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

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AGENDA

MONDAY, JULY 8, 2013 – 6:00 P.M.

CALL TO ORDER: Mayor Richard D. O'Brien

FLAG SALUTE: Mayor Richard D. O'Brien

ROLL CALL: Mayor Richard D. O'Brien
Vice Mayor Jeanine Tucker
Councilmember Darlene Barber-Martinez
Councilmember Cal Campbell
Councilmember Dotty Nygard

CONFLICT OF INTEREST
Council Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

1. PRESENTATIONS

Item 1.1: Presentation to Donna Bridges, Former Transit Coordinator for the Riverbank Oakdale Transit Authority.

2. 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. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon by the City Council. For record purposes, state your name and City of residence. Please address the entire City Council and refrain from directing your comments to a single Member of the Council or the audience.

*****RECESS THE CITY COUNCIL MEETING TO THE LOCAL REDEVELOPMENT AUTHORITY MEETING*****

*****RECONVENE THE CITY COUNCIL MEETING*****

3. CONSENT CALENDAR

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

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

Item 3.B: Approval of the June 10, 2013, Regular City Council Meeting Minutes.

Item 3.B-1: Notice to Move Approval of the June 24, 2013, Regular City Council Meeting to the July 22, 2013, Regular City Council Meeting.

Item 3.C: **Resolution Approving the Enterprise Zone Expansion Request for Stanislaus County -** It is recommended that City Council adopt a Resolution to approve the expansion of the Stanislaus Enterprise Zone boundaries to include Modesto Coffee Road & Oakdale Road; Flory Industries, Salida; Interstate Truck Center, Keyes and Salida Business Park in Salida.

Recommendation: It is recommended that City Council approve the Consent Calendar items by roll call vote.

4. UNFINISHED BUSINESS

There are no items to consider.

5. PUBLIC HEARINGS

Item 5.1: **Consolidated Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2013/2014.**

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2013/2014.

Item 5.2: **Crossroads Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2013/2014.**

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2013/2014.

Item 5.3: **Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands).**

1) **Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2013/2014.**

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2013/2014.

Item 5.4: **Ridgewood Place Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2013/2014.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2013/2014.**

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2013/2014.

Item 5.5: **River Cove Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2013/2014.**

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2013/2014.

Item 5.6: **Sierra Vista Estates Landscaping & Lighting District.**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2013/2014.**

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2013/2014.

Item 5.7: **Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge).**

1) **Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection**

of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2013/2014.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2013/2014.

Item 5.8: **Review and Provide Input on the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2013-2018. Recommend adoption of CIP if Acceptable to Council -** It is recommended that the City Council review and provide input on the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2013-2018. If the CIP is acceptable to Council, it is recommended that the City Council adopt the 5-Year Capital Improvement Plan (CIP) for the City of Riverbank.

Item 5.9: **Resolution to Authorize and Establish Fees as a Preliminary Step of the Partnership between the City of Riverbank and the Riverbank Unified School District to Continue Providing an Afterschool Program to Serve the Youth of the Community -** It is recommended that the City Council open the public hearing, receive comments, close the public hearing and consider adoption of the Resolution.

6. NEW BUSINESS

There are no items to consider.

7. COMMENTS

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

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

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

8. INFORMATIONAL ITEMS (Information Only – No Action)

Item 8.1: Warrant Registers for 06/20/13.

Item 8.2: Minutes of the Riverbank Designated Local Authority Meeting held 05/14/2013.

ADJOURNMENT **(The next regular City Council meeting – July 22, 2013, at 6:pm.)**

(A Special Local Redevelopment Authority Meeting may take place on July 15, 2013 at 6:00 p.m., City Hall Council Chambers)

UPCOMING EVENTS:

Ongoing	§ **Recreational Swim – Afternoons at Community Pool, check City website for times www.riverbank.org**
Saturdays thru August 31	§ **Farmers' Market – Mornings 8:30am - 12:30pm, located in parking lot between Cool Hand Luke's & Galaxy 12 Theatres (Contact Councilmember Nygard at 968-7989)**
August 31	§ **Ballet Folklorico – Performance at Gallo Center for the Arts (Tickets available at www.galloarts.org)**

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available at North City Hall, 6707 Third Street, Riverbank, CA.

AFFIDAVIT OF POSTING

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

Dated this 3rd day of July, 2013
Annabelle Aguilar, CMC, City Clerk

Notice Regarding Americans with Disabilities Act:

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

Notice Regarding Non-English Speakers:

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

General Information:	The Riverbank City Council meets in the Council Chambers on the second and fourth Mondays of each month at 6:00 p.m.; unless otherwise noticed.
Council Agendas:	The City Council agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted. Additional documents may be provided by the City in its efforts of transparency and to keep the public well informed, however, it is not required by the Brown Act. The agenda is posted for public review at the City's website at www.riverbank.org, at the City Clerk's Office and on the exterior of the North City Hall building's bulletin board at 6707 Third Street, Riverbank, California. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings:	In general, a public hearing is an open consideration within a regular meeting of the City Council, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Questions:	Contact the City Clerk at (209) 863-7122 or aguilar@riverbank.org

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available at North City Hall, 6707 Third Street, Riverbank, CA.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATIONS

Meeting Date:	July 8, 2013
Subject:	Presentation to Donna Bridges, Former Transit Coordinator for the Riverbank Oakdale Transit Authority
From:	Jill Anderson, City Manager
Submitted by:	Luanne Bain, Administrative Assistant

RECOMMENDATION

It is recommended that the City Council present to Donna Bridges a plaque representative of her time with the City of Riverbank as the Transit Coordinator for the Riverbank Oakdale Transit Authority (ROTA).

SUMMARY

Mrs. Donna Bridges was employed by the City of Riverbank for seven-years working for Riverbank Oakdale Transit Authority (ROTA). Donna was hired as a part-time employee on February 28, 2005, and became a full-time employee on January 2, 2006; her last day with the City and ROTA was December 31, 2012. She worked diligently as Transit Coordinator to keep ROTA as a viable alternative of transportation for the residents of the Cities of Riverbank and Oakdale. Unfortunately as the Nation's, and more importantly California's, economy dropped even more than expected, ROTA ridership numbers dropped as well. At the June 12, 2012, ROTA Board Meeting, the Board Members voted to merge with Stanislaus Regional Transit (StaRT) – an option brought to the Board by Transit Coordinator Bridges herself. Donna knew if the Board chose this option instead of trying to make ROTA run for another year, she would lose her position. Donna said she wanted to do what was best for the Cities of Riverbank and Oakdale, and felt this was truly the best option for both. StaRT began running the local transit buses on January 2, 2013.

FINANCIAL IMPACT

There is no financial impact with this report.

ATTACHMENT

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	July 8, 2013
Subject:	Waiver of Readings
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council approve the waiver of readings of Ordinances and Resolutions, except by title.

SUMMARY

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

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.B

SECTION 3: CONSENT CALENDAR

Meeting Date:	July 8, 2013
Subject:	Approval of the June 10, 2013, Regular City Council Minutes
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council approve the Regular City Council Meeting Minutes as presented.

SUMMARY

The Draft Minutes of the June 10, 2013, regular City Council meeting have been prepared for the City Council's review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT:

1. June 10, 2013, Minutes

CITY OF RIVERBANK
REGULAR CITY COUNCIL MEETING
MINUTES
MONDAY, JUNE 10, 2013

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The following minutes reflect action minutes, which may contain added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Administration Department at (209) 863-7122.

CALL TO ORDER:

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

FLAG SALUTE: **Mayor Richard D. O'Brien**

ROLL CALL:
Present: **Mayor Richard D. O'Brien; Vice Mayor Jeanine Tucker**
***Councilmembers: Darlene Barber-Martinez and Dotty Nygard**
(* One Councilmember vacancy)

CONFLICT OF INTEREST
Council Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one spoke.

1. 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. Individual comments will be limited to a **maximum of 5-minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon by the City Council. For record purposes, state your name and City of residence. Please address the entire City Council and refrain from directing your comments to a single Member of the Council or the audience.

Michelle (no last name given) spoke in regards to allowing taco trucks to operate throughout the city.

Steve Ashman, spoke in regards to the River Cove Neighborhood meetings and their desire to have the City purchase a signage trailer to help combat speeding.

Ramon Bermudez, spoke in regards to the City Council moving forward in a positive manner with a full City Council, and requested that the Public Works Department look into several pot holes in the area of Topeka and Santa Fe Streets.

2. CONSENT CALENDAR

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

Item 2.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 2.B: Notice to Move Approval of the Minutes for the May 13, 2013, Regular City Council Meeting to the June 24, 2013, Regular City Council Meeting.

ACTION: *By motion (Tucker / Nygard / passed 4-0) to approve Consent Calendar Items 2.A and 2.B as presented; motioned carried by unanimous roll call vote.*

3. NEW BUSINESS

Item 3.1: **Resolution Declaring the Certified Results of the June 4, 2013, Special Municipal Election to Fill an Unexpired Term Ending in December 2014** – It is recommended that the City Council adopt the resolution accepting the Election Official's Certificate of Canvass and Certified Statement of Results confirming the results of the Special Municipal Election held on June 4, 2013, for the purpose of declaring elected Calvin "Cal" Campbell who received the highest number of votes cast for the office of Councilmember, whom will serve the remainder of a four-year term that expires December 2014.

Annabelle Aguilar, City Clerk/Elections Official, presented the staff report and certified election results.

ACTION: *By motion (Tucker / Nygard / passed 4-0) to adopt Resolution No. 2013-026 accepting the Election Official's Certificate of Canvass and Certified Statement of Results confirming the results of the Special Municipal Election held on June 4, 2013, for the purpose of declaring elected Calvin "Cal" Campbell who received the highest number of votes cast for the office of Councilmember, whom will serve the remainder of a four-year* *term that expires December 2014; motioned carried by unanimous roll call vote (Copy of Certificate of Results attached).*

Item 3.2: **Oath of Office Administered to the Newly Elected Councilmember**

A. Oath administered and Certificate of Election presented to Calvin "Cal" Campbell to initiate his term as Councilmember of the City of Riverbank City Council.

Ms. Aguilar administered the Oath of Office and presented Councilmember Campbell with his Certficate of Election.

B. Newly elected Councilmember to take his place at the dais.

Councilmember Campbell took his seat at the dais.
Mayor O'Brien requested that roll call be taken; all City Council Members were present.

C. Comments:

a. Councilmember Campbell

Councilmember Campbell thanked his wife and everyone who supported him, stating that he would like to move forward and work together as a Council and Coummunity to make Riverbank a better place.

b. Mayor and Members of the Council

City Council members congratulated Mr. Campbell and welcomed him.

Mayor O'Brien commended Ms. Aguilar for taking the City through its first conducted City election and for taking the intial steps to set the City on its correct course of an election.

c. City Clerk/Elections Official

Ms. Aguilar thanked several people, the community, and City staff for their confidence and support in achieving a successful election.

d. City Manager

Jill Anderson, City Manager, thanked City Council, City Staff, and the community for their support. She commended Annabelle Aguilar as the Elections Official and Norma Torrez-Manriquez, Administrative Analyst, for the team effort in accomplishing a successful election.

ROLL CALL OF NEW CITY COUNCIL

Mayor Richard D. O'Brien
Vice Mayor Jeanine Tucker
Councilmember Darlene Barber-Martinez
Councilmember Cal Campbell
Councilmember Dotty Nygard

Roll call was previously taken; all Members were present.

MAYOR O'BRIEN RECESSED FOR FOOD AND REFRESHMENTS AT 6:22 P.M. IN RECOGNITION OF COUNCILMEMBER CAMPBELL'S ELECTION.

MAYOR O'BRIEN RECONVENED THE CITY COUNCIL MEETING at 6:36 p.m.

CONFLICT OF INTEREST
Council Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one spoke.

4. PRESENTATIONS

There were no presentations scheduled.

5. CONSENT CALENDAR

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

Item 5.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 5.B: ***Resolution No. 2013-027*** to Approve Renewal of Current Animal Control Services Agreement with the City of Oakdale for Fiscal Year 2013-2014.

Item 5.C: ***Resolution No. 2013-028*** Appointing Patricia Butterfield to Fill a Riverbank Housing Authority Commissioner (Tenant) Seat for an Unexpired Term Ending November 2013.

Item 5.D: ***Resolution No. 2013-029*** Declaring Certain Property Surplus and Authorizing Its Disposal.

Item 5.E: ***Resolution No. 2013-030*** Authorizing the Submittal of an Application to the California State Department of Housing and Community Development for Funding Under the HOME Investment Partnerships Program; and If Selected, the Execution of a Standard Agreement, Any Amendment

Thereto, and Any Related Documents Necessary to Participate in the HOME Investment Partnerships Program.

<u>Recommendation:</u> It is recommended that City Council approve the Consent Calendar items by roll call vote.

<u>ACTION:</u> *By motion (Tucker / Barber-Martinez / passed 5-0) to approve Consent Calendar Items 5.A and 5.C – 5.E as presented; motioned carried by unanimous roll call vote.*

Councilmember Barber-Martinez requested to pull Item 5.B for discussion, inquiring about the cost of the contract and any overages.

Mr. Joe Johnson, Oakdale Police Department who oversees the Animal Control Division; Michael Shaw, Animal Control Officer; and Ms. Daniel Hilgen, Animal Control Services, responded to questions and explained services provided to the communities of Oakdale and Riverbank.

<u>Public Comment:</u>
- *Mr. Charles Neal spoke in favor of Oakdale Animal Services and renewing the agreement.*
- *Mr. Scott McRitchie spoke in support of Oakdale Animal Services' quick response, professionalism, and favorable services when called upon.*

Pet Alliance members, Debbie Skole and Betsy Corwin spoke about the various services they provide to support the Oakdale Animal Shelter and the City of Riverbank and spoke in favor of continuing the agreement between the two cities.

<u>Public Comment:</u> *Mr. Ramon Bermudez stated that Oakdale Animal Services was unresponsive when he reported a dog attack.*

<u>ACTION:</u> *By motion (Tucker / Campbell / passed 5-0) to approve Consent Calendar Items 5.B – <u>Resolution No. 2013-027</u> approving renewal of the Animal Services Agreement with the City of Oakdale as presented; motioned carried by unanimous roll call vote.*

City Manager Jill Anderson introduced Ms. Patricia Butterfield the newly appointed Riverbank Housing Authority Tenant Commissioner.

6. UNFINISHED BUSINESS There were no items to consider.

7. PUBLIC HEARINGS There were no items to consider.

8. NEW BUSINESS

Item 8.1: **Acceptance of the Jackson Avenue Sidewalk Improvements Project and Authorization to File a Notice of Completion** - It is recommended that the City Council accept the completion of the Jackson Avenue Sidewalk Improvements Project and authorize staff to file a Notice of Completion.

Marisela Hernandez, Finance Director, assuming Community Development Services Director responsibilities, presented the staff report.

City Council and Staff discussed the item.

Public Comment: Mr. Charles Neal spoke in regards to the change orders that occurred that raised the cost of the project and the lack of consideration of those needed changes in the project bid package.

ACTION: By motion (Barber-Martinez / Nygard / passed 5-0) to approve acceptance of the Jackson Avenue Sidewalk Improvements Project and authorization to File a Notice of Completion as presented; motioned carried by unanimous roll call vote.

Item 8.2: **Acceptance of the Well Control System Upgrades Project and Authorization to File a Notice of Completion –** It is recommended that the City Council accept the completion of the Well Control System Upgrades Project and authorize staff to file a Notice of Completion.

Marisela Hernandez, Finance Director, assuming Community Development Services Director responsibilities, presented the staff report.

ACTION: By motion (Nygard / Campbell / passed 5-0) to approve acceptance of the Well Control System Upgrades Project and Authorization to File a Notice of Completion as presented; motioned carried by unanimous roll call vote.

Item 8.3: **Partnership with Riverbank Unified School District for the Afterschool Program** – It is recommended that the City Council consider approving the partnership with the Riverbank Unified School District to operate the afterschool programs and authorize the City Manager to sign preliminary documents while a Memorandum of Understanding is formulated.

Sue Fitzpatrick, Director of Parks and Recreation, presented the staff report stating that the Memorandum of Understanding would be presented for City Council's approval at a later date.

City Council and Staff discussed the item.

Dr. Camp, Superintendent of Riverbank Unified School District, and Ms. Barbara Evans, Program Consultant, spoke in regards to their efforts of a successful program, and the steps to be met to provide an afterschool program.

Public Comment: *Mr. Charles Neal asked if it was known how many families were willing to pay for the program and whether it was strictly a program for working families.*

ACTION: *By motion (Nygard / Barber-Martinez / passed 5-0) to approve continuing the process of establishing a partnership with RUSD for an Afterschool Program, eventually entering into a Memorandum of Understanding, and attending to all the preliminary steps necessary to provide the program as presented; motioned carried by unanimous roll call vote.*

MAYOR O'BRIEN RECESSED THE MEETING TO THE LOCAL REDEVELOPMENT AUTHORITY MEETING AT 7:51 P.M.

MAYOR O'BRIEN RECONVENED THE MEETING AT 8:47 P.M.

9. COMMENTS

Item 9.1: Staff Comments: (Information Only – No Action)

Sue Fitzpatrick commented on: 1) the increased public attendance of Jacob Myers Park and the ability to give attention to challenges of alcohol, vandalism, and long lines at the restrooms with the use of the parking fee funds, and 2) staff's completion of the pool's locker room renovation with the assistance of the Rotary Club.

Item 9.2: Council Comments: (Information Only – No Action)

Councilmember Campbell commented on his first meeting and his efforts to learn and serve as a Member of the City Council.

Councilmember Barber-Martinez commented on: 1) the successful efforts of all the participants of the Riverbank Relay for Life; thanking Vickie Stone, Chair; 2) taking a tour of the new Science Building at Modesto Junior College Campus and coordinating tours, including other buildings, for Riverbank youths, 3) attending the grand opening of the new Juvenile Commitment Center and her participation with the Honors Program, 4) attendance of the San Joaquin Valley Travel and Tourism Association Workshop to bring tourism to the central valley communities, and 5) the shootings in Santa Monica and the tornadoes in Oklahoma, sending her prayers to those affected.

Councilmember Nygard commented on: 1) the Farmer's Market, Saturday mornings next to Cool Hand Luke's Restaurant, 2) the free eight-week "Get Fit" program, and 3) looking for a productive year, welcoming Councilmember Campbell.

Vice Mayor Tucker commented on: 1) achieving the completion of a successful Special Election due to the efforts of the City Clerk and Staff, and as a result, moving forward as a complete City Council to focus on outstanding business matters; reminding everyone to provide input on City matters.

Item 9.3: Mayor's Comments: (Information Only – No Action)

Mayor O'Brien commented on: 1) how proud he was on the completion of the Special Election, how City Staff worked together, and the support of the community; referring to Mr. Scott McRitchie's postive comments in the Modesto Bee, 2) the need for a citywide calendar, 3) participating in the Relay for Life event, and 3) City Council having to deal with several matters pertaining to the budget in the next eight weeks.

MAYOR O'BRIEN RECESSED THE MEETING TO CLOSE SESSION AT 8:59 P.M.

10. CLOSED SESSION

Item 10.1: **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to Government Code § 54957.6
Agency representative: Jill Anderson, City Manager
Employee organizations: Riverbank Miscellaneous Employees
Riverbank Mid-Management Bargaining Unit
Riverbank Executive Management

MAYOR O'BRIEN RECONVENED THE MEETING AT 9:45 P.M.

Item 11.1: Report out on Item 10.1: **CONFERENCE WITH LABOR NEGOTIATORS**
Recommendation: It is recommended that City Council give direction to Staff on the Closed Session item.

ACTION: *Mayor O'Brien reported that direction was given to Staff.*

12. INFORMATIONAL ITEMS (Information Only – No Action)

Item 12.1: Update – State Route 108 Relinquishment and Reinvestment Plan.

Item 12.2: Warrant Registers for 05/02/13; 05/09/13; 05/16/13; 05/23/13; and 05/30/13. Credit Card Statement for 03/22/2013.

Item 12.3: Minutes of the Budget Advisory Committee Meetings of 04/17/2013 and 05/22/2013.

Item 12.4: Minutes of the Riverbank Designated Local Authority (RDLA) Meeting of 04/09/2013.

ADJOURNMENT

There being no further business, Mayor O'Brien adjourned the meeting at 9:45 p.m.

ATTEST:	APPROVED:
______________________________	______________________________
Annabelle Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

EXHIBIT A

CITY OF RIVERBANK
COUNTY OF STANISLAUS
STATE OF CALIFORNIA

ELECTIONS OFFICIAL CERTIFICATE OF CANVASS AND STATEMENT OF RESULTS

I, ANNABELLE AGUILAR, City Clerk/Elections Official of the City of Riverbank, do hereby certify that I have canvassed the returns of the Special Municipal Election held on Tuesday, June 4, 2013, and find that the number of votes given at each precinct and the number of votes given in the City to persons voted for, and the respective offices for which the persons were candidates, are true and correct as follows:

FINAL results as of (time) 3:00 pm on Friday, June 6, 2013					Councilmember Candidates (Vote for no more than ONE)		
Precinct	**Type of Count**	**Total Ballots Cast**	**Registered Voters**	**Turnout**	**CAMPBELL**	**GONZALEZ**	**FENNELL**
TOTAL VOTES CAST		**1799**	**9,366**	**20.10%**	**1,124**	**468**	**199**
% of Vote Per Candidate					**62.76%**	**26.13%**	**11.11%**
1 Christ the King Church	VBM	376	1,774	21.20%	302	30	42
	Precinct	63	1,774	3.55%	37	19	7
	Provisional & VBM	51	1,774	2.87%	31	12	7
	TOTAL	**490**	**1,774**	**27.62%**	**370**	**61**	**56**
2 St. Frances of Rome Church	VBM	326	2,406	13.55%	186	99	40
	Precinct	69	2,406	2.87%	37	30	2
	Provisional & VBM	80	2,406	3.33%	16	50	14
	TOTAL	**475**	**2,406**	**19.74%**	**239**	**179**	**56**
3 Community Center	VBM	309	2,342	13.19%	206	80	21
	Precinct	104	2,342	4.44%	59	40	5
	Provisional & VBM	82	2,342	3.50%	36	40	6
	TOTAL	**495**	**2,342**	**21.14%**	**301**	**160**	**32**
4 Crossroads Shopping Center	VBM	237	2,844	8.33%	153	41	41
	Precinct	38	2,844	1.34%	21	10	7
	Provisional & VBM	64	2,844	2.25%	40	17	7
	TOTAL	**339**	**2,844**	**11.92%**	**214**	**68**	**55**

I hereby set my hand and seal this 6th day of June 2013.

ANNABELLE AGUILAR, CMC
City Clerk / Elections Official
City of Riverbank, Califorina

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.B-1

SECTION 3: CONSENT CALENDAR

Meeting Date:	July 8, 2013
Subject:	Notice to Move Approval of the June 24, 2013, Regular City Council Meeting to the July 22, 2013, Regular City Council Meeting.
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council receive notice that the draft minutes for the subject stated meetings indicated will be provided as part of the July 22, 2013, regular City Council meeting agenda for approval.

SUMMARY

Due to the short agenda week, the draft minutes for the June 24, 2013, regular City Council Meeting will be provided to the City Council as part of the July 22, 2013 regular City Council Meeting agenda for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT:

There are no attachments.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

SECTION 3: CONSENT CALENDAR

Meeting Date:	July 8, 2013
Subject/ Title:	**Resolution** Approving the Enterprise Zone Expansion Request for Stanislaus County
From:	Jill Anderson, City Manager
Submitted by:	Melissa Holdaway, Administrative Analyst II

RECOMMENDATION

It is recommended that City Council adopt a Resolution to approve the expansion of the Stanislaus Enterprise Zone boundaries to include Coffee Road & Oakdale Road, in Modesto; Flory Industries, Salida; Interstate Truck Center, Keyes, and Salida Business Park in Salida.

SUMMARY

The Stanislaus Economic Development and Workforce Alliance requires that any expansion requests within the Stanislaus Enterprise Zone need to be approved by all the participating cities in the Zone, consistent with the California Department of Housing and Community Development (HCD). The Stanislaus Enterprise Zone working group has approved the requests and is now asking the participating cities to do the same. Therefore, in order to move forward, Riverbank is being asked to approve the expansions requested from Modesto, the area along Coffee & Oakdale Roads, Flory Industries in Salida, Interstate Truck Center in Keyes, and Salida Business Park in Salida, even though they are outside the jurisdiction of the City of Riverbank. Upon approval of all the cities, the Board of Supervisors will be asked to approve the expansion requests so that it can be submitted to the State of California.

STANISLAUS ENTERPRISE ZONE

The Enterprise Zone Program offers five State tax credits that assist in reducing the cost of hiring new employees and investing in production/office equipment for businesses that operate within its boundaries. The Stanislaus Enterprise Zone is the 40th Enterprise Zone designated by the State. Zone 40, is one of the largest zones in the State of California and is commonly referred to as EZ 40. With an inception date of

November 16, 2005, the EZ 40 footprint totaled 67,508.98 acres at inception. It included portions of the City of Ceres, Modesto, Turlock and sectors of Unincorporated Stanislaus County. In addition to the initial designation acreage, EZ 40 afforded an additional 15% expansion capacity that included Riverbank, Oakdale, and Patterson. After six successful expansions to date, EZ 40's core footprint now includes the majority of all industrial/commercial sites throughout Stanislaus County and a total of 76,566.015 acres.

The Enterprise Zone tax credits apply during the life of EZ 40, from November 15, 2005 to November 15, 2020. While there have been expansions of the Zone with varied inception dates, all designations will have the November 15, 2020 expiration date.

Riverbank's General Plan recognizes the importance of EZ 40 and expansion is considered consistent with related public policies. Specific to this request, our Economic Development Element, Policy ED-6.1 states that "**Acknowledging the significant agricultural economy in Stanislaus County, the City will continue to accommodate industries that serve the agricultural trade and have supplier relationships with primary farming activity in Stanislaus and San Joaquin Counties"**. This expansion of EZ 40 directly implements this General Plan policy.

FINANCIAL IMPACT

There is no direct financial impact associated with the recommended action.

ATTACHMENT

The following items are attached to this report:

1. Resolution
2. Attachment 1 (pgs 1-4) Expansion Application for Modesto Coffee Road & Oakdale Road, maps included
3. Attachment 2 (pgs 5-8) Expansion Application for Flory Industries, maps included
4. Attachment 3 (pgs 9-12) Expansion Application for Interstate Truck Center, maps included
5. Attachment 4 (pgs 13-16) Expansion Application for Salida Business Park, maps included

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK OF STANISLAUS COUNTY APPROVING THE EXPANSION OF THE STANISLAUS ENTERPRISE ZONE BOUNDARIES TO INCLUDE MODESTO COFFEE ROAD & OAKDALE ROAD, FLORY INDUSTRIES, INTERSTATE TRUCK CENTER, AND SALIDA BUSINSS PARK

WHEREAS, the City of Riverbank of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and,

WHEREAS, the Stanislaus Enterprise Zone wished to expand its boundaries to include areas within the jurisdiction of Stanislaus County; and,

WHEREAS, the City of Riverbank of Stanislaus County authorizes and supports job development, job creation, and economic development; and,

WHEREAS, the City of Riverbank of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone; and,

WHEREAS, the City of Riverbank of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and,

WHEREAS, land included within the proposed expansion area within Stanislaus County is zoned for industrial or commercial use; and,

WHEREAS, basic infrastructure is available to the area that would be included in the proposed expansion are within Stanislaus County; and,

WHEREAS, the City of Riverbank of Stanislaus County will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded; and,

WHEREAS, The City of Riverbank of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Riverbank of Stanislaus County pertaining to the Stanislaus Enterprise Zone.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank of Stanislaus County hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County Unincorporated to include Modesto

Coffee Road & Oakdale Road, Flory Industries, Interstate Truck Center, and Salida Business Park as shown on the attached maps.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:	**APPROVED:**
________________________	________________________
Annabelle Aguilar, CMC	**Richard O'Brien**
City Clerk	**Mayor**

Attachments: Attachment 1 (pgs 1-4) Expansion Application for Modesto Coffee Road & Oakdale Road & maps
Attachment 2 (pgs 5-8) Expansion Application for Flory Industries & maps
Attachment 3 (pgs 9-12) Expansion Application for Interstate Truck Center & maps
Attachment 4 (pgs 13-16) Expansion Application for Salida Business Park & maps

Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. ***See Expansion Application Submission Guidelines*** **for further instructions.**

Section 1.	**Contact Information**	**Expansion Acreage**		
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:		67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*		15% X 20% __
		Current Expansion Capacity		**1018.33** Acres
		Expansion Acreage Requested	*Industrial*	Acres
			Commercial	190.78 Acres
			Other	Acres
Contact Name:	Rey Campanur		**TOTAL**	190.78 Acres
Telephone Number:	209.567.4940	New Cumulative Zone Acreage		76858.66 Acres
Proposed Expansion Name:	Modesto Coffee & Oakdale Rd. Expansion	Balance (Remaining Capacity)		827.55 Acres
Expansion Type:	***Intra-jurisdictional Expansion:*** ☐ Contiguous × Non-Contiguous	***Inter-jurisdictional Expansion:*** ☐ Adding a contiguous jurisdiction ☐ Using a right-of-way to establish contiguity.		

Section 2.	**Required Documentation**		
Exhibit Name	***Document***		***(Optional) Applicant Comments***
Exhibit A	**Cover Letter**		
Exhibit B	**Certified Resolution or Ordinance** (*Jurisdiction Name)* *(Resolution #)*		
Exhibit C	**Map**		
Exhibit D	**Infrastructure Assessment**		
Exhibit E	**Street Range Listing**		
Exhibit F	**Boundary Description**	× Digitized Map	
		☐ Description	
Exhibit G (if applicable)	***Intra-jurisdictional*** **Non-Contiguous Justification**	× Exhibit G1	
	Inter-jurisdictional **Right-of-way Description**	☐ Exhibit G2	

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

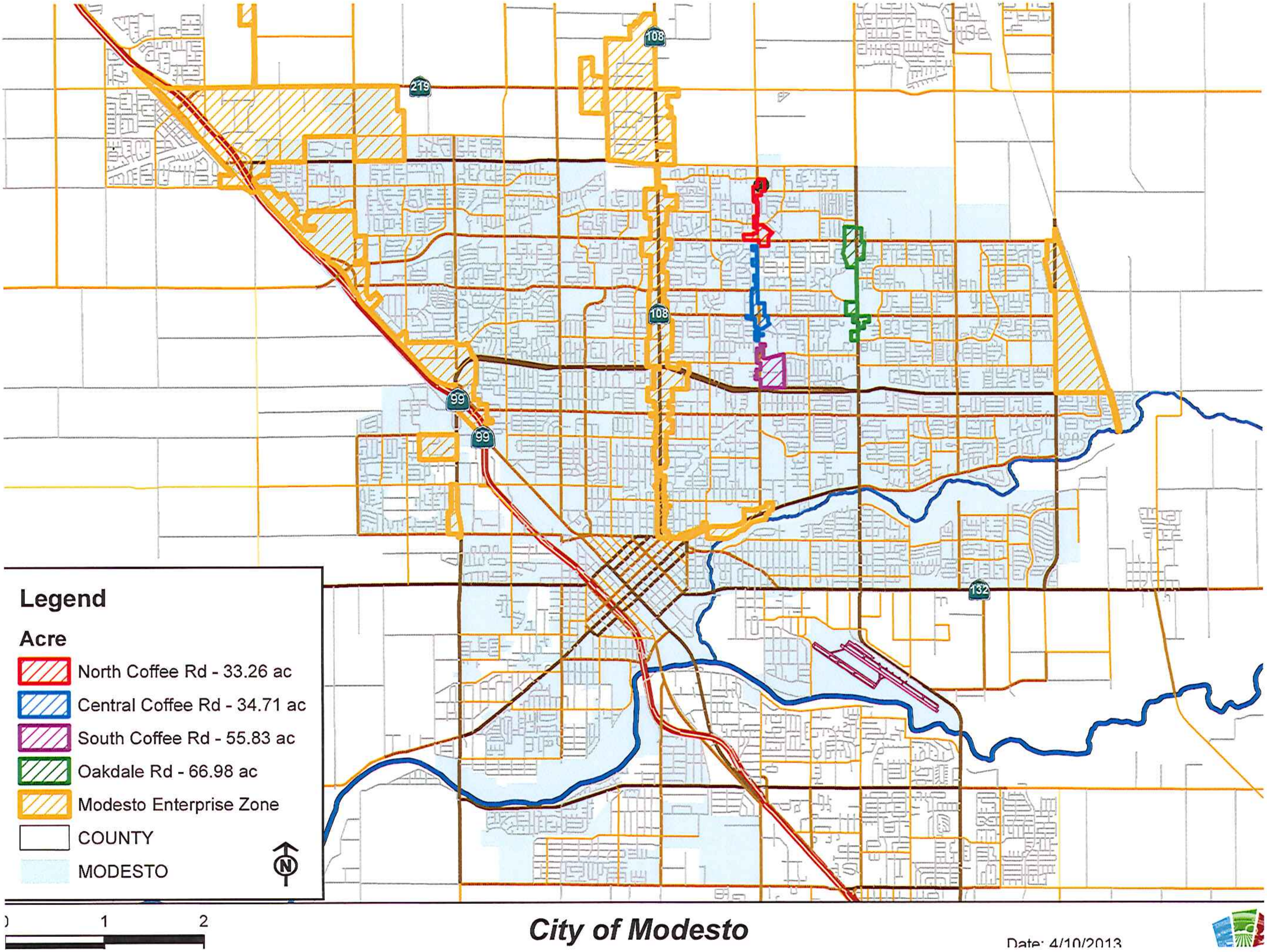
Expansion Application (cont)

Section 3 Instructions: **For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.**

Section 3.	**Expansion History**					
***Original Zone Acreage*: 67508.98**			***Original Expansion Capacity (acres): 10126.35***			
Exp #	*Expansion Name*	*Expansion Acreage Requested 190.78* *Number of Businesses*			*Effective Date*	*Balance (Remaining Acres)*
		Industrial	*Commercial*	*Total*		
40-16	Modesto Coffee & Oakdale Rd. Expansion		474		2013	827.55

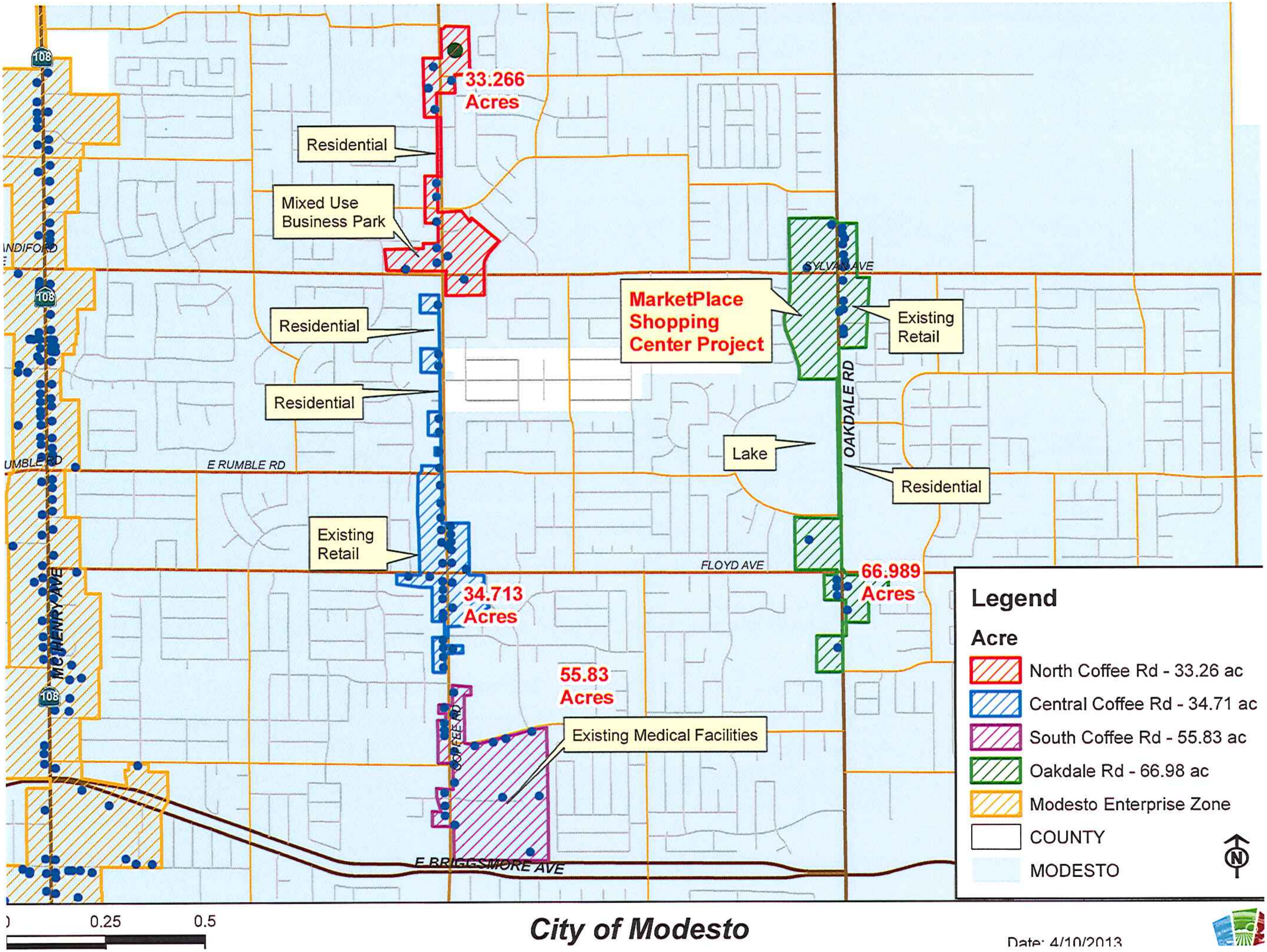
I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory Date



City of Modesto

Date: 4/10/2013



City of Modesto

Date: 4/10/2013

Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. *See Expansion Application Submission Guidelines* for further instructions.

Section 1.	**Contact Information**	**Expansion Acreage**		
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:		67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*		15% X 20% __
		Current Expansion Capacity		**1141.71** Acres
		Expansion Acreage Requested	*Industrial*	Acres
			Commercial	39.25 Acres
			Other	Acres
Contact Name:	Rey Campanur		**TOTAL**	39.25 Acres
Telephone Number:	209.567.4940	New Cumulative Zone Acreage		76532.87 Acres
Proposed Expansion Name:	Flory Industries	Balance (Remaining Capacity)		1102.46 Acres
Expansion Type:	***Intra-jurisdictional Expansion:*** ☐ Contiguous X Non-Contiguous	***Inter-jurisdictional Expansion:*** ☐ Adding a contiguous jurisdiction ☐ Using a right-of-way to establish contiguity.		

Section 2.	**Required Documentation**		
Exhibit Name	***Document***		***(Optional) Applicant Comments***
Exhibit A	**Cover Letter**		
Exhibit B	**Certified Resolution or Ordinance** (*Jurisdiction Name)* *(Resolution #)*		
Exhibit C	**Map**		
Exhibit D	**Infrastructure Assessment**		
Exhibit E	**Street Range Listing**		
Exhibit F	**Boundary Description**	× Digitized Map	
		☐ Description	
Exhibit G (if applicable)	***Intra-jurisdictional*** **Non-Contiguous Justification**	× Exhibit G1	
	Inter-jurisdictional **Right-of-way Description**	☐ Exhibit G2	

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

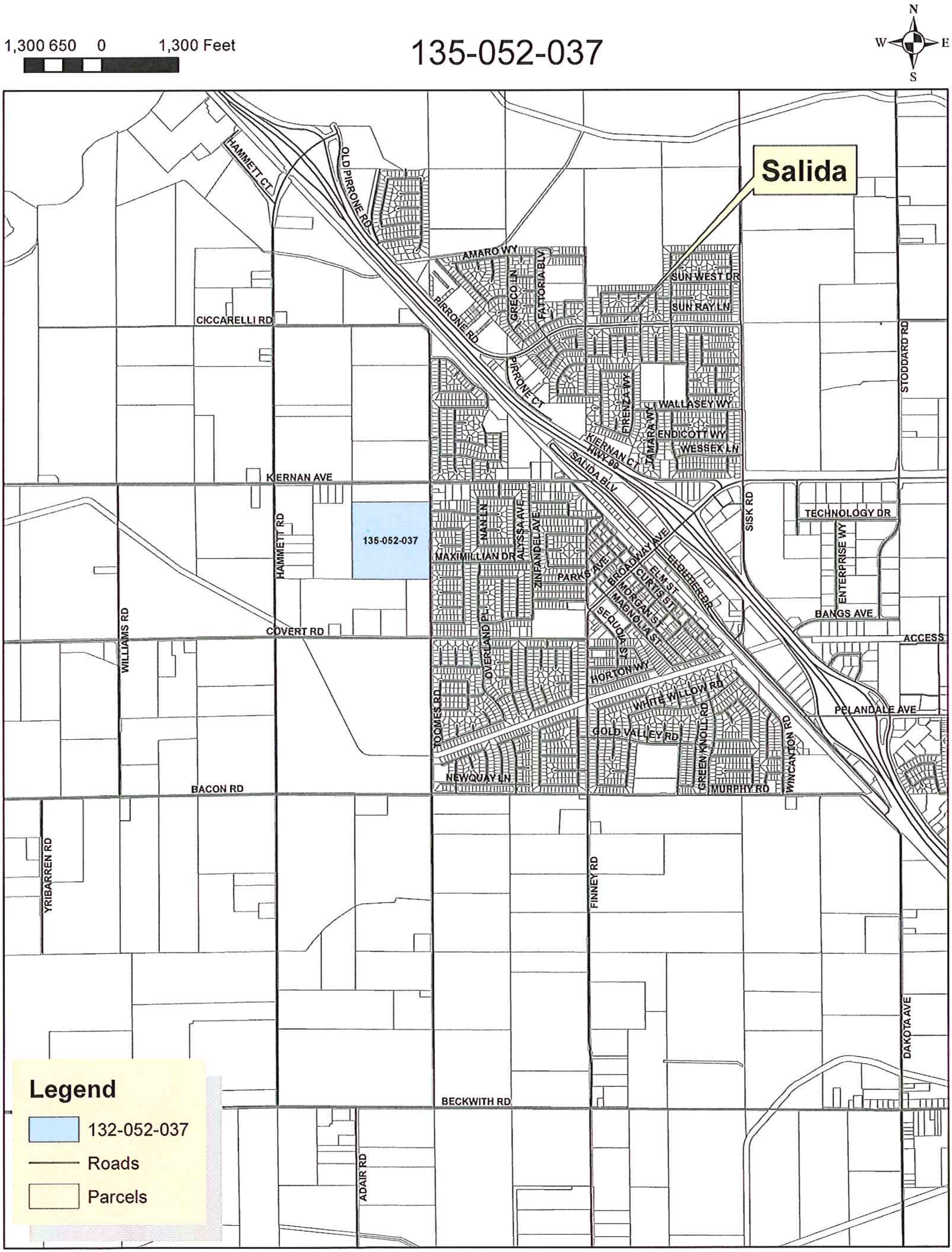
***Section 3 Instructions*: For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.**

Section 3.	**Expansion History**					
***Original Zone Acreage*: 67508.98**			***Original Expansion Capacity (acres): 10126.35***			
Exp #	*Expansion Name*	*Expansion Acreage Requested 39.25* *Number of Businesses*			*Effective Date*	*Balance (Remaining Acres)*
		Industrial	*Commercial*	*Total*		
40-13	Flory Industries		1	1	2013	1102.46

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory Date

135-052-037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FIRENZA WY
TAMARA WY
WALLASEY WY
ENDICOTT WY
WESSEX LN
KIERNAN CT
HWY 99
SALIDA BLV
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SISK RD
TECHNOLOGY DR
HAMMETT RD
NAN LN
ALYSSA AVE
ZINFANDEL AVE
MAXIMILLIAN DR
PARKS AVE
BROADWAY AVE
ELM ST
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MORGAN ST
MAGNOLIA ST
SEQUOIA ST
ENTERPRISE WY
BANGS AVE
ACCESS
WILLIAMS RD
COVERT RD
OVERLAND PL
HORTON WY
WHITE WILLOW RD
TOOMES RD
GOLD VALLEY RD
GREEN KNOLL RD
WINCANTON RD
PELANDALE AVE
NEWQUAY LN
MURPHY RD
BACON RD
YRIBARREN RD
FINNEY RD
DAKOTA AVE
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ADAIR RD
Legend
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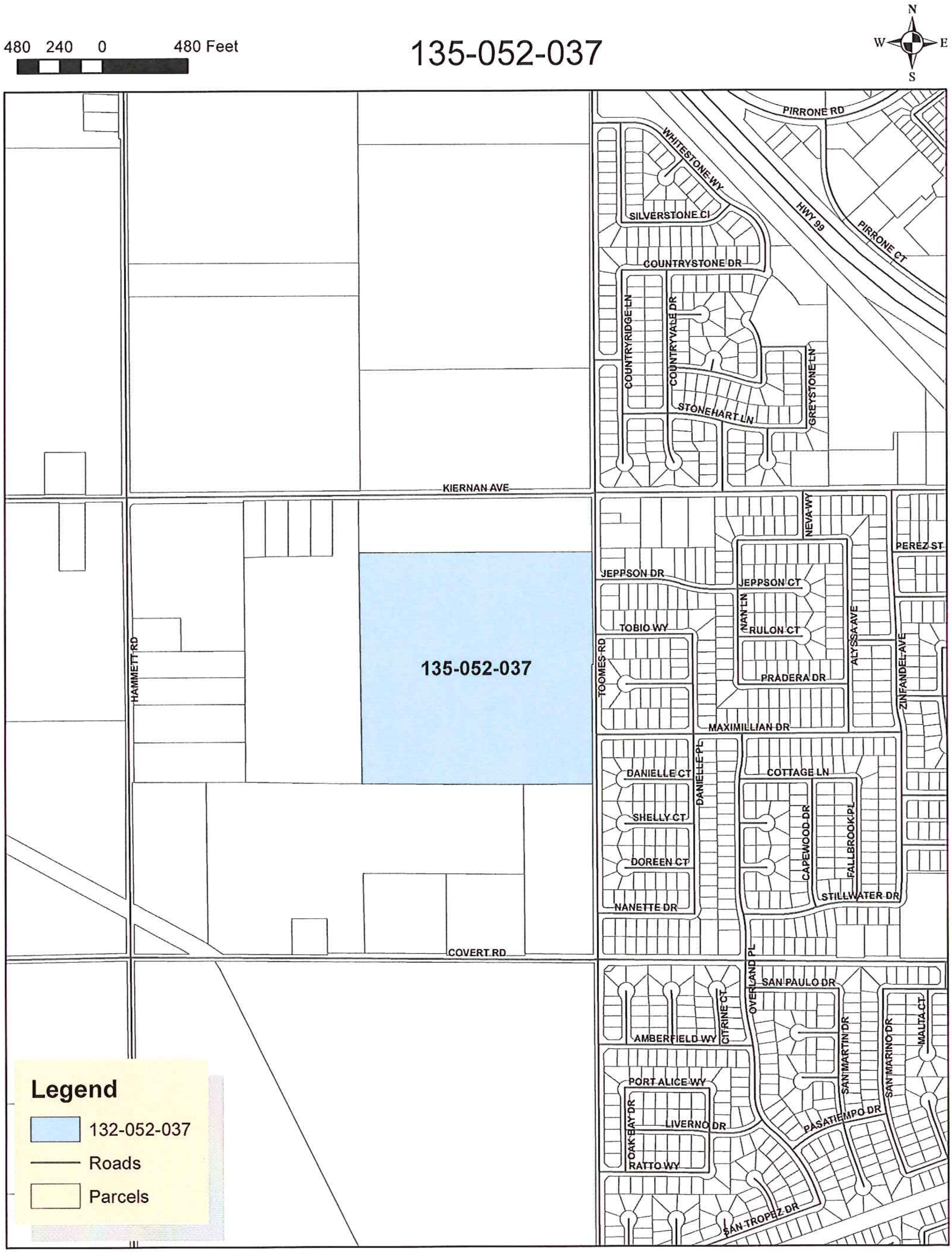
Roads
Parcels

135-052-037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GREYSTONE LN
STONEHART LN
KIERNAN AVE
NEVA WY
PEREZ ST
JEPPSON DR
JEPPSON CT
NAN LN
RULON CT
TOBIO WY
TOOMES RD
ALYSSA AVE
ZINFANDEL AVE
PRADERA DR
HAMMETT RD
135-052-037
MAXIMILLIAN DR
DANIELLE CT
DANIELLE PL
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SHELLY CT
DOREEN CT
CAPEWOOD DR
FALLBROOK PL
STILLWATER DR
NANETTE DR
COVERT RD
OVERLAND PL
SAN PAULO DR
CITRINE CT
AMBERFIELD WY
SAN MARTIN DR
SAN MARINO DR
MALTA CT
PORT ALICE WY
OAK BAY DR
LIVERNO DR
PASATIEMPO DR
RATTO WY
SAN TROPEZ DR
Legend
132-052-037
Roads
Parcels

Stanislaus Enterprise Zone –Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. ***See Expansion Application Submission Guidelines*** **for further instructions.**

Section 1.	**Contact Information**	**Expansion Acreage**		
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:		67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*		15% X 20% __
		Current Expansion Capacity		**1152.78** Acres
		Expansion Acreage Requested	*Industrial*	Acres
			Commercial	11.07 Acres
			Other	Acres
Contact Name:	Rey Campanur		TOTAL	11.07 Acres
Telephone Number:	209.567.4940	New Cumulative Zone Acreage		76493.62 Acres
Proposed Expansion Name:	Interstate Truck Center	Balance (Remaining Capacity)		1141.71 Acres
Expansion Type:	***Intra-jurisdictional Expansion:*** ☐ Contiguous ✕ Non-Contiguous	***Inter-jurisdictional Expansion:*** ☐ Adding a contiguous jurisdiction ☐ Using a right-of-way to establish contiguity.		

