fee | 60 |
| Miscellaneous Administration Expenses | 0 |
| Total Annual Administration Costs | \$25,161 |
| LEVY BREAKDOWN | |
| Total Direct & Administration Costs | \$37,185 |
| Reserve Collection/ (Transfer) | 2,468 |
| City Loan — Repayment/(Advance) | 0 |
| Total Levy Adjustments | \$2,468 |
| BALANCE TO LEVY | \$39,653 |
| DISTRICT STATISTICS | |
| Total Parcels | 175 |
| Parcels Levied | 175 |
| Total EBU | 84.05 |
| Levy per EBU | \$471.78 |
| Maximum Levy per EBU | \$925.57 |
| FUND BALANCE INFORMATION | |
| Beginning Reserve Fund Balance | \$41,163 |
| Reserve Fund Activity | 2,468 |
| Ending Reserve Fund Balance | \$43,631 |

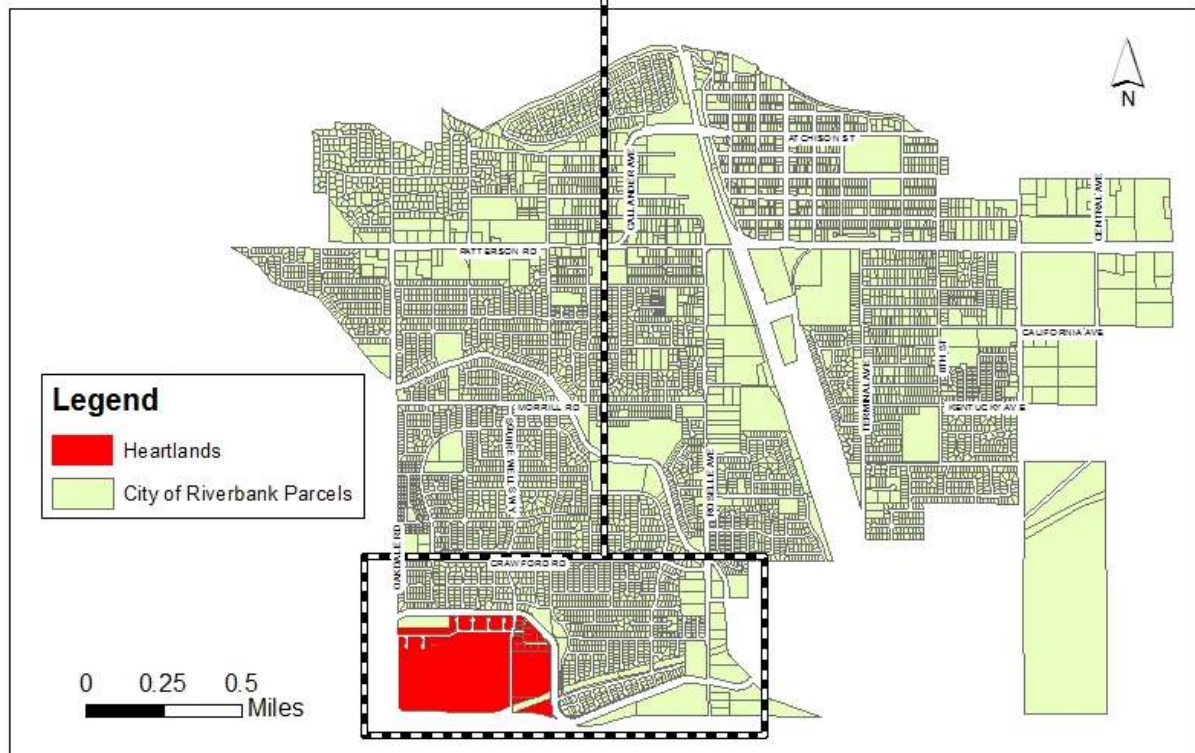
PART IV - DISTRICT DIAGRAMS

The parcels within the Riverbank Storm Drain District No. 2006-01 (Heartlands) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Heartlands. The District covers approximately ninety and one-half acres (90.54 acres).

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll and identifies all the parcels of land within the District. The combination of this map and the Assessment Roll contained in this report constitute the District Assessment Diagram.



City of Riverbank Storm Drain Maintenance District No. 2006-1 (Heartlands)



PART V – 2026/2027 ASSESSMENT ROLL

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

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

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

| APN | EBU | Charge |
|-----------------|-------|----------|
| 075-093-024-000 | 0.36 | \$169.84 |
| 075-093-025-000 | 2.11 | 995.44 |
| 075-093-030-000 | 10.96 | 5,170.70 |
| 075-093-031-000 | 10.00 | 4,717.80 |
| 075-093-034-000 | 1.81 | 853.92 |
| 075-093-035-000 | 0.90 | 424.60 |
| 075-093-036-000 | 1.08 | 509.52 |
| 075-093-037-000 | 0.73 | 344.38 |
| 075-093-038-000 | 1.35 | 636.90 |
| 075-093-039-000 | 1.14 | 537.82 |
| 075-093-040-000 | 0.95 | 448.18 |
| 075-093-041-000 | 6.57 | 3,099.58 |
| 075-093-043-000 | 1.45 | 684.08 |
| 075-093-047-000 | 0.84 | 396.28 |
| 075-093-049-000 | 1.28 | 603.86 |
| 075-093-051-000 | 6.21 | 2,929.74 |
| 075-093-052-000 | 4.68 | 2,207.92 |
| 075-093-053-000 | 1.63 | 769.00 |
| 075-093-054-000 | 1.43 | 674.64 |
| 075-093-058-000 | 1.43 | 674.64 |
| 075-093-061-000 | 2.00 | 943.56 |
| 075-093-062-000 | 1.21 | 570.84 |
| 075-093-063-000 | 1.13 | 533.10 |
| 075-096-001-000 | 0.15 | 70.76 |
| 075-096-002-000 | 0.15 | 70.76 |
| 075-096-003-000 | 0.15 | 70.76 |
| 075-096-004-000 | 0.15 | 70.76 |
| 075-096-005-000 | 0.15 | 70.76 |
| 075-096-006-000 | 0.15 | 70.76 |
| 075-096-007-000 | 0.15 | 70.76 |
| 075-096-008-000 | 0.15 | 70.76 |
| 075-096-009-000 | 0.15 | 70.76 |
| 075-096-010-000 | 0.15 | 70.76 |
| 075-096-011-000 | 0.15 | 70.76 |
| 075-096-012-000 | 0.15 | 70.76 |
| 075-096-013-000 | 0.15 | 70.76 |
| 075-096-014-000 | 0.15 | 70.76 |
| 075-096-015-000 | 0.15 | 70.76 |
| 075-096-016-000 | 0.15 | 70.76 |
| 075-096-017-000 | 0.15 | 70.76 |
| 075-096-018-000 | 0.15 | 70.76 |
| 075-096-019-000 | 0.15 | 70.76 |
| 075-096-020-000 | 0.15 | 70.76 |
| 075-096-021-000 | 0.15 | 70.76 |
| 075-096-022-000 | 0.15 | 70.76 |
| 075-096-023-000 | 0.15 | 70.76 |
| 075-096-024-000 | 0.15 | 70.76 |
| 075-096-025-000 | 0.15 | 70.76 |
| 075-096-026-000 | 0.15 | 70.76 |
| 075-096-027-000 | 0.15 | 70.76 |