Section 2.	**Required Documentation**		
Exhibit Name	***Document***		***(Optional) Applicant Comments***
Exhibit A	**Cover Letter**		
Exhibit B	**Certified Resolution or Ordinance** (*Jurisdiction Name)* *(Resolution #)*		
Exhibit C	**Map**		
Exhibit D	**Infrastructure Assessment**		
Exhibit E	**Street Range Listing**		
Exhibit F	**Boundary Description**	✕ Digitized Map	
		☐ Description	
Exhibit G (if applicable)	***Intra-jurisdictional*** **Non-Contiguous Justification**	X Exhibit G1	
	Inter-jurisdictional **Right-of-way Description**	☐ Exhibit G2	

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

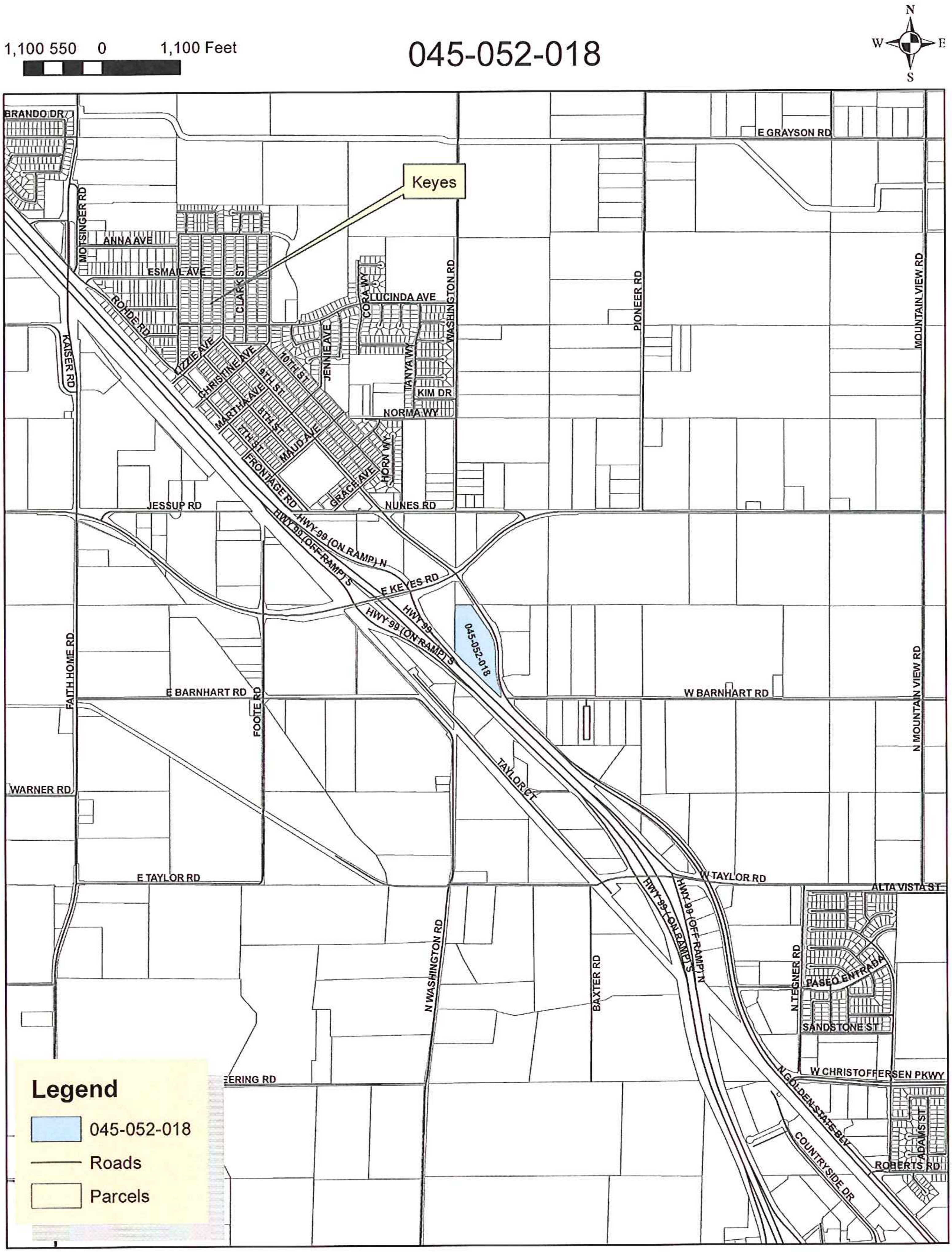
Section 3 Instructions: **For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.**

Section 3.	**Expansion History**					
***Original Zone Acreage*: 67508.98**			***Original Expansion Capacity (acres): 10126.35***			
Exp #	*Expansion Name*	*Expansion Acreage Requested 11.07*			*Effective Date*	*Balance (Remaining Acres)*
		Number of Businesses				
		Industrial	*Commercial*	*Total*		
40-12	Interstate Truck Center		1	1	2013	1141.71

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory Date

045-052-018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LIZZIE AVE
CHRISTINE AVE
MARTHA AVE
10TH ST
9TH ST
8TH ST
7TH ST
MAUD AVE
JENNIE AVE
CORA WY
LUCINDA AVE
TANYA WY
KIM DR
NORMA WY
WASHINGTON RD
HORN WY
GRACE AVE
FRONTAGE RD
KAISER RD
JESSUP RD
NUNES RD
PIONEER RD
MOUNTAIN VIEW RD
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HWY 99 (OFF RAMP) S
E KEYES RD
HWY 99
HWY 99 (ON RAMP) S
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FOOTE RD
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N MOUNTAIN VIEW RD
TAYLOR CT
WARNER RD
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ALTA VISTA ST
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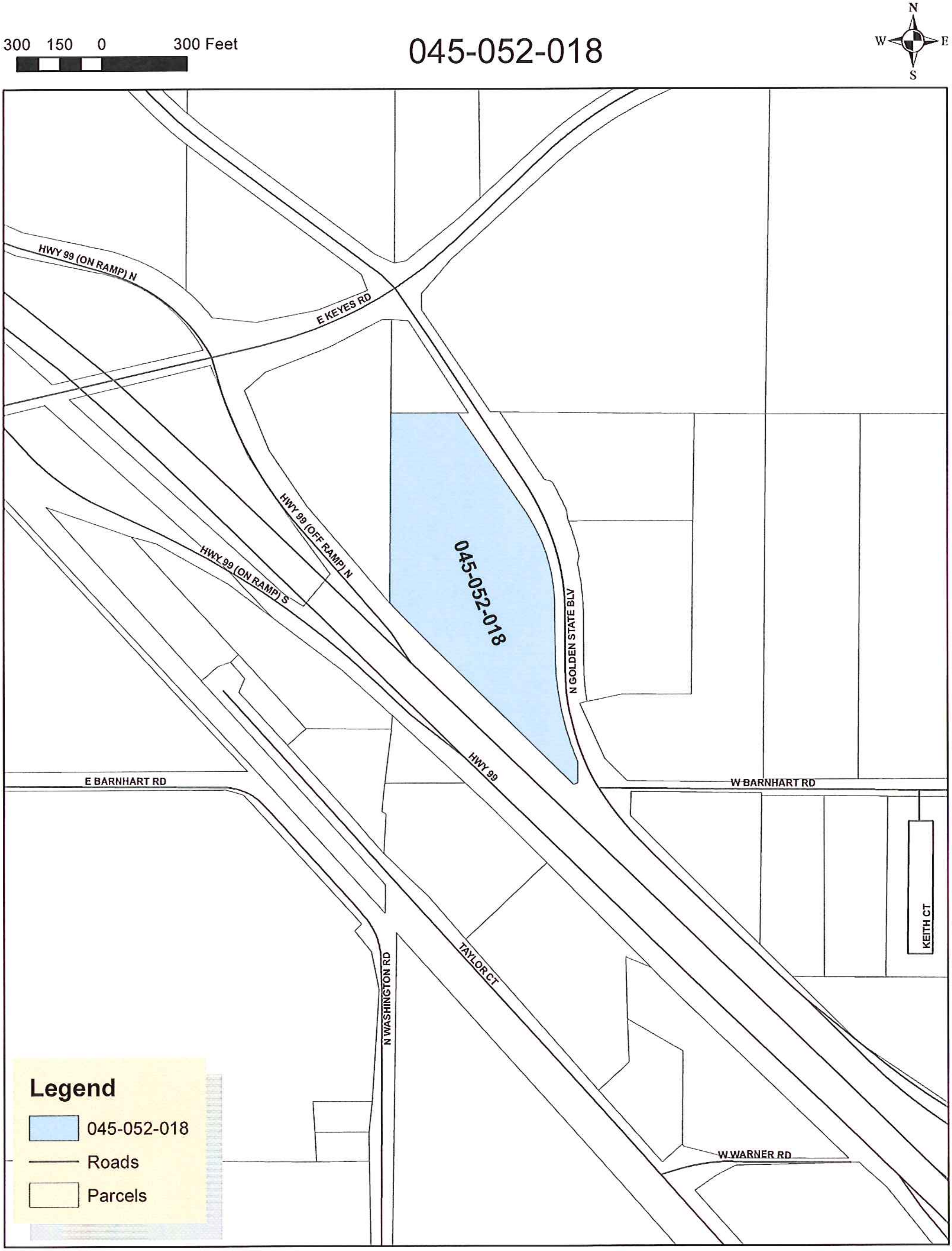
N WASHINGTON RD
BAXTER RD
N TEGNER RD
PASEO ENTRADA
SANDSTONE ST
W CHRISTOFFERSEN PKWY
EERING RD
N GOLDEN STATE BLV
COUNTRYSIDE DR
ADAMS ST
ROBERTS RD
Legend
045-052-018
Roads
Parcels

045-052-018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TAYLOR CT
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Legend
045-052-018
Roads
Parcels

Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. ***See Expansion Application Submission Guidelines*** **for further instructions.**

Section 1.	**Contact Information**	**Expansion Acreage**		
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:		67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*		15% X 20% __
		Current Expansion Capacity		**1069.18** Acres
		Expansion Acreage Requested	*Industrial*	Acres
			Commercial	50.85 Acres
			Other	Acres
Contact Name:	Rey Campanur		**TOTAL**	50.85 Acres
Telephone Number:	209.567.4940	New Cumulative Zone Acreage		76, 667.88 Acres
Proposed Expansion Name:	Salida Business Park	Balance (Remaining Capacity)		1018.33 Acres
Expansion Type:	***Intra-jurisdictional Expansion:*** ☐ Contiguous × Non-Contiguous	***Inter-jurisdictional Expansion:*** ☐ Adding a contiguous jurisdiction ☐ Using a right-of-way to establish contiguity.		

Section 2.	**Required Documentation**		
Exhibit Name	***Document***		***(Optional) Applicant Comments***
Exhibit A	**Cover Letter**		
Exhibit B	**Certified Resolution or Ordinance** (*Jurisdiction Name)* *(Resolution #)*		
Exhibit C	**Map**		
Exhibit D	**Infrastructure Assessment**		
Exhibit E	**Street Range Listing**		
Exhibit F	**Boundary Description**	× Digitized Map	
		☐ Description	
Exhibit G (if applicable)	***Intra-jurisdictional*** **Non-Contiguous Justification**	X Exhibit G1	
	Inter-jurisdictional **Right-of-way Description**	☐ Exhibit G2	

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

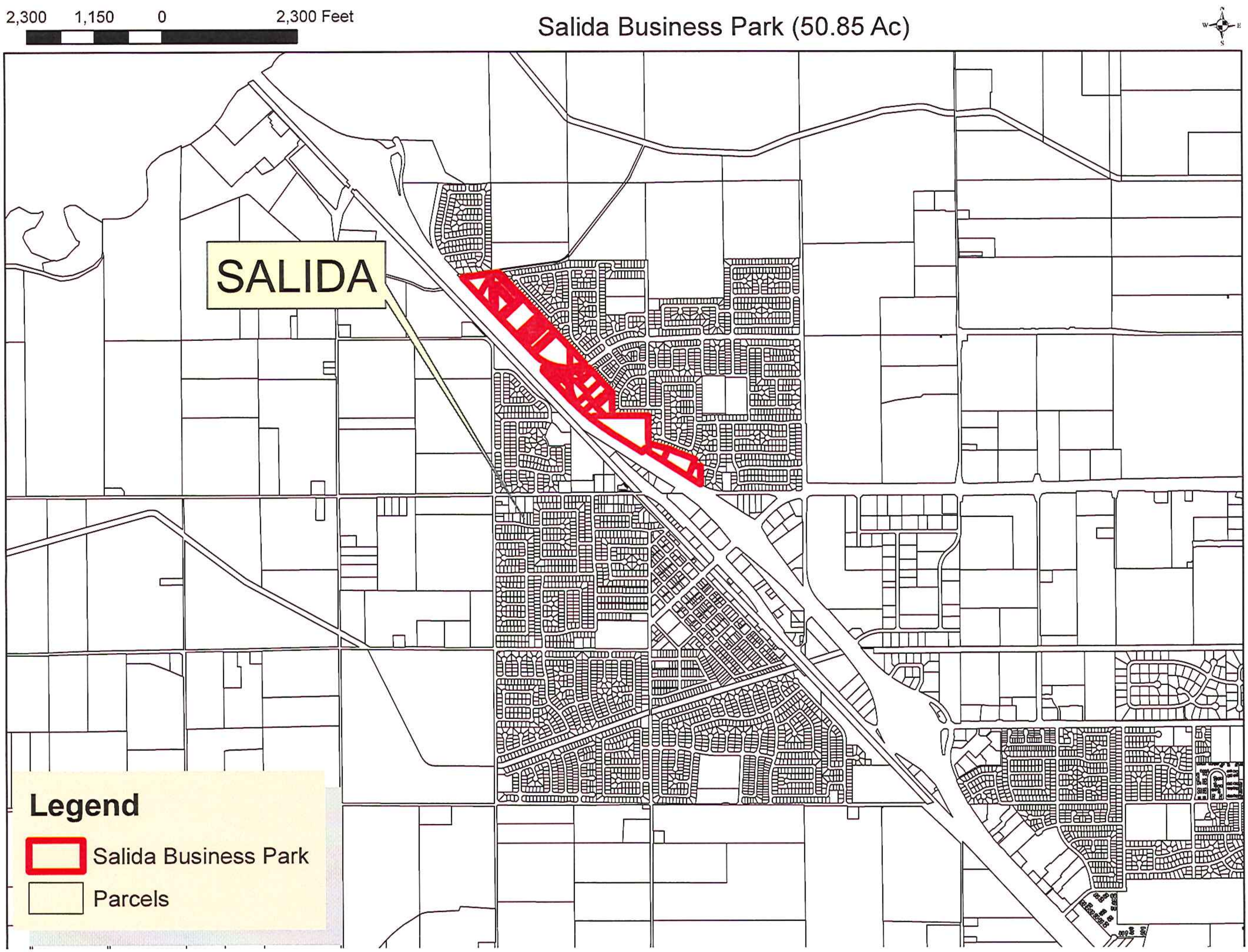
Expansion Application (cont)

Section 3 Instructions: **For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.**

Section 3.	**Expansion History**					
***Original Zone Acreage*: 67508.98**			***Original Expansion Capacity (acres): 10126.35***			
Exp #	*Expansion Name*	*Expansion Acreage Requested 50.85* *Number of Businesses*			*Effective Date*	*Balance (Remaining Acres)*
		Industrial	*Commercial*	*Total*		
40-15	Salida Business Park		48	48	2013	1018.33

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory Date



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Salida Business Park (50.85 Ac)
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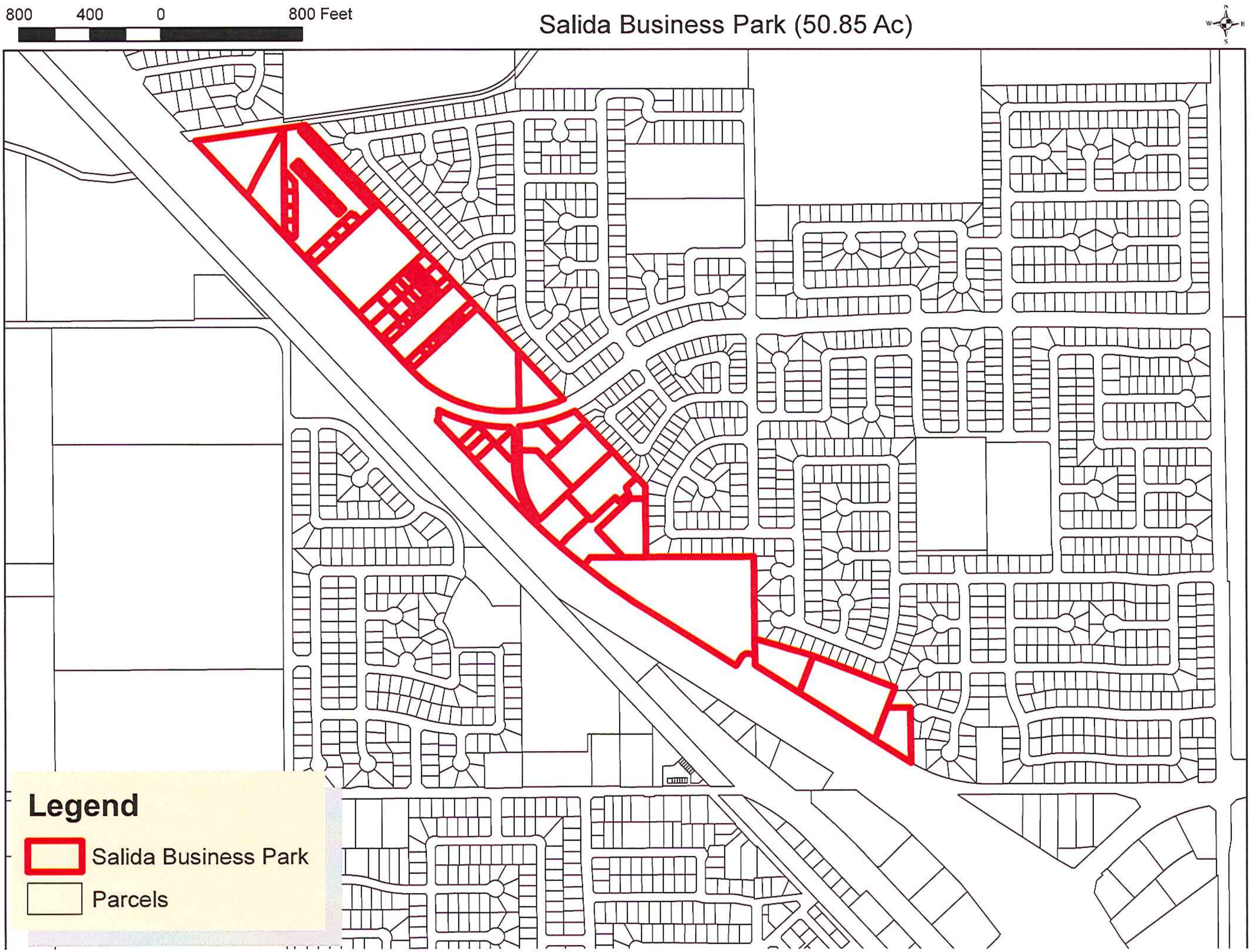
Salida Business Park
Parcels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Salida Business Park (50.85 Ac)
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Salida Business Park
Parcels

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: July 8, 2013

Subject/ Title: Consolidated Landscaping & Lighting District.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2013/2014.

From: Jill Anderson, City Manager

Submitted by Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2013/2014.

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 Consolidted District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually persuant to the 1972 Act.

The Engineer's Annual Levy Report for Fiscal Year 2013/2014 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 proportinate to the parcel's special benefit zones. The attached resolutions represent the final steps in the annual levy of assessments on the district for fiscal year 2013/2014.
The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge, and Eastwood Estates. Each of these districts are showing a healthy reserve. Since revenues have continually exceed expenses, the annual levy per Equivalent Dwelling Unit (EDU) has been decreased.

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 2013/2014.
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FISCAL IMPACT:

	FY 12/13	**FY 13/14**	**Change in Assessment**
Courtney Estates	$ 33.50	$ 25.50	($ 8.00)
South Bend Estates	$ 92.46	$ 74.52	($17.94)
Elmwood Estates	$ 30.46	$ 24.72	($ 5.74)
Chianti	$ 89.92	$ 57.54	($32.38)
Sterling Ridge	$138.96	$129.92	($ 9.04)
Eastwood Estates	$126.58	$ 88.00	($38.58)

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

ATTACHMENTS

1. Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District Fiscal Year 2013/2014

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2013 and ending June 30, 2014; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2013/2014**" as required by the Act; and,

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

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

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

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2013/2014.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember _________________, seconded by _________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST: **APPROVED:**

____

Annabelle Aguilar, CMC
City Clerk

____

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2013/2014 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013, and ending June 30, 2014, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 08, 2013, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2013 and ending June 30, 2014, to pay the costs and expenses of operating,

maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

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

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

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8^{h} day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST: **APPROVED:**

___________________________ ___________________________

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

City of Riverbank

Consolidated Landscaping and Lighting District

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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WILLDAN Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

Consolidated Landscaping and Lighting District

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2013/2014, 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 ______________, 2013.

Willdan Financial Services
Assessment Engineer

By: ________________________________
Beatrice Medina, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

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 2013/2014. 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 2013/2014.

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

Pursuant to the *California Constitution Article XIIID Section 5*, certain assessments that were existing on July 1, 1997, the effective date of *Article XIIID,* are exempt from the substantive and procedural requirements of *Article XIIID 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 XIIID 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 XIIID 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 XIIID 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 XIIID Section 4, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

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

1) The installation or planting of landscaping.

2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.

3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.

4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

5) The installation of park or recreational improvements including, but not limited to the following:

   a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.

   b. Lights, playground equipment, play courts and public restrooms.

6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:

   a. Repair, removal, or replacement of all or any part of any improvements;

   b. Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;

   c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;

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

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

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

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

7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the Act.

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

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. Changes or Modifications to the District

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

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

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

- Zone 1 was initially established within the District to provide landscaping and lighting improvements within a planned residential development known as Avery Estates. This development was to include a small eleven unit residential subdivision generally located south of Townsend Avenue and east of Terminal Avenue, directly south and adjacent to Reich Lane. This residential subdivision was not developed and the proposed improvements to be installed never materialized. The tentative tract map for this subdivision has expired and therefore the Zone was detached from the District.
- Zone 4 was initially established within the District to provide landscaping and lighting improvements including street lighting, a drainage pond, and fencing within the development known as Sierra Vista Estates Unit 2. This development was to include a small ten unit residential subdivision generally located south of

Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue, and west of Claus Road. This original residential subdivision was not completed as planned and only the street lighting improvements had been installed. On February 14, 2000, the City formed Landscaping and Lighting District No. 2000-01 (Sierra Vista Estates) that incorporated the original Sierra Vista Estates Unit 2 (Zone 4) as well as other properties. Concurrently with the formation of this new 1972 Act district, Zone 4 was detached from the Consolidated District.

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

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

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

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

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

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

B. General Description of the Improvements and Services

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

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

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

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

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

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

C. District Zones and Specific Improvements

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

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

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

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

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

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

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

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

- The remaining eleven (11) street lights are located within the residential subdivision on Hot Springs Lane, Hot Springs Court, Sandy Ridge Drive, Red Rock Lane, Rock Creek Road, Clearwater Way and 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 and seventy eight (178) residential parcels within the subdivision known as Elmwood Estates Units 1 and 2, identified on Book 75 Page 49 of the Stanislaus County Assessor's Parcel Maps and Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

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

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

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

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

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

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

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

Zone 7 (Sterling Ridge Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-015-010, 075-015-017, 075-015-021, and 075-020-006 (46.1 acres) located east of Roselle Avenue, between Talbot Avenue and Pocket Avenue. It is proposed to include 182 Single-Family Residential lots at full development.

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

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

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

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

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

Benefit Zones

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

D. Improvements Authorized by the 1972 Act

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

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

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

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

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

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

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 XIIID 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 XIIID 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 XIIID 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 XIIID Section 4*.

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

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

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

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

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.

- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

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

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

C. Assessment Methodology

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

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

EDU and the costs associated with each Zone are actually spread equally among all benefiting parcels within that Zone.

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

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. Beginning in the second fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established.

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

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

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

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

PART IV - DISTRICT BUDGET FISCAL YEAR 2013/2014

	Zone No. 2 Courtney Estates	Zone No. 3 South Bend Estates Units 1 & 2	Zone No. 5 Elmwood Estates Units 1 & 2	Zone No. 6 Chianti Unit 1	Zone No. 7 Sterling Ridge Unit 1	Zone No. 8 Eastwood Estates Unit 1	District Totals
DIRECT COSTS							
Landscape Maintenance	$0	$2,361	$2,028	$356	$12,300	$221	$17,266
Landscape Utilities	0	0	0	110	5,591	155	5,856
Utilities	0	0	0	0	0	0	0
Repairs/Abatement	71	1,064	810	0	1,454	0	3,399
Street Lighting	161	1,144	680	46	504	34	2,569
Street Light Utilities	0	0	0	0	0	0	0
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Direct Costs (Subtotal)	**$232**	**$4,569**	**$3,518**	**$512**	**$19,849**	**$410**	**$29,090**
ADMINISTRATION COSTS							
City Administration	$0	$0	$0	$0	$2,100	$0	$2,100
District Administration	70	698	848	78	1,634	50	3,378
County Administration Fee	4	24	32	158	192	156	566
Administration Costs (Subtotal)	**$74**	**$722**	**$880**	**$236**	**$3,926**	**$206**	**$6,044**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$306**	**$5,291**	**$4,398**	**$748**	**$23,775**	**$616**	**$35,134**
Reserve Collection/ (Transfers)	0	0	0	0	(100,000)	0	(100,000)
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/(Transfer)	0	0	0	0	100,000	0	100,000
Balance to Levy	**$306**	**$5,291**	**$4,398**	**$748**	**$23,775**	**$616**	**$35,134**
DISTRICT STATISTICS							
Total Parcels	12	71	178	13	183	7	464
Total Parcels Levied	12	71	178	13	183	7	464
Total Equivalent Dwelling Units (EDU)	12.00	71.00	178.00	13.00	183.00	7.00	464.00
Levy Per EDU	**$25.50**	**$74.52**	**$24.72**	**$57.54**	**$129.92**	**$88.00**	
Maximum Levy per EDU	**$42.64**	**$95.00**	**$59.60**	**$143.40**	**$262.36**	**$204.16**	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	$121	$2,357	$1,848	$1,375	$166,074	$1,103	$172,878
Reseve Fund Activity	0	0	0	0	(100,000)	0	(100,000)
Ending Reserve Fund Balance (Projected)	**$121**	**$2,357**	**$1,848**	**$1,375**	**$66,074**	**$1,103**	**$72,878**
Beginning Capital Improvement Project Fund	$0	$0	$0	$0	$0	$0	$0
Capital Improvement Project Fund Activity	0	0	0	0	100,000	0	100,000
Ending Capital Improvement Project Fund	**$0**	**$0**	**$0**	**$0**	**$100,000**	**$0**	**$100,000**

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

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

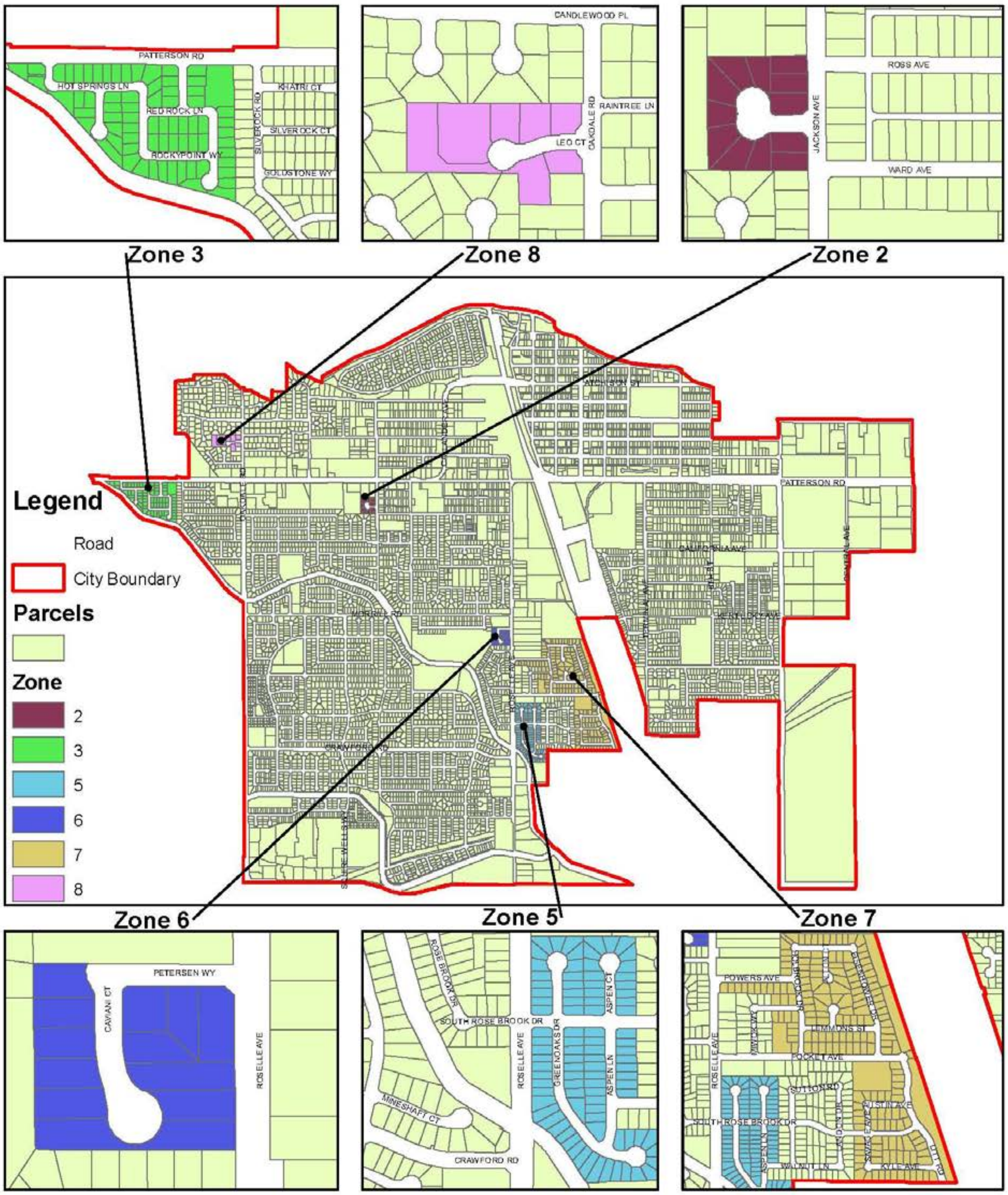
PART V - DISTRICT BOUNDARY MAPS

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

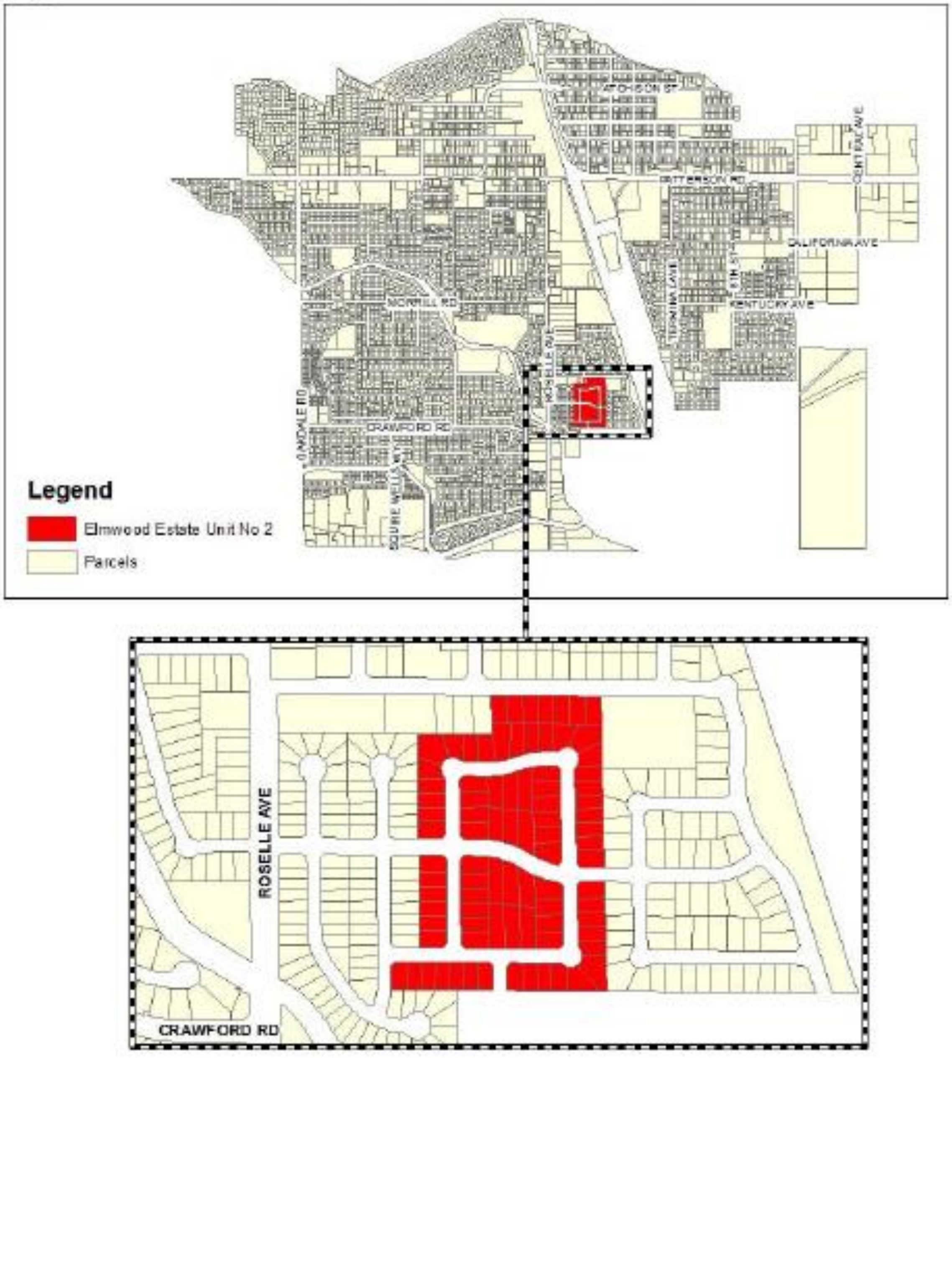
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District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

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

Riverbank Consolidated
Landscape and Lighting District



Riverbank
Elmwood Estate Unit No 2



PART VI — 2013/2014 ASSESSMENT ROLL

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

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

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

APN	Charge	EBUs	Zone
075-043-056-000	$25.50	1.0	2
075-043-057-000	25.50	1.0	2
075-043-058-000	25.50	1.0	2
075-043-059-000	25.50	1.0	2
075-043-060-000	25.50	1.0	2
075-043-061-000	25.50	1.0	2
075-043-062-000	25.50	1.0	2
075-043-063-000	25.50	1.0	2
075-043-064-000	25.50	1.0	2
075-043-065-000	25.50	1.0	2
075-043-066-000	25.50	1.0	2
075-043-067-000	25.50	1.0	2
Total:	**306.00**	**12.0**	
074-022-001-000	74.52	1.0	3
074-022-002-000	74.52	1.0	3
074-022-003-000	74.52	1.0	3
074-022-004-000	74.52	1.0	3
074-022-005-000	74.52	1.0	3
074-022-006-000	74.52	1.0	3
074-022-007-000	74.52	1.0	3
074-022-008-000	74.52	1.0	3
074-022-009-000	74.52	1.0	3
074-022-010-000	74.52	1.0	3
074-022-011-000	74.52	1.0	3
074-022-012-000	74.52	1.0	3
074-022-013-000	74.52	1.0	3
074-022-014-000	74.52	1.0	3
074-022-015-000	74.52	1.0	3
074-022-016-000	74.52	1.0	3
074-022-017-000	74.52	1.0	3
074-022-018-000	74.52	1.0	3
074-022-019-000	74.52	1.0	3
074-022-020-000	74.52	1.0	3
074-022-021-000	74.52	1.0	3
074-022-022-000	74.52	1.0	3
074-022-023-000	74.52	1.0	3
074-022-024-000	74.52	1.0	3
074-022-025-000	74.52	1.0	3
074-022-026-000	74.52	1.0	3
074-022-029-000	74.52	1.0	3
074-022-030-000	74.52	1.0	3
074-022-031-000	74.52	1.0	3
074-022-032-000	74.52	1.0	3
074-022-033-000	74.52	1.0	3

APN	Charge	EBUs	Zone
074-022-034-000	74.52	1.0	3
074-022-035-000	74.52	1.0	3
074-022-036-000	74.52	1.0	3
074-022-037-000	74.52	1.0	3
074-022-038-000	74.52	1.0	3
074-022-039-000	74.52	1.0	3
074-022-040-000	74.52	1.0	3
074-022-041-000	74.52	1.0	3
074-022-042-000	74.52	1.0	3
074-022-043-000	74.52	1.0	3
074-022-044-000	74.52	1.0	3
074-022-045-000	74.52	1.0	3
074-022-046-000	74.52	1.0	3
074-022-047-000	74.52	1.0	3
074-022-048-000	74.52	1.0	3
074-022-049-000	74.52	1.0	3
074-022-050-000	74.52	1.0	3
074-022-051-000	74.52	1.0	3
074-022-052-000	74.52	1.0	3
074-022-053-000	74.52	1.0	3
074-022-054-000	74.52	1.0	3
074-022-055-000	74.52	1.0	3
074-022-056-000	74.52	1.0	3
074-022-057-000	74.52	1.0	3
074-022-058-000	74.52	1.0	3
074-022-059-000	74.52	1.0	3
074-022-060-000	74.52	1.0	3
074-022-061-000	74.52	1.0	3
074-022-062-000	74.52	1.0	3
074-022-063-000	74.52	1.0	3
074-022-064-000	74.52	1.0	3
074-022-065-000	74.52	1.0	3
074-022-066-000	74.52	1.0	3
074-022-067-000	74.52	1.0	3
074-022-068-000	74.52	1.0	3
074-022-069-000	74.52	1.0	3
074-022-070-000	74.52	1.0	3
074-022-075-000	74.52	1.0	3
074-022-076-000	74.52	1.0	3
074-022-077-000	74.52	1.0	3
Total:	**5,290.92**	**71.0**	
075-049-001-000	24.72	1.0	5
075-049-002-000	24.72	1.0	5
075-049-003-000	24.72	1.0	5

APN	Charge	EBUs	Zone
075-049-004-000	24.72	1.0	5
075-049-005-000	24.72	1.0	5
075-049-006-000	24.72	1.0	5
075-049-007-000	24.72	1.0	5
075-049-008-000	24.72	1.0	5
075-049-009-000	24.72	1.0	5
075-049-010-000	24.72	1.0	5
075-049-011-000	24.72	1.0	5
075-049-012-000	24.72	1.0	5
075-049-013-000	24.72	1.0	5
075-049-014-000	24.72	1.0	5
075-049-015-000	24.72	1.0	5
075-049-016-000	24.72	1.0	5
075-049-017-000	24.72	1.0	5
075-049-018-000	24.72	1.0	5
075-049-019-000	24.72	1.0	5
075-049-020-000	24.72	1.0	5
075-049-021-000	24.72	1.0	5
075-049-022-000	24.72	1.0	5
075-049-023-000	24.72	1.0	5
075-049-024-000	24.72	1.0	5
075-049-025-000	24.72	1.0	5
075-049-026-000	24.72	1.0	5
075-049-027-000	24.72	1.0	5
075-049-028-000	24.72	1.0	5
075-049-029-000	24.72	1.0	5
075-049-030-000	24.72	1.0	5
075-049-031-000	24.72	1.0	5
075-049-032-000	24.72	1.0	5
075-049-033-000	24.72	1.0	5
075-049-034-000	24.72	1.0	5
075-049-035-000	24.72	1.0	5
075-049-036-000	24.72	1.0	5
075-049-037-000	24.72	1.0	5
075-049-038-000	24.72	1.0	5
075-049-039-000	24.72	1.0	5
075-049-040-000	24.72	1.0	5
075-049-041-000	24.72	1.0	5
075-049-042-000	24.72	1.0	5
075-049-043-000	24.72	1.0	5
075-049-044-000	24.72	1.0	5
075-049-045-000	24.72	1.0	5
075-049-046-000	24.72	1.0	5
075-049-047-000	24.72	1.0	5

APN	Charge	EBUs	Zone
075-049-048-000	24.72	1.0	5
075-049-049-000	24.72	1.0	5
075-049-050-000	24.72	1.0	5
075-049-051-000	24.72	1.0	5
075-049-052-000	24.72	1.0	5
075-049-053-000	24.72	1.0	5
075-049-054-000	24.72	1.0	5
075-049-055-000	24.72	1.0	5
075-049-056-000	24.72	1.0	5
075-049-057-000	24.72	1.0	5
075-049-058-000	24.72	1.0	5
075-049-059-000	24.72	1.0	5
075-049-060-000	24.72	1.0	5
075-049-061-000	24.72	1.0	5
075-049-062-000	24.72	1.0	5
075-049-063-000	24.72	1.0	5
075-049-064-000	24.72	1.0	5
075-049-065-000	24.72	1.0	5
075-049-066-000	24.72	1.0	5
075-049-067-000	24.72	1.0	5
075-049-068-000	24.72	1.0	5
075-049-069-000	24.72	1.0	5
075-049-070-000	24.72	1.0	5
075-049-071-000	24.72	1.0	5
075-049-072-000	24.72	1.0	5
075-049-073-000	24.72	1.0	5
075-049-074-000	24.72	1.0	5
075-049-075-000	24.72	1.0	5
075-049-076-000	24.72	1.0	5
075-049-077-000	24.72	1.0	5
075-049-078-000	24.72	1.0	5
075-049-079-000	24.72	1.0	5
075-049-080-000	24.72	1.0	5
075-049-081-000	24.72	1.0	5
075-049-082-000	24.72	1.0	5
075-049-083-000	24.72	1.0	5
075-049-084-000	24.72	1.0	5
075-049-085-000	24.72	1.0	5
075-049-086-000	24.72	1.0	5
075-049-087-000	24.72	1.0	5
075-049-088-000	24.72	1.0	5
075-049-089-000	24.72	1.0	5
075-049-090-000	24.72	1.0	5
075-049-091-000	24.72	1.0	5

APN	Charge	EBUs	Zone
075-049-092-000	24.72	1.0	5
075-095-001-000	24.72	1.0	5
075-095-002-000	24.72	1.0	5
075-095-003-000	24.72	1.0	5
075-095-004-000	24.72	1.0	5
075-095-005-000	24.72	1.0	5
075-095-006-000	24.72	1.0	5
075-095-007-000	24.72	1.0	5
075-095-008-000	24.72	1.0	5
075-095-009-000	24.72	1.0	5
075-095-010-000	24.72	1.0	5
075-095-011-000	24.72	1.0	5
075-095-012-000	24.72	1.0	5
075-095-013-000	24.72	1.0	5
075-095-014-000	24.72	1.0	5
075-095-015-000	24.72	1.0	5
075-095-016-000	24.72	1.0	5
075-095-017-000	24.72	1.0	5
075-095-018-000	24.72	1.0	5
075-095-019-000	24.72	1.0	5
075-095-020-000	24.72	1.0	5
075-095-021-000	24.72	1.0	5
075-095-022-000	24.72	1.0	5
075-095-023-000	24.72	1.0	5
075-095-024-000	24.72	1.0	5
075-095-025-000	24.72	1.0	5
075-095-026-000	24.72	1.0	5
075-095-027-000	24.72	1.0	5
075-095-028-000	24.72	1.0	5
075-095-029-000	24.72	1.0	5
075-095-030-000	24.72	1.0	5
075-095-031-000	24.72	1.0	5
075-095-032-000	24.72	1.0	5
075-095-033-000	24.72	1.0	5
075-095-034-000	24.72	1.0	5
075-095-035-000	24.72	1.0	5
075-095-036-000	24.72	1.0	5
075-095-037-000	24.72	1.0	5
075-095-038-000	24.72	1.0	5
075-095-039-000	24.72	1.0	5
075-095-040-000	24.72	1.0	5
075-095-041-000	24.72	1.0	5
075-095-042-000	24.72	1.0	5
075-095-043-000	24.72	1.0	5

APN	Charge	EBUs	Zone
075-095-044-000	24.72	1.0	5
075-095-045-000	24.72	1.0	5
075-095-046-000	24.72	1.0	5
075-095-047-000	24.72	1.0	5
075-095-048-000	24.72	1.0	5
075-095-049-000	24.72	1.0	5
075-095-050-000	24.72	1.0	5
075-095-051-000	24.72	1.0	5
075-095-052-000	24.72	1.0	5
075-095-053-000	24.72	1.0	5
075-095-054-000	24.72	1.0	5
075-095-055-000	24.72	1.0	5
075-095-056-000	24.72	1.0	5
075-095-057-000	24.72	1.0	5
075-095-058-000	24.72	1.0	5
075-095-059-000	24.72	1.0	5
075-095-060-000	24.72	1.0	5
075-095-061-000	24.72	1.0	5
075-095-062-000	24.72	1.0	5
075-095-063-000	24.72	1.0	5
075-095-064-000	24.72	1.0	5
075-095-065-000	24.72	1.0	5
075-095-066-000	24.72	1.0	5
075-095-067-000	24.72	1.0	5
075-095-068-000	24.72	1.0	5
075-095-069-000	24.72	1.0	5
075-095-070-000	24.72	1.0	5
075-095-071-000	24.72	1.0	5
075-095-072-000	24.72	1.0	5
075-095-073-000	24.72	1.0	5
075-095-074-000	24.72	1.0	5
075-095-075-000	24.72	1.0	5
075-095-076-000	24.72	1.0	5
075-095-077-000	24.72	1.0	5
075-095-078-000	24.72	1.0	5
075-095-079-000	24.72	1.0	5
075-095-080-000	24.72	1.0	5
075-095-081-000	24.72	1.0	5
075-095-082-000	24.72	1.0	5
075-095-083-000	24.72	1.0	5
075-095-084-000	24.72	1.0	5
075-095-085-000	24.72	1.0	5
075-095-086-000	24.72	1.0	5
Total:	**4,400.16**	**178.0**	

APN	Charge	EBUs	Zone
075-031-036-000	57.54	1.0	6
075-031-037-000	57.54	1.0	6
075-031-038-000	57.54	1.0	6
075-031-039-000	57.54	1.0	6
075-031-040-000	57.54	1.0	6
075-031-041-000	57.54	1.0	6
075-031-042-000	57.54	1.0	6
075-031-043-000	57.54	1.0	6
075-031-044-000	57.54	1.0	6
075-031-045-000	57.54	1.0	6
075-031-046-000	57.54	1.0	6
075-031-047-000	57.54	1.0	6
075-031-048-000	57.54	1.0	6
Total:	**748.02**	**13.0**	
075-088-001-000	129.92	1.0	7
075-088-002-000	129.92	1.0	7
075-088-003-000	129.92	1.0	7
075-088-004-000	129.92	1.0	7
075-088-005-000	129.92	1.0	7
075-088-006-000	129.92	1.0	7
075-088-007-000	129.92	1.0	7
075-088-008-000	129.92	1.0	7
075-088-009-000	129.92	1.0	7
075-088-010-000	129.92	1.0	7
075-088-011-000	129.92	1.0	7
075-088-012-000	129.92	1.0	7
075-088-013-000	129.92	1.0	7
075-088-014-000	129.92	1.0	7
075-088-015-000	129.92	1.0	7
075-088-016-000	129.92	1.0	7
075-088-017-000	129.92	1.0	7
075-088-018-000	129.92	1.0	7
075-088-019-000	129.92	1.0	7
075-088-020-000	129.92	1.0	7
075-088-021-000	129.92	1.0	7
075-088-022-000	129.92	1.0	7
075-088-023-000	129.92	1.0	7
075-088-024-000	129.92	1.0	7
075-088-025-000	129.92	1.0	7
075-088-026-000	129.92	1.0	7
075-088-027-000	129.92	1.0	7
075-088-028-000	129.92	1.0	7
075-088-029-000	129.92	1.0	7
075-088-030-000	129.92	1.0	7

APN	Charge	EBUs	Zone
075-088-031-000	129.92	1.0	7
075-088-032-000	129.92	1.0	7
075-088-033-000	129.92	1.0	7
075-088-034-000	129.92	1.0	7
075-088-035-000	129.92	1.0	7
075-088-036-000	129.92	1.0	7
075-088-037-000	129.92	1.0	7
075-088-038-000	129.92	1.0	7
075-088-039-000	129.92	1.0	7
075-088-040-000	129.92	1.0	7
075-088-041-000	129.92	1.0	7
075-088-042-000	129.92	1.0	7
075-088-043-000	129.92	1.0	7
075-088-044-000	129.92	1.0	7
075-088-045-000	129.92	1.0	7
075-088-046-000	129.92	1.0	7
075-088-047-000	129.92	1.0	7
075-088-048-000	129.92	1.0	7
075-088-049-000	129.92	1.0	7
075-088-050-000	129.92	1.0	7
075-088-051-000	129.92	1.0	7
075-088-052-000	129.92	1.0	7
075-088-053-000	129.92	1.0	7
075-088-054-000	129.92	1.0	7
075-088-055-000	129.92	1.0	7
075-088-056-000	129.92	1.0	7
075-088-057-000	129.92	1.0	7
075-088-058-000	129.92	1.0	7
075-088-059-000	129.92	1.0	7
075-088-060-000	129.92	1.0	7
075-088-061-000	129.92	1.0	7
075-088-062-000	129.92	1.0	7
075-088-063-000	129.92	1.0	7
075-089-001-000	129.92	1.0	7
075-089-002-000	129.92	1.0	7
075-089-003-000	129.92	1.0	7
075-089-004-000	129.92	1.0	7
075-089-005-000	129.92	1.0	7
075-089-006-000	129.92	1.0	7
075-089-007-000	129.92	1.0	7
075-089-008-000	129.92	1.0	7
075-089-009-000	129.92	1.0	7
075-089-010-000	129.92	1.0	7
075-089-011-000	129.92	1.0	7

APN	Charge	EBUs	Zone
075-089-012-000	129.92	1.0	7
075-089-013-000	129.92	1.0	7
075-089-014-000	129.92	1.0	7
075-089-015-000	129.92	1.0	7
075-089-016-000	129.92	1.0	7
075-089-017-000	129.92	1.0	7
075-089-018-000	129.92	1.0	7
075-089-019-000	129.92	1.0	7
075-089-020-000	129.92	1.0	7
075-089-021-000	129.92	1.0	7
075-089-022-000	129.92	1.0	7
075-089-023-000	129.92	1.0	7
075-089-024-000	129.92	1.0	7
075-089-025-000	129.92	1.0	7
075-089-026-000	129.92	1.0	7
075-089-027-000	129.92	1.0	7
075-089-028-000	129.92	1.0	7
075-089-029-000	129.92	1.0	7
075-089-030-000	129.92	1.0	7
075-089-031-000	129.92	1.0	7
075-089-032-000	129.92	1.0	7
075-089-033-000	129.92	1.0	7
075-089-034-000	129.92	1.0	7
075-089-035-000	129.92	1.0	7
075-089-036-000	129.92	1.0	7
075-089-037-000	129.92	1.0	7
075-089-038-000	129.92	1.0	7
075-089-039-000	129.92	1.0	7
075-089-040-000	129.92	1.0	7
075-089-041-000	129.92	1.0	7
075-089-042-000	129.92	1.0	7
075-089-043-000	129.92	1.0	7
075-089-044-000	129.92	1.0	7
075-089-045-000	129.92	1.0	7
075-089-046-000	129.92	1.0	7
075-089-047-000	129.92	1.0	7
075-089-048-000	129.92	1.0	7
075-089-049-000	129.92	1.0	7
075-089-050-000	129.92	1.0	7
075-089-051-000	129.92	1.0	7
075-089-052-000	129.92	1.0	7
075-089-053-000	129.92	1.0	7
075-089-054-000	129.92	1.0	7
075-089-055-000	129.92	1.0	7

APN	Charge	EBUs	Zone
075-089-056-000	129.92	1.0	7
075-089-057-000	129.92	1.0	7
075-089-058-000	129.92	1.0	7
075-090-001-000	129.92	1.0	7
075-090-002-000	129.92	1.0	7
075-090-003-000	129.92	1.0	7
075-090-004-000	129.92	1.0	7
075-090-005-000	129.92	1.0	7
075-090-006-000	129.92	1.0	7
075-090-007-000	129.92	1.0	7
075-090-008-000	129.92	1.0	7
075-090-009-000	129.92	1.0	7
075-090-010-000	129.92	1.0	7
075-090-011-000	129.92	1.0	7
075-090-012-000	129.92	1.0	7
075-090-013-000	129.92	1.0	7
075-090-014-000	129.92	1.0	7
075-090-015-000	129.92	1.0	7
075-090-016-000	129.92	1.0	7
075-090-017-000	129.92	1.0	7
075-090-018-000	129.92	1.0	7
075-090-019-000	129.92	1.0	7
075-090-020-000	129.92	1.0	7
075-090-021-000	129.92	1.0	7
075-090-022-000	129.92	1.0	7
075-090-023-000	129.92	1.0	7
075-090-024-000	129.92	1.0	7
075-090-025-000	129.92	1.0	7
075-090-026-000	129.92	1.0	7
075-090-027-000	129.92	1.0	7
075-090-028-000	129.92	1.0	7
075-090-029-000	129.92	1.0	7
075-090-030-000	129.92	1.0	7
075-090-031-000	129.92	1.0	7
075-090-032-000	129.92	1.0	7
075-090-033-000	129.92	1.0	7
075-090-034-000	129.92	1.0	7
075-090-035-000	129.92	1.0	7
075-090-036-000	129.92	1.0	7
075-090-037-000	129.92	1.0	7
075-090-038-000	129.92	1.0	7
075-090-039-000	129.92	1.0	7
075-090-040-000	129.92	1.0	7
075-090-041-000	129.92	1.0	7

APN	Charge	EBUs	Zone
075-090-042-000	129.92	1.0	7
075-090-043-000	129.92	1.0	7
075-090-044-000	129.92	1.0	7
075-090-045-000	129.92	1.0	7
075-090-046-000	129.92	1.0	7
075-090-047-000	129.92	1.0	7
075-090-048-000	129.92	1.0	7
075-090-049-000	129.92	1.0	7
075-090-050-000	129.92	1.0	7
075-090-051-000	129.92	1.0	7
075-090-052-000	129.92	1.0	7
075-090-053-000	129.92	1.0	7
075-090-054-000	129.92	1.0	7
075-090-055-000	129.92	1.0	7
075-090-056-000	129.92	1.0	7
075-090-057-000	129.92	1.0	7
075-090-058-000	129.92	1.0	7
075-090-059-000	129.92	1.0	7
075-090-060-000	129.92	1.0	7
075-090-061-000	129.92	1.0	7
075-090-063-000	129.92	1.0	7
Total:	**23,775.36**	**183.0**	
074-018-052-000	88.00	1.0	8
074-018-055-000	88.00	1.0	8
074-018-056-000	88.00	1.0	8
074-018-057-000	88.00	1.0	8
074-018-058-000	88.00	1.0	8
074-018-059-000	88.00	1.0	8
074-018-060-000	88.00	1.0	8
Total:	**616.00**	**7.0**	

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.2

SECTION 5: PUBLIC HEARING

Meeting Date: July 8, 2013

Subject/ Title: Crossroads Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2013/2014.

From: Jill Anderson, City Manager

Submitted by: Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2013/2014.

SUMMARY

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

The Engineer's Annual Levy Report for Fiscal Year 2013/2014 has been prepared in accordance with the privisions 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 proportinate to the parcel's special benefit zones. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2013/2014.

The Engineer's Report contains three zones that are assessed and a district benefit. Each of these zones and the district benefit have healthy reserves. Zone 2 and Zone 4 revenues are currently exceeding expenses so the assessment rates in those two districts will be reduced. The district benefit levy per equivalent dwelling unit (EDU) will stay the same.

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 2013/2014.

FISCAL IMPACT

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2013/2014 are as follows:

	FY 12/13	**FY 13/14**	**Change in Assessment**
District Benefit:	$78.17	$78.17	No Change
Zone 1:	$53.14	$21.41	($31.73)
Zone 2:	$65.55	$30.01	($35.54)
Zone 3:	$ 0.00	$ 0.00	No Assessments
Zone 4:	$64.91	$27.08	($37.83)

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

ATTACHMENTS

1. Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District Fiscal Year 2013/2014

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2013 and ending June 30, 2014; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2013/2014**" as required by the Act; and,

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

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

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

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2013/2014.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST: **APPROVED:**

_____________________________ _____________________________

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2013/2014 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013, and ending June 30, 2014, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 08, 2013, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2013 and ending June 30, 2014, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember _________________, seconded by _________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
__________________________	______________________________
Annabelle Aguilar, CMC	**Richard D. O'Brien**
City Clerk	**Mayor**

City of Riverbank

Crossroads Landscaping and Lighting District

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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WILLDAN Financial Services

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 2013/2014, 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 _______________, 2013.

Willdan Financial Services
Assessment Engineer

By: ___________________________________

Beatrice Medina, Project Manager
District Administration Services

By: ___________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

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 XIIID* (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 2013/2014. 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 2013/2014. 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 2013/2014 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 2013/2014 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 XIIID, 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 XIIID, 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 2013/2014 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 2013/2014 based on the estimated net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

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

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

The District currently includes approximately

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

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

All improvements to be acquired, maintained and serviced in the District directly result from the development of properties within the Crossroads Specific Plan. They consist of parkway and median landscaping, street lighting, traffic signals, parks, trails, open space areas and appurtenant facilities. All the improvements to be funded by District assessments are public improvements within the District boundaries or adjacent public areas and right-of-ways constructed and installed as part of the development plans and agreements required and/or necessary to enhance the special benefits to each lot, parcel and subdivision therein. Properties within the District are grouped into zones of benefit ("Zones") based on their proximity and benefit from the various improvements provided by the District. Each Zone incorporates specific improvements that are associated with the properties in that Zone and the annual cost of providing those improvements are proportionately shared by the properties in that Zone. These Zones are discussed in more detail later in this section of the Report.

B. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Improvements Authorized by the 1972 Act

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

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

d. The removal of trimmings, rubbish, debris, and other solid waste;
e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
f. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements;

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

Overall District Improvements

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

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

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

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

Regional — District-wide Benefit Improvements

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

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

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

Median Landscaping: Median island landscaping on the arterial and primary collector streets including the traffic circles within the District are included and funded by the regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, monuments, hardscape amenities, ornamental structures, and irrigation and drainage facilities identified as:

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

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

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

- Landscaped parkway areas on both the east and west sides of Roselle Avenue from a point 500' north of Claribel Road, north to the MID Main Canal (District Boundary) that includes or will include:
  - Approximately 4,230 linear feet of high density landscaping on each side of Roselle Avenue, totaling an estimated 21,000 square feet (0.5 acres);
  - An estimated 100 to 200 trees; and
  - Approximately 16,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on Morrill Road between the MID Main Canal extending west approximately 244 feet to a point midway between Homewood Court and Huntley Court totaling approximately 2,570 square feet of landscaping (0.059 acres);

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

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

    - An estimated 80 to 150 trees;
    - Approximately 38,400 square feet of trail and hardscape amenities; and
    - An estimated 4,800 linear feet of fencing associated with the trail and landscaped areas.
- The Oakdale Road bike path area located between Morrill Avenue and Claribel Road on the east side of Oakdale Road that includes:
    - Approximately 4,900 linear feet of low density landscaping, an estimated 9,800 square feet of landscaped area;
    - Approximately 49,000 square feet of bike path and hardscape amenities.

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

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

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

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

This area includes approximately 47,560 square feet of landscaping and approximately 45 trees.

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

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

Local Benefit Improvements (Zone Specific)

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

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

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

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

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

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

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

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

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

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

Zone 03 currently includes all properties within the District boundaries that are not included within Zones 01, 02 or 04. There are no Local improvements currently identified for this Zone and the parcels are only assessed for their proportional share of the Regional Improvements. As properties within this Zone are developed and subdivided, they will likely be incorporated into one of the District’s other local Zones or a new local Zone may be established to address their specific improvement and benefits. In either case, these changes will facilitate increased assessments for the affected properties. All such assessment increases will be subject to the substantive and procedural requirements of Article XIIID. It is anticipated that when all development has been completed (build-out), Zone 03 will likely include only the commercial developments, properties that cannot be developed or existing residential properties within the District that only benefit from the Regional Improvements.

Zone 04 incorporates a significant portion of the residential developments within the District and generally includes all residential subdivisions south and east of Zone 02 and north of the Commercial Center. The parcels and subdivisions of Zone 04 (including the four new residential subdivisions known as the Heartlands, the Cottages, the Gables and Prospector's Court) represent one thousand five hundred and fifty-two (1,552) single-family residential parcels, one hundred thirty nine (139) multifamily parcels, and one nonresidential parcel. In addition to Regional improvements, these properties benefit and are assessed for the following:

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

PART II — METHOD OF APPORTIONMENT

A. General

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

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the*

estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel. In addition, pursuant to *Article XIIID, 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 XIIID, Section 4* of the Constitution.

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

EDU Application by Land Use:

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

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

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

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

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

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

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

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EDU. This land use classification may include but is not limited to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

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

Property Type	EDU	Multiplier
Single Family Residential	1.00	Per Unit/Lot/Parcel
Multifamily Residential	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned Single Family Unit
	0.75	Per Planned Multi-Family Unit
Undefined Vacant Lot	1.00	Per Parcel
Defined Planned Vacant Lot	1.00	Per Acre
Developed Commercial	4.00	Per Acre
Recreational or Limited Commercial Use	2.00	Per Acre
Exempt	0.00	Per Parcel

Land Use Codes and Equivalent Dwelling Units

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

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

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

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

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

The formulas described in the preceding description of calculating each parcel's Levy Amount is applied separately for both Regional (District-wide) Benefits and the Zone Benefits applicable to each parcel. The combined amount of the Regional and Zone assessment is the parcel's annual assessment amount (Levy) that will be submitted to the County for inclusion on the property tax roll.

D. Assessment Range Formula

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

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

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

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

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

PART III — DISTRICT BUDGETS

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2013/2014:

- The Maximum Assessment Rate for District-wide Improvements is $209.63/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is $68.51/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is $75.88/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is $0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is $78.38/EDU.

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

- Zone 01 $278.14 ($209.63+$68.51)
- Zone 02 $285.51 ($209.63+$75.88)
- Zone 03 $209.63 ($209.63+$0.00)
- Zone 04 $288.01 ($209.63+$78.38)

The follow page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2013/2014. 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 2013/2014.

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.

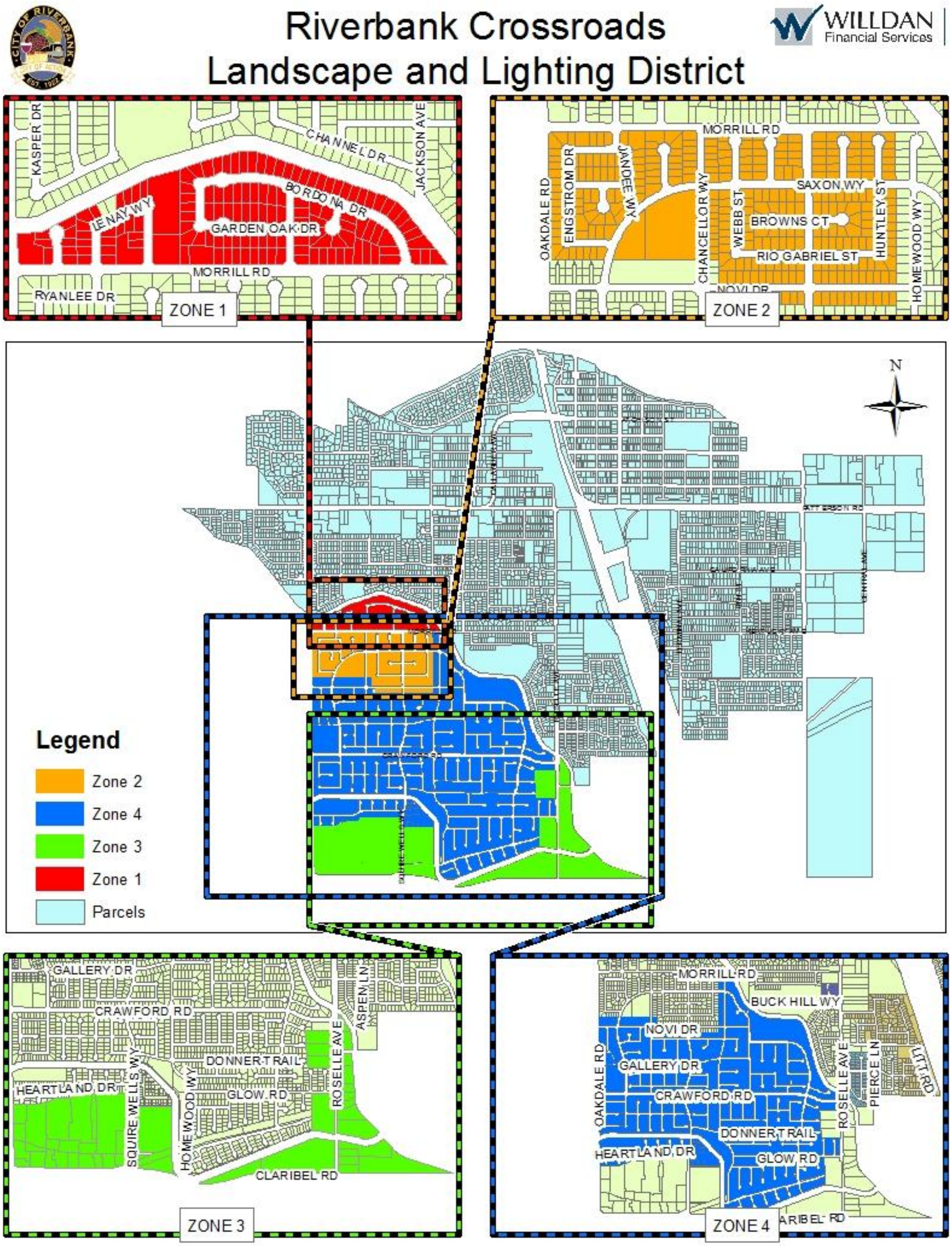
District Budget Fiscal Year 2013/2014

BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	$0	$3,082	$0	$3,604	$0	$24,314	$31,000
Median/Traffic Circle Maintenance	636	4,683	0	0	0	681	6,000
Trail Landscape Maintenance	0	8,520	0	0	0	0	8,520
Park/Open Space Landscape Maintenance	7,335	29,339	0	0	0	826	37,500
Drainage Channel Maintenance	0	0	0	0	0	10,000	10,000
Pedestrian Connection	0	0	0	0	0	600	600
Landscape Reserves/Weed Abatement	0	0	0	0	0	0	0
Repairs/Abatement	0	40,153	2,886	4,319	0	2,642	50,000
Landscape	0	1,500	0	1,000	0	2,500	5,000
Utilities	0	61,845	0	0	0	0	61,845
Neighborhood Park Maintenance	0	35,000	0	0	0	0	35,000
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Street Light Maintenance	49	208	125	220	0	1,398	2,000
Capital Expenditure	0	0	0	0	0	0	0
Direct Costs Subtotal	**$8,020**	**$184,330**	**$3,011**	**$9,143**	**$0**	**$42,961**	**$247,465**
ADMINISTRATION COSTS							
Personnel/Overhead/ Professional Fees	$0	$5,267	$0	$0	$0	$1,967	$7,234
Muni Admin	0	7,395	0	0	0	0	7,395
County Administration Fee	0	723	35	70	0	410	1,238
Miscellaneous Administration Expenses	0	0	0	0	0	237	237
Administrative Costs Subtotal	**$0**	**$13,385**	**$35**	**$70**	**$0**	**$2,614**	**$16,104**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$8,020**	**$197,715**	**$3,046**	**$9,213**	**$0**	**$45,575**	**$263,569**
Reserve Fund Collection	0	0	0	0	0	0	0
Improvement Replacement Fund Collection	0	0	0	0	0	0	0
(Sub-Total) Levy Collection	**$8,020**	**$197,715**	**$3,046**	**$9,213**	**$0**	**$45,575**	**$263,569**
Reserve Fund Contribution	0	(28,470)	(20,000)	(114,000)	0	(40,000)	(202,470)
Capital Improvement Project Contributions	0	5,000	20,000	114,000	0	40,000	179,000
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	**0**	**(23,470)**	**0**	**0**	**0**	**0**	**(23,470)**
Balance to Levy	**$8,020**	**$174,245**	**$3,046**	**$9,213**	**$0**	**$45,575**	**$240,099**
DISTRICT STATISTICS							
Total Parcels		2,220	140	307	39	1,699	
Total Parcels Levied		2,188	140	307	39	1,699	
Total Equivalent Dwelling Units (EDU)		2,229.04	142.29	307.00	91.30	1,682.75	
Levy per EDU		**$78.17**	**$21.41**	**$30.01**	**$0.00**	**$27.08**	
Maximum Levy per EDU		**$209.63**	**$68.51**	**$75.88**	**$0.00**	**$78.38**	
RESERVE INFORMATION							
Reserve Fund Balance		$61,822	$42,578	$121,623	$0	$127,710	$353,733
Reserve Fund Activity		(28,470)	(20,000)	(114,000)	0	(40,000)	(202,470)
Projected Ending Reserve Fund Balance		**$33,352**	**$22,578**	**$7,623**	**$0**	**$87,710**	**$151,263**
Capital Improvement Project Fund Balance		$88,471	$2,791	$7,427	$0	$40,311	$139,000
Capital Expenditure/Improvement Fund Activity		5,000	20,000	114,000	0	40,000	179,000
Projected Ending Improvement Fund Balance		**$93,471**	**$22,791**	**$121,427**	**$0**	**$80,311**	**$318,000**
Total Projected Available Fund Balance		**$126,823**	**$45,369**	**$129,050**	**$0**	**$168,021**	**$469,263**

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 2013/2014. Details regarding the lines and dimensions of the parcels within the District are shown on the Stanislaus County Assessor’s Parcel Maps (APN Maps) and by reference the APN Maps are made part of this Report.

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



PART VI — ASSESSMENT ROLL

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

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

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-051-001-000	1	1.00	$77.63	$20.23	$97.84
075-051-002-000	1	1.00	77.63	20.23	97.84
075-051-003-000	1	1.00	77.63	20.23	97.84
075-051-004-000	1	1.00	77.63	20.23	97.84
075-051-005-000	1	1.00	77.63	20.23	97.84
075-051-006-000	1	1.00	77.63	20.23	97.84
075-051-007-000	1	1.00	77.63	20.23	97.84
075-051-008-000	1	1.00	77.63	20.23	97.84
075-051-009-000	1	1.00	77.63	20.23	97.84
075-051-010-000	1	1.00	77.63	20.23	97.84
075-051-011-000	1	1.00	77.63	20.23	97.84
075-051-012-000	1	1.00	77.63	20.23	97.84
075-051-013-000	1	1.00	77.63	20.23	97.84
075-051-014-000	1	1.00	77.63	20.23	97.84
075-051-015-000	1	1.00	77.63	20.23	97.84
075-051-016-000	1	1.00	77.63	20.23	97.84
075-051-017-000	1	1.00	77.63	20.23	97.84
075-051-018-000	1	1.00	77.63	20.23	97.84
075-051-019-000	1	1.00	77.63	20.23	97.84
075-051-020-000	1	1.00	77.63	20.23	97.84
075-051-021-000	1	1.00	77.63	20.23	97.84
075-051-022-000	1	1.00	77.63	20.23	97.84
075-051-023-000	1	1.00	77.63	20.23	97.84
075-051-024-000	1	1.00	77.63	20.23	97.84
075-051-025-000	1	1.00	77.63	20.23	97.84
075-051-026-000	1	1.00	77.63	20.23	97.84
075-051-027-000	1	1.00	77.63	20.23	97.84
075-051-028-000	1	1.00	77.63	20.23	97.84
075-051-029-000	1	1.00	77.63	20.23	97.84
075-051-030-000	1	1.00	77.63	20.23	97.84
075-051-032-000	1	1.00	77.63	20.23	97.84
075-051-033-000	1	1.00	77.63	20.23	97.84
075-051-034-000	1	1.00	77.63	20.23	97.84
075-051-035-000	1	1.00	77.63	20.23	97.84
075-051-036-000	1	1.00	77.63	20.23	97.84
075-051-037-000	1	1.00	77.63	20.23	97.84
075-051-038-000	1	1.00	77.63	20.23	97.84
075-051-039-000	1	1.00	77.63	20.23	97.84
075-051-040-000	1	1.00	77.63	20.23	97.84
075-051-041-000	1	1.00	77.63	20.23	97.84
075-051-042-000	1	1.00	77.63	20.23	97.84
075-051-043-000	1	1.00	77.63	20.23	97.84
075-051-044-000	1	1.00	77.63	20.23	97.84
075-051-045-000	1	1.00	77.63	20.23	97.84
075-051-046-000	1	1.00	77.63	20.23	97.84
075-051-047-000	1	1.00	77.63	20.23	97.84
075-051-048-000	1	1.00	77.63	20.23	97.84

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-051-049-000	1	1.00	77.63	20.23	97.84
075-051-050-000	1	1.00	77.63	20.23	97.84
075-051-051-000	1	1.00	77.63	20.23	97.84
075-051-052-000	1	1.00	77.63	20.23	97.84
075-051-053-000	1	1.00	77.63	20.23	97.84
075-051-054-000	1	1.00	77.63	20.23	97.84
075-051-055-000	1	1.00	77.63	20.23	97.84
075-051-056-000	1	1.00	77.63	20.23	97.84
075-051-057-000	1	1.00	77.63	20.23	97.84
075-051-058-000	1	1.00	77.63	20.23	97.84
075-051-059-000	1	1.00	77.63	20.23	97.84
075-051-060-000	1	1.00	77.63	20.23	97.84
075-051-061-000	1	1.00	77.63	20.23	97.84
075-051-062-000	1	1.00	77.63	20.23	97.84
075-051-063-000	1	1.00	77.63	20.23	97.84
075-051-064-000	1	1.00	77.63	20.23	97.84
075-051-065-000	1	1.00	77.63	20.23	97.84
075-051-066-000	1	1.00	77.63	20.23	97.84
075-051-067-000	1	1.00	77.63	20.23	97.84
075-051-068-000	1	1.00	77.63	20.23	97.84
075-051-069-000	1	1.00	77.63	20.23	97.84
075-051-070-000	1	1.00	77.63	20.23	97.84
075-053-001-000	1	1.00	77.63	20.23	97.84
075-053-002-000	1	1.00	77.63	20.23	97.84
075-053-003-000	1	1.00	77.63	20.23	97.84
075-053-004-000	1	1.00	77.63	20.23	97.84
075-053-005-000	1	1.00	77.63	20.23	97.84
075-053-006-000	1	1.00	77.63	20.23	97.84
075-053-007-000	1	1.00	77.63	20.23	97.84
075-053-008-000	1	1.00	77.63	20.23	97.84
075-053-009-000	1	1.00	77.63	20.23	97.84
075-053-010-000	1	1.00	77.63	20.23	97.84
075-053-011-000	1	1.00	77.63	20.23	97.84
075-053-012-000	1	1.00	77.63	20.23	97.84
075-053-013-000	1	1.00	77.63	20.23	97.84
075-053-014-000	1	1.00	77.63	20.23	97.84
075-053-015-000	1	1.00	77.63	20.23	97.84
075-053-016-000	1	1.00	77.63	20.23	97.84
075-053-017-000	1	1.00	77.63	20.23	97.84
075-053-018-000	1	1.00	77.63	20.23	97.84
075-053-019-000	1	1.00	77.63	20.23	97.84
075-053-020-000	1	1.00	77.63	20.23	97.84
075-053-021-000	1	1.00	77.63	20.23	97.84
075-053-022-000	1	1.00	77.63	20.23	97.84
075-053-023-000	1	1.00	77.63	20.23	97.84
075-053-024-000	1	1.00	77.63	20.23	97.84
075-053-025-000	1	1.00	77.63	20.23	97.84
075-053-026-000	1	1.00	77.63	20.23	97.84
075-053-027-000	1	1.00	77.63	20.23	97.84

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-053-028-000	1	1.00	77.63	20.23	97.84
075-053-029-000	1	1.00	77.63	20.23	97.84
075-053-030-000	1	1.00	77.63	20.23	97.84
075-053-031-000	1	1.00	77.63	20.23	97.84
075-053-032-000	1	1.00	77.63	20.23	97.84
075-053-033-000	1	1.00	77.63	20.23	97.84
075-053-034-000	1	1.00	77.63	20.23	97.84
075-053-035-000	1	1.00	77.63	20.23	97.84
075-053-036-000	1	1.00	77.63	20.23	97.84
075-053-037-000	1	1.00	77.63	20.23	97.84
075-057-001-000	1	2.60	201.83	52.59	254.40
075-057-002-000	1	1.00	77.63	20.23	97.84
075-057-003-000	1	1.00	77.63	20.23	97.84
075-057-004-000	1	1.00	77.63	20.23	97.84
075-057-005-000	1	1.00	77.63	20.23	97.84
075-057-006-000	1	1.00	77.63	20.23	97.84
075-057-007-000	1	1.00	77.63	20.23	97.84
075-057-008-000	1	1.00	77.63	20.23	97.84
075-057-009-000	1	1.00	77.63	20.23	97.84
075-057-010-000	1	1.00	77.63	20.23	97.84
075-057-011-000	1	1.00	77.63	20.23	97.84
075-057-012-000	1	1.00	77.63	20.23	97.84
075-057-013-000	1	1.00	77.63	20.23	97.84
075-057-014-000	1	1.00	77.63	20.23	97.84
075-057-015-000	1	1.00	77.63	20.23	97.84
075-057-016-000	1	1.00	77.63	20.23	97.84
075-057-019-000	1	1.00	77.63	20.23	97.84
075-057-020-000	1	1.00	77.63	20.23	97.84
075-057-021-000	1	1.00	77.63	20.23	97.84
075-057-022-000	1	1.00	77.63	20.23	97.84
075-057-026-000	1	1.00	77.63	20.23	97.84
075-057-027-000	1	1.00	77.63	20.23	97.84
075-057-028-000	1	1.00	77.63	20.23	97.84
075-057-029-000	1	1.00	77.63	20.23	97.84
075-057-030-000	1	1.00	77.63	20.23	97.84
075-057-031-000	1	1.00	77.63	20.23	97.84
075-057-032-000	1	1.00	77.63	20.23	97.84
075-057-033-000	1	1.00	77.63	20.23	97.84
075-057-034-000	1	1.00	77.63	20.23	97.84
075-057-035-000	1	1.00	77.63	20.23	97.84
075-057-036-000	1	1.00	77.63	20.23	97.84
075-057-037-000	1	1.00	77.63	20.23	97.84
075-057-038-000	1	1.00	77.63	20.23	97.84
075-057-039-000	1	1.69	776.27	202.26	978.52
075-059-001-000	2	1.00	77.63	30.01	107.62
075-059-002-000	2	1.00	77.63	30.01	107.62
075-059-003-000	2	1.00	77.63	30.01	107.62
075-059-004-000	2	1.00	77.63	30.01	107.62
075-059-005-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-059-006-000	2	1.00	77.63	30.01	107.62
075-059-007-000	2	1.00	77.63	30.01	107.62
075-059-008-000	2	1.00	77.63	30.01	107.62
075-059-009-000	2	1.00	77.63	30.01	107.62
075-059-010-000	2	1.00	77.63	30.01	107.62
075-059-011-000	2	1.00	77.63	30.01	107.62
075-059-012-000	2	1.00	77.63	30.01	107.62
075-059-013-000	2	1.00	77.63	30.01	107.62
075-059-014-000	2	1.00	77.63	30.01	107.62
075-059-015-000	2	1.00	77.63	30.01	107.62
075-059-016-000	2	1.00	77.63	30.01	107.62
075-059-017-000	2	1.00	77.63	30.01	107.62
075-059-018-000	2	1.00	77.63	30.01	107.62
075-059-019-000	2	1.00	77.63	30.01	107.62
075-059-020-000	2	1.00	77.63	30.01	107.62
075-059-021-000	2	1.00	77.63	30.01	107.62
075-059-022-000	2	1.00	77.63	30.01	107.62
075-059-023-000	2	1.00	77.63	30.01	107.62
075-059-024-000	2	1.00	77.63	30.01	107.62
075-059-025-000	2	1.00	77.63	30.01	107.62
075-059-026-000	2	1.00	77.63	30.01	107.62
075-059-027-000	2	1.00	77.63	30.01	107.62
075-059-028-000	2	1.00	77.63	30.01	107.62
075-059-029-000	2	1.00	77.63	30.01	107.62
075-059-030-000	2	1.00	77.63	30.01	107.62
075-059-031-000	2	1.00	77.63	30.01	107.62
075-059-032-000	2	1.00	77.63	30.01	107.62
075-059-033-000	2	1.00	77.63	30.01	107.62
075-059-034-000	2	1.00	77.63	30.01	107.62
075-059-035-000	2	1.00	77.63	30.01	107.62
075-059-036-000	2	1.00	77.63	30.01	107.62
075-059-037-000	2	1.00	77.63	30.01	107.62
075-059-038-000	2	1.00	77.63	30.01	107.62
075-059-039-000	2	1.00	77.63	30.01	107.62
075-059-041-000	2	1.00	77.63	30.01	107.62
075-059-042-000	2	1.00	77.63	30.01	107.62
075-059-043-000	2	1.00	77.63	30.01	107.62
075-059-044-000	2	1.00	77.63	30.01	107.62
075-059-045-000	2	1.00	77.63	30.01	107.62
075-059-046-000	2	1.00	77.63	30.01	107.62
075-059-047-000	2	1.00	77.63	30.01	107.62
075-059-048-000	2	1.00	77.63	30.01	107.62
075-059-049-000	2	1.00	77.63	30.01	107.62
075-059-050-000	2	1.00	77.63	30.01	107.62
075-059-051-000	2	1.00	77.63	30.01	107.62
075-059-052-000	2	1.00	77.63	30.01	107.62
075-059-053-000	2	1.00	77.63	30.01	107.62
075-059-054-000	2	1.00	77.63	30.01	107.62
075-059-055-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-059-056-000	2	1.00	77.63	30.01	107.62
075-059-057-000	2	1.00	77.63	30.01	107.62
075-059-058-000	2	1.00	77.63	30.01	107.62
075-059-059-000	2	1.00	77.63	30.01	107.62
075-059-060-000	2	1.00	77.63	30.01	107.62
075-059-062-000	2	1.00	77.63	30.01	107.62
075-059-063-000	2	1.00	77.63	30.01	107.62
075-060-001-000	2	1.00	77.63	30.01	107.62
075-060-002-000	2	1.00	77.63	30.01	107.62
075-060-003-000	2	1.00	77.63	30.01	107.62
075-060-004-000	2	1.00	77.63	30.01	107.62
075-060-005-000	2	1.00	77.63	30.01	107.62
075-060-006-000	2	1.00	77.63	30.01	107.62
075-060-007-000	2	1.00	77.63	30.01	107.62
075-060-008-000	2	1.00	77.63	30.01	107.62
075-060-009-000	2	1.00	77.63	30.01	107.62
075-060-010-000	2	1.00	77.63	30.01	107.62
075-060-011-000	2	1.00	77.63	30.01	107.62
075-060-013-000	2	1.00	77.63	30.01	107.62
075-060-014-000	2	1.00	77.63	30.01	107.62
075-060-015-000	2	1.00	77.63	30.01	107.62
075-060-016-000	2	1.00	77.63	30.01	107.62
075-060-017-000	2	1.00	77.63	30.01	107.62
075-060-018-000	2	1.00	77.63	30.01	107.62
075-060-019-000	2	1.00	77.63	30.01	107.62
075-060-020-000	2	1.00	77.63	30.01	107.62
075-060-021-000	2	1.00	77.63	30.01	107.62
075-060-022-000	2	1.00	77.63	30.01	107.62
075-060-023-000	2	1.00	77.63	30.01	107.62
075-060-024-000	2	1.00	77.63	30.01	107.62
075-060-025-000	2	1.00	77.63	30.01	107.62
075-060-026-000	2	1.00	77.63	30.01	107.62
075-060-027-000	2	1.00	77.63	30.01	107.62
075-060-028-000	2	1.00	77.63	30.01	107.62
075-060-029-000	2	1.00	77.63	30.01	107.62
075-060-030-000	2	1.00	77.63	30.01	107.62
075-060-031-000	2	1.00	77.63	30.01	107.62
075-060-032-000	2	1.00	77.63	30.01	107.62
075-060-033-000	2	1.00	77.63	30.01	107.62
075-060-034-000	2	1.00	77.63	30.01	107.62
075-060-035-000	2	1.00	77.63	30.01	107.62
075-060-036-000	2	1.00	77.63	30.01	107.62
075-060-037-000	2	1.00	77.63	30.01	107.62
075-060-038-000	2	1.00	77.63	30.01	107.62
075-060-039-000	2	1.00	77.63	30.01	107.62
075-060-040-000	2	1.00	77.63	30.01	107.62
075-060-041-000	2	1.00	77.63	30.01	107.62
075-060-042-000	2	1.00	77.63	30.01	107.62
075-060-043-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-060-044-000	2	1.00	77.63	30.01	107.62
075-060-045-000	2	1.00	77.63	30.01	107.62
075-060-046-000	2	1.00	77.63	30.01	107.62
075-060-047-000	2	1.00	77.63	30.01	107.62
075-060-048-000	2	1.00	77.63	30.01	107.62
075-060-049-000	2	1.00	77.63	30.01	107.62
075-060-050-000	2	1.00	77.63	30.01	107.62
075-060-051-000	2	1.00	77.63	30.01	107.62
075-060-052-000	2	1.00	77.63	30.01	107.62
075-060-053-000	2	1.00	77.63	30.01	107.62
075-060-054-000	2	1.00	77.63	30.01	107.62
075-060-055-000	2	1.00	77.63	30.01	107.62
075-060-056-000	2	1.00	77.63	30.01	107.62
075-060-057-000	2	1.00	77.63	30.01	107.62
075-060-058-000	2	1.00	77.63	30.01	107.62
075-060-059-000	2	1.00	77.63	30.01	107.62
075-060-060-000	2	1.00	77.63	30.01	107.62
075-060-061-000	2	1.00	77.63	30.01	107.62
075-060-062-000	2	1.00	77.63	30.01	107.62
075-060-063-000	2	1.00	77.63	30.01	107.62
075-060-064-000	2	1.00	77.63	30.01	107.62
075-060-065-000	2	1.00	77.63	30.01	107.62
075-060-066-000	2	1.00	77.63	30.01	107.62
075-060-067-000	2	1.00	77.63	30.01	107.62
075-060-068-000	2	1.00	77.63	30.01	107.62
075-060-069-000	2	1.00	77.63	30.01	107.62
075-060-070-000	2	1.00	77.63	30.01	107.62
075-060-071-000	2	1.00	77.63	30.01	107.62
075-060-072-000	2	1.00	77.63	30.01	107.62
075-060-073-000	2	1.00	77.63	30.01	107.62
075-060-074-000	2	1.00	77.63	30.01	107.62
075-060-075-000	2	1.00	77.63	30.01	107.62
075-060-076-000	2	1.00	77.63	30.01	107.62
075-060-077-000	2	1.00	77.63	30.01	107.62
075-060-078-000	2	1.00	77.63	30.01	107.62
075-061-001-000	2	1.00	77.63	30.01	107.62
075-061-002-000	2	1.00	77.63	30.01	107.62
075-061-003-000	2	1.00	77.63	30.01	107.62
075-061-004-000	2	1.00	77.63	30.01	107.62
075-061-005-000	2	1.00	77.63	30.01	107.62
075-061-006-000	2	1.00	77.63	30.01	107.62
075-061-007-000	2	1.00	77.63	30.01	107.62
075-061-008-000	2	1.00	77.63	30.01	107.62
075-061-009-000	2	1.00	77.63	30.01	107.62
075-061-010-000	2	1.00	77.63	30.01	107.62
075-061-011-000	2	1.00	77.63	30.01	107.62
075-061-012-000	2	1.00	77.63	30.01	107.62
075-061-013-000	2	1.00	77.63	30.01	107.62
075-061-014-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-061-015-000	2	1.00	77.63	30.01	107.62
075-061-016-000	2	1.00	77.63	30.01	107.62
075-061-017-000	2	1.00	77.63	30.01	107.62
075-061-018-000	2	1.00	77.63	30.01	107.62
075-061-019-000	2	1.00	77.63	30.01	107.62
075-061-020-000	2	1.00	77.63	30.01	107.62
075-061-021-000	2	1.00	77.63	30.01	107.62
075-061-022-000	2	1.00	77.63	30.01	107.62
075-061-023-000	2	1.00	77.63	30.01	107.62
075-061-024-000	2	1.00	77.63	30.01	107.62
075-061-025-000	2	1.00	77.63	30.01	107.62
075-061-026-000	2	1.00	77.63	30.01	107.62
075-061-027-000	2	1.00	77.63	30.01	107.62
075-061-028-000	2	1.00	77.63	30.01	107.62
075-061-029-000	2	1.00	77.63	30.01	107.62
075-061-030-000	2	1.00	77.63	30.01	107.62
075-061-031-000	2	1.00	77.63	30.01	107.62
075-061-032-000	2	1.00	77.63	30.01	107.62
075-061-033-000	2	1.00	77.63	30.01	107.62
075-061-034-000	2	1.00	77.63	30.01	107.62
075-061-035-000	2	1.00	77.63	30.01	107.62
075-061-036-000	2	1.00	77.63	30.01	107.62
075-061-037-000	2	1.00	77.63	30.01	107.62
075-061-038-000	2	1.00	77.63	30.01	107.62
075-061-039-000	2	1.00	77.63	30.01	107.62
075-061-040-000	2	1.00	77.63	30.01	107.62
075-061-041-000	2	1.00	77.63	30.01	107.62
075-061-042-000	2	1.00	77.63	30.01	107.62
075-061-043-000	2	1.00	77.63	30.01	107.62
075-061-044-000	2	1.00	77.63	30.01	107.62
075-061-045-000	2	1.00	77.63	30.01	107.62
075-061-046-000	2	1.00	77.63	30.01	107.62
075-061-047-000	2	1.00	77.63	30.01	107.62
075-061-048-000	2	1.00	77.63	30.01	107.62
075-061-049-000	2	1.00	77.63	30.01	107.62
075-061-050-000	2	1.00	77.63	30.01	107.62
075-061-051-000	2	1.00	77.63	30.01	107.62
075-061-052-000	2	1.00	77.63	30.01	107.62
075-061-053-000	2	1.00	77.63	30.01	107.62
075-061-054-000	2	1.00	77.63	30.01	107.62
075-061-055-000	2	1.00	77.63	30.01	107.62
075-061-056-000	2	1.00	77.63	30.01	107.62
075-061-057-000	2	1.00	77.63	30.01	107.62
075-061-058-000	2	1.00	77.63	30.01	107.62
075-061-059-000	2	1.00	77.63	30.01	107.62
075-061-060-000	2	1.00	77.63	30.01	107.62
075-061-061-000	2	1.00	77.63	30.01	107.62
075-061-062-000	2	1.00	77.63	30.01	107.62
075-061-063-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-061-064-000	2	1.00	77.63	30.01	107.62
075-061-065-000	2	1.00	77.63	30.01	107.62
075-061-066-000	2	1.00	77.63	30.01	107.62
075-061-067-000	2	1.00	77.63	30.01	107.62
075-061-068-000	2	1.00	77.63	30.01	107.62
075-061-069-000	2	1.00	77.63	30.01	107.62
075-062-001-000	2	1.00	77.63	30.01	107.62
075-062-002-000	2	1.00	77.63	30.01	107.62
075-062-003-000	2	1.00	77.63	30.01	107.62
075-062-004-000	2	1.00	77.63	30.01	107.62
075-062-005-000	2	1.00	77.63	30.01	107.62
075-062-006-000	2	1.00	77.63	30.01	107.62
075-062-007-000	2	1.00	77.63	30.01	107.62
075-062-008-000	2	1.00	77.63	30.01	107.62
075-062-009-000	2	1.00	77.63	30.01	107.62
075-062-010-000	2	1.00	77.63	30.01	107.62
075-062-011-000	2	1.00	77.63	30.01	107.62
075-062-012-000	2	1.00	77.63	30.01	107.62
075-062-013-000	2	1.00	77.63	30.01	107.62
075-062-014-000	2	1.00	77.63	30.01	107.62
075-062-015-000	2	1.00	77.63	30.01	107.62
075-062-016-000	2	1.00	77.63	30.01	107.62
075-062-017-000	2	1.00	77.63	30.01	107.62
075-062-018-000	2	1.00	77.63	30.01	107.62
075-062-019-000	2	1.00	77.63	30.01	107.62
075-062-020-000	2	1.00	77.63	30.01	107.62
075-062-021-000	2	1.00	77.63	30.01	107.62
075-062-022-000	2	1.00	77.63	30.01	107.62
075-062-023-000	2	1.00	77.63	30.01	107.62
075-062-024-000	2	1.00	77.63	30.01	107.62
075-062-025-000	2	1.00	77.63	30.01	107.62
075-062-026-000	2	1.00	77.63	30.01	107.62
075-062-027-000	2	1.00	77.63	30.01	107.62
075-062-028-000	2	1.00	77.63	30.01	107.62
075-062-029-000	2	1.00	77.63	30.01	107.62
075-062-030-000	2	1.00	77.63	30.01	107.62
075-062-031-000	2	1.00	77.63	30.01	107.62
075-062-032-000	2	1.00	77.63	30.01	107.62
075-079-001-000	2	1.00	77.63	30.01	107.62
075-079-002-000	2	1.00	77.63	30.01	107.62
075-079-003-000	2	1.00	77.63	30.01	107.62
075-079-004-000	2	1.00	77.63	30.01	107.62
075-079-005-000	2	1.00	77.63	30.01	107.62
075-079-006-000	2	1.00	77.63	30.01	107.62
075-079-007-000	2	1.00	77.63	30.01	107.62
075-079-008-000	2	1.00	77.63	30.01	107.62
075-079-009-000	2	1.00	77.63	30.01	107.62
075-079-010-000	2	1.00	77.63	30.01	107.62
075-079-011-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-079-012-000	2	1.00	77.63	30.01	107.62
075-079-013-000	2	1.00	77.63	30.01	107.62
075-079-014-000	2	1.00	77.63	30.01	107.62
075-079-015-000	2	1.00	77.63	30.01	107.62
075-079-016-000	2	1.00	77.63	30.01	107.62
075-079-017-000	2	1.00	77.63	30.01	107.62
075-079-018-000	2	1.00	77.63	30.01	107.62
075-079-019-000	2	1.00	77.63	30.01	107.62
075-079-020-000	2	1.00	77.63	30.01	107.62
075-079-021-000	2	1.00	77.63	30.01	107.62
075-079-022-000	2	1.00	77.63	30.01	107.62
075-079-023-000	2	1.00	77.63	30.01	107.62
075-079-024-000	2	1.00	77.63	30.01	107.62
075-079-025-000	2	1.00	77.63	30.01	107.62
075-079-026-000	2	1.00	77.63	30.01	107.62
075-079-027-000	2	1.00	77.63	30.01	107.62
075-079-028-000	2	1.00	77.63	30.01	107.62
075-079-029-000	2	1.00	77.63	30.01	107.62
075-079-030-000	2	1.00	77.63	30.01	107.62
075-079-031-000	2	1.00	77.63	30.01	107.62
075-079-032-000	2	1.00	77.63	30.01	107.62
075-079-033-000	2	1.00	77.63	30.01	107.62
075-079-034-000	2	1.00	77.63	30.01	107.62
075-079-035-000	2	1.00	77.63	30.01	107.62
075-079-036-000	2	1.00	77.63	30.01	107.62
075-079-037-000	2	1.00	77.63	30.01	107.62
075-079-038-000	2	1.00	77.63	30.01	107.62
075-079-039-000	2	1.00	77.63	30.01	107.62
075-079-040-000	2	1.00	77.63	30.01	107.62
075-079-041-000	2	1.00	77.63	30.01	107.62
075-079-042-000	2	1.00	77.63	30.01	107.62
075-079-043-000	2	1.00	77.63	30.01	107.62
075-079-044-000	2	1.00	77.63	30.01	107.62
075-079-045-000	2	1.00	77.63	30.01	107.62
075-079-046-000	2	1.00	77.63	30.01	107.62
075-079-047-000	2	1.00	77.63	30.01	107.62
075-079-048-000	2	1.00	77.63	30.01	107.62
075-079-049-000	2	1.00	77.63	30.01	107.62
075-079-050-000	2	1.00	77.63	30.01	107.62
075-079-051-000	2	1.00	77.63	30.01	107.62
075-079-052-000	2	1.00	77.63	30.01	107.62
075-079-053-000	2	1.00	77.63	30.01	107.62
075-079-054-000	2	1.00	77.63	30.01	107.62
075-079-055-000	2	1.00	77.63	30.01	107.62
075-079-056-000	2	1.00	77.63	30.01	107.62
075-079-057-000	2	1.00	77.63	30.01	107.62
075-079-058-000	2	1.00	77.63	30.01	107.62
075-079-059-000	2	1.00	77.63	30.01	107.62
075-079-060-000	2	1.00	77.63	30.01	107.62