| APN | EBU | Charge |
|-----------------|------|--------|
| 075-096-028-000 | 0.15 | 70.76 |
| 075-096-029-000 | 0.15 | 70.76 |
| 075-096-030-000 | 0.15 | 70.76 |
| 075-096-031-000 | 0.15 | 70.76 |
| 075-096-032-000 | 0.15 | 70.76 |
| 075-096-033-000 | 0.15 | 70.76 |
| 075-096-034-000 | 0.15 | 70.76 |
| 075-096-035-000 | 0.15 | 70.76 |
| 075-096-036-000 | 0.15 | 70.76 |
| 075-096-037-000 | 0.15 | 70.76 |
| 075-096-038-000 | 0.15 | 70.76 |
| 075-096-039-000 | 0.15 | 70.76 |
| 075-096-040-000 | 0.15 | 70.76 |
| 075-096-041-000 | 0.15 | 70.76 |
| 075-096-042-000 | 0.15 | 70.76 |
| 075-096-043-000 | 0.15 | 70.76 |
| 075-096-044-000 | 0.15 | 70.76 |
| 075-096-045-000 | 0.15 | 70.76 |
| 075-096-046-000 | 0.15 | 70.76 |
| 075-096-047-000 | 0.15 | 70.76 |
| 075-096-048-000 | 0.15 | 70.76 |
| 075-096-049-000 | 0.15 | 70.76 |
| 075-096-050-000 | 0.15 | 70.76 |
| 075-096-051-000 | 0.15 | 70.76 |
| 075-096-052-000 | 0.15 | 70.76 |
| 075-096-053-000 | 0.15 | 70.76 |
| 075-096-054-000 | 0.15 | 70.76 |
| 075-097-001-000 | 0.15 | 70.76 |
| 075-097-002-000 | 0.15 | 70.76 |
| 075-097-003-000 | 0.15 | 70.76 |
| 075-097-004-000 | 0.15 | 70.76 |
| 075-097-005-000 | 0.15 | 70.76 |
| 075-097-006-000 | 0.15 | 70.76 |
| 075-097-007-000 | 0.15 | 70.76 |
| 075-097-008-000 | 0.15 | 70.76 |
| 075-097-009-000 | 0.15 | 70.76 |
| 075-097-010-000 | 0.15 | 70.76 |
| 075-097-011-000 | 0.15 | 70.76 |
| 075-097-012-000 | 0.15 | 70.76 |
| 075-097-013-000 | 0.15 | 70.76 |
| 075-097-014-000 | 0.15 | 70.76 |
| 075-097-015-000 | 0.15 | 70.76 |
| 075-097-016-000 | 0.15 | 70.76 |
| 075-097-017-000 | 0.15 | 70.76 |
| 075-097-018-000 | 0.15 | 70.76 |
| 075-097-019-000 | 0.15 | 70.76 |
| 075-097-020-000 | 0.15 | 70.76 |
| 075-097-021-000 | 0.15 | 70.76 |
| 075-097-022-000 | 0.15 | 70.76 |
| 075-097-023-000 | 0.15 | 70.76 |
| 075-097-024-000 | 0.15 | 70.76 |

| APN | EBU | Charge |
|-----------------|------|--------|
| 075-097-025-000 | 0.15 | 70.76 |
| 075-097-026-000 | 0.15 | 70.76 |
| 075-097-027-000 | 0.15 | 70.76 |
| 075-097-028-000 | 0.15 | 70.76 |
| 075-097-029-000 | 0.15 | 70.76 |
| 075-097-030-000 | 0.15 | 70.76 |
| 075-097-031-000 | 0.15 | 70.76 |
| 075-097-032-000 | 0.15 | 70.76 |
| 075-097-033-000 | 0.15 | 70.76 |
| 075-097-034-000 | 0.15 | 70.76 |
| 075-097-035-000 | 0.15 | 70.76 |
| 075-097-036-000 | 0.15 | 70.76 |
| 075-097-037-000 | 0.15 | 70.76 |
| 075-097-038-000 | 0.15 | 70.76 |
| 075-097-039-000 | 0.15 | 70.76 |
| 075-097-040-000 | 0.15 | 70.76 |
| 075-097-041-000 | 0.15 | 70.76 |
| 075-097-042-000 | 0.15 | 70.76 |
| 075-098-001-000 | 0.15 | 70.76 |
| 075-098-002-000 | 0.15 | 70.76 |
| 075-098-003-000 | 0.15 | 70.76 |
| 075-098-004-000 | 0.15 | 70.76 |
| 075-098-005-000 | 0.15 | 70.76 |
| 075-098-006-000 | 0.15 | 70.76 |
| 075-098-007-000 | 0.15 | 70.76 |
| 075-098-008-000 | 0.15 | 70.76 |
| 075-098-009-000 | 0.15 | 70.76 |
| 075-098-010-000 | 0.15 | 70.76 |
| 075-098-011-000 | 0.15 | 70.76 |
| 075-098-012-000 | 0.15 | 70.76 |
| 075-098-013-000 | 0.15 | 70.76 |
| 075-098-014-000 | 0.15 | 70.76 |
| 075-098-015-000 | 0.15 | 70.76 |
| 075-098-016-000 | 0.15 | 70.76 |
| 075-098-017-000 | 0.15 | 70.76 |
| 075-098-018-000 | 0.15 | 70.76 |
| 075-098-019-000 | 0.15 | 70.76 |
| 075-098-020-000 | 0.15 | 70.76 |
| 075-098-021-000 | 0.15 | 70.76 |
| 075-098-022-000 | 0.15 | 70.76 |
| 075-098-023-000 | 0.15 | 70.76 |
| 075-098-024-000 | 0.15 | 70.76 |
| 075-098-025-000 | 0.15 | 70.76 |
| 075-098-026-000 | 0.15 | 70.76 |
| 075-098-027-000 | 0.15 | 70.76 |
| 075-098-028-000 | 0.15 | 70.76 |
| 075-098-029-000 | 0.15 | 70.76 |
| 075-098-030-000 | 0.15 | 70.76 |
| 075-098-031-000 | 0.15 | 70.76 |
| 075-098-032-000 | 0.15 | 70.76 |