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-079-061-000	2	1.00	77.63	30.01	107.62
075-079-062-000	2	1.00	77.63	30.01	107.62
075-079-063-000	2	1.00	77.63	30.01	107.62
075-079-064-000	2	1.00	77.63	30.01	107.62
075-079-065-000	2	1.00	77.63	30.01	107.62
075-079-066-000	2	1.00	77.63	30.01	107.62
075-079-067-000	2	1.00	77.63	30.01	107.62
075-079-068-000	2	1.00	77.63	30.01	107.62
075-014-026-000	3	1.00	77.63	0.00	77.62
075-014-027-000	3	1.00	77.63	0.00	77.62
075-021-001-000	3	1.00	77.63	0.00	77.62
075-021-002-000	3	1.00	77.63	0.00	77.62
075-021-020-000	3	1.00	77.63	0.00	77.62
075-021-021-000	3	1.00	77.63	0.00	77.62
075-021-022-000	3	1.00	77.63	0.00	77.62
075-025-003-000	3	1.00	77.63	0.00	77.62
075-025-005-000	3	1.00	77.63	0.00	77.62
075-025-007-000	3	1.00	77.63	0.00	77.62
075-025-008-000	3	1.00	77.63	0.00	77.62
075-025-009-000	3	1.00	77.63	0.00	77.62
075-025-010-000	3	1.00	77.63	0.00	77.62
075-025-011-000	3	1.00	77.63	0.00	77.62
075-069-002-000	3	1.00	77.63	0.00	77.62
075-069-003-000	3	1.00	77.63	0.00	77.62
075-073-002-000	3	1.00	77.63	0.00	77.62
075-093-005-000	3	1.53	118.77	0.00	118.76
075-093-006-000	3	0.76	59.00	0.00	58.98
075-093-007-000	3	1.49	115.66	0.00	115.66
075-093-008-000	3	0.68	52.79	0.00	52.78
075-093-024-000	3	0.36	27.95	0.00	27.94
075-093-025-000	3	2.11	163.79	0.00	163.78
075-093-030-000	3	10.96	464.21	0.00	464.20
075-093-031-000	3	10.00	379.60	0.00	379.58
075-093-034-000	3	1.81	121.10	0.00	121.08
075-093-035-000	3	0.90	69.86	0.00	69.86
075-093-036-000	3	1.08	83.84	0.00	83.82
075-093-037-000	3	0.73	56.67	0.00	56.66
075-093-038-000	3	1.35	104.80	0.00	104.78
075-093-039-000	3	1.14	88.49	0.00	88.48
075-093-040-000	3	0.95	73.75	0.00	73.74
075-093-041-000	3	6.57	510.01	0.00	510.00
075-093-043-000	3	1.45	112.56	0.00	112.54
075-093-044-000	3	1.09	84.61	0.00	84.60
075-093-045-000	3	1.25	97.03	0.00	97.02
075-093-046-000	3	1.02	79.18	0.00	79.16
075-093-047-000	3	0.84	65.21	0.00	65.20
075-093-049-000	3	1.28	99.36	0.00	99.36
075-093-051-000	3	5.98	1,856.84	0.00	1,856.84
075-093-052-000	3	4.89	1,518.39	0.00	1,518.38

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-093-053-000	3	1.56	121.10	0.00	121.08
075-064-001-000	4	1.00	77.63	27.03	104.64
075-064-002-000	4	1.00	77.63	27.03	104.64
075-064-003-000	4	1.00	77.63	27.03	104.64
075-064-004-000	4	1.00	77.63	27.03	104.64
075-064-005-000	4	1.00	77.63	27.03	104.64
075-064-006-000	4	1.00	77.63	27.03	104.64
075-064-007-000	4	1.00	77.63	27.03	104.64
075-064-008-000	4	1.00	77.63	27.03	104.64
075-064-009-000	4	1.00	77.63	27.03	104.64
075-064-010-000	4	1.00	77.63	27.03	104.64
075-064-011-000	4	1.00	77.63	27.03	104.64
075-064-012-000	4	1.00	77.63	27.03	104.64
075-064-013-000	4	1.00	77.63	27.03	104.64
075-064-014-000	4	1.00	77.63	27.03	104.64
075-064-015-000	4	1.00	77.63	27.03	104.64
075-064-016-000	4	1.00	77.63	27.03	104.64
075-064-017-000	4	1.00	77.63	27.03	104.64
075-064-018-000	4	1.00	77.63	27.03	104.64
075-064-019-000	4	1.00	77.63	27.03	104.64
075-064-020-000	4	1.00	77.63	27.03	104.64
075-064-021-000	4	1.00	77.63	27.03	104.64
075-064-022-000	4	1.00	77.63	27.03	104.64
075-064-023-000	4	1.00	77.63	27.03	104.64
075-064-024-000	4	1.00	77.63	27.03	104.64
075-064-025-000	4	1.00	77.63	27.03	104.64
075-064-026-000	4	1.00	77.63	27.03	104.64
075-064-027-000	4	1.00	77.63	27.03	104.64
075-064-028-000	4	1.00	77.63	27.03	104.64
075-064-029-000	4	1.00	77.63	27.03	104.64
075-064-030-000	4	1.00	77.63	27.03	104.64
075-064-031-000	4	1.00	77.63	27.03	104.64
075-064-032-000	4	1.00	77.63	27.03	104.64
075-064-033-000	4	1.00	77.63	27.03	104.64
075-064-034-000	4	1.00	77.63	27.03	104.64
075-064-035-000	4	1.00	77.63	27.03	104.64
075-064-036-000	4	1.00	77.63	27.03	104.64
075-064-037-000	4	1.00	77.63	27.03	104.64
075-064-038-000	4	1.00	77.63	27.03	104.64
075-064-040-000	4	1.00	77.63	27.03	104.64
075-064-041-000	4	1.00	77.63	27.03	104.64
075-064-042-000	4	1.00	77.63	27.03	104.64
075-064-043-000	4	1.00	77.63	27.03	104.64
075-064-044-000	4	1.00	77.63	27.03	104.64
075-064-045-000	4	1.00	77.63	27.03	104.64
075-064-046-000	4	1.00	77.63	27.03	104.64
075-064-047-000	4	1.00	77.63	27.03	104.64
075-064-048-000	4	1.00	77.63	27.03	104.64
075-064-049-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-064-050-000	4	1.00	77.63	27.03	104.64
075-064-051-000	4	1.00	77.63	27.03	104.64
075-064-052-000	4	1.00	77.63	27.03	104.64
075-064-053-000	4	1.00	77.63	27.03	104.64
075-064-054-000	4	1.00	77.63	27.03	104.64
075-064-055-000	4	1.00	77.63	27.03	104.64
075-064-056-000	4	1.00	77.63	27.03	104.64
075-064-057-000	4	1.00	77.63	27.03	104.64
075-064-058-000	4	1.00	77.63	27.03	104.64
075-064-059-000	4	1.00	77.63	27.03	104.64
075-064-060-000	4	1.00	77.63	27.03	104.64
075-064-061-000	4	1.00	77.63	27.03	104.64
075-064-062-000	4	1.00	77.63	27.03	104.64
075-064-063-000	4	1.00	77.63	27.03	104.64
075-064-064-000	4	1.00	77.63	27.03	104.64
075-064-065-000	4	1.00	77.63	27.03	104.64
075-064-066-000	4	1.00	77.63	27.03	104.64
075-064-067-000	4	1.00	77.63	27.03	104.64
075-064-068-000	4	1.00	77.63	27.03	104.64
075-064-069-000	4	1.00	77.63	27.03	104.64
075-064-070-000	4	1.00	77.63	27.03	104.64
075-065-001-000	4	1.00	77.63	27.03	104.64
075-065-002-000	4	1.00	77.63	27.03	104.64
075-065-003-000	4	1.00	77.63	27.03	104.64
075-065-004-000	4	1.00	77.63	27.03	104.64
075-065-005-000	4	1.00	77.63	27.03	104.64
075-065-006-000	4	1.00	77.63	27.03	104.64
075-065-007-000	4	1.00	77.63	27.03	104.64
075-065-008-000	4	1.00	77.63	27.03	104.64
075-065-009-000	4	1.00	77.63	27.03	104.64
075-065-010-000	4	1.00	77.63	27.03	104.64
075-065-011-000	4	1.00	77.63	27.03	104.64
075-065-012-000	4	1.00	77.63	27.03	104.64
075-065-013-000	4	1.00	77.63	27.03	104.64
075-065-014-000	4	1.00	77.63	27.03	104.64
075-065-015-000	4	1.00	77.63	27.03	104.64
075-065-016-000	4	1.00	77.63	27.03	104.64
075-065-018-000	4	1.00	77.63	27.03	104.64
075-065-019-000	4	1.00	77.63	27.03	104.64
075-065-020-000	4	1.00	77.63	27.03	104.64
075-065-021-000	4	1.00	77.63	27.03	104.64
075-065-022-000	4	1.00	77.63	27.03	104.64
075-065-023-000	4	1.00	77.63	27.03	104.64
075-065-024-000	4	1.00	77.63	27.03	104.64
075-065-025-000	4	1.00	77.63	27.03	104.64
075-065-026-000	4	1.00	77.63	27.03	104.64
075-065-027-000	4	1.00	77.63	27.03	104.64
075-065-028-000	4	1.00	77.63	27.03	104.64
075-065-029-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-065-030-000	4	1.00	77.63	27.03	104.64
075-065-031-000	4	1.00	77.63	27.03	104.64
075-065-032-000	4	1.00	77.63	27.03	104.64
075-065-033-000	4	1.00	77.63	27.03	104.64
075-065-034-000	4	1.00	77.63	27.03	104.64
075-065-035-000	4	1.00	77.63	27.03	104.64
075-065-036-000	4	1.00	77.63	27.03	104.64
075-065-037-000	4	1.00	77.63	27.03	104.64
075-065-038-000	4	1.00	77.63	27.03	104.64
075-065-039-000	4	1.00	77.63	27.03	104.64
075-065-040-000	4	1.00	77.63	27.03	104.64
075-065-041-000	4	1.00	77.63	27.03	104.64
075-065-042-000	4	1.00	77.63	27.03	104.64
075-065-043-000	4	1.00	77.63	27.03	104.64
075-065-044-000	4	1.00	77.63	27.03	104.64
075-065-045-000	4	1.00	77.63	27.03	104.64
075-065-046-000	4	1.00	77.63	27.03	104.64
075-065-047-000	4	1.00	77.63	27.03	104.64
075-065-048-000	4	1.00	77.63	27.03	104.64
075-065-049-000	4	1.00	77.63	27.03	104.64
075-065-050-000	4	1.00	77.63	27.03	104.64
075-065-051-000	4	1.00	77.63	27.03	104.64
075-065-052-000	4	1.00	77.63	27.03	104.64
075-065-053-000	4	1.00	77.63	27.03	104.64
075-065-054-000	4	1.00	77.63	27.03	104.64
075-066-006-000	4	1.00	77.63	27.03	104.64
075-066-007-000	4	1.00	77.63	27.03	104.64
075-066-008-000	4	1.00	77.63	27.03	104.64
075-066-009-000	4	1.00	77.63	27.03	104.64
075-066-010-000	4	1.00	77.63	27.03	104.64
075-066-011-000	4	1.00	77.63	27.03	104.64
075-066-012-000	4	1.00	77.63	27.03	104.64
075-066-013-000	4	1.00	77.63	27.03	104.64
075-066-014-000	4	1.00	77.63	27.03	104.64
075-066-015-000	4	1.00	77.63	27.03	104.64
075-066-016-000	4	1.00	77.63	27.03	104.64
075-066-017-000	4	1.00	77.63	27.03	104.64
075-066-018-000	4	1.00	77.63	27.03	104.64
075-066-019-000	4	1.00	77.63	27.03	104.64
075-066-020-000	4	1.00	77.63	27.03	104.64
075-066-021-000	4	1.00	77.63	27.03	104.64
075-066-022-000	4	1.00	77.63	27.03	104.64
075-066-023-000	4	1.00	77.63	27.03	104.64
075-066-024-000	4	1.00	77.63	27.03	104.64
075-066-025-000	4	1.00	77.63	27.03	104.64
075-066-026-000	4	1.00	77.63	27.03	104.64
075-066-027-000	4	1.00	77.63	27.03	104.64
075-066-028-000	4	1.00	77.63	27.03	104.64
075-066-029-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-066-030-000	4	1.00	77.63	27.03	104.64
075-066-031-000	4	1.00	77.63	27.03	104.64
075-066-032-000	4	1.00	77.63	27.03	104.64
075-066-033-000	4	1.00	77.63	27.03	104.64
075-066-034-000	4	1.00	77.63	27.03	104.64
075-066-035-000	4	1.00	77.63	27.03	104.64
075-066-036-000	4	1.00	77.63	27.03	104.64
075-066-037-000	4	1.00	77.63	27.03	104.64
075-066-038-000	4	1.00	77.63	27.03	104.64
075-066-039-000	4	1.00	77.63	27.03	104.64
075-066-040-000	4	1.00	77.63	27.03	104.64
075-066-041-000	4	1.00	77.63	27.03	104.64
075-066-042-000	4	1.00	77.63	27.03	104.64
075-067-001-000	4	1.00	77.63	27.03	104.64
075-067-002-000	4	1.00	77.63	27.03	104.64
075-067-003-000	4	1.00	77.63	27.03	104.64
075-067-004-000	4	1.00	77.63	27.03	104.64
075-067-005-000	4	1.00	77.63	27.03	104.64
075-067-006-000	4	1.00	77.63	27.03	104.64
075-067-007-000	4	1.00	77.63	27.03	104.64
075-067-008-000	4	1.00	77.63	27.03	104.64
075-067-009-000	4	1.00	77.63	27.03	104.64
075-067-010-000	4	1.00	77.63	27.03	104.64
075-067-011-000	4	1.00	77.63	27.03	104.64
075-067-012-000	4	1.00	77.63	27.03	104.64
075-067-013-000	4	1.00	77.63	27.03	104.64
075-067-014-000	4	1.00	77.63	27.03	104.64
075-067-015-000	4	1.00	77.63	27.03	104.64
075-067-016-000	4	1.00	77.63	27.03	104.64
075-067-017-000	4	1.00	77.63	27.03	104.64
075-067-018-000	4	1.00	77.63	27.03	104.64
075-067-019-000	4	1.00	77.63	27.03	104.64
075-067-020-000	4	1.00	77.63	27.03	104.64
075-067-021-000	4	1.00	77.63	27.03	104.64
075-067-022-000	4	1.00	77.63	27.03	104.64
075-067-023-000	4	1.00	77.63	27.03	104.64
075-067-024-000	4	1.00	77.63	27.03	104.64
075-067-025-000	4	1.00	77.63	27.03	104.64
075-067-026-000	4	1.00	77.63	27.03	104.64
075-067-027-000	4	1.00	77.63	27.03	104.64
075-067-028-000	4	1.00	77.63	27.03	104.64
075-067-029-000	4	1.00	77.63	27.03	104.64
075-067-030-000	4	1.00	77.63	27.03	104.64
075-067-031-000	4	1.00	77.63	27.03	104.64
075-067-032-000	4	1.00	77.63	27.03	104.64
075-067-033-000	4	1.00	77.63	27.03	104.64
075-067-034-000	4	1.00	77.63	27.03	104.64
075-067-035-000	4	1.00	77.63	27.03	104.64
075-067-036-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-067-037-000	4	1.00	77.63	27.03	104.64
075-067-038-000	4	1.00	77.63	27.03	104.64
075-067-039-000	4	1.00	77.63	27.03	104.64
075-067-040-000	4	1.00	77.63	27.03	104.64
075-067-041-000	4	1.00	77.63	27.03	104.64
075-067-042-000	4	1.00	77.63	27.03	104.64
075-067-043-000	4	1.00	77.63	27.03	104.64
075-067-044-000	4	1.00	77.63	27.03	104.64
075-067-045-000	4	1.00	77.63	27.03	104.64
075-067-046-000	4	1.00	77.63	27.03	104.64
075-067-047-000	4	1.00	77.63	27.03	104.64
075-067-048-000	4	1.00	77.63	27.03	104.64
075-067-049-000	4	1.00	77.63	27.03	104.64
075-067-050-000	4	1.00	77.63	27.03	104.64
075-067-051-000	4	1.00	77.63	27.03	104.64
075-067-052-000	4	1.00	77.63	27.03	104.64
075-067-053-000	4	1.00	77.63	27.03	104.64
075-067-054-000	4	1.00	77.63	27.03	104.64
075-067-055-000	4	1.00	77.63	27.03	104.64
075-067-056-000	4	1.00	77.63	27.03	104.64
075-067-057-000	4	1.00	77.63	27.03	104.64
075-067-058-000	4	1.00	77.63	27.03	104.64
075-067-059-000	4	1.00	77.63	27.03	104.64
075-067-060-000	4	1.00	77.63	27.03	104.64
075-067-061-000	4	1.00	77.63	27.03	104.64
075-067-062-000	4	1.00	77.63	27.03	104.64
075-067-063-000	4	1.00	77.63	27.03	104.64
075-067-064-000	4	1.00	77.63	27.03	104.64
075-067-065-000	4	1.00	77.63	27.03	104.64
075-067-066-000	4	1.00	77.63	27.03	104.64
075-067-067-000	4	1.00	77.63	27.03	104.64
075-067-068-000	4	1.00	77.63	27.03	104.64
075-067-069-000	4	1.00	77.63	27.03	104.64
075-067-070-000	4	1.00	77.63	27.03	104.64
075-067-071-000	4	1.00	77.63	27.03	104.64
075-067-072-000	4	1.00	77.63	27.03	104.64
075-067-073-000	4	1.00	77.63	27.03	104.64
075-067-074-000	4	1.00	77.63	27.03	104.64
075-067-075-000	4	1.00	77.63	27.03	104.64
075-067-076-000	4	1.00	77.63	27.03	104.64
075-067-077-000	4	1.00	77.63	27.03	104.64
075-067-078-000	4	1.00	77.63	27.03	104.64
075-067-079-000	4	1.00	77.63	27.03	104.64
075-067-080-000	4	1.00	77.63	27.03	104.64
075-067-081-000	4	1.00	77.63	27.03	104.64
075-067-082-000	4	1.00	77.63	27.03	104.64
075-067-083-000	4	1.00	77.63	27.03	104.64
075-067-084-000	4	1.00	77.63	27.03	104.64
075-067-085-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-067-086-000	4	1.00	77.63	27.03	104.64
075-067-087-000	4	1.00	77.63	27.03	104.64
075-067-088-000	4	1.00	77.63	27.03	104.64
075-067-089-000	4	1.00	77.63	27.03	104.64
075-068-001-000	4	1.00	77.63	27.03	104.64
075-068-002-000	4	1.00	77.63	27.03	104.64
075-068-003-000	4	1.00	77.63	27.03	104.64
075-068-004-000	4	1.00	77.63	27.03	104.64
075-068-005-000	4	1.00	77.63	27.03	104.64
075-068-006-000	4	1.00	77.63	27.03	104.64
075-068-007-000	4	1.00	77.63	27.03	104.64
075-068-008-000	4	1.00	77.63	27.03	104.64
075-068-009-000	4	1.00	77.63	27.03	104.64
075-068-010-000	4	1.00	77.63	27.03	104.64
075-068-012-000	4	1.00	77.63	27.03	104.64
075-068-013-000	4	1.00	77.63	27.03	104.64
075-068-014-000	4	1.00	77.63	27.03	104.64
075-068-015-000	4	1.00	77.63	27.03	104.64
075-068-016-000	4	1.00	77.63	27.03	104.64
075-068-017-000	4	1.00	77.63	27.03	104.64
075-068-018-000	4	1.00	77.63	27.03	104.64
075-068-019-000	4	1.00	77.63	27.03	104.64
075-068-020-000	4	1.00	77.63	27.03	104.64
075-068-021-000	4	1.00	77.63	27.03	104.64
075-068-022-000	4	1.00	77.63	27.03	104.64
075-068-023-000	4	1.00	77.63	27.03	104.64
075-068-024-000	4	1.00	77.63	27.03	104.64
075-068-025-000	4	1.00	77.63	27.03	104.64
075-068-026-000	4	1.00	77.63	27.03	104.64
075-068-027-000	4	1.00	77.63	27.03	104.64
075-068-028-000	4	1.00	77.63	27.03	104.64
075-068-029-000	4	1.00	77.63	27.03	104.64
075-068-030-000	4	1.00	77.63	27.03	104.64
075-068-031-000	4	1.00	77.63	27.03	104.64
075-068-032-000	4	1.00	77.63	27.03	104.64
075-068-033-000	4	1.00	77.63	27.03	104.64
075-068-034-000	4	1.00	77.63	27.03	104.64
075-068-035-000	4	1.00	77.63	27.03	104.64
075-068-036-000	4	1.00	77.63	27.03	104.64
075-068-037-000	4	1.00	77.63	27.03	104.64
075-068-038-000	4	1.00	77.63	27.03	104.64
075-068-039-000	4	1.00	77.63	27.03	104.64
075-068-040-000	4	1.00	77.63	27.03	104.64
075-068-041-000	4	1.00	77.63	27.03	104.64
075-068-042-000	4	1.00	77.63	27.03	104.64
075-068-043-000	4	1.00	77.63	27.03	104.64
075-068-044-000	4	1.00	77.63	27.03	104.64
075-068-045-000	4	1.00	77.63	27.03	104.64
075-068-046-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-068-047-000	4	1.00	77.63	27.03	104.64
075-068-048-000	4	1.00	77.63	27.03	104.64
075-068-049-000	4	1.00	77.63	27.03	104.64
075-068-050-000	4	1.00	77.63	27.03	104.64
075-068-051-000	4	1.00	77.63	27.03	104.64
075-068-052-000	4	1.00	77.63	27.03	104.64
075-068-053-000	4	1.00	77.63	27.03	104.64
075-068-054-000	4	1.00	77.63	27.03	104.64
075-068-055-000	4	1.00	77.63	27.03	104.64
075-068-056-000	4	1.00	77.63	27.03	104.64
075-068-057-000	4	1.00	77.63	27.03	104.64
075-068-058-000	4	1.00	77.63	27.03	104.64
075-068-059-000	4	1.00	77.63	27.03	104.64
075-068-060-000	4	1.00	77.63	27.03	104.64
075-069-004-000	4	1.00	77.63	27.03	104.64
075-069-005-000	4	1.00	77.63	27.03	104.64
075-069-006-000	4	1.00	77.63	27.03	104.64
075-069-007-000	4	1.00	77.63	27.03	104.64
075-069-008-000	4	1.00	77.63	27.03	104.64
075-069-009-000	4	1.00	77.63	27.03	104.64
075-069-010-000	4	1.00	77.63	27.03	104.64
075-069-011-000	4	1.00	77.63	27.03	104.64
075-069-012-000	4	1.00	77.63	27.03	104.64
075-069-013-000	4	1.00	77.63	27.03	104.64
075-069-014-000	4	1.00	77.63	27.03	104.64
075-069-015-000	4	1.00	77.63	27.03	104.64
075-069-016-000	4	1.00	77.63	27.03	104.64
075-069-017-000	4	1.00	77.63	27.03	104.64
075-069-018-000	4	1.00	77.63	27.03	104.64
075-069-019-000	4	1.00	77.63	27.03	104.64
075-069-020-000	4	1.00	77.63	27.03	104.64
075-069-021-000	4	1.00	77.63	27.03	104.64
075-069-022-000	4	1.00	77.63	27.03	104.64
075-069-023-000	4	1.00	77.63	27.03	104.64
075-069-024-000	4	1.00	77.63	27.03	104.64
075-069-025-000	4	1.00	77.63	27.03	104.64
075-069-026-000	4	1.00	77.63	27.03	104.64
075-069-027-000	4	1.00	77.63	27.03	104.64
075-069-028-000	4	1.00	77.63	27.03	104.64
075-070-001-000	4	1.00	77.63	27.03	104.64
075-070-002-000	4	1.00	77.63	27.03	104.64
075-070-003-000	4	1.00	77.63	27.03	104.64
075-071-001-000	4	1.00	77.63	27.03	104.64
075-071-002-000	4	1.00	77.63	27.03	104.64
075-071-003-000	4	1.00	77.63	27.03	104.64
075-071-004-000	4	1.00	77.63	27.03	104.64
075-071-005-000	4	1.00	77.63	27.03	104.64
075-071-006-000	4	1.00	77.63	27.03	104.64
075-071-007-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-071-008-000	4	1.00	77.63	27.03	104.64
075-071-009-000	4	1.00	77.63	27.03	104.64
075-071-010-000	4	1.00	77.63	27.03	104.64
075-071-011-000	4	1.00	77.63	27.03	104.64
075-071-012-000	4	1.00	77.63	27.03	104.64
075-071-013-000	4	1.00	77.63	27.03	104.64
075-071-014-000	4	1.00	77.63	27.03	104.64
075-071-015-000	4	1.00	77.63	27.03	104.64
075-071-016-000	4	1.00	77.63	27.03	104.64
075-071-017-000	4	1.00	77.63	27.03	104.64
075-071-018-000	4	1.00	77.63	27.03	104.64
075-071-019-000	4	1.00	77.63	27.03	104.64
075-071-020-000	4	1.00	77.63	27.03	104.64
075-071-021-000	4	1.00	77.63	27.03	104.64
075-071-023-000	4	1.00	77.63	27.03	104.64
075-071-024-000	4	1.00	77.63	27.03	104.64
075-071-025-000	4	1.00	77.63	27.03	104.64
075-071-026-000	4	1.00	77.63	27.03	104.64
075-071-027-000	4	1.00	77.63	27.03	104.64
075-071-028-000	4	1.00	77.63	27.03	104.64
075-071-029-000	4	1.00	77.63	27.03	104.64
075-071-030-000	4	1.00	77.63	27.03	104.64
075-071-031-000	4	1.00	77.63	27.03	104.64
075-071-032-000	4	1.00	77.63	27.03	104.64
075-071-033-000	4	1.00	77.63	27.03	104.64
075-071-034-000	4	1.00	77.63	27.03	104.64
075-071-035-000	4	1.00	77.63	27.03	104.64
075-071-036-000	4	1.00	77.63	27.03	104.64
075-071-037-000	4	1.00	77.63	27.03	104.64
075-071-038-000	4	1.00	77.63	27.03	104.64
075-071-039-000	4	1.00	77.63	27.03	104.64
075-071-040-000	4	1.00	77.63	27.03	104.64
075-071-041-000	4	1.00	77.63	27.03	104.64
075-071-042-000	4	1.00	77.63	27.03	104.64
075-071-043-000	4	1.00	77.63	27.03	104.64
075-071-044-000	4	1.00	77.63	27.03	104.64
075-071-045-000	4	1.00	77.63	27.03	104.64
075-071-046-000	4	1.00	77.63	27.03	104.64
075-071-047-000	4	1.00	77.63	27.03	104.64
075-071-048-000	4	1.00	77.63	27.03	104.64
075-071-049-000	4	1.00	77.63	27.03	104.64
075-071-050-000	4	1.00	77.63	27.03	104.64
075-071-051-000	4	1.00	77.63	27.03	104.64
075-071-052-000	4	1.00	77.63	27.03	104.64
075-071-056-000	4	1.00	77.63	27.03	104.64
075-071-057-000	4	1.00	77.63	27.03	104.64
075-071-059-000	4	1.00	77.63	27.03	104.64
075-071-060-000	4	1.00	77.63	27.03	104.64
075-071-061-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-072-001-000	4	1.00	77.63	27.03	104.64
075-072-002-000	4	1.00	77.63	27.03	104.64
075-072-003-000	4	1.00	77.63	27.03	104.64
075-072-004-000	4	1.00	77.63	27.03	104.64
075-072-005-000	4	1.00	77.63	27.03	104.64
075-072-006-000	4	1.00	77.63	27.03	104.64
075-072-007-000	4	1.00	77.63	27.03	104.64
075-072-008-000	4	1.00	77.63	27.03	104.64
075-072-009-000	4	1.00	77.63	27.03	104.64
075-072-010-000	4	1.00	77.63	27.03	104.64
075-072-011-000	4	1.00	77.63	27.03	104.64
075-072-012-000	4	1.00	77.63	27.03	104.64
075-072-013-000	4	1.00	77.63	27.03	104.64
075-072-014-000	4	1.00	77.63	27.03	104.64
075-072-015-000	4	1.00	77.63	27.03	104.64
075-072-016-000	4	1.00	77.63	27.03	104.64
075-072-017-000	4	1.00	77.63	27.03	104.64
075-072-018-000	4	1.00	77.63	27.03	104.64
075-072-019-000	4	1.00	77.63	27.03	104.64
075-072-020-000	4	1.00	77.63	27.03	104.64
075-072-021-000	4	1.00	77.63	27.03	104.64
075-072-022-000	4	1.00	77.63	27.03	104.64
075-072-023-000	4	1.00	77.63	27.03	104.64
075-072-024-000	4	1.00	77.63	27.03	104.64
075-072-025-000	4	1.00	77.63	27.03	104.64
075-072-026-000	4	1.00	77.63	27.03	104.64
075-072-027-000	4	1.00	77.63	27.03	104.64
075-072-028-000	4	1.00	77.63	27.03	104.64
075-072-029-000	4	1.00	77.63	27.03	104.64
075-072-030-000	4	1.00	77.63	27.03	104.64
075-072-031-000	4	1.00	77.63	27.03	104.64
075-072-032-000	4	1.00	77.63	27.03	104.64
075-072-033-000	4	1.00	77.63	27.03	104.64
075-072-034-000	4	1.00	77.63	27.03	104.64
075-072-035-000	4	1.00	77.63	27.03	104.64
075-072-036-000	4	1.00	77.63	27.03	104.64
075-072-037-000	4	1.00	77.63	27.03	104.64
075-072-038-000	4	1.00	77.63	27.03	104.64
075-072-039-000	4	1.00	77.63	27.03	104.64
075-072-040-000	4	1.00	77.63	27.03	104.64
075-072-041-000	4	1.00	77.63	27.03	104.64
075-072-042-000	4	1.00	77.63	27.03	104.64
075-072-043-000	4	1.00	77.63	27.03	104.64
075-072-044-000	4	1.00	77.63	27.03	104.64
075-072-045-000	4	1.00	77.63	27.03	104.64
075-072-046-000	4	1.00	77.63	27.03	104.64
075-072-047-000	4	1.00	77.63	27.03	104.64
075-072-048-000	4	1.00	77.63	27.03	104.64
075-072-049-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-072-050-000	4	1.00	77.63	27.03	104.64
075-072-051-000	4	1.00	77.63	27.03	104.64
075-072-052-000	4	1.00	77.63	27.03	104.64
075-072-053-000	4	1.00	77.63	27.03	104.64
075-072-054-000	4	1.00	77.63	27.03	104.64
075-072-055-000	4	1.00	77.63	27.03	104.64
075-072-056-000	4	1.00	77.63	27.03	104.64
075-072-057-000	4	1.00	77.63	27.03	104.64
075-072-058-000	4	1.00	77.63	27.03	104.64
075-072-059-000	4	1.00	77.63	27.03	104.64
075-072-060-000	4	1.00	77.63	27.03	104.64
075-072-061-000	4	1.00	77.63	27.03	104.64
075-072-062-000	4	1.00	77.63	27.03	104.64
075-072-063-000	4	1.00	77.63	27.03	104.64
075-072-064-000	4	1.00	77.63	27.03	104.64
075-072-065-000	4	1.00	77.63	27.03	104.64
075-072-066-000	4	1.00	77.63	27.03	104.64
075-072-067-000	4	1.00	77.63	27.03	104.64
075-072-068-000	4	1.00	77.63	27.03	104.64
075-072-069-000	4	1.00	77.63	27.03	104.64
075-072-070-000	4	1.00	77.63	27.03	104.64
075-072-071-000	4	1.00	77.63	27.03	104.64
075-072-072-000	4	1.00	77.63	27.03	104.64
075-072-073-000	4	1.00	77.63	27.03	104.64
075-072-074-000	4	1.00	77.63	27.03	104.64
075-072-075-000	4	1.00	77.63	27.03	104.64
075-072-076-000	4	1.00	77.63	27.03	104.64
075-072-077-000	4	1.00	77.63	27.03	104.64
075-072-078-000	4	1.00	77.63	27.03	104.64
075-072-081-000	4	1.00	77.63	27.03	104.64
075-072-082-000	4	1.00	77.63	27.03	104.64
075-072-083-000	4	1.00	77.63	27.03	104.64
075-072-084-000	4	1.00	77.63	27.03	104.64
075-072-085-000	4	1.00	77.63	27.03	104.64
075-072-086-000	4	1.00	77.63	27.03	104.64
075-072-087-000	4	1.00	77.63	27.03	104.64
075-072-088-000	4	1.00	77.63	27.03	104.64
075-072-089-000	4	1.00	77.63	27.03	104.64
075-072-090-000	4	1.00	77.63	27.03	104.64
075-072-091-000	4	1.00	77.63	27.03	104.64
075-072-092-000	4	1.00	77.63	27.03	104.64
075-072-093-000	4	1.00	77.63	27.03	104.64
075-072-094-000	4	1.00	77.63	27.03	104.64
075-072-095-000	4	1.00	77.63	27.03	104.64
075-072-096-000	4	1.00	77.63	27.03	104.64
075-073-005-000	4	1.00	77.63	27.03	104.64
075-073-006-000	4	1.00	77.63	27.03	104.64
075-073-007-000	4	1.00	77.63	27.03	104.64
075-073-008-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-073-009-000	4	1.00	77.63	27.03	104.64
075-073-010-000	4	1.00	77.63	27.03	104.64
075-073-011-000	4	1.00	77.63	27.03	104.64
075-073-012-000	4	1.00	77.63	27.03	104.64
075-073-013-000	4	1.00	77.63	27.03	104.64
075-073-014-000	4	1.00	77.63	27.03	104.64
075-073-015-000	4	1.00	77.63	27.03	104.64
075-073-016-000	4	1.00	77.63	27.03	104.64
075-073-017-000	4	1.00	77.63	27.03	104.64
075-073-018-000	4	1.00	77.63	27.03	104.64
075-073-019-000	4	1.00	77.63	27.03	104.64
075-073-020-000	4	1.00	77.63	27.03	104.64
075-073-021-000	4	1.00	77.63	27.03	104.64
075-073-022-000	4	1.00	77.63	27.03	104.64
075-073-023-000	4	1.00	77.63	27.03	104.64
075-073-024-000	4	1.00	77.63	27.03	104.64
075-073-025-000	4	1.00	77.63	27.03	104.64
075-073-026-000	4	1.00	77.63	27.03	104.64
075-073-027-000	4	1.00	77.63	27.03	104.64
075-073-028-000	4	1.00	77.63	27.03	104.64
075-073-029-000	4	1.00	77.63	27.03	104.64
075-073-030-000	4	1.00	77.63	27.03	104.64
075-073-031-000	4	1.00	77.63	27.03	104.64
075-073-032-000	4	1.00	77.63	27.03	104.64
075-073-033-000	4	1.00	77.63	27.03	104.64
075-073-034-000	4	1.00	77.63	27.03	104.64
075-073-035-000	4	1.00	77.63	27.03	104.64
075-073-036-000	4	1.00	77.63	27.03	104.64
075-073-037-000	4	1.00	77.63	27.03	104.64
075-073-038-000	4	1.00	77.63	27.03	104.64
075-073-039-000	4	1.00	77.63	27.03	104.64
075-073-040-000	4	1.00	77.63	27.03	104.64
075-073-041-000	4	1.00	77.63	27.03	104.64
075-073-042-000	4	1.00	77.63	27.03	104.64
075-073-043-000	4	1.00	77.63	27.03	104.64
075-073-044-000	4	1.00	77.63	27.03	104.64
075-073-045-000	4	1.00	77.63	27.03	104.64
075-073-046-000	4	1.00	77.63	27.03	104.64
075-073-047-000	4	1.00	77.63	27.03	104.64
075-073-048-000	4	1.00	77.63	27.03	104.64
075-073-049-000	4	1.00	77.63	27.03	104.64
075-073-050-000	4	1.00	77.63	27.03	104.64
075-073-051-000	4	1.00	77.63	27.03	104.64
075-073-052-000	4	1.00	77.63	27.03	104.64
075-073-053-000	4	1.00	77.63	27.03	104.64
075-073-054-000	4	1.00	77.63	27.03	104.64
075-073-055-000	4	1.00	77.63	27.03	104.64
075-073-056-000	4	1.00	77.63	27.03	104.64
075-073-057-000	4	0.75	58.22	20.27	78.48

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-073-058-000	4	0.75	58.22	20.27	78.48
075-073-059-000	4	0.75	58.22	20.27	78.48
075-073-060-000	4	0.75	58.22	20.27	78.48
075-073-061-000	4	0.75	58.22	20.27	78.48
075-073-062-000	4	0.75	58.22	20.27	78.48
075-073-063-000	4	9.00	698.64	243.28	941.92
075-073-064-000	4	9.00	698.64	243.28	941.92
075-073-065-000	4	0.75	58.22	20.27	78.48
075-073-066-000	4	0.75	58.22	20.27	78.48
075-073-067-000	4	0.75	58.22	20.27	78.48
075-073-068-000	4	0.75	58.22	20.27	78.48
075-073-069-000	4	0.75	58.22	20.27	78.48
075-073-070-000	4	0.75	58.22	20.27	78.48
075-073-071-000	4	0.75	58.22	20.27	78.48
075-073-072-000	4	0.75	58.22	20.27	78.48
075-073-073-000	4	0.75	58.22	20.27	78.48
075-073-074-000	4	0.75	58.22	20.27	78.48
075-073-075-000	4	0.75	58.22	20.27	78.48
075-073-076-000	4	0.75	58.22	20.27	78.48
075-073-077-000	4	0.75	58.22	20.27	78.48
075-073-078-000	4	0.75	58.22	20.27	78.48
075-073-079-000	4	0.75	58.22	20.27	78.48
075-073-080-000	4	0.75	58.22	20.27	78.48
075-073-081-000	4	1.00	77.63	27.03	104.64
075-073-082-000	4	1.00	77.63	27.03	104.64
075-073-083-000	4	1.00	77.63	27.03	104.64
075-073-084-000	4	1.00	77.63	27.03	104.64
075-073-085-000	4	1.00	77.63	27.03	104.64
075-073-086-000	4	1.00	77.63	27.03	104.64
075-073-087-000	4	1.00	77.63	27.03	104.64
075-073-088-000	4	1.00	77.63	27.03	104.64
075-073-089-000	4	1.00	77.63	27.03	104.64
075-073-090-000	4	1.00	77.63	27.03	104.64
075-073-091-000	4	1.00	77.63	27.03	104.64
075-073-092-000	4	1.00	77.63	27.03	104.64
075-073-093-000	4	1.00	77.63	27.03	104.64
075-073-094-000	4	1.00	77.63	27.03	104.64
075-073-095-000	4	1.00	77.63	27.03	104.64
075-073-096-000	4	1.00	77.63	27.03	104.64
075-073-097-000	4	1.00	77.63	27.03	104.64
075-073-098-000	4	1.00	77.63	27.03	104.64
075-073-099-000	4	1.00	77.63	27.03	104.64
075-073-100-000	4	1.00	77.63	27.03	104.64
075-073-101-000	4	1.00	77.63	27.03	104.64
075-073-102-000	4	1.00	77.63	27.03	104.64
075-073-103-000	4	1.00	77.63	27.03	104.64
075-073-104-000	4	1.00	77.63	27.03	104.64
075-073-105-000	4	1.00	77.63	27.03	104.64
075-073-106-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-073-107-000	4	1.00	77.63	27.03	104.64
075-073-108-000	4	1.00	77.63	27.03	104.64
075-073-109-000	4	1.00	77.63	27.03	104.64
075-073-110-000	4	1.00	77.63	27.03	104.64
075-073-111-000	4	1.00	77.63	27.03	104.64
075-074-001-000	4	1.00	77.63	27.03	104.64
075-074-002-000	4	1.00	77.63	27.03	104.64
075-074-003-000	4	1.00	77.63	27.03	104.64
075-074-004-000	4	1.00	77.63	27.03	104.64
075-074-005-000	4	1.00	77.63	27.03	104.64
075-074-006-000	4	1.00	77.63	27.03	104.64
075-074-007-000	4	1.00	77.63	27.03	104.64
075-074-008-000	4	1.00	77.63	27.03	104.64
075-074-009-000	4	1.00	77.63	27.03	104.64
075-074-010-000	4	1.00	77.63	27.03	104.64
075-074-011-000	4	1.00	77.63	27.03	104.64
075-074-012-000	4	1.00	77.63	27.03	104.64
075-074-013-000	4	1.00	77.63	27.03	104.64
075-074-014-000	4	1.00	77.63	27.03	104.64
075-074-015-000	4	1.00	77.63	27.03	104.64
075-074-016-000	4	1.00	77.63	27.03	104.64
075-074-017-000	4	1.00	77.63	27.03	104.64
075-074-018-000	4	1.00	77.63	27.03	104.64
075-074-019-000	4	1.00	77.63	27.03	104.64
075-074-020-000	4	1.00	77.63	27.03	104.64
075-074-021-000	4	1.00	77.63	27.03	104.64
075-074-022-000	4	1.00	77.63	27.03	104.64
075-074-023-000	4	1.00	77.63	27.03	104.64
075-074-024-000	4	1.00	77.63	27.03	104.64
075-074-025-000	4	1.00	77.63	27.03	104.64
075-074-026-000	4	1.00	77.63	27.03	104.64
075-074-027-000	4	1.00	77.63	27.03	104.64
075-074-028-000	4	1.00	77.63	27.03	104.64
075-074-029-000	4	1.00	77.63	27.03	104.64
075-074-030-000	4	1.00	77.63	27.03	104.64
075-074-031-000	4	1.00	77.63	27.03	104.64
075-074-032-000	4	1.00	77.63	27.03	104.64
075-074-033-000	4	1.00	77.63	27.03	104.64
075-074-034-000	4	1.00	77.63	27.03	104.64
075-074-035-000	4	1.00	77.63	27.03	104.64
075-074-036-000	4	1.00	77.63	27.03	104.64
075-074-037-000	4	1.00	77.63	27.03	104.64
075-074-038-000	4	1.00	77.63	27.03	104.64
075-074-039-000	4	1.00	77.63	27.03	104.64
075-074-040-000	4	1.00	77.63	27.03	104.64
075-074-041-000	4	1.00	77.63	27.03	104.64
075-074-042-000	4	1.00	77.63	27.03	104.64
075-074-043-000	4	1.00	77.63	27.03	104.64
075-074-044-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-074-045-000	4	1.00	77.63	27.03	104.64
075-074-046-000	4	1.00	77.63	27.03	104.64
075-074-047-000	4	1.00	77.63	27.03	104.64
075-074-048-000	4	1.00	77.63	27.03	104.64
075-074-049-000	4	1.00	77.63	27.03	104.64
075-074-050-000	4	1.00	77.63	27.03	104.64
075-074-051-000	4	1.00	77.63	27.03	104.64
075-074-052-000	4	1.00	77.63	27.03	104.64
075-074-053-000	4	1.00	77.63	27.03	104.64
075-074-054-000	4	1.00	77.63	27.03	104.64
075-074-055-000	4	1.00	77.63	27.03	104.64
075-074-056-000	4	1.00	77.63	27.03	104.64
075-074-057-000	4	1.00	77.63	27.03	104.64
075-074-058-000	4	1.00	77.63	27.03	104.64
075-074-059-000	4	1.00	77.63	27.03	104.64
075-074-060-000	4	1.00	77.63	27.03	104.64
075-074-061-000	4	1.00	77.63	27.03	104.64
075-074-062-000	4	1.00	77.63	27.03	104.64
075-074-063-000	4	1.00	77.63	27.03	104.64
075-074-064-000	4	1.00	77.63	27.03	104.64
075-074-065-000	4	1.00	77.63	27.03	104.64
075-074-066-000	4	1.00	77.63	27.03	104.64
075-074-067-000	4	1.00	77.63	27.03	104.64
075-074-068-000	4	1.00	77.63	27.03	104.64
075-074-069-000	4	1.00	77.63	27.03	104.64
075-074-070-000	4	1.00	77.63	27.03	104.64
075-074-071-000	4	1.00	77.63	27.03	104.64
075-074-072-000	4	1.00	77.63	27.03	104.64
075-074-073-000	4	1.00	77.63	27.03	104.64
075-074-074-000	4	1.00	77.63	27.03	104.64
075-074-075-000	4	1.00	77.63	27.03	104.64
075-074-076-000	4	1.00	77.63	27.03	104.64
075-074-077-000	4	1.00	77.63	27.03	104.64
075-074-078-000	4	1.00	77.63	27.03	104.64
075-074-079-000	4	1.00	77.63	27.03	104.64
075-074-080-000	4	1.00	77.63	27.03	104.64
075-075-001-000	4	1.00	77.63	27.03	104.64
075-075-002-000	4	1.00	77.63	27.03	104.64
075-075-003-000	4	1.00	77.63	27.03	104.64
075-075-004-000	4	1.00	77.63	27.03	104.64
075-075-005-000	4	1.00	77.63	27.03	104.64
075-075-006-000	4	1.00	77.63	27.03	104.64
075-075-007-000	4	1.00	77.63	27.03	104.64
075-075-008-000	4	1.00	77.63	27.03	104.64
075-075-009-000	4	1.00	77.63	27.03	104.64
075-075-010-000	4	1.00	77.63	27.03	104.64
075-075-011-000	4	1.00	77.63	27.03	104.64
075-075-012-000	4	1.00	77.63	27.03	104.64
075-075-013-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-075-014-000	4	1.00	77.63	27.03	104.64
075-075-015-000	4	1.00	77.63	27.03	104.64
075-075-016-000	4	1.00	77.63	27.03	104.64
075-075-017-000	4	1.00	77.63	27.03	104.64
075-075-018-000	4	1.00	77.63	27.03	104.64
075-075-019-000	4	1.00	77.63	27.03	104.64
075-075-020-000	4	1.00	77.63	27.03	104.64
075-075-021-000	4	1.00	77.63	27.03	104.64
075-075-022-000	4	1.00	77.63	27.03	104.64
075-075-023-000	4	1.00	77.63	27.03	104.64
075-075-024-000	4	1.00	77.63	27.03	104.64
075-075-025-000	4	1.00	77.63	27.03	104.64
075-075-026-000	4	1.00	77.63	27.03	104.64
075-075-027-000	4	1.00	77.63	27.03	104.64
075-075-028-000	4	1.00	77.63	27.03	104.64
075-075-029-000	4	1.00	77.63	27.03	104.64
075-075-030-000	4	1.00	77.63	27.03	104.64
075-075-032-000	4	1.00	77.63	27.03	104.64
075-075-033-000	4	1.00	77.63	27.03	104.64
075-075-034-000	4	1.00	77.63	27.03	104.64
075-075-035-000	4	1.00	77.63	27.03	104.64
075-075-036-000	4	1.00	77.63	27.03	104.64
075-075-037-000	4	1.00	77.63	27.03	104.64
075-075-038-000	4	1.00	77.63	27.03	104.64
075-075-039-000	4	1.00	77.63	27.03	104.64
075-075-040-000	4	1.00	77.63	27.03	104.64
075-075-041-000	4	1.00	77.63	27.03	104.64
075-075-042-000	4	1.00	77.63	27.03	104.64
075-075-043-000	4	1.00	77.63	27.03	104.64
075-075-044-000	4	1.00	77.63	27.03	104.64
075-075-045-000	4	1.00	77.63	27.03	104.64
075-075-046-000	4	1.00	77.63	27.03	104.64
075-075-047-000	4	1.00	77.63	27.03	104.64
075-075-048-000	4	1.00	77.63	27.03	104.64
075-075-049-000	4	1.00	77.63	27.03	104.64
075-075-050-000	4	1.00	77.63	27.03	104.64
075-075-051-000	4	1.00	77.63	27.03	104.64
075-076-001-000	4	1.00	77.63	27.03	104.64
075-076-002-000	4	1.00	77.63	27.03	104.64
075-076-003-000	4	1.00	77.63	27.03	104.64
075-076-004-000	4	1.00	77.63	27.03	104.64
075-076-005-000	4	1.00	77.63	27.03	104.64
075-076-006-000	4	1.00	77.63	27.03	104.64
075-076-007-000	4	1.00	77.63	27.03	104.64
075-076-008-000	4	1.00	77.63	27.03	104.64
075-076-009-000	4	1.00	77.63	27.03	104.64
075-076-010-000	4	1.00	77.63	27.03	104.64
075-076-011-000	4	1.00	77.63	27.03	104.64
075-076-012-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-076-013-000	4	1.00	77.63	27.03	104.64
075-076-014-000	4	1.00	77.63	27.03	104.64
075-076-015-000	4	1.00	77.63	27.03	104.64
075-076-016-000	4	1.00	77.63	27.03	104.64
075-076-017-000	4	1.00	77.63	27.03	104.64
075-076-018-000	4	1.00	77.63	27.03	104.64
075-076-019-000	4	1.00	77.63	27.03	104.64
075-076-020-000	4	1.00	77.63	27.03	104.64
075-076-021-000	4	1.00	77.63	27.03	104.64
075-076-022-000	4	1.00	77.63	27.03	104.64
075-076-023-000	4	1.00	77.63	27.03	104.64
075-076-024-000	4	1.00	77.63	27.03	104.64
075-076-025-000	4	1.00	77.63	27.03	104.64
075-076-026-000	4	1.00	77.63	27.03	104.64
075-076-027-000	4	1.00	77.63	27.03	104.64
075-076-028-000	4	1.00	77.63	27.03	104.64
075-076-029-000	4	1.00	77.63	27.03	104.64
075-076-030-000	4	1.00	77.63	27.03	104.64
075-076-031-000	4	1.00	77.63	27.03	104.64
075-076-033-000	4	1.00	77.63	27.03	104.64
075-076-034-000	4	1.00	77.63	27.03	104.64
075-076-035-000	4	1.00	77.63	27.03	104.64
075-076-036-000	4	1.00	77.63	27.03	104.64
075-076-037-000	4	1.00	77.63	27.03	104.64
075-076-038-000	4	1.00	77.63	27.03	104.64
075-076-039-000	4	1.00	77.63	27.03	104.64
075-076-040-000	4	1.00	77.63	27.03	104.64
075-076-041-000	4	1.00	77.63	27.03	104.64
075-076-042-000	4	1.00	77.63	27.03	104.64
075-076-043-000	4	1.00	77.63	27.03	104.64
075-076-044-000	4	1.00	77.63	27.03	104.64
075-076-045-000	4	1.00	77.63	27.03	104.64
075-076-046-000	4	1.00	77.63	27.03	104.64
075-076-047-000	4	1.00	77.63	27.03	104.64
075-076-048-000	4	1.00	77.63	27.03	104.64
075-076-049-000	4	1.00	77.63	27.03	104.64
075-076-050-000	4	1.00	77.63	27.03	104.64
075-076-051-000	4	1.00	77.63	27.03	104.64
075-076-052-000	4	1.00	77.63	27.03	104.64
075-076-053-000	4	1.00	77.63	27.03	104.64
075-076-054-000	4	1.00	77.63	27.03	104.64
075-077-001-000	4	1.00	77.63	27.03	104.64
075-077-002-000	4	1.00	77.63	27.03	104.64
075-077-003-000	4	1.00	77.63	27.03	104.64
075-077-004-000	4	1.00	77.63	27.03	104.64
075-077-005-000	4	1.00	77.63	27.03	104.64
075-077-006-000	4	1.00	77.63	27.03	104.64
075-077-007-000	4	1.00	77.63	27.03	104.64
075-077-008-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-077-009-000	4	1.00	77.63	27.03	104.64
075-077-010-000	4	1.00	77.63	27.03	104.64
075-077-011-000	4	1.00	77.63	27.03	104.64
075-077-012-000	4	1.00	77.63	27.03	104.64
075-077-013-000	4	1.00	77.63	27.03	104.64
075-077-014-000	4	1.00	77.63	27.03	104.64
075-077-015-000	4	1.00	77.63	27.03	104.64
075-077-016-000	4	1.00	77.63	27.03	104.64
075-077-017-000	4	1.00	77.63	27.03	104.64
075-077-018-000	4	1.00	77.63	27.03	104.64
075-077-019-000	4	1.00	77.63	27.03	104.64
075-077-020-000	4	1.00	77.63	27.03	104.64
075-077-021-000	4	1.00	77.63	27.03	104.64
075-077-022-000	4	1.00	77.63	27.03	104.64
075-077-023-000	4	1.00	77.63	27.03	104.64
075-077-024-000	4	1.00	77.63	27.03	104.64
075-077-025-000	4	1.00	77.63	27.03	104.64
075-077-026-000	4	1.00	77.63	27.03	104.64
075-077-027-000	4	1.00	77.63	27.03	104.64
075-077-028-000	4	1.00	77.63	27.03	104.64
075-077-029-000	4	1.00	77.63	27.03	104.64
075-077-030-000	4	1.00	77.63	27.03	104.64
075-077-031-000	4	1.00	77.63	27.03	104.64
075-077-032-000	4	1.00	77.63	27.03	104.64
075-077-033-000	4	1.00	77.63	27.03	104.64
075-077-034-000	4	1.00	77.63	27.03	104.64
075-077-035-000	4	1.00	77.63	27.03	104.64
075-077-036-000	4	1.00	77.63	27.03	104.64
075-077-037-000	4	1.00	77.63	27.03	104.64
075-077-038-000	4	1.00	77.63	27.03	104.64
075-077-039-000	4	1.00	77.63	27.03	104.64
075-077-040-000	4	1.00	77.63	27.03	104.64
075-077-041-000	4	1.00	77.63	27.03	104.64
075-077-042-000	4	1.00	77.63	27.03	104.64
075-077-043-000	4	1.00	77.63	27.03	104.64
075-077-044-000	4	1.00	77.63	27.03	104.64
075-077-045-000	4	1.00	77.63	27.03	104.64
075-077-046-000	4	1.00	77.63	27.03	104.64
075-077-047-000	4	1.00	77.63	27.03	104.64
075-077-048-000	4	1.00	77.63	27.03	104.64
075-077-049-000	4	1.00	77.63	27.03	104.64
075-077-050-000	4	1.00	77.63	27.03	104.64
075-077-051-000	4	1.00	77.63	27.03	104.64
075-077-052-000	4	1.00	77.63	27.03	104.64
075-077-053-000	4	1.00	77.63	27.03	104.64
075-077-054-000	4	1.00	77.63	27.03	104.64
075-077-055-000	4	1.00	77.63	27.03	104.64
075-077-056-000	4	1.00	77.63	27.03	104.64
075-077-057-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-077-058-000	4	1.00	77.63	27.03	104.64
075-077-059-000	4	1.00	77.63	27.03	104.64
075-077-060-000	4	1.00	77.63	27.03	104.64
075-077-061-000	4	1.00	77.63	27.03	104.64
075-077-062-000	4	1.00	77.63	27.03	104.64
075-077-063-000	4	1.00	77.63	27.03	104.64
075-077-064-000	4	1.00	77.63	27.03	104.64
075-077-065-000	4	1.00	77.63	27.03	104.64
075-077-066-000	4	1.00	77.63	27.03	104.64
075-077-067-000	4	1.00	77.63	27.03	104.64
075-077-068-000	4	1.00	77.63	27.03	104.64
075-077-069-000	4	1.00	77.63	27.03	104.64
075-078-001-000	4	1.00	77.63	27.03	104.64
075-078-002-000	4	1.00	77.63	27.03	104.64
075-078-003-000	4	1.00	77.63	27.03	104.64
075-078-004-000	4	1.00	77.63	27.03	104.64
075-078-007-000	4	1.00	77.63	27.03	104.64
075-078-008-000	4	1.00	77.63	27.03	104.64
075-078-009-000	4	1.00	77.63	27.03	104.64
075-078-010-000	4	1.00	77.63	27.03	104.64
075-078-011-000	4	1.00	77.63	27.03	104.64
075-078-012-000	4	1.00	77.63	27.03	104.64
075-078-013-000	4	1.00	77.63	27.03	104.64
075-078-014-000	4	1.00	77.63	27.03	104.64
075-078-015-000	4	1.00	77.63	27.03	104.64
075-078-016-000	4	1.00	77.63	27.03	104.64
075-078-017-000	4	1.00	77.63	27.03	104.64
075-078-018-000	4	1.00	77.63	27.03	104.64
075-078-019-000	4	1.00	77.63	27.03	104.64
075-078-020-000	4	1.00	77.63	27.03	104.64
075-078-021-000	4	1.00	77.63	27.03	104.64
075-078-022-000	4	1.00	77.63	27.03	104.64
075-078-023-000	4	1.00	77.63	27.03	104.64
075-078-024-000	4	1.00	77.63	27.03	104.64
075-078-025-000	4	1.00	77.63	27.03	104.64
075-078-026-000	4	1.00	77.63	27.03	104.64
075-078-027-000	4	1.00	77.63	27.03	104.64
075-078-028-000	4	1.00	77.63	27.03	104.64
075-078-029-000	4	1.00	77.63	27.03	104.64
075-078-030-000	4	1.00	77.63	27.03	104.64
075-078-031-000	4	1.00	77.63	27.03	104.64
075-078-032-000	4	1.00	77.63	27.03	104.64
075-078-033-000	4	1.00	77.63	27.03	104.64
075-078-034-000	4	1.00	77.63	27.03	104.64
075-078-035-000	4	1.00	77.63	27.03	104.64
075-078-036-000	4	1.00	77.63	27.03	104.64
075-078-037-000	4	1.00	77.63	27.03	104.64
075-078-038-000	4	1.00	77.63	27.03	104.64
075-078-039-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-078-040-000	4	1.00	77.63	27.03	104.64
075-078-041-000	4	1.00	77.63	27.03	104.64
075-078-042-000	4	1.00	77.63	27.03	104.64
075-078-043-000	4	1.00	77.63	27.03	104.64
075-078-044-000	4	1.00	77.63	27.03	104.64
075-078-045-000	4	1.00	77.63	27.03	104.64
075-078-046-000	4	1.00	77.63	27.03	104.64
075-078-047-000	4	1.00	77.63	27.03	104.64
075-078-048-000	4	1.00	77.63	27.03	104.64
075-078-049-000	4	1.00	77.63	27.03	104.64
075-078-050-000	4	1.00	77.63	27.03	104.64
075-078-051-000	4	1.00	77.63	27.03	104.64
075-078-052-000	4	1.00	77.63	27.03	104.64
075-078-053-000	4	1.00	77.63	27.03	104.64
075-078-054-000	4	1.00	77.63	27.03	104.64
075-078-055-000	4	1.00	77.63	27.03	104.64
075-078-056-000	4	1.00	77.63	27.03	104.64
075-078-057-000	4	1.00	77.63	27.03	104.64
075-078-058-000	4	1.00	77.63	27.03	104.64
075-078-059-000	4	1.00	77.63	27.03	104.64
075-078-060-000	4	1.00	77.63	27.03	104.64
075-078-061-000	4	1.00	77.63	27.03	104.64
075-078-062-000	4	1.00	77.63	27.03	104.64
075-078-063-000	4	1.00	77.63	27.03	104.64
075-078-064-000	4	1.00	77.63	27.03	104.64
075-078-065-000	4	1.00	77.63	27.03	104.64
075-078-066-000	4	1.00	77.63	27.03	104.64
075-078-068-000	4	1.00	77.63	27.03	104.64
075-078-069-000	4	1.00	77.63	27.03	104.64
075-080-001-000	4	1.00	77.63	27.03	104.64
075-080-002-000	4	1.00	77.63	27.03	104.64
075-080-003-000	4	1.00	77.63	27.03	104.64
075-080-004-000	4	1.00	77.63	27.03	104.64
075-080-005-000	4	1.00	77.63	27.03	104.64
075-080-006-000	4	1.00	77.63	27.03	104.64
075-080-007-000	4	1.00	77.63	27.03	104.64
075-080-008-000	4	1.00	77.63	27.03	104.64
075-080-009-000	4	1.00	77.63	27.03	104.64
075-080-010-000	4	1.00	77.63	27.03	104.64
075-080-011-000	4	1.00	77.63	27.03	104.64
075-080-012-000	4	1.00	77.63	27.03	104.64
075-080-013-000	4	1.00	77.63	27.03	104.64
075-080-014-000	4	1.00	77.63	27.03	104.64
075-080-015-000	4	1.00	77.63	27.03	104.64
075-080-016-000	4	1.00	77.63	27.03	104.64
075-080-017-000	4	1.00	77.63	27.03	104.64
075-080-018-000	4	1.00	77.63	27.03	104.64
075-080-019-000	4	1.00	77.63	27.03	104.64
075-080-020-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-080-021-000	4	1.00	77.63	27.03	104.64
075-080-022-000	4	1.00	77.63	27.03	104.64
075-080-023-000	4	1.00	77.63	27.03	104.64
075-080-024-000	4	1.00	77.63	27.03	104.64
075-080-025-000	4	1.00	77.63	27.03	104.64
075-080-026-000	4	1.00	77.63	27.03	104.64
075-080-027-000	4	1.00	77.63	27.03	104.64
075-080-028-000	4	1.00	77.63	27.03	104.64
075-080-029-000	4	1.00	77.63	27.03	104.64
075-080-030-000	4	1.00	77.63	27.03	104.64
075-080-031-000	4	1.00	77.63	27.03	104.64
075-080-032-000	4	1.00	77.63	27.03	104.64
075-080-033-000	4	1.00	77.63	27.03	104.64
075-080-034-000	4	1.00	77.63	27.03	104.64
075-080-035-000	4	1.00	77.63	27.03	104.64
075-080-036-000	4	1.00	77.63	27.03	104.64
075-080-037-000	4	1.00	77.63	27.03	104.64
075-080-038-000	4	1.00	77.63	27.03	104.64
075-080-039-000	4	1.00	77.63	27.03	104.64
075-080-040-000	4	1.00	77.63	27.03	104.64
075-080-041-000	4	1.00	77.63	27.03	104.64
075-080-042-000	4	1.00	77.63	27.03	104.64
075-080-043-000	4	1.00	77.63	27.03	104.64
075-080-044-000	4	1.00	77.63	27.03	104.64
075-080-045-000	4	1.00	77.63	27.03	104.64
075-080-046-000	4	1.00	77.63	27.03	104.64
075-080-047-000	4	1.00	77.63	27.03	104.64
075-080-048-000	4	1.00	77.63	27.03	104.64
075-080-049-000	4	1.00	77.63	27.03	104.64
075-080-050-000	4	1.00	77.63	27.03	104.64
075-080-051-000	4	1.00	77.63	27.03	104.64
075-080-052-000	4	1.00	77.63	27.03	104.64
075-080-053-000	4	1.00	77.63	27.03	104.64
075-080-054-000	4	1.00	77.63	27.03	104.64
075-081-001-000	4	1.00	77.63	27.03	104.64
075-081-002-000	4	1.00	77.63	27.03	104.64
075-081-003-000	4	1.00	77.63	27.03	104.64
075-081-004-000	4	1.00	77.63	27.03	104.64
075-081-005-000	4	1.00	77.63	27.03	104.64
075-081-006-000	4	1.00	77.63	27.03	104.64
075-081-007-000	4	1.00	77.63	27.03	104.64
075-081-008-000	4	1.00	77.63	27.03	104.64
075-081-009-000	4	1.00	77.63	27.03	104.64
075-081-010-000	4	1.00	77.63	27.03	104.64
075-081-011-000	4	1.00	77.63	27.03	104.64
075-081-012-000	4	1.00	77.63	27.03	104.64
075-081-013-000	4	1.00	77.63	27.03	104.64
075-081-014-000	4	1.00	77.63	27.03	104.64
075-081-015-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-081-016-000	4	1.00	77.63	27.03	104.64
075-081-017-000	4	1.00	77.63	27.03	104.64
075-081-018-000	4	1.00	77.63	27.03	104.64
075-081-019-000	4	1.00	77.63	27.03	104.64
075-081-020-000	4	1.00	77.63	27.03	104.64
075-081-021-000	4	1.00	77.63	27.03	104.64
075-081-022-000	4	1.00	77.63	27.03	104.64
075-081-023-000	4	1.00	77.63	27.03	104.64
075-081-024-000	4	1.00	77.63	27.03	104.64
075-081-025-000	4	1.00	77.63	27.03	104.64
075-081-026-000	4	1.00	77.63	27.03	104.64
075-081-027-000	4	1.00	77.63	27.03	104.64
075-081-028-000	4	1.00	77.63	27.03	104.64
075-081-029-000	4	1.00	77.63	27.03	104.64
075-081-030-000	4	1.00	77.63	27.03	104.64
075-081-031-000	4	1.00	77.63	27.03	104.64
075-081-032-000	4	1.00	77.63	27.03	104.64
075-081-034-000	4	1.00	77.63	27.03	104.64
075-081-035-000	4	1.00	77.63	27.03	104.64
075-081-036-000	4	1.00	77.63	27.03	104.64
075-081-037-000	4	1.00	77.63	27.03	104.64
075-081-038-000	4	1.00	77.63	27.03	104.64
075-081-039-000	4	1.00	77.63	27.03	104.64
075-081-040-000	4	1.00	77.63	27.03	104.64
075-081-041-000	4	1.00	77.63	27.03	104.64
075-081-042-000	4	1.00	77.63	27.03	104.64
075-081-043-000	4	1.00	77.63	27.03	104.64
075-081-044-000	4	1.00	77.63	27.03	104.64
075-081-045-000	4	1.00	77.63	27.03	104.64
075-081-046-000	4	1.00	77.63	27.03	104.64
075-081-047-000	4	1.00	77.63	27.03	104.64
075-081-048-000	4	1.00	77.63	27.03	104.64
075-081-049-000	4	1.00	77.63	27.03	104.64
075-081-050-000	4	1.00	77.63	27.03	104.64
075-081-051-000	4	1.00	77.63	27.03	104.64
075-081-052-000	4	1.00	77.63	27.03	104.64
075-081-053-000	4	1.00	77.63	27.03	104.64
075-081-054-000	4	1.00	77.63	27.03	104.64
075-081-055-000	4	1.00	77.63	27.03	104.64
075-081-056-000	4	1.00	77.63	27.03	104.64
075-081-057-000	4	1.00	77.63	27.03	104.64
075-081-058-000	4	1.00	77.63	27.03	104.64
075-081-059-000	4	1.00	77.63	27.03	104.64
075-081-060-000	4	1.00	77.63	27.03	104.64
075-082-001-000	4	1.00	77.63	27.03	104.64
075-082-002-000	4	1.00	77.63	27.03	104.64
075-082-003-000	4	1.00	77.63	27.03	104.64
075-082-004-000	4	1.00	77.63	27.03	104.64
075-082-005-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-082-006-000	4	1.00	77.63	27.03	104.64
075-082-007-000	4	1.00	77.63	27.03	104.64
075-082-008-000	4	1.00	77.63	27.03	104.64
075-082-009-000	4	1.00	77.63	27.03	104.64
075-082-010-000	4	1.00	77.63	27.03	104.64
075-082-011-000	4	1.00	77.63	27.03	104.64
075-082-012-000	4	1.00	77.63	27.03	104.64
075-082-013-000	4	1.00	77.63	27.03	104.64
075-082-014-000	4	1.00	77.63	27.03	104.64
075-082-015-000	4	1.00	77.63	27.03	104.64
075-082-016-000	4	1.00	77.63	27.03	104.64
075-082-017-000	4	1.00	77.63	27.03	104.64
075-082-018-000	4	1.00	77.63	27.03	104.64
075-082-019-000	4	1.00	77.63	27.03	104.64
075-082-020-000	4	1.00	77.63	27.03	104.64
075-082-021-000	4	1.00	77.63	27.03	104.64
075-082-022-000	4	1.00	77.63	27.03	104.64
075-082-023-000	4	1.00	77.63	27.03	104.64
075-082-024-000	4	1.00	77.63	27.03	104.64
075-082-025-000	4	1.00	77.63	27.03	104.64
075-082-026-000	4	1.00	77.63	27.03	104.64
075-082-027-000	4	1.00	77.63	27.03	104.64
075-082-028-000	4	1.00	77.63	27.03	104.64
075-082-029-000	4	1.00	77.63	27.03	104.64
075-082-030-000	4	1.00	77.63	27.03	104.64
075-082-031-000	4	1.00	77.63	27.03	104.64
075-082-032-000	4	1.00	77.63	27.03	104.64
075-082-033-000	4	1.00	77.63	27.03	104.64
075-082-034-000	4	1.00	77.63	27.03	104.64
075-082-035-000	4	1.00	77.63	27.03	104.64
075-082-036-000	4	1.00	77.63	27.03	104.64
075-082-037-000	4	1.00	77.63	27.03	104.64
075-082-038-000	4	1.00	77.63	27.03	104.64
075-082-039-000	4	1.00	77.63	27.03	104.64
075-082-040-000	4	1.00	77.63	27.03	104.64
075-082-041-000	4	1.00	77.63	27.03	104.64
075-082-042-000	4	1.00	77.63	27.03	104.64
075-082-043-000	4	1.00	77.63	27.03	104.64
075-082-044-000	4	1.00	77.63	27.03	104.64
075-082-045-000	4	1.00	77.63	27.03	104.64
075-082-046-000	4	1.00	77.63	27.03	104.64
075-082-047-000	4	1.00	77.63	27.03	104.64
075-082-048-000	4	1.00	77.63	27.03	104.64
075-082-049-000	4	1.00	77.63	27.03	104.64
075-082-050-000	4	1.00	77.63	27.03	104.64
075-082-051-000	4	1.00	77.63	27.03	104.64
075-082-052-000	4	1.00	77.63	27.03	104.64
075-082-053-000	4	1.00	77.63	27.03	104.64
075-082-054-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-083-001-000	4	1.00	77.63	27.03	104.64
075-083-002-000	4	1.00	77.63	27.03	104.64
075-083-003-000	4	1.00	77.63	27.03	104.64
075-083-004-000	4	1.00	77.63	27.03	104.64
075-083-005-000	4	1.00	77.63	27.03	104.64
075-083-006-000	4	1.00	77.63	27.03	104.64
075-083-007-000	4	1.00	77.63	27.03	104.64
075-083-008-000	4	1.00	77.63	27.03	104.64
075-083-009-000	4	1.00	77.63	27.03	104.64
075-083-010-000	4	1.00	77.63	27.03	104.64
075-083-011-000	4	1.00	77.63	27.03	104.64
075-083-012-000	4	1.00	77.63	27.03	104.64
075-083-013-000	4	1.00	77.63	27.03	104.64
075-083-014-000	4	1.00	77.63	27.03	104.64
075-083-015-000	4	1.00	77.63	27.03	104.64
075-083-016-000	4	1.00	77.63	27.03	104.64
075-083-017-000	4	1.00	77.63	27.03	104.64
075-083-018-000	4	1.00	77.63	27.03	104.64
075-083-019-000	4	1.00	77.63	27.03	104.64
075-083-020-000	4	1.00	77.63	27.03	104.64
075-083-021-000	4	1.00	77.63	27.03	104.64
075-083-022-000	4	1.00	77.63	27.03	104.64
075-083-023-000	4	1.00	77.63	27.03	104.64
075-083-024-000	4	1.00	77.63	27.03	104.64
075-083-025-000	4	1.00	77.63	27.03	104.64
075-083-026-000	4	1.00	77.63	27.03	104.64
075-083-027-000	4	1.00	77.63	27.03	104.64
075-083-028-000	4	1.00	77.63	27.03	104.64
075-083-029-000	4	1.00	77.63	27.03	104.64
075-083-030-000	4	1.00	77.63	27.03	104.64
075-083-031-000	4	1.00	77.63	27.03	104.64
075-083-032-000	4	1.00	77.63	27.03	104.64
075-083-033-000	4	1.00	77.63	27.03	104.64
075-083-034-000	4	1.00	77.63	27.03	104.64
075-083-035-000	4	1.00	77.63	27.03	104.64
075-083-036-000	4	1.00	77.63	27.03	104.64
075-083-037-000	4	1.00	77.63	27.03	104.64
075-083-038-000	4	1.00	77.63	27.03	104.64
075-083-039-000	4	1.00	77.63	27.03	104.64
075-083-040-000	4	1.00	77.63	27.03	104.64
075-083-041-000	4	1.00	77.63	27.03	104.64
075-083-042-000	4	1.00	77.63	27.03	104.64
075-083-043-000	4	1.00	77.63	27.03	104.64
075-083-044-000	4	1.00	77.63	27.03	104.64
075-083-045-000	4	1.00	77.63	27.03	104.64
075-083-046-000	4	1.00	77.63	27.03	104.64
075-083-047-000	4	1.00	77.63	27.03	104.64
075-083-048-000	4	1.00	77.63	27.03	104.64
075-083-049-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-083-050-000	4	1.00	77.63	27.03	104.64
075-083-051-000	4	1.00	77.63	27.03	104.64
075-084-001-000	4	1.00	77.63	27.03	104.64
075-084-002-000	4	1.00	77.63	27.03	104.64
075-084-003-000	4	1.00	77.63	27.03	104.64
075-084-004-000	4	1.00	77.63	27.03	104.64
075-084-005-000	4	1.00	77.63	27.03	104.64
075-084-006-000	4	1.00	77.63	27.03	104.64
075-084-007-000	4	1.00	77.63	27.03	104.64
075-084-008-000	4	1.00	77.63	27.03	104.64
075-084-009-000	4	1.00	77.63	27.03	104.64
075-084-010-000	4	1.00	77.63	27.03	104.64
075-084-011-000	4	1.00	77.63	27.03	104.64
075-084-012-000	4	1.00	77.63	27.03	104.64
075-084-013-000	4	1.00	77.63	27.03	104.64
075-084-014-000	4	1.00	77.63	27.03	104.64
075-084-015-000	4	1.00	77.63	27.03	104.64
075-084-016-000	4	1.00	77.63	27.03	104.64
075-084-017-000	4	1.00	77.63	27.03	104.64
075-084-018-000	4	1.00	77.63	27.03	104.64
075-084-019-000	4	1.00	77.63	27.03	104.64
075-084-020-000	4	1.00	77.63	27.03	104.64
075-084-021-000	4	1.00	77.63	27.03	104.64
075-084-022-000	4	1.00	77.63	27.03	104.64
075-084-023-000	4	1.00	77.63	27.03	104.64
075-084-024-000	4	1.00	77.63	27.03	104.64
075-084-025-000	4	1.00	77.63	27.03	104.64
075-084-026-000	4	1.00	77.63	27.03	104.64
075-084-027-000	4	1.00	77.63	27.03	104.64
075-084-028-000	4	1.00	77.63	27.03	104.64
075-084-029-000	4	1.00	77.63	27.03	104.64
075-084-030-000	4	1.00	77.63	27.03	104.64
075-084-031-000	4	1.00	77.63	27.03	104.64
075-084-032-000	4	1.00	77.63	27.03	104.64
075-084-033-000	4	1.00	77.63	27.03	104.64
075-084-034-000	4	1.00	77.63	27.03	104.64
075-084-035-000	4	1.00	77.63	27.03	104.64
075-084-036-000	4	1.00	77.63	27.03	104.64
075-084-037-000	4	1.00	77.63	27.03	104.64
075-084-038-000	4	1.00	77.63	27.03	104.64
075-084-039-000	4	1.00	77.63	27.03	104.64
075-084-040-000	4	1.00	77.63	27.03	104.64
075-084-041-000	4	1.00	77.63	27.03	104.64
075-084-042-000	4	1.00	77.63	27.03	104.64
075-084-043-000	4	1.00	77.63	27.03	104.64
075-084-044-000	4	1.00	77.63	27.03	104.64
075-084-045-000	4	1.00	77.63	27.03	104.64
075-084-046-000	4	1.00	77.63	27.03	104.64
075-084-047-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-084-048-000	4	1.00	77.63	27.03	104.64
075-084-049-000	4	1.00	77.63	27.03	104.64
075-084-050-000	4	1.00	77.63	27.03	104.64
075-084-051-000	4	1.00	77.63	27.03	104.64
075-084-052-000	4	1.00	77.63	27.03	104.64
075-084-053-000	4	1.00	77.63	27.03	104.64
075-084-054-000	4	1.00	77.63	27.03	104.64
075-084-055-000	4	1.00	77.63	27.03	104.64
075-084-056-000	4	1.00	77.63	27.03	104.64
075-084-057-000	4	1.00	77.63	27.03	104.64
075-084-058-000	4	1.00	77.63	27.03	104.64
075-084-059-000	4	1.00	77.63	27.03	104.64
075-084-060-000	4	1.00	77.63	27.03	104.64
075-084-061-000	4	1.00	77.63	27.03	104.64
075-084-062-000	4	1.00	77.63	27.03	104.64
075-084-063-000	4	1.00	77.63	27.03	104.64
075-084-064-000	4	1.00	77.63	27.03	104.64
075-084-065-000	4	1.00	77.63	27.03	104.64
075-084-066-000	4	1.00	77.63	27.03	104.64
075-084-067-000	4	1.00	77.63	27.03	104.64
075-085-001-000	4	1.00	77.63	27.03	104.64
075-085-002-000	4	1.00	77.63	27.03	104.64
075-085-003-000	4	1.00	77.63	27.03	104.64
075-085-004-000	4	1.00	77.63	27.03	104.64
075-085-005-000	4	1.00	77.63	27.03	104.64
075-085-006-000	4	1.00	77.63	27.03	104.64
075-085-007-000	4	1.00	77.63	27.03	104.64
075-085-008-000	4	1.00	77.63	27.03	104.64
075-085-009-000	4	1.00	77.63	27.03	104.64
075-085-010-000	4	1.00	77.63	27.03	104.64
075-085-011-000	4	1.00	77.63	27.03	104.64
075-085-012-000	4	1.00	77.63	27.03	104.64
075-085-013-000	4	1.00	77.63	27.03	104.64
075-085-014-000	4	1.00	77.63	27.03	104.64
075-085-015-000	4	1.00	77.63	27.03	104.64
075-085-016-000	4	1.00	77.63	27.03	104.64
075-085-017-000	4	1.00	77.63	27.03	104.64
075-085-018-000	4	1.00	77.63	27.03	104.64
075-085-019-000	4	1.00	77.63	27.03	104.64
075-085-020-000	4	1.00	77.63	27.03	104.64
075-085-021-000	4	1.00	77.63	27.03	104.64
075-085-022-000	4	1.00	77.63	27.03	104.64
075-085-023-000	4	1.00	77.63	27.03	104.64
075-085-024-000	4	1.00	77.63	27.03	104.64
075-085-025-000	4	1.00	77.63	27.03	104.64
075-085-026-000	4	1.00	77.63	27.03	104.64
075-085-027-000	4	1.00	77.63	27.03	104.64
075-085-028-000	4	1.00	77.63	27.03	104.64
075-085-029-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-085-030-000	4	1.00	77.63	27.03	104.64
075-085-031-000	4	1.00	77.63	27.03	104.64
075-085-032-000	4	1.00	77.63	27.03	104.64
075-085-033-000	4	1.00	77.63	27.03	104.64
075-085-034-000	4	1.00	77.63	27.03	104.64
075-085-035-000	4	1.00	77.63	27.03	104.64
075-085-036-000	4	1.00	77.63	27.03	104.64
075-085-037-000	4	1.00	77.63	27.03	104.64
075-085-038-000	4	1.00	77.63	27.03	104.64
075-085-039-000	4	1.00	77.63	27.03	104.64
075-085-040-000	4	1.00	77.63	27.03	104.64
075-085-041-000	4	1.00	77.63	27.03	104.64
075-085-042-000	4	1.00	77.63	27.03	104.64
075-085-043-000	4	1.00	77.63	27.03	104.64
075-085-044-000	4	1.00	77.63	27.03	104.64
075-085-045-000	4	1.00	77.63	27.03	104.64
075-085-046-000	4	1.00	77.63	27.03	104.64
075-085-047-000	4	1.00	77.63	27.03	104.64
075-085-048-000	4	1.00	77.63	27.03	104.64
075-085-049-000	4	1.00	77.63	27.03	104.64
075-085-050-000	4	1.00	77.63	27.03	104.64
075-085-051-000	4	1.00	77.63	27.03	104.64
075-085-052-000	4	1.00	77.63	27.03	104.64
075-085-053-000	4	1.00	77.63	27.03	104.64
075-085-054-000	4	1.00	77.63	27.03	104.64
075-085-055-000	4	1.00	77.63	27.03	104.64
075-085-056-000	4	1.00	77.63	27.03	104.64
075-085-057-000	4	1.00	77.63	27.03	104.64
075-085-058-000	4	1.00	77.63	27.03	104.64
075-085-059-000	4	1.00	77.63	27.03	104.64
075-085-060-000	4	1.00	77.63	27.03	104.64
075-085-061-000	4	1.00	77.63	27.03	104.64
075-085-062-000	4	1.00	77.63	27.03	104.64
075-085-063-000	4	1.00	77.63	27.03	104.64
075-085-064-000	4	1.00	77.63	27.03	104.64
075-085-065-000	4	1.00	77.63	27.03	104.64
075-085-066-000	4	1.00	77.63	27.03	104.64
075-085-067-000	4	1.00	77.63	27.03	104.64
075-085-068-000	4	1.00	77.63	27.03	104.64
075-085-069-000	4	1.00	77.63	27.03	104.64
075-085-070-000	4	1.00	77.63	27.03	104.64
075-085-071-000	4	1.00	77.63	27.03	104.64
075-085-072-000	4	1.00	77.63	27.03	104.64
075-085-073-000	4	1.00	77.63	27.03	104.64
075-085-074-000	4	1.00	77.63	27.03	104.64
075-085-075-000	4	1.00	77.63	27.03	104.64
075-085-076-000	4	1.00	77.63	27.03	104.64
075-085-077-000	4	1.00	77.63	27.03	104.64
075-085-078-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-085-079-000	4	1.00	77.63	27.03	104.64
075-086-001-000	4	1.00	77.63	27.03	104.64
075-086-002-000	4	1.00	77.63	27.03	104.64
075-086-003-000	4	1.00	77.63	27.03	104.64
075-086-004-000	4	1.00	77.63	27.03	104.64
075-086-005-000	4	1.00	77.63	27.03	104.64
075-086-006-000	4	1.00	77.63	27.03	104.64
075-086-007-000	4	1.00	77.63	27.03	104.64
075-086-008-000	4	1.00	77.63	27.03	104.64
075-086-009-000	4	1.00	77.63	27.03	104.64
075-086-010-000	4	1.00	77.63	27.03	104.64
075-086-011-000	4	1.00	77.63	27.03	104.64
075-086-012-000	4	1.00	77.63	27.03	104.64
075-086-013-000	4	1.00	77.63	27.03	104.64
075-086-014-000	4	1.00	77.63	27.03	104.64
075-086-015-000	4	1.00	77.63	27.03	104.64
075-086-016-000	4	1.00	77.63	27.03	104.64
075-086-017-000	4	1.00	77.63	27.03	104.64
075-086-018-000	4	1.00	77.63	27.03	104.64
075-086-019-000	4	1.00	77.63	27.03	104.64
075-086-020-000	4	1.00	77.63	27.03	104.64
075-086-021-000	4	1.00	77.63	27.03	104.64
075-086-022-000	4	1.00	77.63	27.03	104.64
075-086-023-000	4	1.00	77.63	27.03	104.64
075-086-024-000	4	1.00	77.63	27.03	104.64
075-086-025-000	4	1.00	77.63	27.03	104.64
075-086-026-000	4	1.00	77.63	27.03	104.64
075-086-027-000	4	1.00	77.63	27.03	104.64
075-086-028-000	4	1.00	77.63	27.03	104.64
075-086-029-000	4	1.00	77.63	27.03	104.64
075-086-030-000	4	1.00	77.63	27.03	104.64
075-086-031-000	4	1.00	77.63	27.03	104.64
075-086-032-000	4	1.00	77.63	27.03	104.64
075-086-033-000	4	1.00	77.63	27.03	104.64
075-086-034-000	4	1.00	77.63	27.03	104.64
075-086-035-000	4	1.00	77.63	27.03	104.64
075-086-036-000	4	1.00	77.63	27.03	104.64
075-086-037-000	4	1.00	77.63	27.03	104.64
075-086-038-000	4	1.00	77.63	27.03	104.64
075-086-039-000	4	1.00	77.63	27.03	104.64
075-086-040-000	4	1.00	77.63	27.03	104.64
075-086-041-000	4	1.00	77.63	27.03	104.64
075-086-042-000	4	1.00	77.63	27.03	104.64
075-086-043-000	4	1.00	77.63	27.03	104.64
075-086-044-000	4	1.00	77.63	27.03	104.64
075-086-045-000	4	1.00	77.63	27.03	104.64
075-086-046-000	4	1.00	77.63	27.03	104.64
075-086-047-000	4	1.00	77.63	27.03	104.64
075-086-048-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-086-049-000	4	1.00	77.63	27.03	104.64
075-086-050-000	4	1.00	77.63	27.03	104.64
075-086-051-000	4	1.00	77.63	27.03	104.64
075-086-052-000	4	1.00	77.63	27.03	104.64
075-086-053-000	4	1.00	77.63	27.03	104.64
075-086-054-000	4	1.00	77.63	27.03	104.64
075-086-055-000	4	1.00	77.63	27.03	104.64
075-087-001-000	4	1.00	77.63	27.03	104.64
075-087-002-000	4	1.00	77.63	27.03	104.64
075-087-003-000	4	1.00	77.63	27.03	104.64
075-087-004-000	4	1.00	77.63	27.03	104.64
075-087-005-000	4	1.00	77.63	27.03	104.64
075-087-006-000	4	1.00	77.63	27.03	104.64
075-087-007-000	4	1.00	77.63	27.03	104.64
075-087-008-000	4	1.00	77.63	27.03	104.64
075-087-009-000	4	1.00	77.63	27.03	104.64
075-087-010-000	4	1.00	77.63	27.03	104.64
075-087-011-000	4	1.00	77.63	27.03	104.64
075-087-012-000	4	1.00	77.63	27.03	104.64
075-087-013-000	4	1.00	77.63	27.03	104.64
075-087-014-000	4	1.00	77.63	27.03	104.64
075-087-015-000	4	1.00	77.63	27.03	104.64
075-087-016-000	4	1.00	77.63	27.03	104.64
075-087-017-000	4	1.00	77.63	27.03	104.64
075-087-018-000	4	1.00	77.63	27.03	104.64
075-087-019-000	4	1.00	77.63	27.03	104.64
075-087-020-000	4	1.00	77.63	27.03	104.64
075-087-021-000	4	1.00	77.63	27.03	104.64
075-087-022-000	4	1.00	77.63	27.03	104.64
075-087-023-000	4	1.00	77.63	27.03	104.64
075-087-024-000	4	1.00	77.63	27.03	104.64
075-087-025-000	4	1.00	77.63	27.03	104.64
075-087-026-000	4	1.00	77.63	27.03	104.64
075-087-027-000	4	1.00	77.63	27.03	104.64
075-087-028-000	4	1.00	77.63	27.03	104.64
075-087-029-000	4	1.00	77.63	27.03	104.64
075-087-030-000	4	1.00	77.63	27.03	104.64
075-087-031-000	4	1.00	77.63	27.03	104.64
075-087-032-000	4	1.00	77.63	27.03	104.64
075-087-033-000	4	1.00	77.63	27.03	104.64
075-087-034-000	4	1.00	77.63	27.03	104.64
075-091-001-000	4	1.00	77.63	27.03	104.64
075-091-002-000	4	1.00	77.63	27.03	104.64
075-091-003-000	4	1.00	77.63	27.03	104.64
075-091-004-000	4	1.00	77.63	27.03	104.64
075-091-005-000	4	1.00	77.63	27.03	104.64
075-091-006-000	4	1.00	77.63	27.03	104.64
075-091-007-000	4	1.00	77.63	27.03	104.64
075-091-008-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-091-009-000	4	1.00	77.63	27.03	104.64
075-091-010-000	4	1.00	77.63	27.03	104.64
075-091-011-000	4	1.00	77.63	27.03	104.64
075-091-012-000	4	1.00	77.63	27.03	104.64
075-091-013-000	4	1.00	77.63	27.03	104.64
075-091-014-000	4	1.00	77.63	27.03	104.64
075-091-015-000	4	1.00	77.63	27.03	104.64
075-091-016-000	4	1.00	77.63	27.03	104.64
075-091-017-000	4	1.00	77.63	27.03	104.64
075-091-018-000	4	1.00	77.63	27.03	104.64
075-091-019-000	4	1.00	77.63	27.03	104.64
075-091-020-000	4	1.00	77.63	27.03	104.64
075-091-021-000	4	1.00	77.63	27.03	104.64
075-091-022-000	4	1.00	77.63	27.03	104.64
075-091-023-000	4	1.00	77.63	27.03	104.64
075-091-024-000	4	1.00	77.63	27.03	104.64
075-091-025-000	4	1.00	77.63	27.03	104.64
075-091-026-000	4	1.00	77.63	27.03	104.64
075-091-027-000	4	1.00	77.63	27.03	104.64
075-091-028-000	4	1.00	77.63	27.03	104.64
075-091-029-000	4	1.00	77.63	27.03	104.64
075-091-030-000	4	1.00	77.63	27.03	104.64
075-091-031-000	4	1.00	77.63	27.03	104.64
075-091-032-000	4	1.00	77.63	27.03	104.64
075-091-033-000	4	1.00	77.63	27.03	104.64
075-091-034-000	4	1.00	77.63	27.03	104.64
075-091-035-000	4	1.00	77.63	27.03	104.64
075-091-036-000	4	1.00	77.63	27.03	104.64
075-091-037-000	4	1.00	77.63	27.03	104.64
075-091-038-000	4	1.00	77.63	27.03	104.64
075-091-039-000	4	1.00	77.63	27.03	104.64
075-091-040-000	4	1.00	77.63	27.03	104.64
075-091-041-000	4	1.00	77.63	27.03	104.64
075-092-001-000	4	1.00	77.63	27.03	104.64
075-092-002-000	4	1.00	77.63	27.03	104.64
075-092-003-000	4	1.00	77.63	27.03	104.64
075-092-004-000	4	1.00	77.63	27.03	104.64
075-092-005-000	4	1.00	77.63	27.03	104.64
075-092-006-000	4	1.00	77.63	27.03	104.64
075-092-007-000	4	1.00	77.63	27.03	104.64
075-092-008-000	4	1.00	77.63	27.03	104.64
075-092-009-000	4	1.00	77.63	27.03	104.64
075-092-010-000	4	1.00	77.63	27.03	104.64
075-092-011-000	4	1.00	77.63	27.03	104.64
075-092-012-000	4	1.00	77.63	27.03	104.64
075-092-013-000	4	1.00	77.63	27.03	104.64
075-092-014-000	4	1.00	77.63	27.03	104.64
075-092-015-000	4	1.00	77.63	27.03	104.64
075-092-016-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-092-017-000	4	1.00	77.63	27.03	104.64
075-092-018-000	4	1.00	77.63	27.03	104.64
075-092-019-000	4	1.00	77.63	27.03	104.64
075-092-020-000	4	1.00	77.63	27.03	104.64
075-092-021-000	4	1.00	77.63	27.03	104.64
075-092-022-000	4	1.00	77.63	27.03	104.64
075-092-023-000	4	1.00	77.63	27.03	104.64
075-092-024-000	4	1.00	77.63	27.03	104.64
075-092-025-000	4	1.00	77.63	27.03	104.64
075-096-001-000	4	1.00	77.63	27.03	104.64
075-096-002-000	4	1.00	77.63	27.03	104.64
075-096-003-000	4	1.00	77.63	27.03	104.64
075-096-004-000	4	1.00	77.63	27.03	104.64
075-096-005-000	4	1.00	77.63	27.03	104.64
075-096-006-000	4	1.00	77.63	27.03	104.64
075-096-007-000	4	1.00	77.63	27.03	104.64
075-096-008-000	4	1.00	77.63	27.03	104.64
075-096-009-000	4	1.00	77.63	27.03	104.64
075-096-010-000	4	1.00	77.63	27.03	104.64
075-096-011-000	4	1.00	77.63	27.03	104.64
075-096-012-000	4	1.00	77.63	27.03	104.64
075-096-013-000	4	1.00	77.63	27.03	104.64
075-096-014-000	4	1.00	77.63	27.03	104.64
075-096-015-000	4	1.00	77.63	27.03	104.64
075-096-016-000	4	1.00	77.63	27.03	104.64
075-096-017-000	4	1.00	77.63	27.03	104.64
075-096-018-000	4	1.00	77.63	27.03	104.64
075-096-019-000	4	1.00	77.63	27.03	104.64
075-096-020-000	4	1.00	77.63	27.03	104.64
075-096-021-000	4	1.00	77.63	27.03	104.64
075-096-022-000	4	1.00	77.63	27.03	104.64
075-096-023-000	4	1.00	77.63	27.03	104.64
075-096-024-000	4	1.00	77.63	27.03	104.64
075-096-025-000	4	1.00	77.63	27.03	104.64
075-096-026-000	4	1.00	77.63	27.03	104.64
075-096-027-000	4	1.00	77.63	27.03	104.64
075-096-028-000	4	1.00	77.63	27.03	104.64
075-096-029-000	4	1.00	77.63	27.03	104.64
075-096-030-000	4	1.00	77.63	27.03	104.64
075-096-031-000	4	1.00	77.63	27.03	104.64
075-096-032-000	4	1.00	77.63	27.03	104.64
075-096-033-000	4	1.00	77.63	27.03	104.64
075-096-034-000	4	1.00	77.63	27.03	104.64
075-096-035-000	4	1.00	77.63	27.03	104.64
075-096-036-000	4	1.00	77.63	27.03	104.64
075-096-037-000	4	1.00	77.63	27.03	104.64
075-096-038-000	4	1.00	77.63	27.03	104.64
075-096-039-000	4	1.00	77.63	27.03	104.64
075-096-040-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-096-041-000	4	1.00	77.63	27.03	104.64
075-096-042-000	4	1.00	77.63	27.03	104.64
075-096-043-000	4	1.00	77.63	27.03	104.64
075-096-044-000	4	1.00	77.63	27.03	104.64
075-096-045-000	4	1.00	77.63	27.03	104.64
075-096-046-000	4	1.00	77.63	27.03	104.64
075-096-047-000	4	1.00	77.63	27.03	104.64
075-096-048-000	4	1.00	77.63	27.03	104.64
075-096-049-000	4	1.00	77.63	27.03	104.64
075-096-050-000	4	1.00	77.63	27.03	104.64
075-096-051-000	4	1.00	77.63	27.03	104.64
075-096-052-000	4	1.00	77.63	27.03	104.64
075-096-053-000	4	1.00	77.63	27.03	104.64
075-096-054-000	4	1.00	77.63	27.03	104.64
075-097-001-000	4	1.00	77.63	27.03	104.64
075-097-002-000	4	1.00	77.63	27.03	104.64
075-097-003-000	4	1.00	77.63	27.03	104.64
075-097-004-000	4	1.00	77.63	27.03	104.64
075-097-005-000	4	1.00	77.63	27.03	104.64
075-097-006-000	4	1.00	77.63	27.03	104.64
075-097-007-000	4	1.00	77.63	27.03	104.64
075-097-008-000	4	1.00	77.63	27.03	104.64
075-097-009-000	4	1.00	77.63	27.03	104.64
075-097-010-000	4	1.00	77.63	27.03	104.64
075-097-011-000	4	1.00	77.63	27.03	104.64
075-097-012-000	4	1.00	77.63	27.03	104.64
075-097-013-000	4	1.00	77.63	27.03	104.64
075-097-014-000	4	1.00	77.63	27.03	104.64
075-097-015-000	4	1.00	77.63	27.03	104.64
075-097-016-000	4	1.00	77.63	27.03	104.64
075-097-017-000	4	1.00	77.63	27.03	104.64
075-097-018-000	4	1.00	77.63	27.03	104.64
075-097-019-000	4	1.00	77.63	27.03	104.64
075-097-020-000	4	1.00	77.63	27.03	104.64
075-097-021-000	4	1.00	77.63	27.03	104.64
075-097-022-000	4	1.00	77.63	27.03	104.64
075-097-023-000	4	1.00	77.63	27.03	104.64
075-097-024-000	4	1.00	77.63	27.03	104.64
075-097-025-000	4	1.00	77.63	27.03	104.64
075-097-026-000	4	1.00	77.63	27.03	104.64
075-097-027-000	4	1.00	77.63	27.03	104.64
075-097-028-000	4	1.00	77.63	27.03	104.64
075-097-029-000	4	1.00	77.63	27.03	104.64
075-097-030-000	4	1.00	77.63	27.03	104.64
075-097-031-000	4	1.00	77.63	27.03	104.64
075-097-032-000	4	1.00	77.63	27.03	104.64
075-097-033-000	4	1.00	77.63	27.03	104.64
075-097-034-000	4	1.00	77.63	27.03	104.64
075-097-035-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-097-036-000	4	1.00	77.63	27.03	104.64
075-097-037-000	4	1.00	77.63	27.03	104.64
075-097-038-000	4	1.00	77.63	27.03	104.64
075-097-039-000	4	1.00	77.63	27.03	104.64
075-097-040-000	4	1.00	77.63	27.03	104.64
075-097-041-000	4	1.00	77.63	27.03	104.64
075-097-042-000	4	1.00	77.63	27.03	104.64
075-098-001-000	4	1.00	77.63	27.03	104.64
075-098-002-000	4	1.00	77.63	27.03	104.64
075-098-003-000	4	1.00	77.63	27.03	104.64
075-098-004-000	4	1.00	77.63	27.03	104.64
075-098-005-000	4	1.00	77.63	27.03	104.64
075-098-006-000	4	1.00	77.63	27.03	104.64
075-098-007-000	4	1.00	77.63	27.03	104.64
075-098-008-000	4	1.00	77.63	27.03	104.64
075-098-009-000	4	1.00	77.63	27.03	104.64
075-098-010-000	4	1.00	77.63	27.03	104.64
075-098-011-000	4	1.00	77.63	27.03	104.64
075-098-012-000	4	1.00	77.63	27.03	104.64
075-098-013-000	4	1.00	77.63	27.03	104.64
075-098-014-000	4	1.00	77.63	27.03	104.64
075-098-015-000	4	1.00	77.63	27.03	104.64
075-098-016-000	4	1.00	77.63	27.03	104.64
075-098-017-000	4	1.00	77.63	27.03	104.64
075-098-018-000	4	1.00	77.63	27.03	104.64
075-098-019-000	4	1.00	77.63	27.03	104.64
075-098-020-000	4	1.00	77.63	27.03	104.64
075-098-021-000	4	1.00	77.63	27.03	104.64
075-098-022-000	4	1.00	77.63	27.03	104.64
075-098-023-000	4	1.00	77.63	27.03	104.64
075-098-024-000	4	1.00	77.63	27.03	104.64
075-098-025-000	4	1.00	77.63	27.03	104.64
075-098-026-000	4	1.00	77.63	27.03	104.64
075-098-027-000	4	1.00	77.63	27.03	104.64
075-098-028-000	4	1.00	77.63	27.03	104.64
075-098-029-000	4	1.00	77.63	27.03	104.64
075-098-030-000	4	1.00	77.63	27.03	104.64
075-098-031-000	4	1.00	77.63	27.03	104.64
075-098-032-000	4	1.00	77.63	27.03	104.64
075-098-033-000	4	1.00	77.63	27.03	104.64
075-098-034-000	4	1.00	77.63	27.03	104.64
075-098-035-000	4	1.00	77.63	27.03	104.64
075-098-036-000	4	1.00	77.63	27.03	104.64
075-098-037-000	4	1.00	77.63	27.03	104.64
075-098-038-000	4	1.00	77.63	27.03	104.64
075-098-039-000	4	1.00	77.63	27.03	104.64
075-098-040-000	4	1.00	77.63	27.03	104.64
075-098-041-000	4	1.00	77.63	27.03	104.64
075-098-042-000	4	1.00	77.63	27.03	104.64