| APN | EBU | Charge |
|-----------------|--------------|--------------------|
| 075-098-033-000 | 0.15 | 70.76 |
| 075-098-034-000 | 0.15 | 70.76 |
| 075-098-035-000 | 0.15 | 70.76 |
| 075-098-036-000 | 0.15 | 70.76 |
| 075-098-037-000 | 0.15 | 70.76 |
| 075-098-038-000 | 0.15 | 70.76 |
| 075-098-039-000 | 0.15 | 70.76 |
| 075-098-040-000 | 0.15 | 70.76 |
| 075-098-041-000 | 0.15 | 70.76 |
| 075-098-042-000 | 0.15 | 70.76 |
| 075-098-043-000 | 0.15 | 70.76 |
| 075-098-044-000 | 0.15 | 70.76 |
| 075-098-045-000 | 0.15 | 70.76 |
| 075-098-046-000 | 0.15 | 70.76 |
| 075-098-047-000 | 0.15 | 70.76 |
| 075-098-048-000 | 0.15 | 70.76 |
| 075-098-049-000 | 0.15 | 70.76 |
| 075-098-050-000 | 0.15 | 70.76 |
| 075-098-051-000 | 0.15 | 70.76 |
| 075-098-052-000 | 0.15 | 70.76 |
| 075-098-053-000 | 0.15 | 70.76 |
| 075-098-054-000 | 0.15 | 70.76 |
| 075-098-055-000 | 0.15 | 70.76 |
| 075-098-056-000 | 0.15 | 70.76 |
| Total | 84.05 | \$39,651.86 |

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.13.

SECTION : CONSENT CALENDAR

| | |
|----------------------|--|
| Meeting Date: | 5/26/2026 |
| Subject: | Resolution of the City of Riverbank Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027 |
| From: | Marisela H. Garcia, City Manager |
| Submitted by: | Kathleen Cleek, Capital Projects/Regulatory Compliance Manager |

RECOMMENDATION

It is recommended that the City Council adopt the following Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 05-01 (Sterling Ridge). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Sterling Ridge, Elmwood Estates Unit 1, and Elmwood Estates Unit 2.

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2026/2027. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 9, 2026.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027.

STRATEGIC PLAN

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

BACKGROUND

FINANCIAL IMPACT

The annual assessment for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) will increase by \$5.88 to cover the increased maintenance costs and build up the reserve.

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027 are as follows:

| | <u>FY 25/26</u> | <u>FY 26/27</u> | <u>Change in Assessment</u> |
|---------------------------|-----------------|-----------------|-----------------------------|
| Annual Parcel Assessments | \$117.60 | \$123.48 | \$ 5.88 |

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

ATTACHMENTS

1. CC Resolution 2026_Sterling Ridge_LL-Intent
2. FY2627 Riverbank Sterling Ridge Preliminary ER

CITY OF RIVERBANK

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, 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 2026/2027**

The City Council of the City of Riverbank, California (hereinafter referred to as the “City”), does resolve as follows:

WHEREAS, the City Council 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 2026/2027 (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; and

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2026/2027 is outlined in the Engineer’s Annual Levy Report; and

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 2026/2027, 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, 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 **Tuesday, June 9, 2026 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 2026/2027.

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 26th day of May, 2026; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor

Attachment: Engineer’s Report – Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for FY 2026/2027

PROPOSED



City of Riverbank

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

2026/2027 ENGINEER'S ANNUAL LEVY REPORT

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

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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

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

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

Dated this _____ day of _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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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 2026/2027, as set forth pursuant to the 1982 Benefit Act.

This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. The annual assessments of this District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and are made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Sterling Ridge residential development; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Stanislaus County Assessor’s Office. The Stanislaus County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

The City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer’s Annual Levy Report, the City Council may order amendments

to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments, and approve the levy and collection of assessments for Fiscal Year 2026/2027. In such case, the assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2026/2027.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the residential subdivision of Sterling Ridge.

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 2026/2027.

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

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special

benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential subdivision known as the Sterling Ridge, Elmwood Estates Unit 1 and Unit 2.

- **Sterling Ridge:** encompasses an area of land totaling approximately forty-six (46) acres. This residential subdivision includes one hundred eighty-three (183) single-family residential homes. The subdivision is generally located east of Roselle Avenue; south of Talbot Avenue; north of Minnear Road; and west of the AT & SF Railroad.
- **Elmwood Estates Unit 1:** This residential tract encompasses an area generally east of Roselle Avenue and south of Pocket Avenue. The tract includes ninety-two (92) residential parcels within the subdivision known as Elmwood Estates Unit 1, identified on Book 75 Page 04 of the Stanislaus County Assessor's Parcel Maps. The parcels within the development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-049-001-000 through 075-049-092-000.
- **Elmwood Estates Unit 2:** This residential tract encompasses an area located east of Aspen Lane and south of Pocket Avenue and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing

thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

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

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

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

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

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the Sterling Ridge residential subdivision. The District improvements generally include but are not limited to inlets, catch basins, storm drain pipes, outlets, pumps, filters, drainage basins and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Annual inspection and stencil maintenance of inlets & catch basins;
- Cleaning and maintenance of catch basins as needed, including permits and documentation requirements (twenty-two catch basins are within the development);
- Periodic cleaning of storm drain pipes, including permits and documentation requirements (approximately 8,630 linear feet of pipe);
- Annual landscape maintenance and rodent control of the 2.74-acre drainage basin (portion of the costs);
- Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed;
- Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded);
- Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); and,
- Annual maintenance and repair of the fencing around the 2.74-acre drainage basin (portion of the costs).

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Benefit Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, servicing and operation of drainage improvements and appurtenant facilities. The 1982 Benefit Act further requires that the cost of these improvements and activities and the corresponding assessments shall be related to the benefit derived and the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing such improvements and the service.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1982 Benefit Act and the provisions of the California Constitution. The formula used for calculating assessments for the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the *Constitution Article XIII D, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin and related facilities including the drainage basin landscaping, fencing and pumps benefit developments in the area. All District costs have been identified as special benefit and shall be allocated to each property in proportion to the special benefits received.

B. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the

allocation of the assessments and proportional benefit. At the writing of this Report, the parcels within the District had not been fully subdivided, based on available parcel information from the County Assessor's Office. Therefore, the parcels within the District may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that best reflects both the current and proposed use of each parcel. The EBUs calculated for a specific parcel defines that parcel's proportional special benefits from the proposed District improvements, facilities and services.

Equivalent Benefit Units

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Benefit Act, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size, and development. Although the EBU method of apportioning special benefit is commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District:

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This EBU is the base value that all other properties are compared and weighted against.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes or mobile home parks. Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential property, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater

Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, it has been determined that an appropriate allocation of special benefit for multi-family residential properties is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties - they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. There is no adjustment for parcels with more than five units.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification oftentimes involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Therefore, it has been determined that a reasonable allocation of special benefit for this type of property would parallel the twenty-five percent (25%) apportionment of property value and the number of single-family residential units typically developed per acre (an average of 4 units per acre). Based on these factors this land use shall be assigned 1.0 EBU per acre (4 units per acre x 25%). Parcels less than one acre shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract). Recognizing that the

full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

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

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases — In many districts where multiple land use classifications are involved, there is usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel’s total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types and the Equivalent Benefit Unit factors used to calculate each parcel’s individual EBU as outlined above.

Land Uses and Equivalent Benefit Units

| Property Type | Equivalent Benefit Units | Multiplier |
|---------------------------------|--------------------------|----------------------------------|
| Single-family Residential | 1.00 | Per Unit/Lot/Parcel |
| Multi-family Residential | 0.75 | Per Unit for the First 5 Units |
| | 0.50 | Per Unit for Units 6-50 |
| | 0.25 | Per Unit for all remaining units |
| Condominium/Town-home | 0.75 | Per Unit |
| Planned-Residential Development | 1.00 | Per Planned SF Residential Lot |
| | 0.75 | Per Planned Condominium |
| | 0.25 | Per Unit for all remaining units |
| Vacant | 1.00 | Per Acre |
| Exempt Parcels | 0.00 | Per Parcel |

The following formula is used to calculate each parcel’s EBU (proportional benefit):

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of EBUs is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total EBUs of all the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles 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-Hayward Area for All Urban Consumers. The Maximum Assessment Rate for Fiscal Year 2025/2026 was \$238.52 per EBU, the CPI increase for February 2026 is 2.48%. The adjusted Maximum Assessment Rate for Fiscal Year 2026/2027 is \$244.43 per EBU.

Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment is recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

PART III — DISTRICT BUDGET

| Storm Drain District No. 05-01 (Sterling Ridge) | Total Budget |
|---|-----------------|
| DIRECT COSTS | |
| <i>Annual Maintenance</i> | |
| Inspection & Abatement: Drainage Basins | \$1,335 |
| Landscape Maint: Drainage Basins (incl utilities) | 2,000 |
| Annual Maint: Drainage Basins/Channelway fencing | 513 |
| Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc | 988 |
| Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc | 1,500 |
| Annual Inspection & Maint: Storm Drain pipes | 2,200 |
| Annual pump operation (include electricity) | 500 |
| Annual Maintenance Expenses: Storm Drains | \$9,036 |
| | |
| Total Annual Direct Costs | \$9,036 |
| | |
| ADMINISTRATION COSTS | |
| City Administration & Overhead | \$23,000 |
| District Administration | 2,217 |
| County Administration Fee | 97 |
| Miscellaneous/Other Admin Fees | 0 |
| Total Annual Administration Costs | \$25,314 |
| | |
| TOTAL DIRECT AND ADMIN COSTS | \$34,350 |
| | |
| COLLECTIONS/(CREDITS) APPLIED TO LEVY | |
| Reserve Collection/(Transfers) | \$10,226 |
| Capital Improvement Fund Collection/(Transfers) | 0 |
| Other Revenues/General Fund Contribution | 0 |
| TOTAL ADJUSTMENTS | \$10,226 |
| BALANCE TO LEVY | \$44,576 |
| | |
| DISTRICT STATISTICS | |
| Total Parcels | 361 |
| Parcels Levied | 361 |
| Total EBU | 361.00 |
| Levy per EBU | \$123.48 |
| Maximum Levy per EBU | \$244.43 |
| | |
| FUND BALANCE INFORMATION | |
| Beginning Reserve Fund Balance | \$38,637 |
| Reserve Fund Activity | 10,226 |
| Ending Reserve Fund Balance | \$48,863 |