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-098-043-000	4	1.00	77.63	27.03	104.64
075-098-044-000	4	1.00	77.63	27.03	104.64
075-098-045-000	4	1.00	77.63	27.03	104.64
075-098-046-000	4	1.00	77.63	27.03	104.64
075-098-047-000	4	1.00	77.63	27.03	104.64
075-098-048-000	4	1.00	77.63	27.03	104.64
075-098-049-000	4	1.00	77.63	27.03	104.64
075-098-050-000	4	1.00	77.63	27.03	104.64
075-098-051-000	4	1.00	77.63	27.03	104.64
075-098-052-000	4	1.00	77.63	27.03	104.64
075-098-053-000	4	1.00	77.63	27.03	104.64
075-098-054-000	4	1.00	77.63	27.03	104.64
075-098-055-000	4	1.00	77.63	27.03	104.64
075-098-056-000	4	1.00	77.63	27.03	104.64
075-099-001-000	4	0.75	58.22	20.27	78.48
075-099-002-000	4	0.75	58.22	20.27	78.48
075-099-003-000	4	0.75	58.22	20.27	78.48
075-099-004-000	4	0.75	58.22	20.27	78.48
075-099-005-000	4	0.75	58.22	20.27	78.48
075-099-006-000	4	0.75	58.22	20.27	78.48
075-099-007-000	4	0.75	58.22	20.27	78.48
075-099-008-000	4	0.75	58.22	20.27	78.48
075-099-009-000	4	0.75	58.22	20.27	78.48
075-099-010-000	4	0.75	58.22	20.27	78.48
075-099-011-000	4	0.75	58.22	20.27	78.48
075-099-012-000	4	0.75	58.22	20.27	78.48
075-099-013-000	4	0.75	58.22	20.27	78.48
075-099-014-000	4	0.75	58.22	20.27	78.48
075-099-015-000	4	0.75	58.22	20.27	78.48
075-099-016-000	4	0.75	58.22	20.27	78.48
075-099-017-000	4	0.75	58.22	20.27	78.48
075-099-018-000	4	0.75	58.22	20.27	78.48
075-099-019-000	4	0.75	58.22	20.27	78.48
075-099-020-000	4	0.75	58.22	20.27	78.48
075-099-021-000	4	0.75	58.22	20.27	78.48
075-099-022-000	4	0.75	58.22	20.27	78.48
075-099-023-000	4	0.75	58.22	20.27	78.48
075-099-024-000	4	0.75	58.22	20.27	78.48
075-099-025-000	4	0.75	58.22	20.27	78.48
075-099-026-000	4	0.75	58.22	20.27	78.48
075-099-027-000	4	0.75	58.22	20.27	78.48
075-099-028-000	4	0.75	58.22	20.27	78.48
075-099-029-000	4	0.75	58.22	20.27	78.48
075-099-030-000	4	0.75	58.22	20.27	78.48
075-099-031-000	4	0.75	58.22	20.27	78.48
075-099-032-000	4	0.75	58.22	20.27	78.48
075-099-033-000	4	0.75	58.22	20.27	78.48
075-099-034-000	4	0.75	58.22	20.27	78.48
075-099-035-000	4	0.75	58.22	20.27	78.48

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-099-036-000	4	0.75	58.22	20.27	78.48
075-099-037-000	4	0.75	58.22	20.27	78.48
075-099-038-000	4	0.75	58.22	20.27	78.48
075-099-039-000	4	0.75	58.22	20.27	78.48
075-099-040-000	4	0.75	58.22	20.27	78.48
075-099-041-000	4	0.75	58.22	20.27	78.48
075-099-042-000	4	0.75	58.22	20.27	78.48
075-099-043-000	4	0.75	58.22	20.27	78.48
075-099-044-000	4	0.75	58.22	20.27	78.48
075-099-045-000	4	0.75	58.22	20.27	78.48
075-099-046-000	4	0.75	58.22	20.27	78.48
075-099-047-000	4	0.75	58.22	20.27	78.48
075-099-048-000	4	0.75	58.22	20.27	78.48
075-099-049-000	4	0.75	58.22	20.27	78.48
075-099-050-000	4	0.75	58.22	20.27	78.48
075-099-051-000	4	0.75	58.22	20.27	78.48
075-099-052-000	4	0.75	58.22	20.27	78.48
075-099-053-000	4	0.75	58.22	20.27	78.48
075-099-054-000	4	0.75	58.22	20.27	78.48
075-099-055-000	4	0.75	58.22	20.27	78.48
075-099-056-000	4	0.75	58.22	20.27	78.48
075-099-057-000	4	0.75	58.22	20.27	78.48
075-099-058-000	4	0.75	58.22	20.27	78.48
075-099-059-000	4	0.75	58.22	20.27	78.48
075-099-060-000	4	0.75	58.22	20.27	78.48
075-099-061-000	4	0.75	58.22	20.27	78.48
075-099-062-000	4	0.75	58.22	20.27	78.48
075-099-063-000	4	0.75	58.22	20.27	78.48
075-099-064-000	4	0.75	58.22	20.27	78.48
075-099-065-000	4	0.75	58.22	20.27	78.48
075-099-066-000	4	0.75	58.22	20.27	78.48
075-099-067-000	4	0.75	58.22	20.27	78.48
075-100-001-000	4	0.75	58.22	20.27	78.48
075-100-002-000	4	0.75	58.22	20.27	78.48
075-100-003-000	4	0.75	58.22	20.27	78.48
075-100-004-000	4	0.75	58.22	20.27	78.48
075-100-005-000	4	0.75	58.22	20.27	78.48
075-100-006-000	4	0.75	58.22	20.27	78.48
075-100-007-000	4	0.75	58.22	20.27	78.48
075-100-008-000	4	0.75	58.22	20.27	78.48
075-100-009-000	4	0.75	58.22	20.27	78.48
075-100-010-000	4	0.75	58.22	20.27	78.48
075-100-011-000	4	0.75	58.22	20.27	78.48
075-100-012-000	4	0.75	58.22	20.27	78.48
075-100-013-000	4	0.75	58.22	20.27	78.48
075-100-014-000	4	0.75	58.22	20.27	78.48
075-100-015-000	4	0.75	58.22	20.27	78.48
075-100-016-000	4	0.75	58.22	20.27	78.48
075-100-017-000	4	0.75	58.22	20.27	78.48

APN	Zone	EBU	District Charge	Zone Charge	Total Charge
075-100-018-000	4	0.75	58.22	20.27	78.48
075-100-019-000	4	0.75	58.22	20.27	78.48
075-100-020-000	4	0.75	58.22	20.27	78.48
075-100-021-000	4	0.75	58.22	20.27	78.48
075-100-022-000	4	0.75	58.22	20.27	78.48
075-100-023-000	4	0.75	58.22	20.27	78.48
075-100-024-000	4	0.75	58.22	20.27	78.48
075-100-025-000	4	0.75	58.22	20.27	78.48
075-100-026-000	4	0.75	58.22	20.27	78.48
075-100-027-000	4	0.75	58.22	20.27	78.48
075-100-028-000	4	0.75	58.22	20.27	78.48
075-100-029-000	4	0.75	58.22	20.27	78.48
075-100-030-000	4	0.75	58.22	20.27	78.48
075-100-031-000	4	0.75	58.22	20.27	78.48
075-100-032-000	4	0.75	58.22	20.27	78.48
075-100-033-000	4	0.75	58.22	20.27	78.48
075-100-034-000	4	0.75	58.22	20.27	78.48
075-100-035-000	4	0.75	58.22	20.27	78.48
075-100-036-000	4	0.75	58.22	20.27	78.48
075-100-037-000	4	0.75	58.22	20.27	78.48
075-100-038-000	4	0.75	58.22	20.27	78.48
075-100-039-000	4	0.75	58.22	20.27	78.48
075-100-040-000	4	0.75	58.22	20.27	78.48
075-100-041-000	4	0.75	58.22	20.27	78.48
075-100-042-000	4	0.75	58.22	20.27	78.48
075-100-043-000	4	0.75	58.22	20.27	78.48
075-100-044-000	4	0.75	58.22	20.27	78.48
075-100-045-000	4	0.75	58.22	20.27	78.48
075-100-046-000	4	0.75	58.22	20.27	78.48
075-100-047-000	4	0.75	58.22	20.27	78.48
075-100-048-000	4	0.75	58.22	20.27	78.48
075-102-001-000	4	4.32	335.35	116.78	452.12
075-102-002-000	4	0.91	70.64	24.60	95.22
075-102-003-000	4	3.01	233.66	81.37	315.02
Total		**2,214.06**	**$174,244.89**	**$57,834.02**	**$232,040.44**

*Total will differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.3

SECTION 5: PUBLIC HEARING

Meeting Date: July 8, 2013

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

1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2013/2014.

From: Jill Anderson, City Manager

Submitted by: Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2013/2014.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 2006-01 (Heartlands). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Heartlands and the Cottages Subdivisions as well as the Crossroads commercial development.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2013/2014.

The District assessment rates per equivalent dwelling unit (EDU) are currently not meeting the expenses. However, due to the healthy reserve a reduction of ($7.50) per EDU is recommended. The reserve is currently at $91,745.

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 2013/2014.

FISCAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2013/2014 are as follows:

	FY 12/13	FY 13/14	Change in Assessment
Annual Parcel Assessments	$45.12	$37.62	($7.50)

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

ATTACHMENTS

1. Resolution
2. Engineer’s Annual Levy Report Riverbank Storm Drain District No. 2006-01 (Heartlands) Fiscal Year 2013/2014

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

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

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) The land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) The District includes all of the lands so benefited; and,

iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands)", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
___________________________	_______________________________
Annabelle Aguilar, CMC	**Richard D. O'Brien**
City Clerk	**Mayor**

City of Riverbank

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

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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WILLDAN
Financial Services

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

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 2013/2014, 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 ______________, 2013.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Beatrice Medina, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

WILLDAN Financial Services

TABLE OF CONTENTS

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 XIIID* (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 2013/2014. 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 2013/2014.

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 XIIID*. 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 2013/2014.

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 XIIID, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

While the parcels within this District include both planned residential development and commercial development, they share a common need to control water runoff associated with their property. It has therefore been determined that the overall acreage of property development (gross acreage) within the District and each parcel's proportional share of that acreage provides a direct correlation to the special benefit each property receives from the improvements and services because it provides a fair and reasonable correlation to each parcel's proportional water runoff and demand on the storm drain infrastructure. Although the specific development of each property may have some impact on the amount of water runoff associated with that property due to variations in the surface area (natural or landscaped surfaces versus building footprint or asphalt area), the need for a well maintained storm drain system is essential to all property development and variations in the development of each property is considered inconsequential to the benefits associated with that storm drain system.

The following table provides a summary of the development acreage within the District that will benefit from the improvements and services to be provided through the revenues collected through the District's annual assessments.

Acreage by Land Use		
Land Use	**Acreage**	**Percentage of**
Planned Residential Development	22.22	26.42%
Planned Commercial Development	61.88	73.58%
Total	**84.10**	**100.00%**

Equivalent Benefit Units

Based on the preceding discussion, each property within the District is assigned an Equivalent Benefit Unit ("EBU") that is reflective of the parcel's proportional acreage, special benefit and assessment obligation.

Commercial Properties — Include all developed commercial properties and properties planned for commercial development within the area identified as the Crossroads Commercial Center within the District. Each of these parcels is assigned an EBU based on the parcel's net acreage. Each taxable property shall be assessed on the County tax roll, their proportionate share of the net annual costs based on this assigned EBU. Properties planned for commercial development have been assigned an aggregate 61.88 EBU. Non-taxable properties (parcels the County does not generate a tax bill for) shall be hand-billed for their proportional annual assessment if applicable, but should such assessments not be collected; the City shall make a contribution to the District to offset the lost revenue.

Residential Properties — While the overall EBU established for the District is based on the total acreage of benefiting properties, it has been determined that the benefit to each of the single-family residential properties developed in the District is identical and that the most appropriate allocation of special benefit is reflected by the total acreage associated with the residential subdivisions within the District divided by the total number of approved residential units. (22.22 acres divided by 152 approved units, equals approximately 0.15 EBU per residential unit). Therefore, each single-family residential parcel shall be assigned 0.15 EBU and residential properties that have not been fully subdivided, shall be assigned an EBU that reflects 0.15 EBU for each planned residential unit to be developed on the property.

Exempt Properties — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to any lot or parcel identified as public streets and other roadways (typically not assigned an APN by the County); and the four-acre detention basin site that represents much of the District's improvements, or any other public easement, utility right-of-way or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.

These types of parcels are considered to receive no benefit from the improvements because they are also generally required as part of developing the residential and commercial properties within the District. These properties are exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

The following formulas are used to calculate each parcel's annual assessment (proportional benefit):

The total number of Equivalent Benefit Units for the District is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements.

All Residential Property EBUs + Commercial Property EBU's = Total Parcels' EBU

An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total net annual cost budgeted for the improvements and dividing that amount by the total number of EBU's.

Total Balance to Levy / Total EBUs = Assessment Rate per EBU

This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and annual assessment obligation for the improvements.

Assessment Rate per EBU x Each Parcel's Assigned EBU = Parcel's Levy Amount

C. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles XIIIC and XIIID*), 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 XIIID, Section 4.* As part of the District formation, the notice and assessment ballots presented to the property owners for approval, included a maximum assessment amount for fiscal year 2006/2007 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the assessment range formula described herein.

The assessment range formula for this District shall be applied to all future assessments and is generally defined, if the annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2006/2007 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers.

Beginning in the second fiscal year (fiscal year 2007/2008) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and annual assessment. Any annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the assessment is much greater than the assessment applied in the prior fiscal year.

PART III – 2013/2014 DISTRICT BUDGET

The Maximum Assessment per EBU is shown within the following budget and is based on the cost of providing the District improvements. As outlined in the method of apportionment, all the improvements are considered special benefit and there are no improvement costs that have been identified as general benefit.

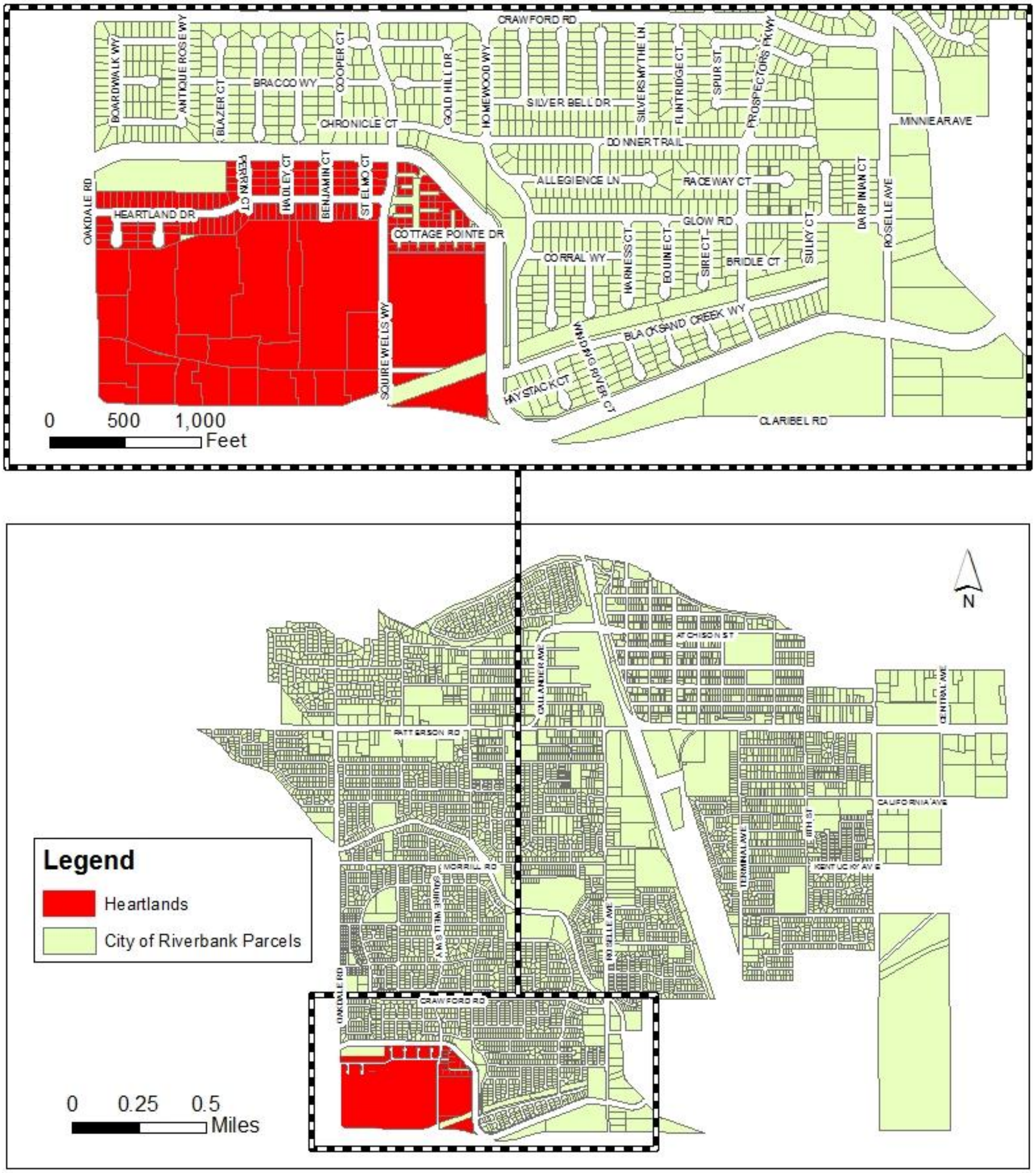
Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$1,500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	1,000
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	884
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	1,500
Annual Inspection & Maintenance: Storm Drain Pipes	5,000
Annual Pump Operation (Including Electricity)	2,000
Annual Maintenance Expenses: Storm Drains	**$16,984**
Periodic Maintenance	
Periodic Desilting, Brush Removal & Landscape Repairs: Drainage Basins	$500
Periodic Repairs or Rehabilitation: Storm Drain Fencing	700
Periodic Repairs/Rehabilitation: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	2,000
Periodic Repairs/Rehabilitation: Storm Drain Pipes	2,000
Annual Periodic Maintenance Collection: Storm Drains	**$5,200**
Total Annual Direct Costs: Storm Drain Improvements	**$22,184**
ADMINISTRATION EXPENSES	
City Annual Administration & Overhead	$4,100
Professional Fees & Services	2,500
County Administration Fee	120
Miscellaneous Administration Expenses	335
Total Annual Administration Costs	**$7,055**
LEVY BREAKDOWN	
Total Direct & Administration Costs	**$29,239**
Reserve Collection/(Transfer)	(8,004)
City Loan — Repayment/(Advance)	0
TOTAL ADJUSTMENTS	**($8,004)**
TOTAL CHARGE	21,235
APPLIED CHARGE	**$21,235**
DIFFERENCE (DUE TO ROUNDING)	0
DISTRICT STATISTICS	
Total Parcels	177
Parcels Levied	177
Total EBU	84.67
Levy per EBU	$250.80
Maximum Levy per EBU	**$618.39**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$99,749
Reserve Collection	(8,004)
Ending Reserve Fund Balance	**$91,745**

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 – 2013/2014 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.

2013/2014 ASSESSMENT ROLL

APN	Charge	EBU
075-093-005-000	$383.72	1.53
075-093-006-000	190.60	0.76
075-093-007-000	373.68	1.49
075-093-008-000	170.54	0.68
075-093-024-000	90.28	0.36
075-093-025-000	529.18	2.11
075-093-030-000	2,748.76	10.96
075-093-031-000	2,508.00	10.00
075-093-034-000	453.94	1.81
075-093-035-000	225.72	0.90
075-093-036-000	270.86	1.08
075-093-037-000	183.08	0.73
075-093-038-000	338.58	1.35
075-093-039-000	285.90	1.14
075-093-040-000	238.26	0.95
075-093-041-000	1,647.74	6.57
075-093-043-000	363.66	1.45
075-093-044-000	273.36	1.09
075-093-045-000	313.50	1.25
075-093-046-000	255.80	1.02
075-093-047-000	210.66	0.84
075-093-049-000	321.02	1.28
075-093-051-000	1,557.46	6.21
075-093-052-000	1,173.74	4.68
075-093-053-000	408.80	1.63
075-096-001-000	37.62	0.15
075-096-002-000	37.62	0.15
075-096-003-000	37.62	0.15
075-096-004-000	37.62	0.15
075-096-005-000	37.62	0.15
075-096-006-000	37.62	0.15
075-096-007-000	37.62	0.15
075-096-008-000	37.62	0.15
075-096-009-000	37.62	0.15
075-096-010-000	37.62	0.15
075-096-011-000	37.62	0.15
075-096-012-000	37.62	0.15
075-096-013-000	37.62	0.15
075-096-014-000	37.62	0.15
075-096-015-000	37.62	0.15
075-096-016-000	37.62	0.15
075-096-017-000	37.62	0.15
075-096-018-000	37.62	0.15
075-096-019-000	37.62	0.15
075-096-020-000	37.62	0.15
075-096-021-000	37.62	0.15
075-096-022-000	37.62	0.15
075-096-023-000	37.62	0.15
075-096-024-000	37.62	0.15
075-096-025-000	37.62	0.15
075-096-026-000	37.62	0.15

APN	Charge	EBU
075-096-027-000	37.62	0.15
075-096-028-000	37.62	0.15
075-096-029-000	37.62	0.15
075-096-030-000	37.62	0.15
075-096-031-000	37.62	0.15
075-096-032-000	37.62	0.15
075-096-033-000	37.62	0.15
075-096-034-000	37.62	0.15
075-096-035-000	37.62	0.15
075-096-036-000	37.62	0.15
075-096-037-000	37.62	0.15
075-096-038-000	37.62	0.15
075-096-039-000	37.62	0.15
075-096-040-000	37.62	0.15
075-096-041-000	37.62	0.15
075-096-042-000	37.62	0.15
075-096-043-000	37.62	0.15
075-096-044-000	37.62	0.15
075-096-045-000	37.62	0.15
075-096-046-000	37.62	0.15
075-096-047-000	37.62	0.15
075-096-048-000	37.62	0.15
075-096-049-000	37.62	0.15
075-096-050-000	37.62	0.15
075-096-051-000	37.62	0.15
075-096-052-000	37.62	0.15
075-096-053-000	37.62	0.15
075-096-054-000	37.62	0.15
075-097-001-000	37.62	0.15
075-097-002-000	37.62	0.15
075-097-003-000	37.62	0.15
075-097-004-000	37.62	0.15
075-097-005-000	37.62	0.15
075-097-006-000	37.62	0.15
075-097-007-000	37.62	0.15
075-097-008-000	37.62	0.15
075-097-009-000	37.62	0.15
075-097-010-000	37.62	0.15
075-097-011-000	37.62	0.15
075-097-012-000	37.62	0.15
075-097-013-000	37.62	0.15
075-097-014-000	37.62	0.15
075-097-015-000	37.62	0.15
075-097-016-000	37.62	0.15
075-097-017-000	37.62	0.15
075-097-018-000	37.62	0.15
075-097-019-000	37.62	0.15
075-097-020-000	37.62	0.15
075-097-021-000	37.62	0.15
075-097-022-000	37.62	0.15
075-097-023-000	37.62	0.15
075-097-024-000	37.62	0.15
075-097-025-000	37.62	0.15

APN	Charge	EBU
075-097-026-000	37.62	0.15
075-097-027-000	37.62	0.15
075-097-028-000	37.62	0.15
075-097-029-000	37.62	0.15
075-097-030-000	37.62	0.15
075-097-031-000	37.62	0.15
075-097-032-000	37.62	0.15
075-097-033-000	37.62	0.15
075-097-034-000	37.62	0.15
075-097-035-000	37.62	0.15
075-097-036-000	37.62	0.15
075-097-037-000	37.62	0.15
075-097-038-000	37.62	0.15
075-097-039-000	37.62	0.15
075-097-040-000	37.62	0.15
075-097-041-000	37.62	0.15
075-097-042-000	37.62	0.15
075-098-001-000	37.62	0.15
075-098-002-000	37.62	0.15
075-098-003-000	37.62	0.15
075-098-004-000	37.62	0.15
075-098-005-000	37.62	0.15
075-098-006-000	37.62	0.15
075-098-007-000	37.62	0.15
075-098-008-000	37.62	0.15
075-098-009-000	37.62	0.15
075-098-010-000	37.62	0.15
075-098-011-000	37.62	0.15
075-098-012-000	37.62	0.15
075-098-013-000	37.62	0.15
075-098-014-000	37.62	0.15
075-098-015-000	37.62	0.15
075-098-016-000	37.62	0.15
075-098-017-000	37.62	0.15
075-098-018-000	37.62	0.15
075-098-019-000	37.62	0.15
075-098-020-000	37.62	0.15
075-098-021-000	37.62	0.15
075-098-022-000	37.62	0.15
075-098-023-000	37.62	0.15
075-098-024-000	37.62	0.15
075-098-025-000	37.62	0.15
075-098-026-000	37.62	0.15
075-098-027-000	37.62	0.15
075-098-028-000	37.62	0.15
075-098-029-000	37.62	0.15
075-098-030-000	37.62	0.15
075-098-031-000	37.62	0.15
075-098-032-000	37.62	0.15
075-098-033-000	37.62	0.15
075-098-034-000	37.62	0.15
075-098-035-000	37.62	0.15
075-098-036-000	37.62	0.15

APN	Charge	EBU
075-098-037-000	37.62	0.15
075-098-038-000	37.62	0.15
075-098-039-000	37.62	0.15
075-098-040-000	37.62	0.15
075-098-041-000	37.62	0.15
075-098-042-000	37.62	0.15
075-098-043-000	37.62	0.15
075-098-044-000	37.62	0.15
075-098-045-000	37.62	0.15
075-098-046-000	37.62	0.15
075-098-047-000	37.62	0.15
075-098-048-000	37.62	0.15
075-098-049-000	37.62	0.15
075-098-050-000	37.62	0.15
075-098-051-000	37.62	0.15
075-098-052-000	37.62	0.15
075-098-053-000	37.62	0.15
075-098-054-000	37.62	0.15
075-098-055-000	37.62	0.15
075-098-056-000	37.62	0.15
Total	**$21,235.08**	**84.67**

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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.4

SECTION 5: PUBLIC HEARING

Meeting Date: July 8, 2013

Subject/ Title: Ridgewood Place Landscaping & Lighting District.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2013/2014.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2013/2014.

From: Jill Anderson, City Manager

Submitted by: Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2013/2014.

SUMMARY

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

The Engineer's Annual Levy Report for Fiscal Year 2013/2014 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 proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2013/2014. Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. This district is currently showing a projected reserve of $20,653 for fiscal year ending 2013.2014. Due to this healthy reserve, the annual assessment rate per Equivalent Dwelling Units (EDU) will be reduced ($17.98). The new assessment rate will be $80.00.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2013/2014.

FISCAL IMPACT

The annual assessments for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2013/2014 are as follows:

	FY 12/13	FY 13/14	Change in Assessment
Annual Parcel Assessments	$97.98	$80.00	($17.98)

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

ATTACHMENTS

1. Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2013/2014

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2013 and ending June 30, 2014 and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2013/2014**" as required by the Act; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2013/2014.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
______________________________	______________________________
Annabelle Aguilar, CMC	**Richard D. O'Brien**
City Clerk	**Mayor**

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") for fiscal year 2013/2014 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 8, 2013 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2013 and ending June 30, 2014 to pay the costs and expenses of operating,

maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

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

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Ridgewood Place Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
____________________________	________________________________
Annabelle Aguilar, CMC	**Richard D. O'Brien**
City Clerk	**Mayor**

City of Riverbank

Ridgewood Place Landscaping and Lighting District

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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Temecula, CA 92590
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www.willdan.com/financial

WILLDAN Financial Services

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 2013/2014, 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 ______________, 2013.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Beatrice Medina, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

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 XIIID ("Article XIIID").

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 2013/2014. 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 2013/2014.

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 XIIID, 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 XIIID 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 XIIID 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 XIIID 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 XIIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

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

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

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2013/2014.

B. DESCRIPTION OF THE DISTRICT

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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 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 XIIID 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 XIIID 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 XIIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public

Hearing. In Fiscal Year 1993/94 the Brown Act (Government Code Section 54954.6(o)) changed the definition of the term “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

An assessment range formula was proposed and approved for the assessments when the District was formed in Fiscal Year 1998/99 and is to be applied to all future assessments within the District.

The following describes the proposed assessment range formula:

Wherein, if the proposed assessment rate for each classification of property (levy per unit or rate) for the current fiscal year is less than or equal to the prior year's maximum assessment plus the adjustments described in the following, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting, and mailing procedures, which would be added to the District costs and assessments.

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

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

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

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

PART IV - DISTRICT BUDGET FY 2013/2014

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$1,200
Utilities	200
Repairs/Abatement	1,000
Street Lighting	500
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,900**
ADMINISTRATION COSTS	
District Administration	$2,200
County Administration Fee	35
Administration Costs (Subtotal)	**$2,235**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$5,135**
Reserve Collection/ (Transfers)	(3,295)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
TOTAL CHARGE	1,840
APPLIED CHARGE	**$1,840**
DIFFERENCE (DUE TO ROUNDING)	0
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	**$80.00**
Maximum Assessment Rate Approved	**$365.53**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$24,948
Reserve Fund Activity	(3,295)
Ending Reserve Fund Balance (Projected)	**$21,653**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

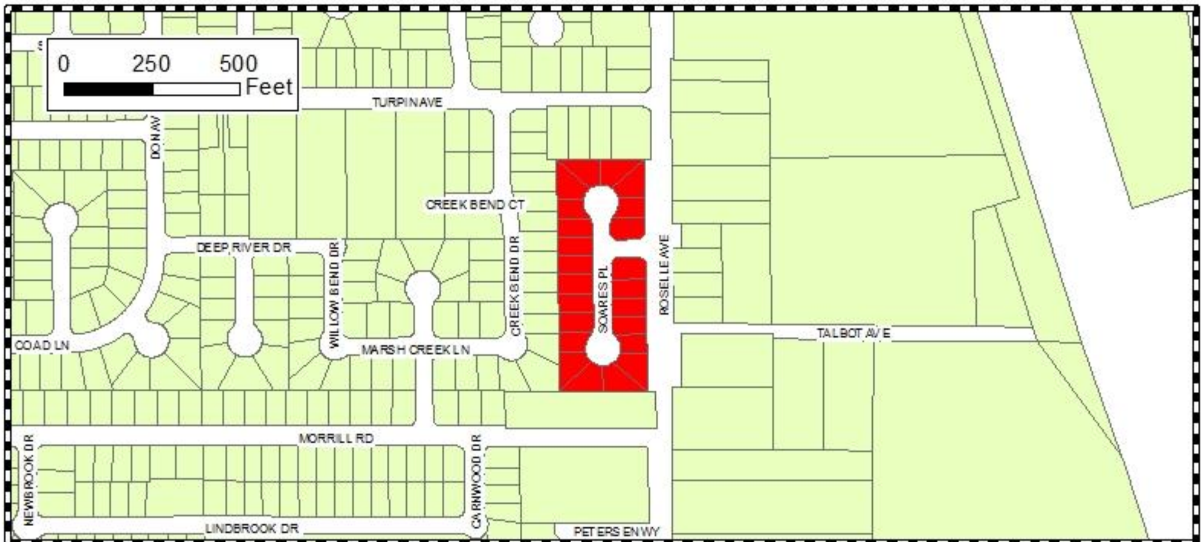
PART V — DISTRICT BOUNDARY MAPS

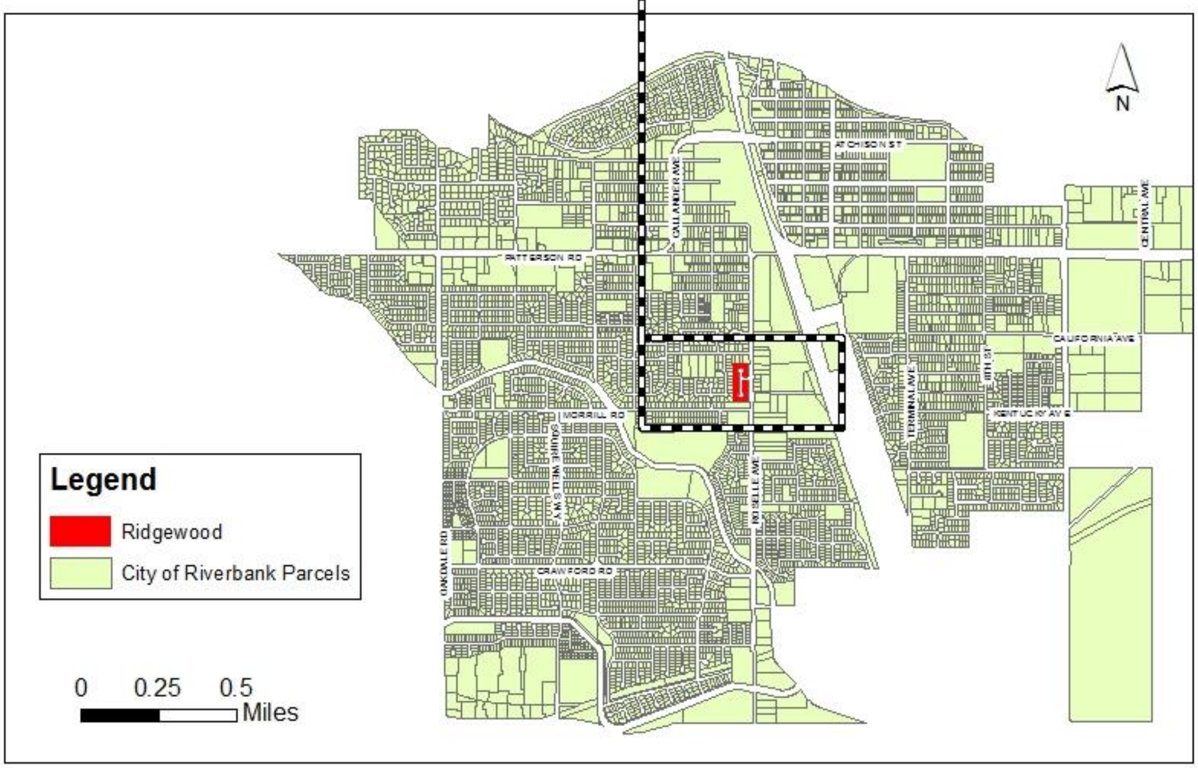
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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

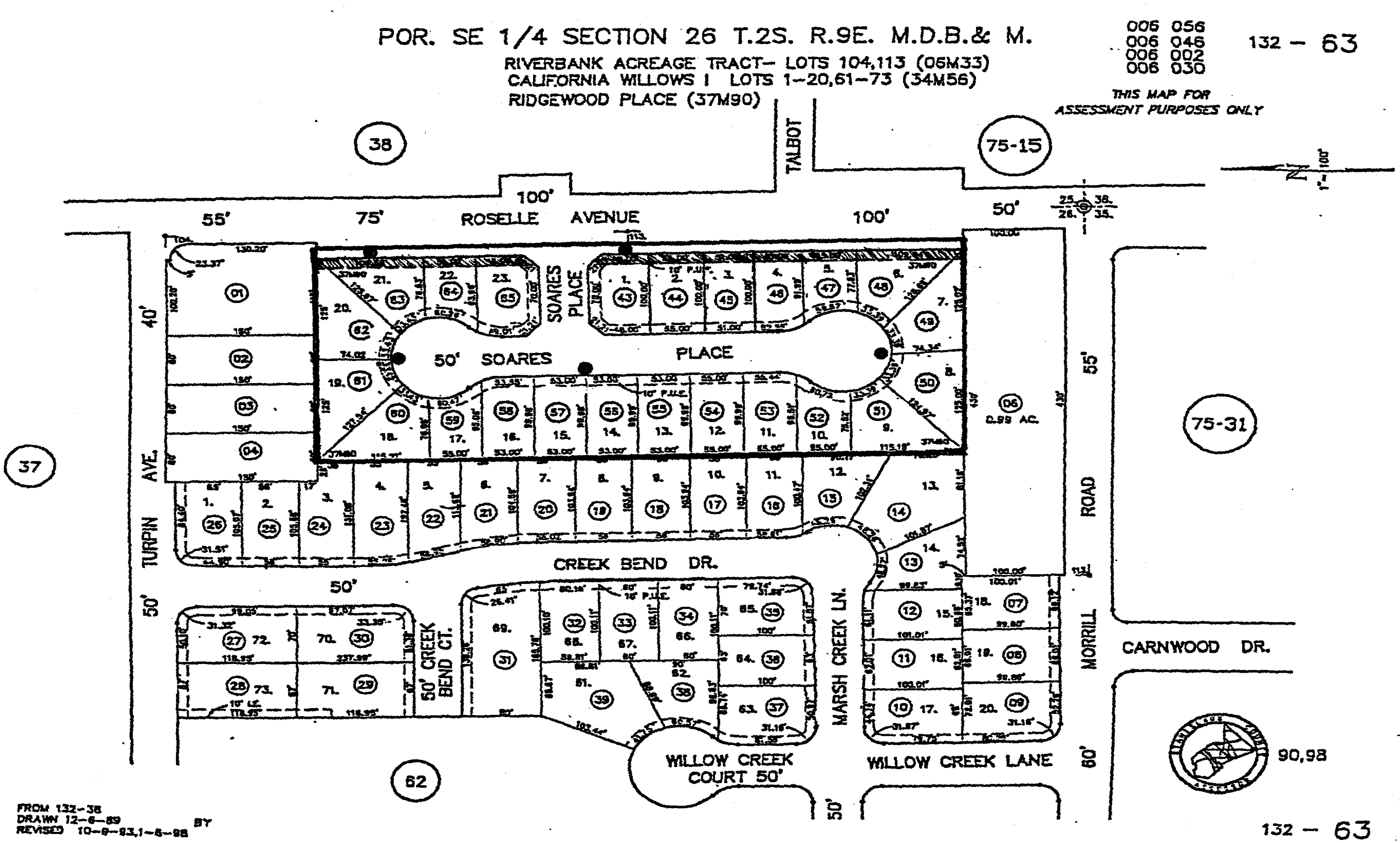




Boundary and Improvement Diagram Ridgewood Place

● **Street Lights**

Landscaped Areas Shaded



PART VI — 2013/2014 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	Charge	EBU
132-063-043-000	$80.00	1.0
132-063-044-000	80.00	1.0
132-063-045-000	80.00	1.0
132-063-046-000	80.00	1.0
132-063-047-000	80.00	1.0
132-063-048-000	80.00	1.0
132-063-049-000	80.00	1.0
132-063-050-000	80.00	1.0
132-063-051-000	80.00	1.0
132-063-052-000	80.00	1.0
132-063-053-000	80.00	1.0
132-063-054-000	80.00	1.0
132-063-055-000	80.00	1.0
132-063-056-000	80.00	1.0
132-063-057-000	80.00	1.0
132-063-058-000	80.00	1.0
132-063-059-000	80.00	1.0
132-063-060-000	80.00	1.0
132-063-061-000	80.00	1.0
132-063-062-000	80.00	1.0
132-063-063-000	80.00	1.0
132-063-064-000	80.00	1.0
132-063-065-000	80.00	1.0
Total	**$1,840.00**	**23.0**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.5

SECTION 5: PUBLIC HEARING

Meeting Date: July 8, 2013

Subject/ Title: River Cove Landscaping & Lighting District.

1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2013/2014.

From: Jill Anderson, City Manager

Submitted by: Kathleen Cleek, Sr. Management Analyst

City Manager Approval: ________________________

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2013/2014.

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 RiverCove subdivision.

The Engineer's Annual Levy Report for Fiscal Year 2013/2014 has been prepared in accordance with the privisions 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 proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2013/2014.

Due to additional maintenance occurring over and above the budgeted maintenance amount, reserve funds were used this past year for additional maintenance improvements within the District along the levee and Briar Cliff Drive (on the sides of the overpass). There is currently no reserve in this District and future maintenance will be watched closely.

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 2013/2014.

FISCAL IMPACT

The annual assessments for parcels in the River Cove District for Fiscal Year 2013/2014 will be as follows:

	FY 12/13	**FY 13/14**	**Change in Assessment**
Annual Parcel Assessments	$196.90	$196.90	No Change

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

ATTACHMENTS

1. Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2013/2014

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2013 and ending June 30, 2014; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Landscaping and Lighting District No. 01, Fiscal Year 2013/2014**" as required by the Act; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2013/2014.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:

____

Annabelle Aguilar, CMC
City Clerk

APPROVED:

____

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01; FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision**,** for fiscal year 2013/2014 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Monday, July 08, 2013, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2013 and ending June 30, 2014, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

- Natural and passive landscaped areas, parks, trails, open space areas, and natural habitats that are maintained and/or abated;

- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, sidewalks, landscaped areas and greenbelts);

- Public lighting facilities including street lighting, and lighting within the park and other public areas;

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

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

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

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Landscaping and Lighting District No. 01", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember _________________, seconded by _________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
___________________________	_______________________________
Annabelle Aguilar, CMC **City Clerk**	**Richard D. O’Brien** **Mayor**

City of Riverbank

River Cove Landscaping and Lighting District

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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WILLDAN Financial Services

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 2013/2014, 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 ______________, 2013.

Willdan Financial Services
Assessment Engineer

By: _________________________________

Beatrice Medina, Project Manager
District Administration Services

By: _________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

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 2013/2014. 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 2013/2014.

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

Pursuant to the *Article XIIID Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIIID 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 XIIID 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 XIIID 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 XIIID Section 5(b).* The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of $196.90 adopted and levied in fiscal year 1993/94. Pursuant to the provisions of *Article XIIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIIID 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 2013/2014.

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		Residential	Total
	Book	Page	Lots	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 XIIID 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 XIIID 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 XIIID 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 XIIID 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 — 2013/2014 DISTRICT BUDGET

River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$31,800
Utilities	3,500
Repairs/Abatement	5,000
Street Lighting	1,000
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	**$41,300**
ADMINISTRATION COSTS	
City Administration & Overhead	$2,766
District Administration	3,400
County Administration Fee	80
Administration Costs (Subtotal)	**$6,246**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$47,546**
Reserve Collection/ (Transfers)	0
Contribution Replenishment	0
Other Revenues/General Fund Contribution	(93)
CIP Collection/(Transfer)	0
TOTAL CHARGE	47,453
APPLIED CHARGE	**$47,453**
DISTRICT STATISTICS	
Total Parcels	248
Total Parcels Levied	241
Total Equivalent Dwelling Units (EDU)	241.00
Assessment Rate (Levy Per EDU)	**$196.90**
Maximum Assessment Rate Approved	**$196.90**
FUND BALANCE INFORMATION(1)	
Beginning Reserve Fund Balance (Estimated)	$0
Collections/(Transfers)	0
Ending Reserve Fund Balance (Projected)	**$0**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

(1) Reserve balance at $0.00 due to unexpected maintenance expenses incurred.