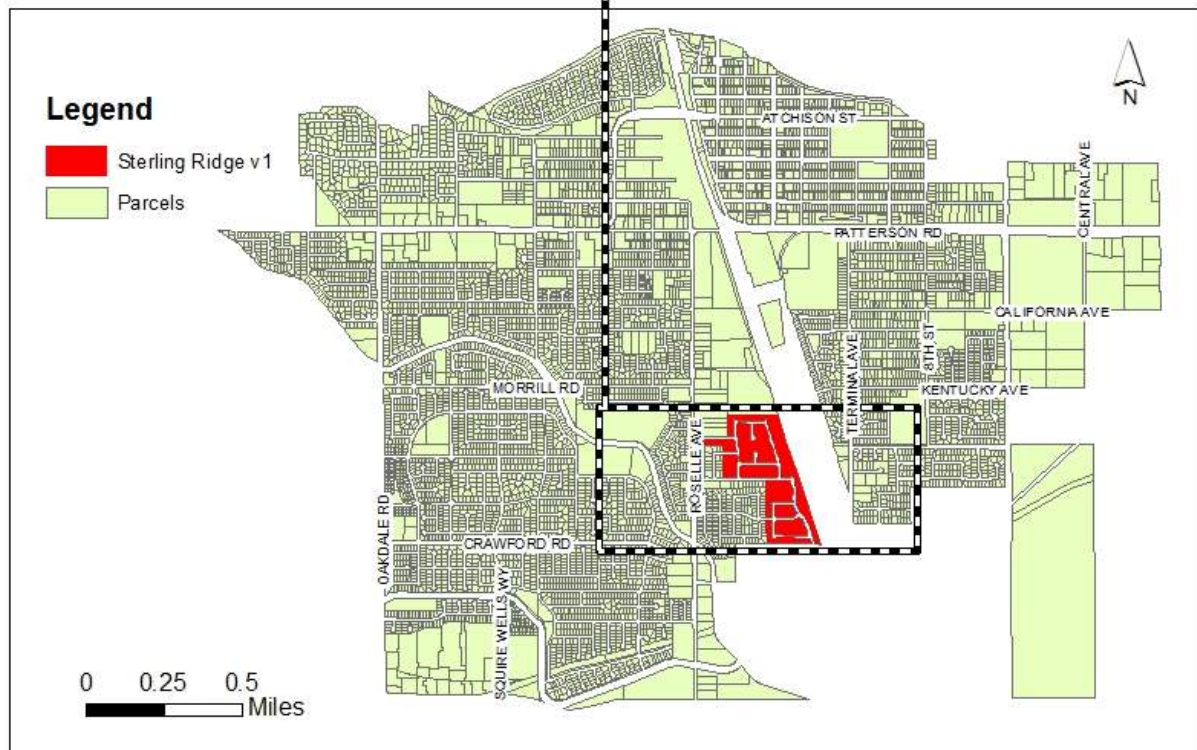
PART IV — DISTRICT BOUNDARY MAPS

The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll (as of July 2004) and identifies all the parcels of land within the proposed District. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

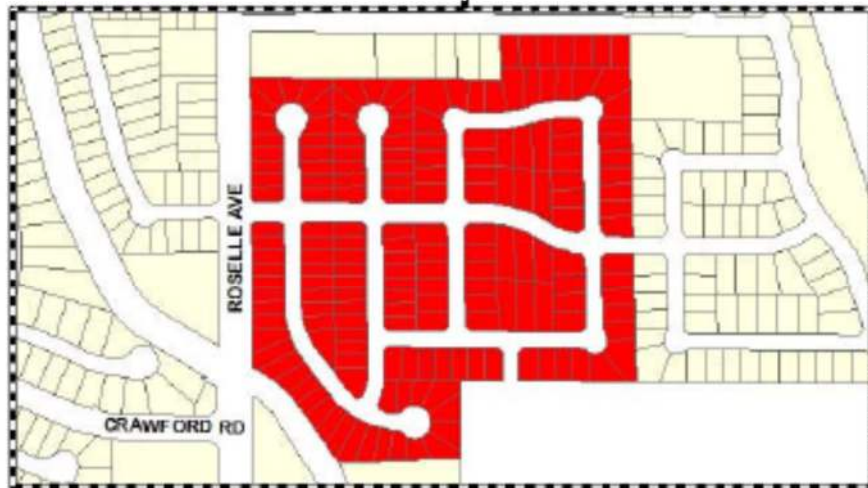
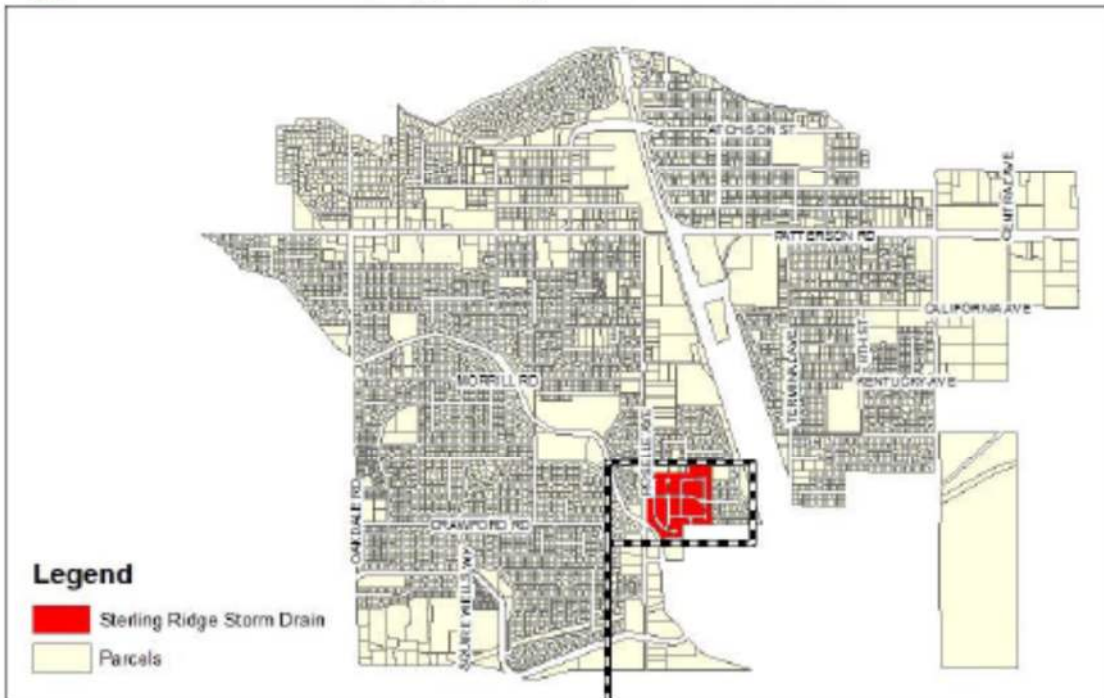


City of Riverbank Sterling Ridge Benefit Assessment District





Riverbank Sterling Ridge Storm Drain



PART V — 2026/2027 ASSESSMENT ROLL

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

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

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

| APN | EBU | Charge |
|-----------------|-----|----------|
| 075-049-001-000 | 1.0 | \$123.48 |
| 075-049-002-000 | 1.0 | 123.48 |
| 075-049-003-000 | 1.0 | 123.48 |
| 075-049-004-000 | 1.0 | 123.48 |
| 075-049-005-000 | 1.0 | 123.48 |
| 075-049-006-000 | 1.0 | 123.48 |
| 075-049-007-000 | 1.0 | 123.48 |
| 075-049-008-000 | 1.0 | 123.48 |
| 075-049-009-000 | 1.0 | 123.48 |
| 075-049-010-000 | 1.0 | 123.48 |
| 075-049-011-000 | 1.0 | 123.48 |
| 075-049-012-000 | 1.0 | 123.48 |
| 075-049-013-000 | 1.0 | 123.48 |
| 075-049-014-000 | 1.0 | 123.48 |
| 075-049-015-000 | 1.0 | 123.48 |
| 075-049-016-000 | 1.0 | 123.48 |
| 075-049-017-000 | 1.0 | 123.48 |
| 075-049-018-000 | 1.0 | 123.48 |
| 075-049-019-000 | 1.0 | 123.48 |
| 075-049-020-000 | 1.0 | 123.48 |
| 075-049-021-000 | 1.0 | 123.48 |
| 075-049-022-000 | 1.0 | 123.48 |
| 075-049-023-000 | 1.0 | 123.48 |
| 075-049-024-000 | 1.0 | 123.48 |
| 075-049-025-000 | 1.0 | 123.48 |
| 075-049-026-000 | 1.0 | 123.48 |
| 075-049-027-000 | 1.0 | 123.48 |
| 075-049-028-000 | 1.0 | 123.48 |
| 075-049-029-000 | 1.0 | 123.48 |
| 075-049-030-000 | 1.0 | 123.48 |
| 075-049-031-000 | 1.0 | 123.48 |
| 075-049-032-000 | 1.0 | 123.48 |
| 075-049-033-000 | 1.0 | 123.48 |
| 075-049-034-000 | 1.0 | 123.48 |
| 075-049-035-000 | 1.0 | 123.48 |
| 075-049-036-000 | 1.0 | 123.48 |
| 075-049-037-000 | 1.0 | 123.48 |
| 075-049-038-000 | 1.0 | 123.48 |
| 075-049-039-000 | 1.0 | 123.48 |
| 075-049-040-000 | 1.0 | 123.48 |
| 075-049-041-000 | 1.0 | 123.48 |
| 075-049-042-000 | 1.0 | 123.48 |
| 075-049-043-000 | 1.0 | 123.48 |
| 075-049-044-000 | 1.0 | 123.48 |
| 075-049-045-000 | 1.0 | 123.48 |
| 075-049-046-000 | 1.0 | 123.48 |
| 075-049-047-000 | 1.0 | 123.48 |
| 075-049-048-000 | 1.0 | 123.48 |
| 075-049-049-000 | 1.0 | 123.48 |
| 075-049-050-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|-----|--------|
| 075-049-051-000 | 1.0 | 123.48 |
| 075-049-052-000 | 1.0 | 123.48 |
| 075-049-053-000 | 1.0 | 123.48 |
| 075-049-054-000 | 1.0 | 123.48 |
| 075-049-055-000 | 1.0 | 123.48 |
| 075-049-056-000 | 1.0 | 123.48 |
| 075-049-057-000 | 1.0 | 123.48 |
| 075-049-058-000 | 1.0 | 123.48 |
| 075-049-059-000 | 1.0 | 123.48 |
| 075-049-060-000 | 1.0 | 123.48 |
| 075-049-061-000 | 1.0 | 123.48 |
| 075-049-062-000 | 1.0 | 123.48 |
| 075-049-063-000 | 1.0 | 123.48 |
| 075-049-064-000 | 1.0 | 123.48 |
| 075-049-065-000 | 1.0 | 123.48 |
| 075-049-066-000 | 1.0 | 123.48 |
| 075-049-067-000 | 1.0 | 123.48 |
| 075-049-068-000 | 1.0 | 123.48 |
| 075-049-069-000 | 1.0 | 123.48 |
| 075-049-070-000 | 1.0 | 123.48 |
| 075-049-071-000 | 1.0 | 123.48 |
| 075-049-072-000 | 1.0 | 123.48 |
| 075-049-073-000 | 1.0 | 123.48 |
| 075-049-074-000 | 1.0 | 123.48 |
| 075-049-075-000 | 1.0 | 123.48 |
| 075-049-076-000 | 1.0 | 123.48 |
| 075-049-077-000 | 1.0 | 123.48 |
| 075-049-078-000 | 1.0 | 123.48 |
| 075-049-079-000 | 1.0 | 123.48 |
| 075-049-080-000 | 1.0 | 123.48 |
| 075-049-081-000 | 1.0 | 123.48 |
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| 075-049-087-000 | 1.0 | 123.48 |
| 075-049-088-000 | 1.0 | 123.48 |
| 075-049-089-000 | 1.0 | 123.48 |
| 075-049-090-000 | 1.0 | 123.48 |
| 075-049-091-000 | 1.0 | 123.48 |
| 075-049-092-000 | 1.0 | 123.48 |
| 075-088-001-000 | 1.0 | 123.48 |
| 075-088-002-000 | 1.0 | 123.48 |
| 075-088-003-000 | 1.0 | 123.48 |
| 075-088-004-000 | 1.0 | 123.48 |
| 075-088-005-000 | 1.0 | 123.48 |
| 075-088-006-000 | 1.0 | 123.48 |
| 075-088-007-000 | 1.0 | 123.48 |
| 075-088-008-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|-----|--------|
| 075-088-009-000 | 1.0 | 123.48 |
| 075-088-010-000 | 1.0 | 123.48 |
| 075-088-011-000 | 1.0 | 123.48 |
| 075-088-012-000 | 1.0 | 123.48 |
| 075-088-013-000 | 1.0 | 123.48 |
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| 075-088-016-000 | 1.0 | 123.48 |
| 075-088-017-000 | 1.0 | 123.48 |
| 075-088-018-000 | 1.0 | 123.48 |