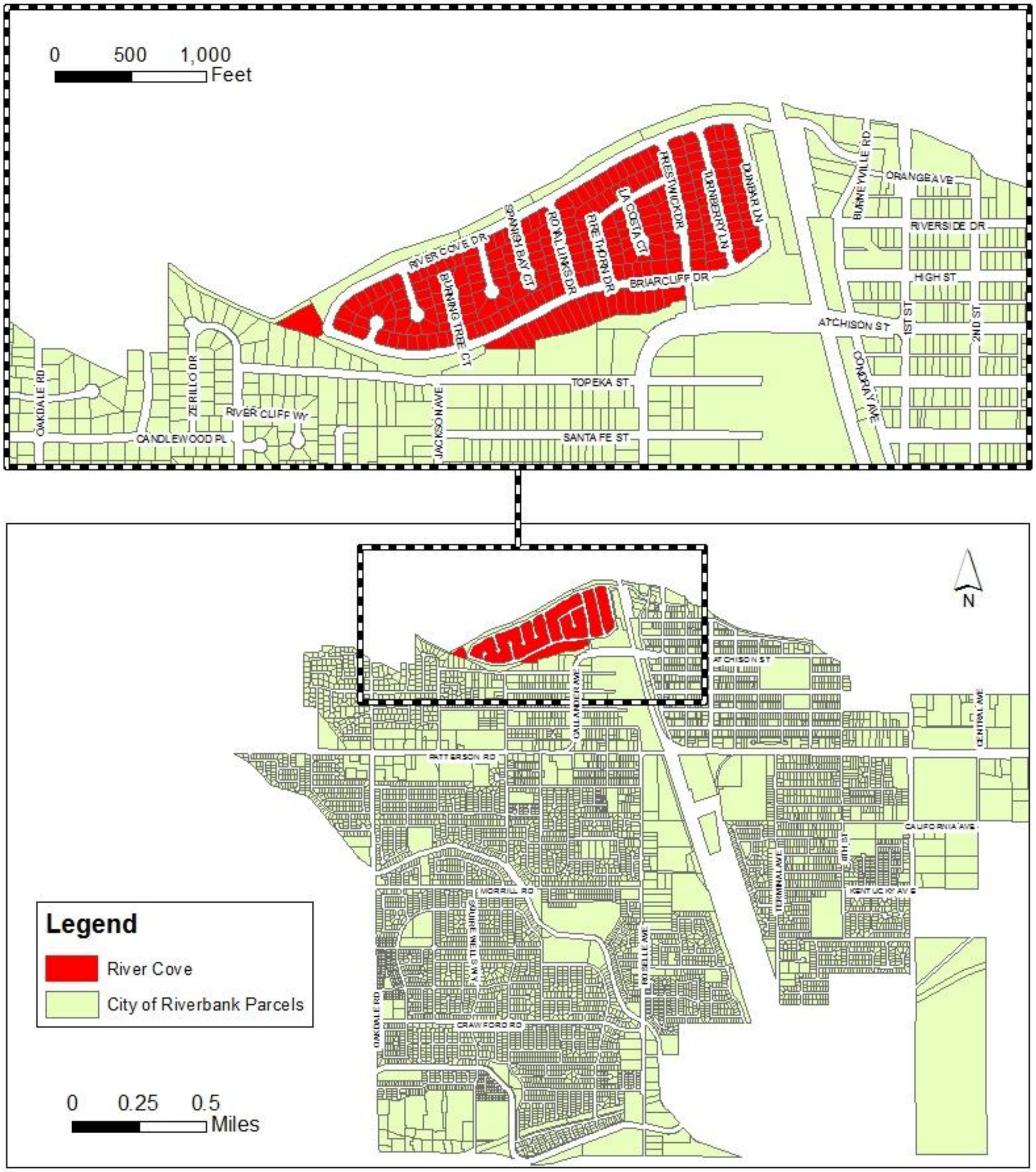
PART V — DISTRICT DIAGRAMS

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

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

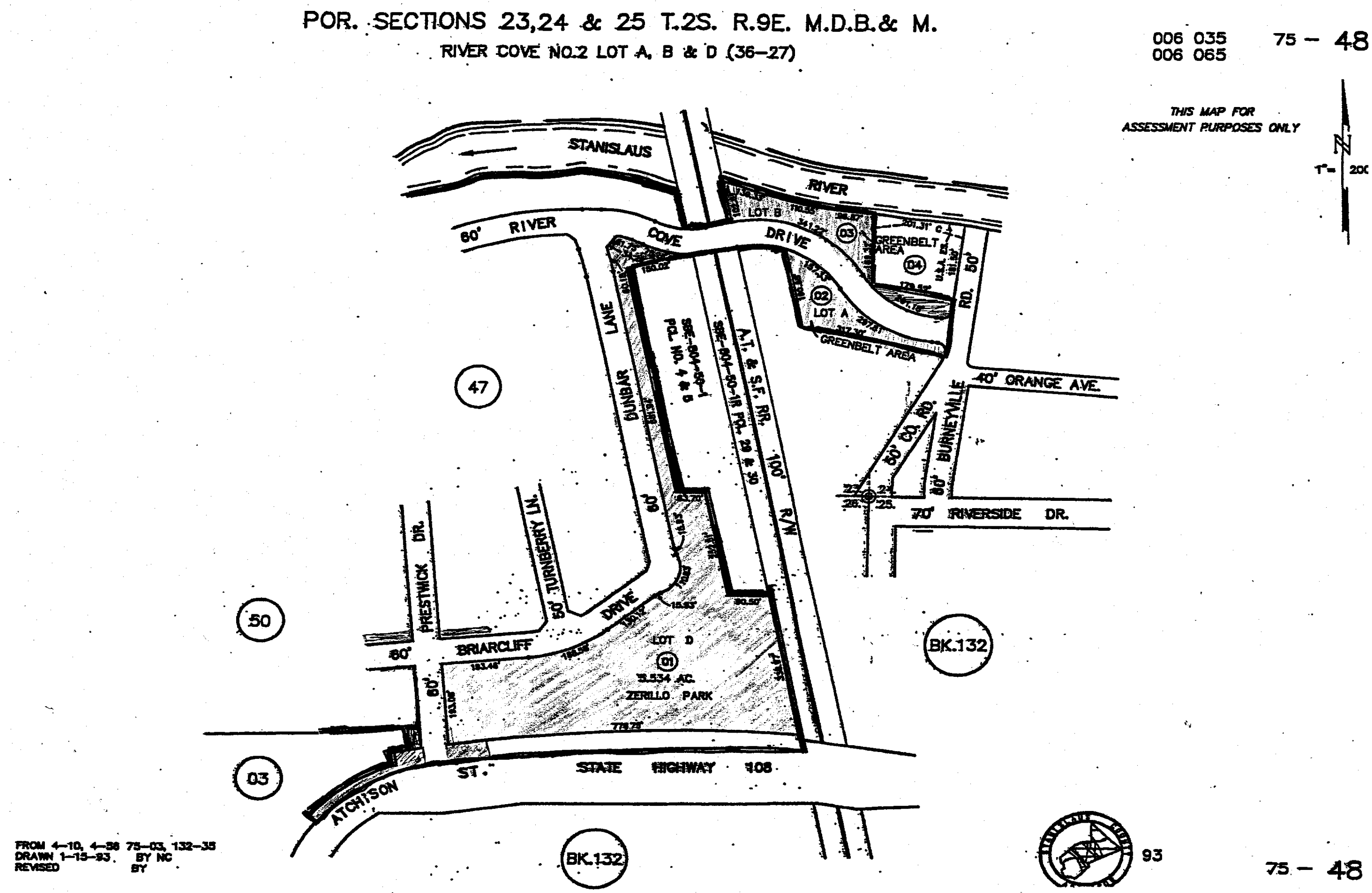
The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision



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

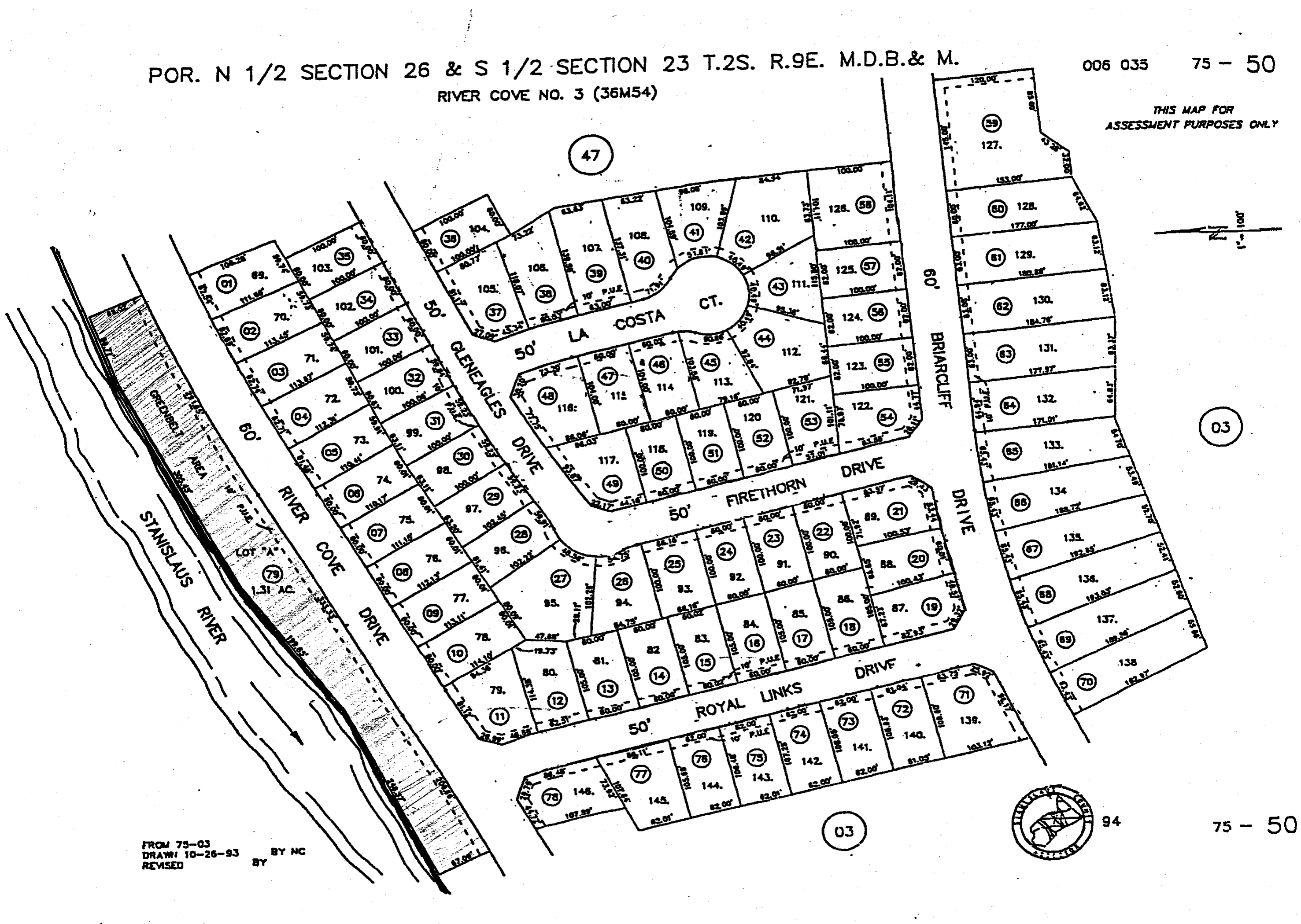
Landscaped Areas



Shaded

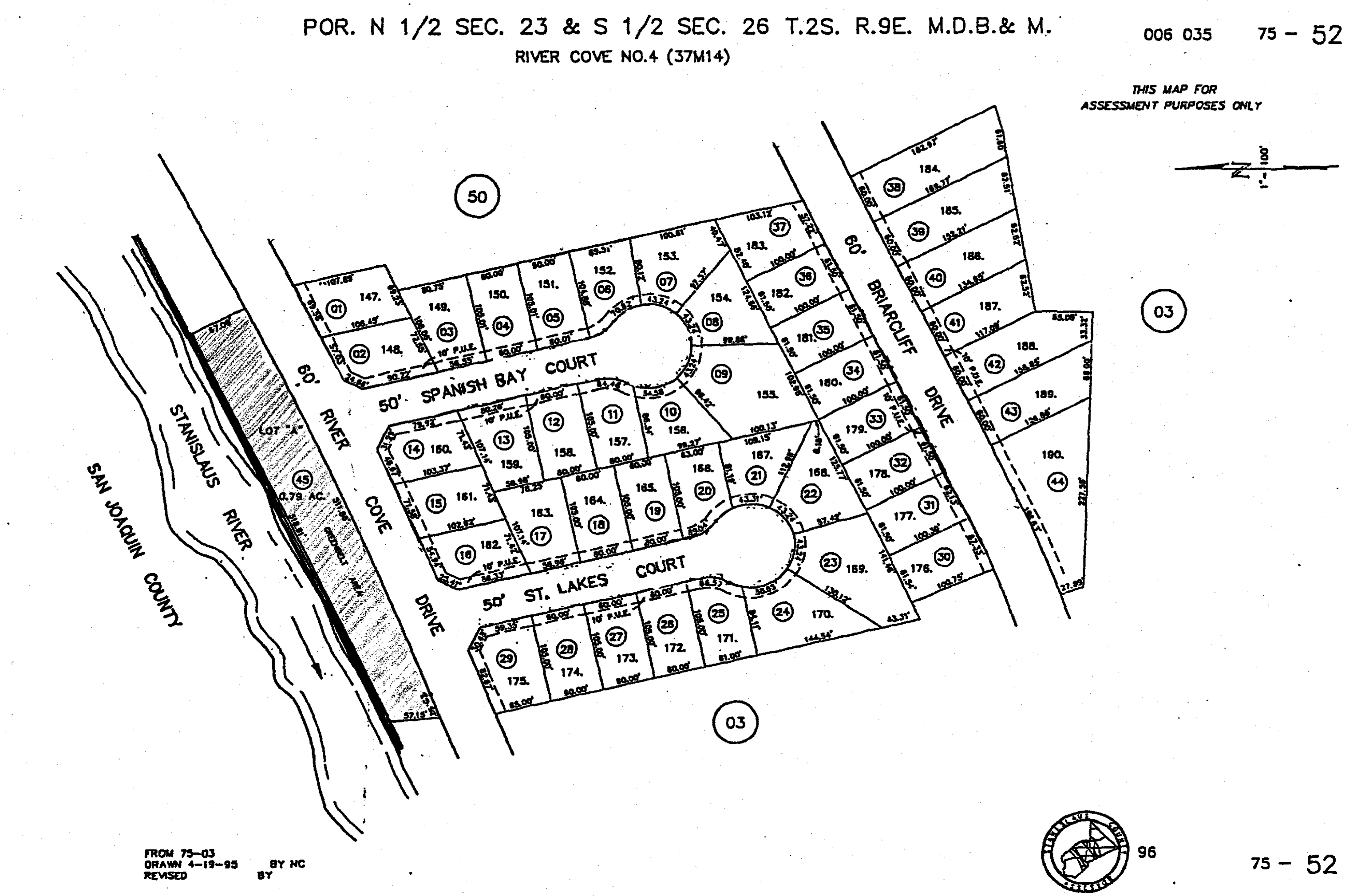
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



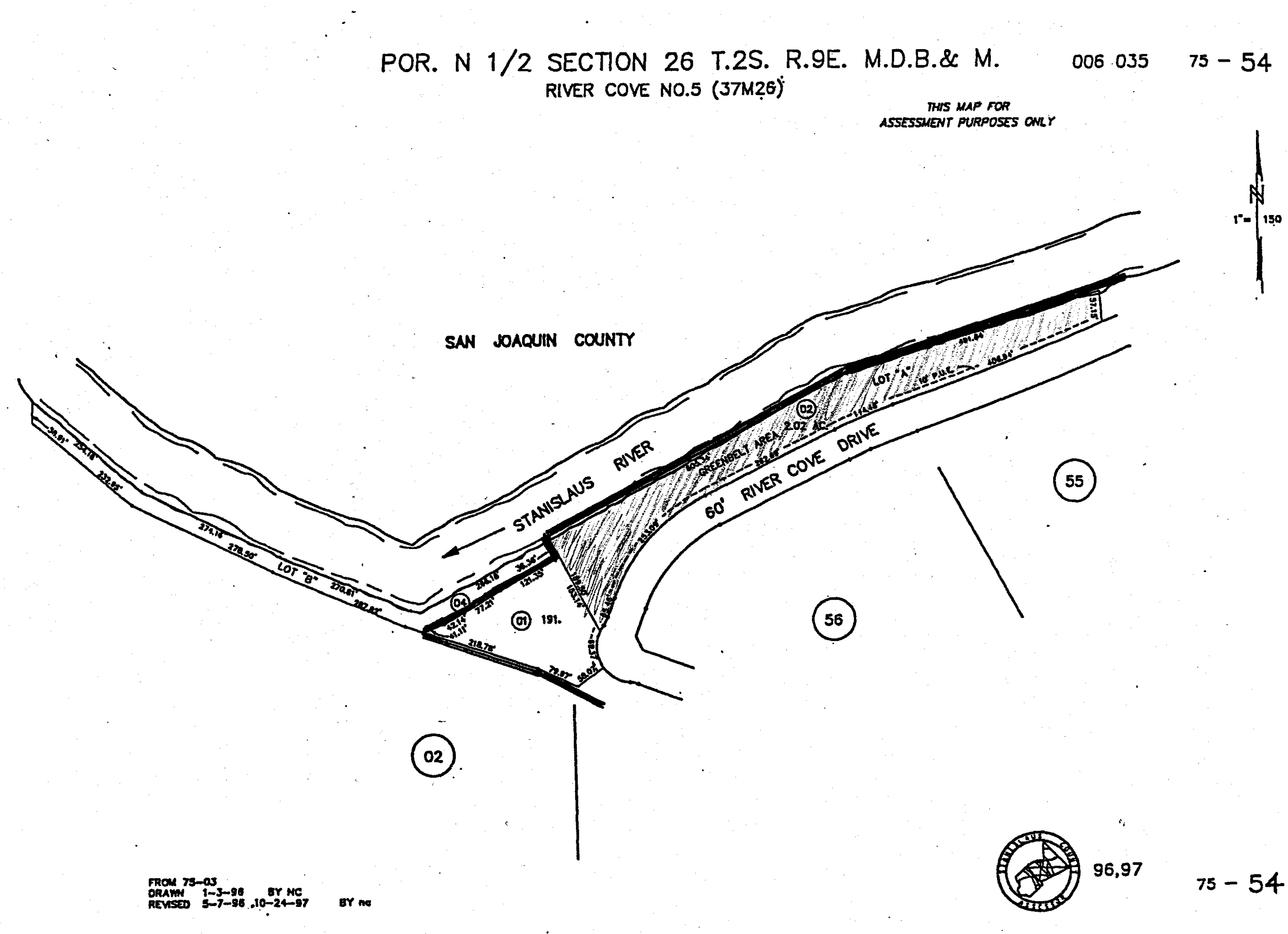
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded

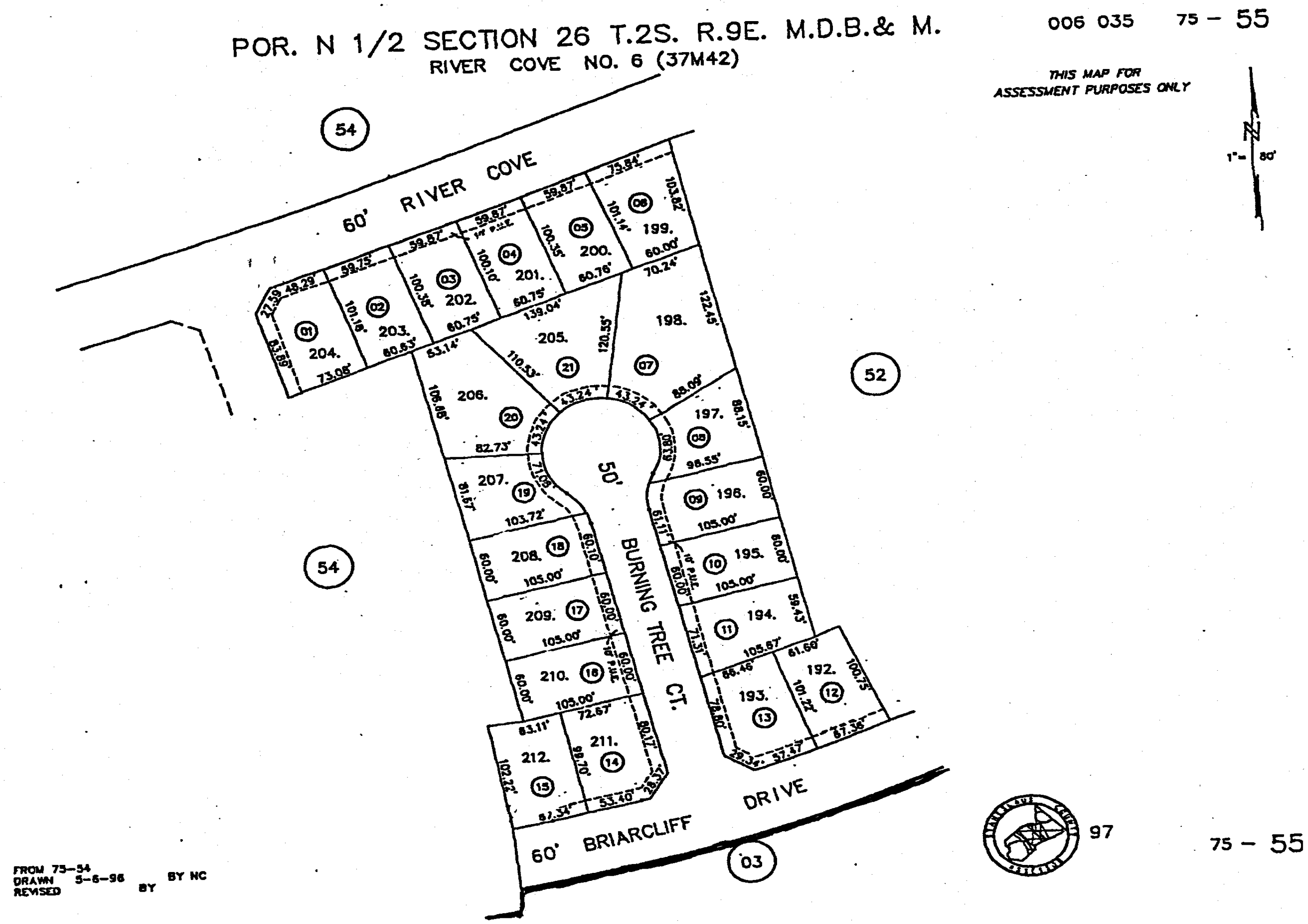


City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

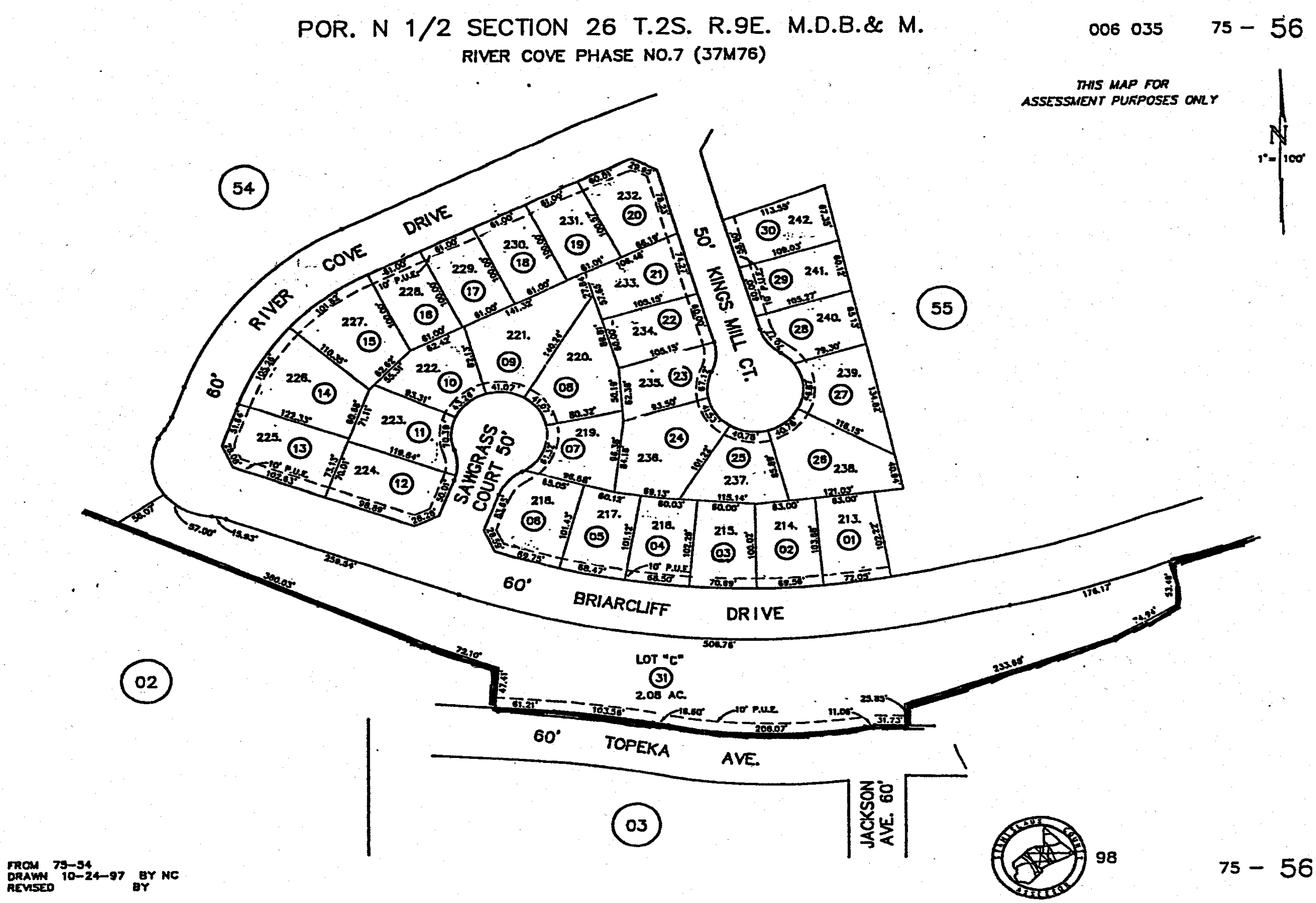
Landscaped Areas Shaded



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



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



PART VI — 2013/2014 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	Charge	EBU
075-047-001-000	$196.90	1.0
075-047-002-000	196.90	1.0
075-047-003-000	196.90	1.0
075-047-004-000	196.90	1.0
075-047-005-000	196.90	1.0
075-047-006-000	196.90	1.0
075-047-007-000	196.90	1.0
075-047-008-000	196.90	1.0
075-047-009-000	196.90	1.0
075-047-010-000	196.90	1.0
075-047-011-000	196.90	1.0
075-047-012-000	196.90	1.0
075-047-013-000	196.90	1.0
075-047-014-000	196.90	1.0
075-047-015-000	196.90	1.0
075-047-016-000	196.90	1.0
075-047-017-000	196.90	1.0
075-047-018-000	196.90	1.0
075-047-019-000	196.90	1.0
075-047-020-000	196.90	1.0
075-047-021-000	196.90	1.0
075-047-022-000	196.90	1.0
075-047-023-000	196.90	1.0
075-047-024-000	196.90	1.0
075-047-025-000	196.90	1.0
075-047-026-000	196.90	1.0
075-047-027-000	196.90	1.0
075-047-028-000	196.90	1.0
075-047-029-000	196.90	1.0
075-047-030-000	196.90	1.0
075-047-031-000	196.90	1.0
075-047-032-000	196.90	1.0
075-047-033-000	196.90	1.0
075-047-034-000	196.90	1.0
075-047-035-000	196.90	1.0
075-047-036-000	196.90	1.0
075-047-037-000	196.90	1.0
075-047-038-000	196.90	1.0
075-047-039-000	196.90	1.0
075-047-040-000	196.90	1.0
075-047-041-000	196.90	1.0

APN	Charge	EBU
075-047-042-000	196.90	1.0
075-047-043-000	196.90	1.0
075-047-044-000	196.90	1.0
075-047-045-000	196.90	1.0
075-047-046-000	196.90	1.0
075-047-047-000	196.90	1.0
075-047-048-000	196.90	1.0
075-047-049-000	196.90	1.0
075-047-050-000	196.90	1.0
075-047-051-000	196.90	1.0
075-047-052-000	196.90	1.0
075-047-053-000	196.90	1.0
075-047-054-000	196.90	1.0
075-047-055-000	196.90	1.0
075-047-056-000	196.90	1.0
075-047-057-000	196.90	1.0
075-047-059-000	196.90	1.0
075-047-060-000	196.90	1.0
075-047-061-000	196.90	1.0
075-047-062-000	196.90	1.0
075-047-063-000	196.90	1.0
075-047-064-000	196.90	1.0
075-047-065-000	196.90	1.0
075-047-066-000	196.90	1.0
075-047-067-000	196.90	1.0
075-047-068-000	196.90	1.0
075-050-001-000	196.90	1.0
075-050-002-000	196.90	1.0
075-050-003-000	196.90	1.0
075-050-004-000	196.90	1.0
075-050-005-000	196.90	1.0
075-050-006-000	196.90	1.0
075-050-007-000	196.90	1.0
075-050-008-000	196.90	1.0
075-050-009-000	196.90	1.0
075-050-010-000	196.90	1.0
075-050-011-000	196.90	1.0
075-050-012-000	196.90	1.0
075-050-013-000	196.90	1.0
075-050-014-000	196.90	1.0
075-050-015-000	196.90	1.0
075-050-016-000	196.90	1.0

APN	Charge	EBU
075-050-017-000	196.90	1.0
075-050-018-000	196.90	1.0
075-050-019-000	196.90	1.0
075-050-020-000	196.90	1.0
075-050-021-000	196.90	1.0
075-050-022-000	196.90	1.0
075-050-023-000	196.90	1.0
075-050-024-000	196.90	1.0
075-050-025-000	196.90	1.0
075-050-026-000	196.90	1.0
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075-050-028-000	196.90	1.0
075-050-029-000	196.90	1.0
075-050-030-000	196.90	1.0
075-050-031-000	196.90	1.0
075-050-032-000	196.90	1.0
075-050-033-000	196.90	1.0
075-050-034-000	196.90	1.0
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075-050-036-000	196.90	1.0
075-050-037-000	196.90	1.0
075-050-038-000	196.90	1.0
075-050-039-000	196.90	1.0
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075-050-043-000	196.90	1.0
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075-050-053-000	196.90	1.0
075-050-054-000	196.90	1.0
075-050-055-000	196.90	1.0
075-050-056-000	196.90	1.0
075-050-057-000	196.90	1.0
075-050-058-000	196.90	1.0

APN	Charge	EBU
075-050-059-000	196.90	1.0
075-050-060-000	196.90	1.0
075-050-061-000	196.90	1.0
075-050-062-000	196.90	1.0
075-050-063-000	196.90	1.0
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075-050-066-000	196.90	1.0
075-050-067-000	196.90	1.0
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075-050-072-000	196.90	1.0
075-050-073-000	196.90	1.0
075-050-074-000	196.90	1.0
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075-050-078-000	196.90	1.0
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075-052-003-000	196.90	1.0
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075-052-005-000	196.90	1.0
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075-052-007-000	196.90	1.0
075-052-008-000	196.90	1.0
075-052-009-000	196.90	1.0
075-052-010-000	196.90	1.0
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075-052-013-000	196.90	1.0
075-052-014-000	196.90	1.0
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075-052-016-000	196.90	1.0
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075-052-018-000	196.90	1.0
075-052-019-000	196.90	1.0
075-052-020-000	196.90	1.0
075-052-021-000	196.90	1.0
075-052-022-000	196.90	1.0

APN	Charge	EBU
075-052-023-000	196.90	1.0
075-052-024-000	196.90	1.0
075-052-025-000	196.90	1.0
075-052-026-000	196.90	1.0
075-052-027-000	196.90	1.0
075-052-028-000	196.90	1.0
075-052-029-000	196.90	1.0
075-052-030-000	196.90	1.0
075-052-031-000	196.90	1.0
075-052-032-000	196.90	1.0
075-052-033-000	196.90	1.0
075-052-034-000	196.90	1.0
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075-052-044-000	196.90	1.0
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075-055-001-000	196.90	1.0
075-055-002-000	196.90	1.0
075-055-003-000	196.90	1.0
075-055-004-000	196.90	1.0
075-055-005-000	196.90	1.0
075-055-006-000	196.90	1.0
075-055-007-000	196.90	1.0
075-055-008-000	196.90	1.0
075-055-009-000	196.90	1.0
075-055-010-000	196.90	1.0
075-055-011-000	196.90	1.0
075-055-012-000	196.90	1.0
075-055-013-000	196.90	1.0
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075-055-015-000	196.90	1.0
075-055-016-000	196.90	1.0
075-055-017-000	196.90	1.0
075-055-018-000	196.90	1.0
075-055-019-000	196.90	1.0

APN	Charge	EBU
075-055-020-000	196.90	1.0
075-055-021-000	196.90	1.0
075-056-001-000	196.90	1.0
075-056-002-000	196.90	1.0
075-056-003-000	196.90	1.0
075-056-004-000	196.90	1.0
075-056-005-000	196.90	1.0
075-056-006-000	196.90	1.0
075-056-007-000	196.90	1.0
075-056-008-000	196.90	1.0
075-056-009-000	196.90	1.0
075-056-010-000	196.90	1.0
075-056-011-000	196.90	1.0
075-056-012-000	196.90	1.0
075-056-013-000	196.90	1.0
075-056-014-000	196.90	1.0
075-056-015-000	196.90	1.0
075-056-016-000	196.90	1.0
075-056-017-000	196.90	1.0
075-056-018-000	196.90	1.0
075-056-019-000	196.90	1.0
075-056-020-000	196.90	1.0
075-056-021-000	196.90	1.0
075-056-022-000	196.90	1.0
075-056-023-000	196.90	1.0
075-056-024-000	196.90	1.0
075-056-025-000	196.90	1.0
075-056-026-000	196.90	1.0
075-056-027-000	196.90	1.0
075-056-028-000	196.90	1.0
075-056-029-000	196.90	1.0
075-056-030-000	196.90	1.0
Total	**$47,452.90**	**241.0**

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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.6

SECTION 5: PUBLIC HEARING

Meeting Date: July 8, 2013

Subject/ Title: Sierra Vista Estates Landscaping & Lighting District.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2013/2014.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2013/2014.

From: Jill Anderson, City Manager

Submitted by: Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2013/2014.

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 2013/2014 has been prepared in accordance with the privisions 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 proportinate to the parcel's special benefits. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2013/2014.

The district's assessment revenues currently lower than expenses. Due to a healthy reserve it has been recommended to keep the assessment rate per equivalent dwelling unit (EDU) the same.

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 2013/2014.

FISCAL IMPACT:

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2013/2014 will be as follows:

	FY 12/13	**FY 13/14**	**Change in Assessment**
Annual Parcel Assessments	$40.83	$40.81	($.02)

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2013/2014

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2013 and ending June 30, 2014; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2013/2014**" as required by the Act; and,

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

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

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

<u>Section 1</u> The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

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

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2013/2014.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember ________________, seconded by ________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:

____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

____
Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council, desires to levy and collect annual assessments against parcels of land within said territory designated as **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2013/2014 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013, and ending June 30, 2014, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 8, 2013, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2013 and ending June 30, 2014, to pay the costs and expenses of operating,

maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2013 and ending June 30, 2014, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:

____

Annabelle Aguilar, CMC
City Clerk

APPROVED:

____

Richard D. O'Brien
Mayor

City of Riverbank

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

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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WILLDAN Financial Services

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 2013/2014 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 _______________, 2013.

Willdan Financial Services
Assessment Engineer

By: ___________________________________

Beatrice Medina, Project Manager
District Administration Services

By: ___________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

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 XIIID* ("Article XIIID"). 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 2013/2014. 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 2013/2014.

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 XIIID*, 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 XIIID 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 XIIID 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 XIIID 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 XIIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIIID 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 XIIID, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2013/2014.

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1.0 EDU:

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

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB 919 (Proposition 218 implementation statutes).

The assessment range formula applied to District Assessments provides for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The following describes the proposed assessment range formula:

Wherein, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in Fiscal Year 2001/02 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.
2. The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3.0%, 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.

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 XIIID 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 2013/2014

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$900
Utilities	300
Repairs/Abatement	500
Street Lighting	500
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,200**
ADMINISTRATION COSTS	
District Administration	$2,475
County Administration Fee	76
Administration Costs (Subtotal)	**$2,551**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$4,751**
Reserve Collection/ (Transfers)	(2,139)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
TOTAL CHARGE	2,612
APPLIED CHARGE	**$2,611**
DIFFERENCE (DUE TO ROUNDING)	1
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	**$40.81**
Maximum Assessment Rate Approved	**$144.57**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$33,095
Reserve Collection/ (Transfers)	(2,139)
Ending Reserve Fund Balance (Projected)	**$30,956**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

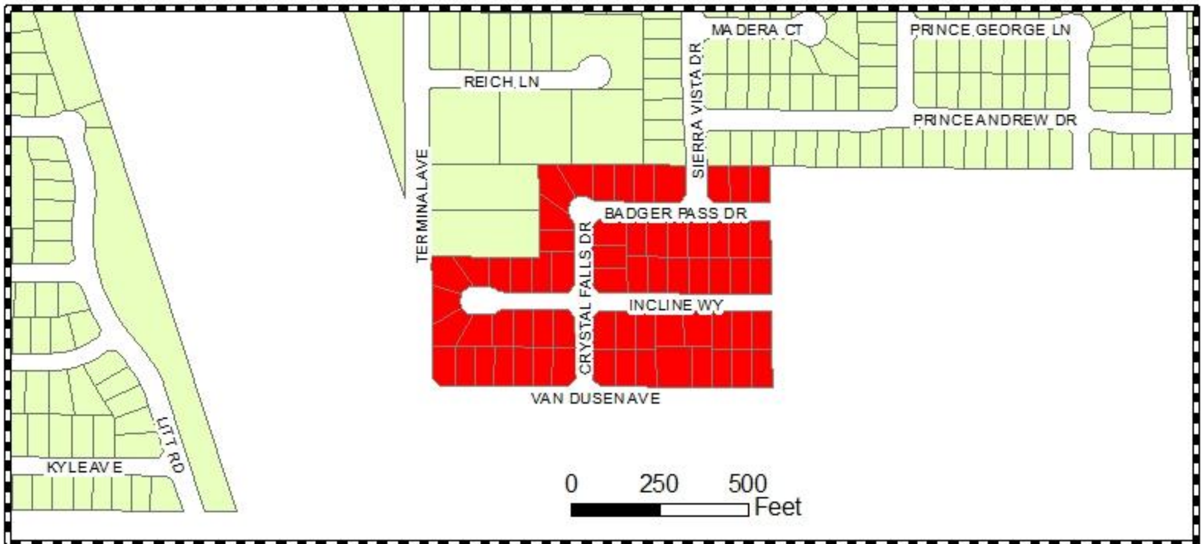
PART V — DISTRICT BOUNDARY MAPS

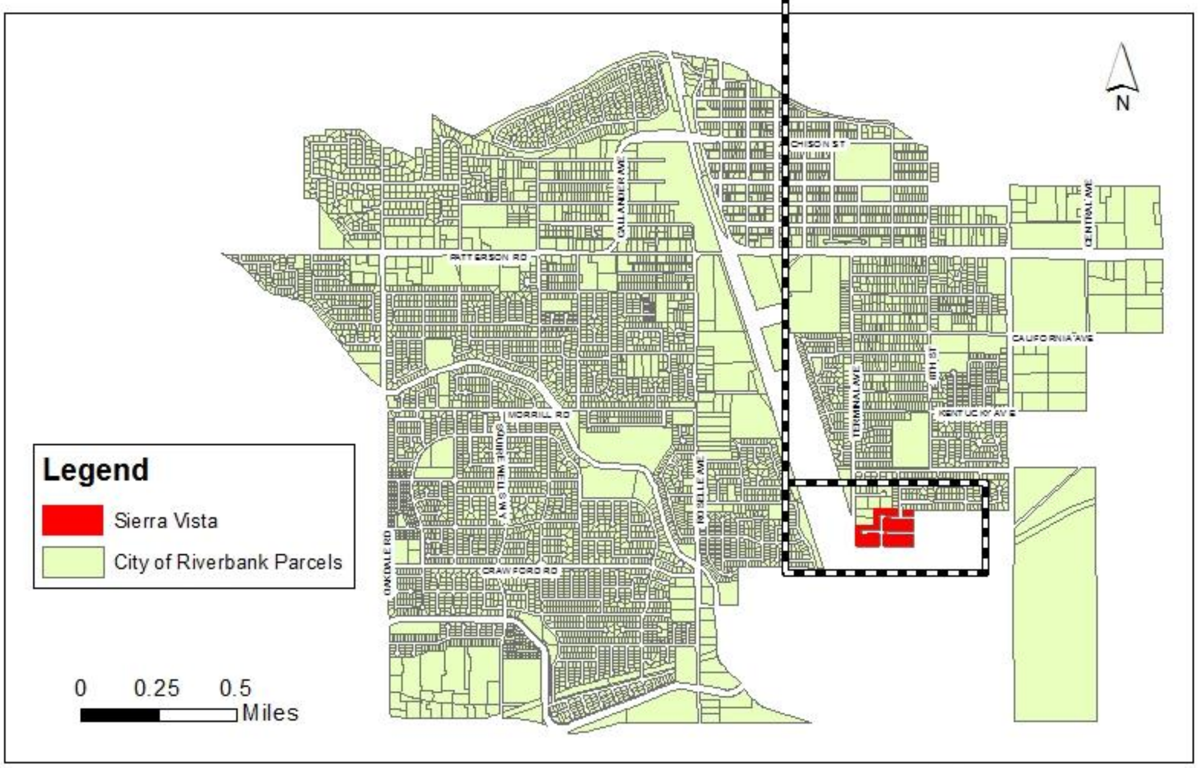
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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 — 2013/2014 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	Charge	EBU
075-058-002-000	$40.80	1.0
075-058-003-000	40.80	1.0
075-058-004-000	40.80	1.0
075-058-005-000	40.80	1.0
075-058-006-000	40.80	1.0
075-058-007-000	40.80	1.0
075-058-008-000	40.80	1.0
075-058-009-000	40.80	1.0
075-058-010-000	40.80	1.0
075-058-011-000	40.80	1.0
075-058-012-000	40.80	1.0
075-058-013-000	40.80	1.0
075-058-014-000	40.80	1.0
075-058-015-000	40.80	1.0
075-058-016-000	40.80	1.0
075-058-017-000	40.80	1.0
075-058-018-000	40.80	1.0
075-058-019-000	40.80	1.0
075-058-020-000	40.80	1.0
075-058-027-000	40.80	1.0
075-058-028-000	40.80	1.0
075-058-029-000	40.80	1.0
075-058-030-000	40.80	1.0
075-058-031-000	40.80	1.0

APN	Charge	EBU
075-058-032-000	40.80	1.0
075-058-033-000	40.80	1.0
075-058-034-000	40.80	1.0
075-058-035-000	40.80	1.0
075-058-036-000	40.80	1.0
075-058-037-000	40.80	1.0
075-058-038-000	40.80	1.0
075-058-039-000	40.80	1.0
075-058-040-000	40.80	1.0
075-058-041-000	40.80	1.0
075-058-042-000	40.80	1.0
075-058-043-000	40.80	1.0
075-058-044-000	40.80	1.0
075-058-045-000	40.80	1.0
075-058-046-000	40.80	1.0
075-058-047-000	40.80	1.0
075-058-048-000	40.80	1.0
075-058-049-000	40.80	1.0
075-058-050-000	40.80	1.0
075-058-051-000	40.80	1.0
075-058-052-000	40.80	1.0
075-058-053-000	40.80	1.0
075-058-054-000	40.80	1.0
075-058-055-000	40.80	1.0
075-058-056-000	40.80	1.0
075-058-057-000	40.80	1.0
075-058-058-000	40.80	1.0
075-058-059-000	40.80	1.0
075-058-060-000	40.80	1.0
075-058-061-000	40.80	1.0
075-058-062-000	40.80	1.0
075-058-063-000	40.80	1.0
075-058-064-000	40.80	1.0
075-058-065-000	40.80	1.0
075-058-066-000	40.80	1.0
075-058-067-000	40.80	1.0
075-058-069-000	40.80	1.0
075-058-070-000	40.80	1.0
075-058-071-000	40.80	1.0
075-058-072-000	40.80	1.0
Total	**$2,611.20**	**64.0**

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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.7

SECTION 5: PUBLIC HEARING

Meeting Date:	July 8, 2013
Subject/ Title:	Riverbank Sterling Ridge Storm Drain Maintenance District No. 05-01.

1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2013/2014.

From:	Jill Anderson, City Manager
Submitted by:	Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2013/2014.

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 second of two steps in the annual levy of assessments on the district for fiscal year 2013/2014.

The District's assessment rate per equivalent dwelling unit (EDU) is exceeding the expenses of the district. There is also a healty reserve of $93,610. Due to these factors it is recommended that a decrease of ($8.79) in the assessment rate per EDU.

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 2013/2014.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2013/2014 are as follows:

	FY 12/13	FY 13/14	Change in Assessment
Annual Parcel Assessments	$92.00	$83.21	($8.79)

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

ATTACHMENTS

1. Engineer's Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2013/2014
2. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2013/2014

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

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

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

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Sterling Ridge Benefit Assessment District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember __________________, seconded by __________________, and upon roll call was carried by the following vote of _____:

AYES:
NAYES:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
____________________________	________________________________
Annabelle Aguilar, CMC	**Richard D. O'Brien**
City Clerk	**Mayor**

City of Riverbank

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

2013/2014 Engineer's Annual Levy Report

Intent Meeting: June 24, 2013
Public Hearing: July 08, 2013

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

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 2013/2014, 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 ______________, 2013.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Beatrice Medina, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

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 XIIID* (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 2013/2014, 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 2013/2014. 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 2013/2014.

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 XIIID*. 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 2013/2014.

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.

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 XIIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin and related facilities including the drainage basin landscaping, fencing and pumps benefit developments in the area. All District costs have been identified as special benefit and shall be allocated to each property in proportion to the special benefits received.

B. Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit. At the writing of this Report, the parcels within the District had not been fully subdivided, based on available parcel information from the County Assessor's Office. Therefore, the parcels within the District may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that best reflects both the current and proposed use of each parcel. The EBUs calculated for a specific parcel defines that parcel's proportional special benefits from the proposed District improvements, facilities and services.

Equivalent Benefit Units

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Benefit Act, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size, and development. Although the EBU method of apportioning special benefit is commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District:

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This EBU is the base value that all other properties are compared and weighted against.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes or mobile home parks. Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential property, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, it has been determined that an appropriate allocation of special benefit for multi-family residential properties is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties - they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. There is no adjustment for parcels with more than five units.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification oftentimes involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Therefore it has been determined that a reasonable allocation of special benefit for this type of property would parallel the twenty-five percent (25%) apportionment of property value and the number of single-family residential units typically developed per acre (an average of 4 units per acre). Based on these factors this land use shall be assigned 1.0 EBU per acre (4 units per acre x 25%). Parcels less than one acre shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract). Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

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

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);

- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases — In many districts where multiple land use classifications are involved, there is usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types and the Equivalent Benefit Unit factors used to calculate each parcel's individual EBU as outlined above.

Land Uses and Equivalent Benefit Units

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 5 Units
	0.50	Per Unit for Units 6-50
	0.25	Per Unit for all remaining units
Condominium/Town-home	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.25	Per Unit for all remaining units
Vacant	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of EBUs is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total EBUs of all the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), 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 XIIID, Section 4*.

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers.