| 075-088-019-000 | 1.0 | 123.48 |
| 075-088-020-000 | 1.0 | 123.48 |
| 075-088-021-000 | 1.0 | 123.48 |
| 075-088-022-000 | 1.0 | 123.48 |
| 075-088-023-000 | 1.0 | 123.48 |
| 075-088-024-000 | 1.0 | 123.48 |
| 075-088-025-000 | 1.0 | 123.48 |
| 075-088-026-000 | 1.0 | 123.48 |
| 075-088-027-000 | 1.0 | 123.48 |
| 075-088-028-000 | 1.0 | 123.48 |
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| 075-088-030-000 | 1.0 | 123.48 |
| 075-088-031-000 | 1.0 | 123.48 |
| 075-088-032-000 | 1.0 | 123.48 |
| 075-088-033-000 | 1.0 | 123.48 |
| 075-088-034-000 | 1.0 | 123.48 |
| 075-088-035-000 | 1.0 | 123.48 |
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| 075-088-038-000 | 1.0 | 123.48 |
| 075-088-039-000 | 1.0 | 123.48 |
| 075-088-040-000 | 1.0 | 123.48 |
| 075-088-041-000 | 1.0 | 123.48 |
| 075-088-042-000 | 1.0 | 123.48 |
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| 075-088-052-000 | 1.0 | 123.48 |
| 075-088-053-000 | 1.0 | 123.48 |
| 075-088-054-000 | 1.0 | 123.48 |
| 075-088-055-000 | 1.0 | 123.48 |
| 075-088-056-000 | 1.0 | 123.48 |
| 075-088-057-000 | 1.0 | 123.48 |
| 075-088-058-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|-----|--------|
| 075-088-059-000 | 1.0 | 123.48 |
| 075-088-060-000 | 1.0 | 123.48 |
| 075-088-061-000 | 1.0 | 123.48 |
| 075-088-062-000 | 1.0 | 123.48 |
| 075-088-063-000 | 1.0 | 123.48 |
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| 075-089-002-000 | 1.0 | 123.48 |
| 075-089-003-000 | 1.0 | 123.48 |
| 075-089-004-000 | 1.0 | 123.48 |
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| 075-089-023-000 | 1.0 | 123.48 |
| 075-089-024-000 | 1.0 | 123.48 |
| 075-089-025-000 | 1.0 | 123.48 |
| 075-089-026-000 | 1.0 | 123.48 |
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| 075-089-028-000 | 1.0 | 123.48 |
| 075-089-029-000 | 1.0 | 123.48 |
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| 075-089-031-000 | 1.0 | 123.48 |
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| 075-089-033-000 | 1.0 | 123.48 |
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| 075-089-035-000 | 1.0 | 123.48 |
| 075-089-036-000 | 1.0 | 123.48 |
| 075-089-037-000 | 1.0 | 123.48 |
| 075-089-038-000 | 1.0 | 123.48 |
| 075-089-039-000 | 1.0 | 123.48 |
| 075-089-040-000 | 1.0 | 123.48 |
| 075-089-041-000 | 1.0 | 123.48 |
| 075-089-042-000 | 1.0 | 123.48 |
| 075-089-043-000 | 1.0 | 123.48 |
| 075-089-044-000 | 1.0 | 123.48 |
| 075-089-045-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|-----|--------|
| 075-089-046-000 | 1.0 | 123.48 |
| 075-089-047-000 | 1.0 | 123.48 |
| 075-089-048-000 | 1.0 | 123.48 |
| 075-089-049-000 | 1.0 | 123.48 |
| 075-089-050-000 | 1.0 | 123.48 |
| 075-089-051-000 | 1.0 | 123.48 |
| 075-089-052-000 | 1.0 | 123.48 |
| 075-089-053-000 | 1.0 | 123.48 |
| 075-089-054-000 | 1.0 | 123.48 |
| 075-089-055-000 | 1.0 | 123.48 |
| 075-089-056-000 | 1.0 | 123.48 |
| 075-089-057-000 | 1.0 | 123.48 |
| 075-089-058-000 | 1.0 | 123.48 |
| 075-090-001-000 | 1.0 | 123.48 |
| 075-090-002-000 | 1.0 | 123.48 |
| 075-090-003-000 | 1.0 | 123.48 |
| 075-090-004-000 | 1.0 | 123.48 |
| 075-090-005-000 | 1.0 | 123.48 |
| 075-090-006-000 | 1.0 | 123.48 |
| 075-090-007-000 | 1.0 | 123.48 |
| 075-090-008-000 | 1.0 | 123.48 |
| 075-090-009-000 | 1.0 | 123.48 |
| 075-090-010-000 | 1.0 | 123.48 |
| 075-090-011-000 | 1.0 | 123.48 |
| 075-090-012-000 | 1.0 | 123.48 |
| 075-090-013-000 | 1.0 | 123.48 |
| 075-090-014-000 | 1.0 | 123.48 |
| 075-090-015-000 | 1.0 | 123.48 |
| 075-090-016-000 | 1.0 | 123.48 |
| 075-090-017-000 | 1.0 | 123.48 |
| 075-090-018-000 | 1.0 | 123.48 |
| 075-090-019-000 | 1.0 | 123.48 |
| 075-090-020-000 | 1.0 | 123.48 |
| 075-090-021-000 | 1.0 | 123.48 |
| 075-090-022-000 | 1.0 | 123.48 |
| 075-090-023-000 | 1.0 | 123.48 |
| 075-090-024-000 | 1.0 | 123.48 |
| 075-090-025-000 | 1.0 | 123.48 |
| 075-090-026-000 | 1.0 | 123.48 |
| 075-090-027-000 | 1.0 | 123.48 |
| 075-090-028-000 | 1.0 | 123.48 |
| 075-090-029-000 | 1.0 | 123.48 |
| 075-090-030-000 | 1.0 | 123.48 |
| 075-090-031-000 | 1.0 | 123.48 |
| 075-090-032-000 | 1.0 | 123.48 |
| 075-090-033-000 | 1.0 | 123.48 |
| 075-090-034-000 | 1.0 | 123.48 |
| 075-090-035-000 | 1.0 | 123.48 |
| 075-090-036-000 | 1.0 | 123.48 |
| 075-090-037-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|-----|--------|
| 075-090-038-000 | 1.0 | 123.48 |
| 075-090-039-000 | 1.0 | 123.48 |
| 075-090-040-000 | 1.0 | 123.48 |
| 075-090-041-000 | 1.0 | 123.48 |
| 075-090-042-000 | 1.0 | 123.48 |
| 075-090-043-000 | 1.0 | 123.48 |
| 075-090-044-000 | 1.0 | 123.48 |
| 075-090-045-000 | 1.0 | 123.48 |
| 075-090-046-000 | 1.0 | 123.48 |
| 075-090-047-000 | 1.0 | 123.48 |
| 075-090-048-000 | 1.0 | 123.48 |
| 075-090-049-000 | 1.0 | 123.48 |
| 075-090-050-000 | 1.0 | 123.48 |
| 075-090-051-000 | 1.0 | 123.48 |
| 075-090-052-000 | 1.0 | 123.48 |
| 075-090-053-000 | 1.0 | 123.48 |
| 075-090-054-000 | 1.0 | 123.48 |
| 075-090-055-000 | 1.0 | 123.48 |
| 075-090-056-000 | 1.0 | 123.48 |
| 075-090-057-000 | 1.0 | 123.48 |
| 075-090-058-000 | 1.0 | 123.48 |
| 075-090-059-000 | 1.0 | 123.48 |
| 075-090-060-000 | 1.0 | 123.48 |
| 075-090-061-000 | 1.0 | 123.48 |
| 075-090-063-000 | 1.0 | 123.48 |
| 075-095-001-000 | 1.0 | 123.48 |
| 075-095-002-000 | 1.0 | 123.48 |
| 075-095-003-000 | 1.0 | 123.48 |
| 075-095-004-000 | 1.0 | 123.48 |
| 075-095-005-000 | 1.0 | 123.48 |
| 075-095-006-000 | 1.0 | 123.48 |
| 075-095-007-000 | 1.0 | 123.48 |
| 075-095-008-000 | 1.0 | 123.48 |
| 075-095-009-000 | 1.0 | 123.48 |
| 075-095-010-000 | 1.0 | 123.48 |
| 075-095-011-000 | 1.0 | 123.48 |
| 075-095-012-000 | 1.0 | 123.48 |
| 075-095-013-000 | 1.0 | 123.48 |
| 075-095-014-000 | 1.0 | 123.48 |
| 075-095-015-000 | 1.0 | 123.48 |
| 075-095-016-000 | 1.0 | 123.48 |
| 075-095-017-000 | 1.0 | 123.48 |
| 075-095-018-000 | 1.0 | 123.48 |
| 075-095-019-000 | 1.0 | 123.48 |
| 075-095-020-000 | 1.0 | 123.48 |
| 075-095-021-000 | 1.0 | 123.48 |
| 075-095-022-000 | 1.0 | 123.48 |
| 075-095-023-000 | 1.0 | 123.48 |
| 075-095-024-000 | 1.0 | 123.48 |
| 075-095-025-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|-----|--------|
| 075-095-026-000 | 1.0 | 123.48 |
| 075-095-027-000 | 1.0 | 123.48 |
| 075-095-028-000 | 1.0 | 123.48 |
| 075-095-029-000 | 1.0 | 123.48 |
| 075-095-030-000 | 1.0 | 123.48 |
| 075-095-031-000 | 1.0 | 123.48 |
| 075-095-032-000 | 1.0 | 123.48 |
| 075-095-033-000 | 1.0 | 123.48 |
| 075-095-034-000 | 1.0 | 123.48 |
| 075-095-035-000 | 1.0 | 123.48 |
| 075-095-036-000 | 1.0 | 123.48 |
| 075-095-037-000 | 1.0 | 123.48 |
| 075-095-038-000 | 1.0 | 123.48 |
| 075-095-039-000 | 1.0 | 123.48 |
| 075-095-040-000 | 1.0 | 123.48 |
| 075-095-041-000 | 1.0 | 123.48 |
| 075-095-042-000 | 1.0 | 123.48 |
| 075-095-043-000 | 1.0 | 123.48 |
| 075-095-044-000 | 1.0 | 123.48 |
| 075-095-045-000 | 1.0 | 123.48 |
| 075-095-046-000 | 1.0 | 123.48 |
| 075-095-047-000 | 1.0 | 123.48 |
| 075-095-048-000 | 1.0 | 123.48 |
| 075-095-049-000 | 1.0 | 123.48 |
| 075-095-050-000 | 1.0 | 123.48 |
| 075-095-051-000 | 1.0 | 123.48 |
| 075-095-052-000 | 1.0 | 123.48 |
| 075-095-053-000 | 1.0 | 123.48 |
| 075-095-054-000 | 1.0 | 123.48 |
| 075-095-055-000 | 1.0 | 123.48 |
| 075-095-056-000 | 1.0 | 123.48 |
| 075-095-057-000 | 1.0 | 123.48 |
| 075-095-058-000 | 1.0 | 123.48 |
| 075-095-059-000 | 1.0 | 123.48 |
| 075-095-060-000 | 1.0 | 123.48 |
| 075-095-061-000 | 1.0 | 123.48 |
| 075-095-062-000 | 1.0 | 123.48 |
| 075-095-063-000 | 1.0 | 123.48 |
| 075-095-064-000 | 1.0 | 123.48 |
| 075-095-065-000 | 1.0 | 123.48 |
| 075-095-066-000 | 1.0 | 123.48 |
| 075-095-067-000 | 1.0 | 123.48 |
| 075-095-068-000 | 1.0 | 123.48 |
| 075-095-069-000 | 1.0 | 123.48 |
| 075-095-070-000 | 1.0 | 123.48 |
| 075-095-071-000 | 1.0 | 123.48 |
| 075-095-072-000 | 1.0 | 123.48 |
| 075-095-073-000 | 1.0 | 123.48 |
| 075-095-074-000 | 1.0 | 123.48 |
| 075-095-075-000 | 1.0 | 123.48 |

| APN | EBU | Charge |
|-----------------|--------------|--------------------|
| 075-095-076-000 | 1.0 | 123.48 |
| 075-095-077-000 | 1.0 | 123.48 |
| 075-095-078-000 | 1.0 | 123.48 |
| 075-095-079-000 | 1.0 | 123.48 |
| 075-095-080-000 | 1.0 | 123.48 |
| 075-095-081-000 | 1.0 | 123.48 |
| 075-095-082-000 | 1.0 | 123.48 |
| 075-095-083-000 | 1.0 | 123.48 |
| 075-095-084-000 | 1.0 | 123.48 |
| 075-095-085-000 | 1.0 | 123.48 |
| 075-095-086-000 | 1.0 | 123.48 |
| Total | 361.0 | \$44,576.28 |

*Total may differ from budget due to rounding.