Beginning in the second fiscal year (fiscal year 2006/2007) and each fiscal year thereafter, the Maximum Assessment is recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

PART III — DISTRICT BUDGET

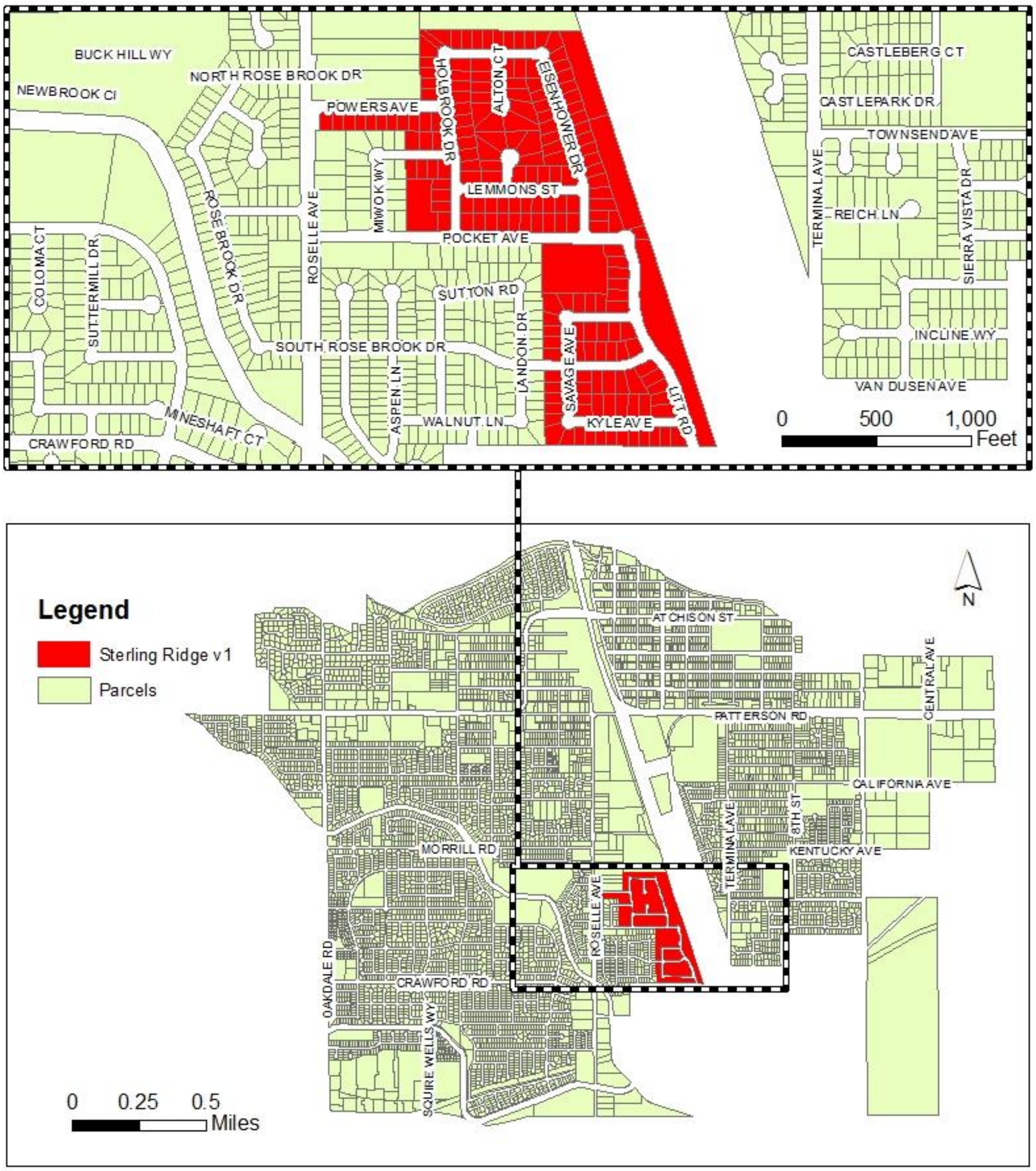
Storm Drain District No. 05-01 (Sterling Ridge)	Total Budget
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$2,600
Landscape Maint: Drainage Basins (incl utilities)	4,000
Annual Maint: Drainage Basins/Channelway fencing	1,000
Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc	1,000
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	2,100
Annual Inspection & Maint: Storm Drain pipes	2,500
Annual pump operation (include electricity)	3,500
Annual Maintenance Expenses: Storm Drains	**$16,700**
Periodic Maintenance	
Periodic Landscape Repairs: Drainage Basin	$1,000
Periodic Repairs or Rehab: Storm Drain Fencing	1,000
Periodic Repairs or Rehab: Manholes, Outlets, Etc.	1,500
Periodic Repairs or Rehab: Storm Drain Pipes	3,000
Annual Periodic Maint Collection: Storm Drains	**$6,500**
Total Annual Direct Costs	**$23,200**
ADMINISTRATION COSTS	
City Administration & Overhead	$4,100
Professional Fes & Services	2,300
County Administration Fee	102
Miscellaneous/Other Admin Fees	338
Total Annual Administration Costs	**$6,840**
TOTAL DIRECT AND ADMIN COSTS	**$30,040**
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
Reserve Collection/(Transfer)	$0
Capital Improvement Fund Collection/(Transfer)	0
Other Revenues/General Fund (Contributions)	0
TOTAL ADJUSTMENTS	0
TOTAL CHARGE	30,040
APPLIED CHARGE	**$30,035**
DIFFERENCE (DUE ROUNDING)	5
DISTRICT STATISTICS	
Total Parcels	361
Parcels Levied	361
Total EBU	361.00
Levy per EBU	$83.21
Maximum Levy per EBU	**$163.31**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$93,610
Reserve Collection	0
Ending Reserve Fund Balance	**$93,610**

PART IV — DISTRICT BOUNDARY MAPS

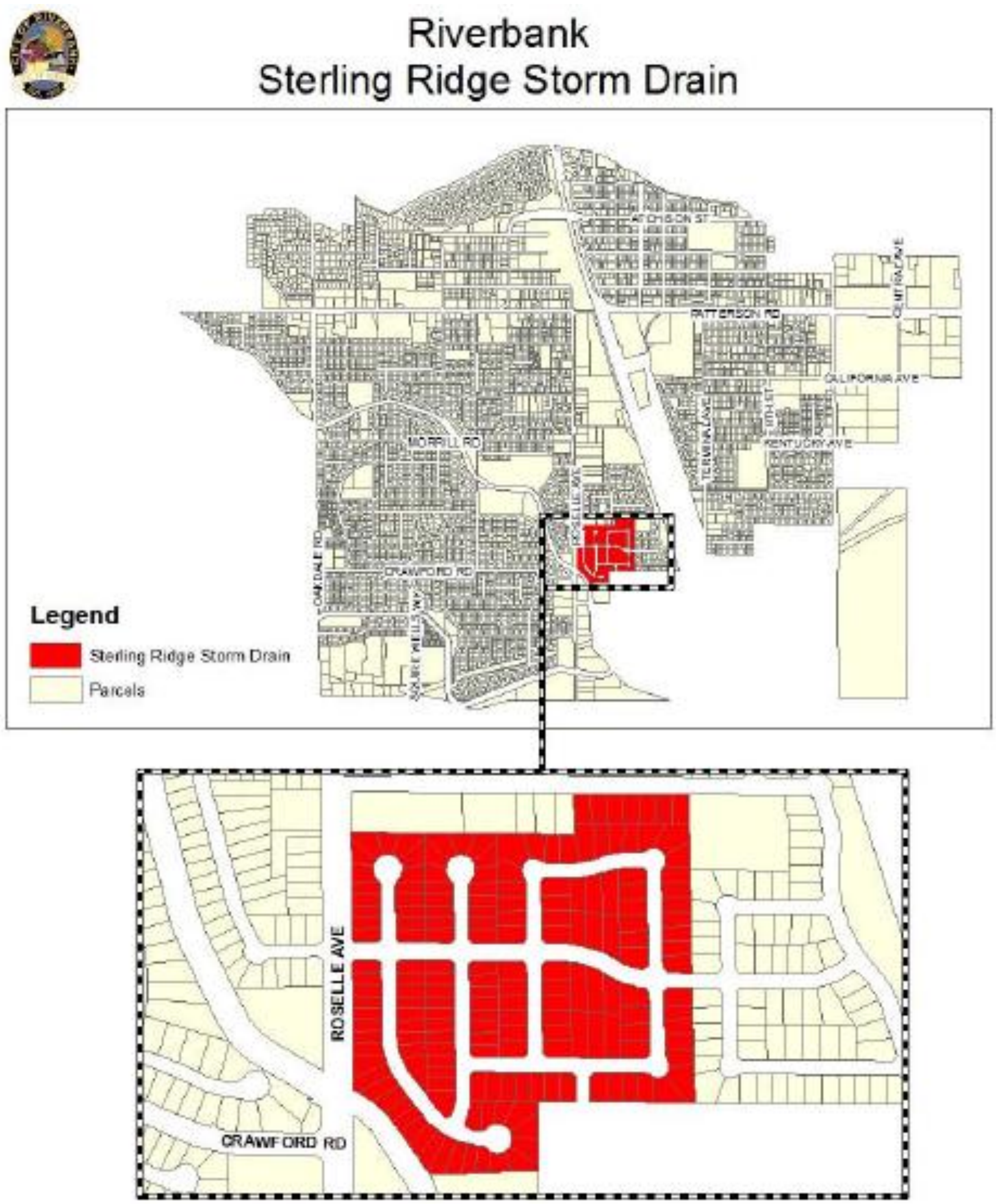
The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll (as of July 2004) and identifies all the parcels of land within the proposed District. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

City of Riverbank Sterling Ridge Benefit Assessment District



Elmwood Estates Units 1 & 2 Annexation Territory



PART V — 2013/2014 ASSESSMENT ROLL

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

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

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

APN	Charge	EBU
075-088-002-000	$83.20	1.0
075-089-012-000	83.20	1.0
075-089-014-000	83.20	1.0
075-089-015-000	83.20	1.0
075-089-018-000	83.20	1.0
075-089-019-000	83.20	1.0
075-089-021-000	83.20	1.0
075-089-022-000	83.20	1.0
075-089-025-000	83.20	1.0
075-089-026-000	83.20	1.0
075-089-028-000	83.20	1.0
075-089-029-000	83.20	1.0
075-089-032-000	83.20	1.0
075-089-033-000	83.20	1.0
075-088-001-000	83.20	1.0
075-089-013-000	83.20	1.0
075-089-016-000	83.20	1.0
075-089-017-000	83.20	1.0
075-089-020-000	83.20	1.0
075-089-023-000	83.20	1.0
075-089-024-000	83.20	1.0
075-089-027-000	83.20	1.0
075-089-030-000	83.20	1.0

APN	Charge	EBU
075-089-031-000	83.20	1.0
075-089-034-000	83.20	1.0
075-089-037-000	83.20	1.0
075-089-038-000	83.20	1.0
075-089-041-000	83.20	1.0
075-089-044-000	83.20	1.0
075-089-045-000	83.20	1.0
075-088-005-000	83.20	1.0
075-088-006-000	83.20	1.0
075-088-009-000	83.20	1.0
075-088-012-000	83.20	1.0
075-088-013-000	83.20	1.0
075-088-016-000	83.20	1.0
075-088-019-000	83.20	1.0
075-088-020-000	83.20	1.0
075-088-023-000	83.20	1.0
075-088-026-000	83.20	1.0
075-088-027-000	83.20	1.0
075-088-030-000	83.20	1.0
075-088-033-000	83.20	1.0
075-088-034-000	83.20	1.0
075-088-037-000	83.20	1.0
075-088-040-000	83.20	1.0
075-088-041-000	83.20	1.0
075-088-044-000	83.20	1.0
075-088-047-000	83.20	1.0
075-088-048-000	83.20	1.0
075-088-051-000	83.20	1.0
075-088-054-000	83.20	1.0
075-088-055-000	83.20	1.0
075-088-058-000	83.20	1.0
075-088-061-000	83.20	1.0
075-088-062-000	83.20	1.0
075-089-002-000	83.20	1.0
075-089-048-000	83.20	1.0
075-089-051-000	83.20	1.0
075-089-052-000	83.20	1.0
075-089-055-000	83.20	1.0
075-089-058-000	83.20	1.0
075-049-007-000	83.20	1.0
075-049-008-000	83.20	1.0
075-049-009-000	83.20	1.0
075-049-010-000	83.20	1.0
075-049-011-000	83.20	1.0
075-049-012-000	83.20	1.0
075-049-021-000	83.20	1.0
075-049-022-000	83.20	1.0
075-049-023-000	83.20	1.0
075-049-024-000	83.20	1.0
075-049-025-000	83.20	1.0
075-049-026-000	83.20	1.0

APN	Charge	EBU
075-049-027-000	83.20	1.0
075-049-036-000	83.20	1.0
075-049-037-000	83.20	1.0
075-049-038-000	83.20	1.0
075-049-039-000	83.20	1.0
075-049-040-000	83.20	1.0
075-049-041-000	83.20	1.0
075-049-050-000	83.20	1.0
075-049-052-000	83.20	1.0
075-049-053-000	83.20	1.0
075-049-054-000	83.20	1.0
075-049-055-000	83.20	1.0
075-049-056-000	83.20	1.0
075-049-065-000	83.20	1.0
075-049-066-000	83.20	1.0
075-049-067-000	83.20	1.0
075-049-068-000	83.20	1.0
075-049-069-000	83.20	1.0
075-049-070-000	83.20	1.0
075-049-079-000	83.20	1.0
075-049-080-000	83.20	1.0
075-049-051-000	83.20	1.0
075-090-001-000	83.20	1.0
075-090-002-000	83.20	1.0
075-090-005-000	83.20	1.0
075-090-008-000	83.20	1.0
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075-090-016-000	83.20	1.0
075-090-019-000	83.20	1.0
075-090-022-000	83.20	1.0
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075-090-026-000	83.20	1.0
075-090-029-000	83.20	1.0
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075-090-033-000	83.20	1.0
075-090-036-000	83.20	1.0
075-090-037-000	83.20	1.0
075-090-040-000	83.20	1.0
075-090-043-000	83.20	1.0
075-090-044-000	83.20	1.0
075-090-047-000	83.20	1.0
075-090-050-000	83.20	1.0
075-090-051-000	83.20	1.0
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075-090-057-000	83.20	1.0
075-090-058-000	83.20	1.0
075-090-061-000	83.20	1.0
075-089-005-000	83.20	1.0
075-089-006-000	83.20	1.0

APN	Charge	EBU
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075-090-010-000	83.20	1.0
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075-090-024-000	83.20	1.0
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075-090-027-000	83.20	1.0
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075-090-031-000	83.20	1.0
075-090-032-000	83.20	1.0
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075-090-041-000	83.20	1.0
075-090-042-000	83.20	1.0
075-090-045-000	83.20	1.0
075-090-046-000	83.20	1.0
075-090-048-000	83.20	1.0
075-090-049-000	83.20	1.0
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075-088-003-000	83.20	1.0
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075-088-028-000	83.20	1.0

APN	Charge	EBU
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075-088-031-000	83.20	1.0
075-088-032-000	83.20	1.0
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075-089-053-000	83.20	1.0
075-089-054-000	83.20	1.0
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075-089-057-000	83.20	1.0
075-095-002-000	83.20	1.0
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075-095-005-000	83.20	1.0
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075-095-007-000	83.20	1.0
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075-095-017-000	83.20	1.0
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075-095-019-000	83.20	1.0

APN	Charge	EBU
075-095-020-000	83.20	1.0
075-095-021-000	83.20	1.0
075-095-022-000	83.20	1.0
075-095-031-000	83.20	1.0
075-095-032-000	83.20	1.0
075-095-033-000	83.20	1.0
075-095-034-000	83.20	1.0
075-095-035-000	83.20	1.0
075-095-036-000	83.20	1.0
075-095-045-000	83.20	1.0
075-095-046-000	83.20	1.0
075-095-047-000	83.20	1.0
075-095-048-000	83.20	1.0
075-095-049-000	83.20	1.0
075-095-050-000	83.20	1.0
075-095-051-000	83.20	1.0
075-095-060-000	83.20	1.0
075-095-061-000	83.20	1.0
075-095-062-000	83.20	1.0
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075-095-078-000	83.20	1.0
075-049-001-000	83.20	1.0
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075-049-003-000	83.20	1.0
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075-049-018-000	83.20	1.0
075-049-019-000	83.20	1.0
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075-049-028-000	83.20	1.0
075-049-029-000	83.20	1.0
075-049-030-000	83.20	1.0
075-049-031-000	83.20	1.0
075-049-032-000	83.20	1.0
075-049-033-000	83.20	1.0
075-049-034-000	83.20	1.0
075-049-035-000	83.20	1.0
075-049-042-000	83.20	1.0
075-049-043-000	83.20	1.0

APN	Charge	EBU
075-049-044-000	83.20	1.0
075-049-045-000	83.20	1.0
075-049-046-000	83.20	1.0
075-049-047-000	83.20	1.0
075-049-048-000	83.20	1.0
075-049-049-000	83.20	1.0
075-049-057-000	83.20	1.0
075-049-058-000	83.20	1.0
075-049-059-000	83.20	1.0
075-049-060-000	83.20	1.0
075-049-061-000	83.20	1.0
075-049-062-000	83.20	1.0
075-049-063-000	83.20	1.0
075-049-064-000	83.20	1.0
075-049-071-000	83.20	1.0
075-049-072-000	83.20	1.0
075-049-074-000	83.20	1.0
075-049-075-000	83.20	1.0
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075-049-090-000	83.20	1.0
075-049-091-000	83.20	1.0
075-049-092-000	83.20	1.0
075-049-073-000	83.20	1.0
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075-090-060-000	83.20	1.0
075-090-063-000	83.20	1.0
075-095-001-000	83.20	1.0
075-095-008-000	83.20	1.0
075-095-009-000	83.20	1.0
075-095-010-000	83.20	1.0
075-095-011-000	83.20	1.0
075-095-012-000	83.20	1.0
075-095-013-000	83.20	1.0
075-095-014-000	83.20	1.0
075-095-015-000	83.20	1.0
075-095-023-000	83.20	1.0
075-095-024-000	83.20	1.0
075-095-025-000	83.20	1.0
075-095-026-000	83.20	1.0
075-095-027-000	83.20	1.0
075-095-028-000	83.20	1.0
075-095-029-000	83.20	1.0
075-095-030-000	83.20	1.0

APN	Charge	EBU
075-095-037-000	83.20	1.0
075-095-038-000	83.20	1.0
075-095-039-000	83.20	1.0
075-095-040-000	83.20	1.0
075-095-041-000	83.20	1.0
075-095-042-000	83.20	1.0
075-095-043-000	83.20	1.0
075-095-044-000	83.20	1.0
075-095-052-000	83.20	1.0
075-095-053-000	83.20	1.0
075-095-054-000	83.20	1.0
075-095-055-000	83.20	1.0
075-095-056-000	83.20	1.0
075-095-057-000	83.20	1.0
075-095-058-000	83.20	1.0
075-095-059-000	83.20	1.0
075-095-066-000	83.20	1.0
075-095-067-000	83.20	1.0
075-095-068-000	83.20	1.0
075-095-069-000	83.20	1.0
075-095-070-000	83.20	1.0
075-095-071-000	83.20	1.0
075-095-072-000	83.20	1.0
075-095-073-000	83.20	1.0
075-095-079-000	83.20	1.0
075-095-080-000	83.20	1.0
075-095-081-000	83.20	1.0
075-095-082-000	83.20	1.0
075-095-083-000	83.20	1.0
075-095-084-000	83.20	1.0
075-095-085-000	83.20	1.0
075-095-086-000	83.20	1.0
Total	**$30,035.20**	**361.0**

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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.8

SECTION 5: PUBLIC HEARING

Meeting Date:	July 8, 2013
Subject/ Title:	Review and Provide Input on the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2013-2018. Recommend adoption of CIP if Acceptable to Council
From:	Jill Anderson, City Manager
Submitted by:	Marisela Hernandez, Director of Finance Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council review and provide input on the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2013-2018. If the CIP is acceptable to Council, it is recommended that the City Council adopt the 5-Year Capital Improvement Plan (CIP) for the City of Riverbank.

SUMMARY

The 5-year Capital Improvement Plan (CIP) is being presented to the City Council for the opportunity to review and provide input on the proposed CIP for Fiscal Year 2013-2018. The CIP is a management, planning, and fiscal tool used to insure public improvements are initiated and provides for the orderly development of projects in Riverbank. This program provides the blueprint for identifying the City's improvement needs so that projects can be prioritized, scheduled, and funded. The CIP was presented to the Planning Commission on December 18, 2012, where it was determined that the CIP conforms with the City's General Plan.

The City of Riverbank's 5-Year Capital Improvement Plan is reviewed and updated annually to make sure major public improvements are planned and an overall view of the City's needs are presented and reviewed by Council. The CIP is a work in progress and is a document to show transparency in the projects staff is managing, planning, and researching funding sources to complete the projects.

The inclusion of new projects in this CIP list does not automatically mean that Council has authorized the project to proceed. The City Council must approve each project plan concept, funding plan, and schedule.

PLANNING TOOL

It is important to note that the CIP is not a budget document but rather a planning tool to be used in conjunction with the budget document. Inclusion of a new project in the proposed CIP project list does not in and of itself constitute final project approval. Each project, or grouping of projects, such as street projects, require a specific implementation and financing plan, possible environmental review, and collaboration with other agencies such as Burlington Northern Santa Fe Railroad, and Caltrans, and separate City Council approval. Each capital improvement or equipment purchase requires specific City Council action at each major milestone. A comprehensive review of proposed Capital Improvement Plan projects is conducted each year by City departments and the City Manager.

The proposed CIP represents total improvement costs of $27,388,118 over a five year period. These funds are spread over eight investment categories representing the full range of public services and facilities offered by Riverbank. The CIP proposes $10,735,479 of road improvements over the next 5 years. Storm drain improvements of $1,416,082, Sewer system improvements of $911,000, Wastewater Treatment improvements of $4,574,800, Water system improvements of $3,372,123, Motor Pool equipment of $300,000, Building facility improvements of $336,164, and Parks and Recreation improvements totaling $5,742,470. This year's CIP attempts to balance the wide array of City services while realizing budget constraints. The capital improvements earmarked for 2013-2014 have been approved for funding through the Fiscal Year 2013-2014 budget and the 2013 Federal Transportation Improvement Program.

Therefore, if the City Council finds the Capital Improvement Plan acceptable it is recommended that City Council adopt the 5-Year Capital Improvement Plan developed for the City of Riverbank.

FISCAL IMPACT

For Fiscal Year 2013-2014 the financial impact to the City is as follows. This list indicates funds that were approved in the Fiscal Year 2013-2014 Budget or at a previous City Council meeting.

Local Transportation Funds (Approved 02/11/2013)	$240,000
Regional Surface Transportation Funds (Approved 2011 FTIP)	$384,400
Congestion Mitigation Air Quality Funds (Approved 04/10/2006)	$769,326
Fund 102 – Gas Tax (Approved 06/26/2013)	$ 50,000
Fund 205 - SDF–Streets (Approved 04/10/2006)	$355,033
Fund 140 – SDF–Bridges/Roads Fund (Approved 02/25/20213)	$ 95,450
Fund 222 – SDF–Crossroads Underground (Approved 02/25/2013)	$ 82,150
Fund 106 – Sewer Fund (Approved in FY 13/14 Budget)	$ 33,000
Fund 114 – Water Fund (Approved in FY 13/14 Budget)	$ 18,000
Fund 114 – Water Fund (Approved in FY 12/13 Budget - 06/25/2012)	$ 70,000
Fund 157 – Water Connection (Approved in FY 13/14 Budget)	$980,000
Fund 101 – General Fund (Approved in FY 13/14 Budget)	$ 12,400
Fund 208 – SDF–Streets – Storm Drain (Approved in FY 13/14 Budget)	$ 60,000
Fund 206 – SDF–Water – Water (Approved in FY 13/14 Budget)	$113,000

ATTACHMENTS

1. City of Riverbank 2013-2018 Capital Improvement Plan
2. Resolution

City of Riverbank

Capital Improvement Plan

Fiscal Year 2013-2018

5-YEAR CAPITAL IMPROVEMENT PROGRAM - FUNDING SOURCES						
	2013-14	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**5 Year Totals**
PROJECT FUNDING SOURCES						
Fund 101 - General Fund	$12,400	$80,000	$109,610			**$202,010**
Local Transportation Fund	$240,000		$220,000		$220,000	**$680,000**
Regional Surface Transportation Funds	$384,400	$176,900	$226,900	$226,900	$226,900	**$1,242,000**
Congestion Mitigation Air Quality Funds	$769,326	$357,710	$860,710			**$1,987,746**
Park Development Fees/Grants		$3,000,000			$2,080,000	**$5,080,000**
Fundraising Efforts	$20,000	$10,000	$300,000			**$330,000**
Fund 102 - Gas Tax	$50,000	$369,444	$492,922	$50,000	$50,000	**$1,012,366**
Fund 106 - Sewer	$33,000	$302,584	$56,200	$56,200	$56,200	**$504,184**
Fund 114 - Water	$88,000	$1,010,673	$129,948	$140,044	$539,844	**$1,908,509**
Fund 140 - System Development - Roads	$95,450					**$95,450**
Fund 157 - Water Connection	$980,000					**$980,000**
Fund 205 - SDF - Streets Public Works	$355,033	$243,000	$270,000	$270,000	$270,000	**$1,408,033**
Fund 206 - SDF - Water	$113,000		$150,000	$300,000		**$563,000**
Fund 208 - SDF - Storm	$60,000				$830,200	**$890,200**
Fund 222 - SDF - Crossroads Undergrounding	$82,150					**$82,150**
Landscape & Lighting Districts	$282,470					**$282,470**
Schneider Electric/Energy Savings		$4,300,000				**$4,300,000**
To Be Determined - Funding Source Unknown	$0	$200,000	$690,000	$520,000	$4,430,000	**$5,840,000**
TOTAL FUNDING SOURCES	**$3,565,229**	**$10,050,311**	**$3,506,290**	**$1,563,144**	**$8,703,144**	**$27,388,118**

CITY OF RIVERBANK 2013-2018 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2013-14	2014-15	2015-16	2016-17	2017-18	5 Year Total
STREETS								
Crack Seal / Street Maintenance	STR-024	LTF	220,000		220,000		220,000	660,000
Bike Lane Striping / Improvements	STR-022	LTF	20,000					20,000
Signal Light Oakdale @ Morrill	STR-036	CMAQ/205/140/222	1,149,100					1,149,100
ADA Improvements - Various Locations	STR-041	Fund 102	50,000	50,000	50,000	50,000	50,000	250,000
Central Avenue Overlay	STR-058	RSTP	184,400					184,400
Morrill Road Overlay - Jackson to Roselle	STR-059	RSTP	200,000					200,000
Signal Light Roselle @ Claribel (Stan. Co. Project)	STR-037	CMAQ/205	152,859					152,859
Signal Light Patterson @ Roselle/Ped Railroad Crossing/Sidewalk Infill along Roselle & Patterson Roads	STR-035	CMAQ		210,000	713,000			923,000
Alley Improvements - Between Texas & Kansas	STR-031	Fund 102		100,100				100,100
Bicycle Lanes along Claus Road	STR-039	CMAQ		147,710				147,710
Terminal Avenue Overlay - Kentucky to Patterson	STR-060	RSTP		176,900				176,900
RR Xing Improvements Patterson near Terminal	STR-054	Fund 205		243,000				243,000
RR Xing Improvements First Street @ Patterson	STR-052	Fund 205			270,000			270,000
Morrill Road Overlay - Oakdale to Jackson	STR-061	RSTP			226,900			226,900
Patterson Road Sidewalk - First to Terminal (South Side) - Infill	STR-046	TBD			100,000			100,000
Bicycle Lanes along Oakdale Road	STR-040	CMAQ			147,710			147,710
Roselle Avenue Sidewalks - Ward to Turpin - Infill	STR-063	TBD			70,000			70,000
Patterson Road Bioretention Improvements (North Side) - First to Terminal	STR-047	TBD			250,000			250,000
Oakdale Road Overlay - Morrill to Patterson Road	STR-062	RSTP				226,900		226,900
Patterson Road Sidewalk - Terminal to Claus (South Side) - Infill	STR-057	TBD				70,000		70,000
RR Xing Improvements First Street @ Patterson	STR-051	Fund 205				270,000		270,000
Patterson Road Bioretention Improvements (North Side) - Terminal to Eighth	STR-055	TBD				250,000		250,000
Patterson Road Bioretention Improvements (North Side) - Eighth to Claus	STR-056	TBD					250,000	250,000
RR Xing Improvements First Street @ Patterson	STR-053	Fund 205					270,000	270,000
Reconstruction/Overlay - Road to be Determined	STR-064	RSTP					226,900	226,900
Roselle @ Morrill Intersection Improvements	STR-049	TBD					400,000	400,000
First @ 108 Intersection Improvements	STR-048	TBD					1,500,000	1,500,000
Claus @ 108 Intersection Improvements	STR-050	TBD					2,000,000	2,000,000
STREETS TOTAL			1,976,359	927,710	2,047,610	866,900	4,916,900	10,735,479
STORM DRAIN SYSTEM								
Central Avenue - Storm Drain Improvements	SD-020	Fund 208	60,000					60,000
Storm Drain Outfall Improvements - Candlewood	SD-011	Fund 102		57,960				57,960
Study of Eighth Street Storm Drain System	SD-009	Fund 102		25,000				25,000
Storm Drain Improvements - Kentucky	SD-001	Fund 102			164,761			164,761
Storm Drain Improvements - Topeka & Santa Fe	SD-005	Fund 102			235,961			235,961
Connect OID Snedigar Pipeline to Storm Drain System	SD-019	Fund 102			42,200			42,200
First Street Basin Reconstruction	SD-013	Fund 208					830,200	830,200
STORM DRAIN SYSTEM TOTAL			60,000	82,960	442,922	0	830,200	1,416,082

CITY OF RIVERBANK 2013-2018 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2013-14	2014-15	2015-16	2016-17	2017-18	5 Year Total
SEWER SYSTEM								
Utility Service Separation	SS-013	Fund 106/114	36,000					36,000
Collection System - Install Smart Covers	SS-011	Fund 106	15,000	15,000	15,000	15,000	15,000	75,000
Cross Connection Reduction	SS-012	TBD		200,000	200,000	200,000	200,000	800,000
SEWER SYSTEM TOTAL			**51,000**	**215,000**	**215,000**	**215,000**	**215,000**	**911,000**
WASTEWATER TREATMENT								
Biolac System (Option 1)	WWTP-020	Schneider Electric/Energy Savings		4,300,000				4,300,000
Pond Aerators (Option2)	WWTP-022	Fund 106	0	41,200	41,200	41,200	41,200	164,800
Equipment Protection - Overhead Structure	WWTP-023	Fund 106	0	10,000				10,000
Road Improvements Entering WWTP	WWTP-024	Fund 106		100,000				100,000
WASTEWATER TREATMENT TOTAL			**0**	**151,200**	**41,200**	**41,200**	**41,200**	**4,574,800**
WATER SYSTEM								
Central Avenue Water Line Installation	WTR-087	Fund 206	113,000					113,000
Line Replacement Third St. Alley Sierra/Patterson	WTR-075	Fund 114		89,243				89,243
Retrofit Water Meter Reading System	WTR-084	Fund 157	980,000					980,000
Retrofit Storage Tanks with New SCADA & VFD	WTR-086	Fund 114	70,000					70,000
Main Replacement Alley between 3rd and 8th	WTR-063	Fund 114		388,689				388,689
Line Replacement Topeka - Eighth to Claus/Santa	WTR-065	Fund 114		159,777				159,777
Line Replacement 2900 Blk Topeka, Santa Fe, Sierra	WTR-067	Fund 114		286,578				286,578
Water Conservation - Implementation of DMMs	WTR-078	Fund 114		25,000	25,000	25,000	25,000	100,000
Line Replacement Prospector's to Claribel/Roselle	WTR-074	Fund 114			104,948			104,948
Water Main - Oakdale Road	WTR-022	Fund 206			150,000			150,000
Line Replacement Howard Avenue	WTR-064	Fund 114				115,044		115,044
Novi Drive Well Site - Enclosure	WTR-077	Fund 206				300,000		300,000
Talbot/Kentucky Connection (1,330 LF of 12-in pipe)	WTR-079	Fund 114					514,844	514,844
WATER SYSTEM TOTAL			**1,163,000**	**949,287**	**279,948**	**440,044**	**539,844**	**3,372,123**
MOTOR POOL								
Loader	MP-002	Fund 102/106		150,000				150,000
Replacement Vehicles	MP-001	TBD			70,000		80,000	150,000
MOTOR POOL TOTAL				**150,000**	**70,000**	**0**	**80,000**	**300,000**

CITY OF RIVERBANK 2013-2018 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2013-14	2014-15	2015-16	2016-17	2017-18	5 Year Total
BUILDING FACILITIES								
Carnegie Library (Museum) - Roof	BF-001	General Fund	4,000					4,000
Roof Repair - City Hall North	BF-003	General Fund	8,400					8,400
Corporation Yard - Enclose Bays for Storage Area	BF-005	Fund 102/106/114		150,000				150,000
Fencing around Public Works Facility	BF-006	Fund 102/106/114		34,154				34,154
Generator - Sheriff's Building	BF-004	General Fund/ Low Int. Loan		30,000				30,000
HVAC Replacement / City Buildings	BF-002	General Fund			109,610			109,610
BUILDING FACILITIES TOTAL			**12,400**	**214,154**	**109,610**	**0**	**0**	**336,164**
PARKS AND RECREATION								
Pool Heater Replacement	PRK-002	General Fund/ Low Int. Loan		30,000				30,000
Booster Pump for Sports Complex	PRK-008	General Fund		20,000				20,000
Dog Park	PRK-007	Fundraising	20,000	10,000				30,000
Harless Park - Shade Structure - Playground Equipment, Benches & Tables	PRK-010	Landscape & Lighting District	100,000					100,000
Crossroads - Statue Installation & Benches along Bike Path Trail and in Neighborhood Parks	PRK-011	Landscape & Lighting District	28,470					28,470
Homewood Basin - Benches/Tables/Baseball Backstop	PRK-009	Landscape & Lighting District	40,000					40,000
Silva Park Phase II - Restroom, Ping Pong Tables, Shade Cover & Picnic Table	PRK-006	Landscape & Lighting District	114,000					114,000
Jacob Myers Park Development Phase III (Amphitheatre @ Parking)	PRK-004	Grants/PDF		3,000,000				3,000,000
Silva Park Phase III (Water Park)		Fundraising/ Landscape & Lighting District			300,000			300,000
Sports Complex Phase II (Soccer Field & BMX Park)	PRK-005	Grants/PDF					2,080,000	2,080,000
PARKS AND RECREATION TOTAL			**302,470**	**3,060,000**	**300,000**	**0**	**2,080,000**	**5,742,470**
GRAND TOTAL			**3,565,229**	**5,750,311**	**3,506,290**	**1,563,144**	**8,703,144**	**27,388,118**

CMAQ - Congestion Mitigation Air Quality	Fund 114 - Water
LTF - Local Transportation Funds	Fund 140 - System Development - Roads
RSTP - Regional Surface Transportation Program	Fund 157 - Water Connection
PDF - Park Development Fees	Fund 205 - System Development - Streets Public Works
Fund 102 - Gas Tax	Fund 206 - System Development - Water
Fund 106 - Sewer Fund	Fund 208 - System Development - Storm
	Fund 210 - System Development - Crossroads Undergrounding

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING AND ADOPTING A 5-CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2013-2018 THE CITY OF RIVERBANK

WHEREAS, The Riverbank City Council has reviewed the 5-Capital Improvement Plan (CIP) presented by staff for the Fiscal Years 2013-2014; and

WHEREAS, The Capital Improvement Plan (CIP) has been determined by the Planning Commission to conform with the City's General Plan; and

WHEREAS, The City will continue to closely monitor funding and fiscal processes and make adjustments to plan as needed; and

WHEREAS, the Appropriations listed for Fiscal Year 2013-2014 have been approved in Fiscal Year 2013-2014 budget; and

WHEREAS, the 5-Year Capital Improvement Plan will be used as a planning tool to be used in conjunction with the budget document; and

WHEREAS, each Capital Improvement or Equipment purchase requires specific City Council action at each major milestone; and

WHEREAS, each year a comprehensive review of proposed Capital Improvement Plan projects will be conducted and presented to Council;

NOW, THEREFORE, BE IT RESOLVBED that the City Council of the City of Riverbank hereby approves the 5-Year Capital Improvement Plan as presented and furthermore encourages prudent expenditures by staff in implementing the 5-Year Capital Improvement Plan for Fiscal Years 2013-2018.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST: **APPROVED:**

_____________________________ _____________________________

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.9

SECTION 5: PUBLIC HEARING

Meeting Date:	July 8, 2013
Subject:	**Resolution** to Authorize and Establish Fees as a Preliminary Step of the Partnership between the City of Riverbank and the Riverbank Unified School District to Continue Providing an Afterschool Program to Serve the Youth of the Community
From:	Jill Anderson, City Manager
Submitted by:	Sue Fitzpatrick, Director of Parks and Recreation Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council open the public hearing, receive comments, close the public hearing and consider adoption of the Resolution.

SUMMARY

On June 10, 2013, City Council approved a partnership with the Riverbank Unified School District (RUSD) to continue providing an Afterschool Program to serve children and youth of all ages in the community during hours before and after school time. This program would encompass a broad range of focus areas including academic, support, mentoring, youth development, and recreation.

As part of the approval, City Council acknowledged that a Memorandum of Understanding would be presented to formalize the partnership, however, due to the short time period to have the program in place by August 2013; Staff was directed to proceed with all the necessary preliminary steps to offer the program by August. One preliminary step that requires City Council approval to proceed with the establishment of the program is the proposed fees presented in Exhibit A.

BACKGROUND

Earlier this year, the City was informed that the Riverbank School District lost a major funding source for their afterschool programs. The Director of Parks and Recreation and RUSD representatives have been working together to complete the Memorandum of Understanding for the joint effort to retain the afterschool programs at Mesa Verde

Elementary, California Avenue, and Riverbank Language Academy. We anticipate presenting the Memorandum of Understanding to City Council on July 22nd for approval.

In order for the City to assist with retention of the Afterschool Programs, it will need to be offered on a sliding fee scale and designed to be self-sustaining.

The fees proposed are as follows:

- The Before School Program proposed fee is $20 per child per month.

- For the Afterschool Program the proposed fee is $125 per month for the first child and $50 per month for the second child.

- For families meeting the criteria for Free and Reduced Lunches:

    - The fees would be proposed at a lower rate of $50 per month for the first child and $25 per month for the second child.

FINANCIAL IMPACT

The afterschool programs will be designed to be self-sustaining. The City will offer in-kind support for administrative oversight. This project will be considered a pilot project for one year.

The fees will be reviewed at mid-year to evaluate if they are sufficient to cover the needs of the program and allow us to offer a quality program. If fees are not sufficient and other funding sources are not obtained, fees may need to be increased or the program may need to be terminated for the next fiscal year.

With careful design and budgeting of the program, and the partnership with the Riverbank Unified School District, the Director of Parks and Recreation and School District Representatives are confident we can make this effort successful.

ATTACHMENT

1. Exhibit A - Fee Table
2. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK TO AUTHORIZE AND ESTABLISH FEES AS A PRELIMINARY STEP OF THE PARTINERSHIP BETWEEN THE CITY OF RIVERBANK AND THE RIVERBANK UNIFIED SCHOOL DISTRICT TO CONTINUE TO PROVIDE AN AFTERSCHOOL PROGRAM

WHEREAS, it is necessary as established in the Riverbank Municipal Code for the proper and effective operation of City Government to establish, amend, or authorize fees for services in order to provide for the financial support of City Government; and

WHEREAS, the City of Riverbank is entering into a Memorandum of Understanding with the Riverbank Unified School District to continue to provide Afterschool programs to the children of Riverbank during the hours before and after they are out of school; and

WHEREAS, to create a self-sustaining program, the foregoing rates in Exhibit A will take effect on August 1, 2013; and

WHEREAS, the program will be evaluated at mid-year to determine if the fees collected support the continued existence of a quality Afterschool program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves and establishes the stated fees as outlined in Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 8th day of July, 2013; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:	**APPROVED:**
___________________________	___________________________
Annabelle Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachments: Exhibit A – Program Fees

Exhibit A

City of Riverbank
Parks & Recreation Department
After School Program Fees

Program	Monthly Fee	Reduced Fee for families meeting the Free & Reduced Lunch Criteria
Before School Program	$20 per child	$20 per child
After School Program	$125 first child $50 second child	$50 first child $25 second child

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 8.1

SECTION 8: INFORMATIONAL ITEM

Meeting Date:	July 8, 2013
Subject/ Title:	Warrant Register for 06/20/13.
From:	Jill Anderson, City Manager
Submitted by:	Marisela Hernandez, Director of Finance/City Treasurer

RECOMMENDATION:

It is recommended that the City Council review as an informational item the warrant registers for 06/20/13.

SUMMARY:

The warrant register presented to the City Council is a listing of all expenditures paid. Major expenditures presented on the warrant registers include the following:

06/20/2013 Warrant

Check No.	Vendor & Description	Funding Source	Amount
40093	Churchwell White: LRA Legal Expenses	LRA Tenant Leases 197	$2,310.35
40095	City of Riverbank: Transfer of Cash to Close out ROTA Fund	ROTA Fund 136	$504.32
40096	City of Riverbank: Transfer of Donations received for Beyond Earth Day.	Beyond Earth Day 191	$1,000.00
40111	George H. Larson & Associates: LRA Marketing	LRA Tenant Lease 197	$1,650.00
40124	Industrial Electric: Annual Preventative Maintenance on City Water Wells.	Water Fund 114	$12,647.79

FINANCIAL IMPACT:

There are reductions in various funds for payment of expenses.

ATTACHMENTS: **(List attachments in order of placement)**

1. Warrant Registers: 06/20/2013

VENDOR APPROVAL SUMMARY REPORT

Date: 6/20/2013
12:35:19PM

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time: AMOUNT
40073	119-442.000-705.040	45073	PETTY CASH	DMV REGISTRATION	300.00
					300.00
40074	198-439.502-702.053	95084	ADTECH	COMPUTER MAINTENANCE	361.25
40074	198-439.502-702.053	95084	ADTECH	COMPUTER MAINTENANCE	16.15
40074	101-408.000-702.032	95084	ADTECH	COMPUTER MAINTENANCE	2,600.00
40074	101-408.000-706.066	95084	ADTECH	LABOR ON SITE	300.00
40074	101-409.000-706.029	95084	ADTECH	COMPUTER MAINTENANCE	327.42
					3,604.82
40075	210-467.000-702.032	104272	AECOM INC.	GP UPDATE IMPLEMENTATIO	3,605.84
					3,605.84
40076	101-408.000-706.066	105275	ALBA/VALENTINA//	POLL WORKER	140.00
					140.00
40077	101-401.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	11.40
40077	101-402.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	9.33
40077	101-403.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	38.32
40077	101-405.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	3.04
40077	101-406.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	3.00
40077	101-408.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	24.84
40077	101-412.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	0.07
40077	101-403.000-703.025	01115	ALPHA NUMERIC	COPY COUNT	0.37
40077	134-459.000-702.031	01115	ALPHA NUMERIC	COPY COUNT	0.02
					90.39
40078	106-424.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICES	241.12
40078	119-442.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICES	88.28
40078	114-433.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICES	180.95
40078	101-405.000-702.032	01700	ARAMARK UNIFORM SERV	CLEANING SERVICES	60.92
40078	102-418.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICES	104.00
40078	106-423.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICES	34.68
					709.95
40079	119-442.000-705.040	105277	ARB-ERP	VEHICLE MAINTENANCE	1,300.00

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time: AMOUNT
					1,300.00
40080	197-439.000-704.021	99450	ARROWHEAD	BOTTLED WATER	158.93
40080	101-412.000-706.026	99450	ARROWHEAD	BOTTLED WATER	49.51
					208.44
40081	101-408.000-706.066	105276	ARWOOD/SUSAN//	POLL WORKER	180.00
					180.00
40082	101-405.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	92.26
40082	101-406.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	30.75
40082	101-407.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	246.04
40082	101-409.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	215.28
40082	101-412.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	61.51
40082	101-414.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	30.75
40082	134-459.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	61.51
40082	106-423.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	61.51
40082	119-442.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS	30.77
40082	198-439.502-702.053	99815	AT&T-CALNET 2	COMMUNICATIONS	346.12
					1,176.50
40083	101-408.000-706.066	105273	BAILEY/KATHLEEN//	POLL WORKER	140.00
					140.00
40084	101-408.000-706.066	105274	BAILEY/PETER//	POLL WORKER	180.00
					180.00
40085	114-433.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES - WATER W	6,192.55
					6,192.55
40086	101-408.000-706.066	105272	BENJAMIN/REUBEN//	POLL WORKER	30.00
					30.00
40087	114-000.000-200.170	105271	BOGETTI/KARA//	OVERPAYMENT REFUND	60.00
					60.00
40088	119-442.000-702.044	105264	C.A. MIETT CONSULTING	CNG MAINTENANCE	1,023.00
					1,023.00
40089	102-418.000-702.032	102897	CALIF. STORMWATER QUALIT	ANNUAL MEMBERSHIP DUES	275.00

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	AMOUNT
					275.00
40090	198-439.502-702.053	10000173	CARROT TOP INDUSTRIES	OFFICE EXPENSE	569.83
					569.83
40091	101-402.000-703.025	102990	CHARTER COMMUNICATION	COMMUNICATIONS	49.33
40091	101-403.000-702.032	102990	CHARTER COMMUNICATION	COMMUNICATIONS	49.33
40091	101-408.000-706.026	102990	CHARTER COMMUNICATION	COMMUNICATIONS	49.33
					147.99
40092	101-409.000-702.034	102990	CHARTER COMMUNICATION	COMMUNICATIONS - POLICE	6.14
					6.14
40093	197-439.000-702.053	104609	CHURCHWELL WHITE	LEGAL SERVICES	2,310.35
					2,310.35
40094	101-411.000-702.034	36200	CITY OF OAKDALE	ANIMAL CONTROL SERVICE	14,964.27
					14,964.27
40095	101-000.000-010.005	104422	CITY OF RIVERBANK	TRANSFER CASH	247.68
40095	136-000.000-010.005	104422	CITY OF RIVERBANK	TRANSFER CASH	256.64
					504.32
40096	191-000.000-010.010	11091	CITY OF RIVERBANK #2	TRANSFER CASH	1,000.00
					1,000.00
40097	101-408.000-706.066	105270	DELGADO/MARIA//	POLL WORKER	140.00
					140.00
40098	114-433.000-702.032	104264	E & M ELECTRIC & MACHINER	SERVER EQUIPMENT	236.42
40098	114-433.000-702.032	104264	E & M ELECTRIC & MACHINER	SERVER EQUIPMENT	22.97
					259.39
40099	114-433.000-702.032	104765	EQUARIUS WATERWORKS	EQUIPMENT MAINTENANCE	95.56
					95.56
40100	197-439.000-702.032	100492	ESPERANZA'S MARKET	MARKETING	170.00
					170.00
40101	101-408.000-706.066	105269	ESPINOZA/RAYMOND//	POLL WORKER	30.00
					30.00

Time:

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	AMOUNT
40102	114-433.000-702.032	13010	FAR WEST	WATER SAMPLES	700.00
					700.00
40103	101-414.000-703.049	103284	FASTENAL COMPANY	CHEMICALS	24.14
					24.14
40104	101-000.000-600.090	13300	FEDEX	POSTAGE	28.09
					28.09
40105	101-408.000-702.039	102895	FINAL CUT MEDIA	EQUIPMENT MAINTENANCE	531.81
					531.81
40106	114-433.000-702.032	103030	FOUNDATION FOR CROSS-	MEMBERSHIP RENEWAL	300.00
					300.00
40107	118-441.000-703.030	103578	GALLEGOS/AMY//	BALLET/TAP INSTRUCTOR	385.00
					385.00
40108	117-411.000-706.037	102587	GARCIA/MICHELE//	TRAVEL ALLOWANCE	26.49
					26.49
40109	101-408.000-706.066	105267	GARDNER/DIANNA//	POLL WORKER	140.00
					140.00
40110	101-408.000-706.066	105265	GENTRY/DONALD//	POLL WORKER	140.00
					140.00
40111	197-439.000-702.032	104399	GEORGE H. LARSON & ASSO	MARKETING	1,650.00
					1,650.00
40112	102-418.000-706.029	101020	GEORGE REED, INC.	BUILDING MAINTENANCE	295.29
40112	101-413.000-706.029	101020	GEORGE REED, INC.	BUILDING MAINTENANCE	87.85
					383.14
40113	198-439.502-702.032	10028	GIULIANI & KULL, INC.	SIDING REPLACEMENT REPO	7,250.00
					7,250.00
40114	101-408.000-706.066	105224	GLADWELL GOVERNMENTA	ELECTIONS 2013-004 & 004A	3,138.05
					3,138.05
40115	197-439.000-702.032	105268	GOULART/CONNIE//	MARKETING	960.00
					960.00

Time:

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time: AMOUNT
40116	101-414.000-707.003	100164	GRAINGER	EQUIPMENT MAINTENANCE	129.08
					129.08
40117	101-414.000-702.032	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE	1,680.00
40117	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE	640.00
					2,320.00
40118	101-408.000-706.066	105266	GUTIERREZ/DAN//	POLL WORKER	140.00
					140.00
40119	101-408.000-706.066	105263	HARLESS/HAROLD//	POLL WORKER	180.00
					180.00
40120	197-439.000-704.021	104288	HETCH HETCHY WATER & P	UTILITIES	29,649.07
					29,649.07
40121	119-442.000-705.040	100459	HILLYARD-SACRAMENTO	JANITORIAL SUPPLIES	26.41
					26.41
40122	114-433.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE	81.72
40122	101-414.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE	55.58
40122	114-433.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE	151.33
40122	102-418.000-706.026	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE	46.34
					334.97
40123	114-433.000-702.032	19690	HOWK SYSTEMS	EQUIPMENT MAINTENANCE	85.00
40123	114-433.000-702.032	19690	HOWK SYSTEMS	EQUIPMENT MAINTENANCE	85.00
					170.00
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	2ND STREET WELL	1,362.31
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #5	1,418.66
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #7	1,420.00
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #9	1,433.81
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #8	1,419.32
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #10	1,487.25
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	SAXON STORAGE #2	1,319.42
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #6	1,316.77
40124	114-433.000-702.030	95225	INDUSTRIAL ELECTRICAL CO	WELL #12	1,470.25

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time: AMOUNT
					12,647.79
40125	118-000.000-675.090	105262	KARSBERG/VERONICA//	DEPOSIT REFUND	100.00
					100.00
40126	118-441.000-706.026	10171	KIEFER	SWIM CAPS	192.00
					192.00
40127	197-439.000-702.032	104710	KKI CORPORATION	HARDWARE/SOFTWARE SUP	402.50
					402.50
40128	101-404.000-702.033	99440	LIEBERT CASSIDY WHITMOR	LEGAL SERVICES	570.00
40128	101-404.000-702.033	99440	LIEBERT CASSIDY WHITMOR	LEGAL SERVICES	2,820.00
					3,390.00
40129	101-408.000-706.066	103094	LINGG/MICHAEL//	POLL WORKER	140.00
					140.00
40130	106-423.000-702.031	104377	MAILFINANCE	POSTAGE LEASE	110.40
40130	114-433.000-702.031	104377	MAILFINANCE	POSTAGE LEASE	110.40
40130	101-403.000-702.031	104377	MAILFINANCE	POSTAGE LEASE	110.41
					331.21
40131	118-000.000-672.005	105261	MARTINEZ/JOSIE//	DEPOSIT REFUND	100.00
					100.00
40132	220-590.000-704.021	32627	MID	UTILITIES	70.18
					70.18
40133	101-414.000-706.029	101188	MOST DEPENDABLE FOUNTA	BUILDING MAINTENANCE	128.39
					128.39
40134	119-442.000-702.044	33900	NORMAC	CNG MAINTENANCE	237.63
					237.63
40135	101-408.000-706.014	38880	OAK VALLEY DIST. HOSPITA	CLINIC SERVICES	116.00
					116.00
40136	118-441.000-703.066	101123	ONTEL SECURITY SERVICES,	SECURITY SERVICES	900.00
40136	118-441.000-703.066	101123	ONTEL SECURITY SERVICES,	SECURITY SERVICES	817.00
					1,717.00

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time:	AMOUNT
40137	114-433.000-702.030	12031	PACIFIC CANVAS CO.	EQUIPMENT MAINTENANCE		1,769.08
						1,769.08
40138	106-424.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		221.53
40138	114-433.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		7,702.68
40138	175-590.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		167.33
40138	101-414.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,573.18
40138	101-409.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		2,897.82
40138	106-423.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		2,354.13
40138	106-424.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		216.12
40138	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		2,213.78
40138	101-407.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,750.81
40138	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		2,067.22
40138	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		420.95
						21,585.55
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		150.00
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		337.50
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		300.00
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		375.00
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		900.00
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		620.96
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		900.00
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		337.50
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		300.00
40139	101-000.000-600.090	40725	PACIFIC PLAN REVIEW	PLAN CHECK FEE		412.50
						4,633.46
40140	101-408.000-706.066	105260	PEREZ/ALICE//	POLL WORKER		140.00
						140.00
40141	196-496.000-707.003	105259	PLAY-WELL TEKNOLOGIES	LEGO CAMP		450.00
						450.00
40142	101-408.000-706.066	105235	PRODOCUMENT SOLUTIONS I	RESOLUTION 2013-004 & 004		1,113.43
						1,113.43

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time:	AMOUNT
40143	102-418.000-706.029	95093	R & S ERECTION TRI COUNTY	BUILDING MAINTENANCE		129.15
40143	114-433.000-706.029	95093	R & S ERECTION TRI COUNTY	BUILDING MAINTENANCE		129.15
40143	101-414.000-706.029	95093	R & S ERECTION TRI COUNTY	BUILDING MAINTENANCE		129.15
						387.45
40144	102-418.000-703.062	46820	SAFE T LITE	STREET MAINTENANCE		95.86
40144	101-414.000-706.029	46820	SAFE T LITE	STREET MAINTENANCE		74.62
						170.48
40145	101-408.000-706.066	105258	SANCHEZ/YOLANDA//	POLL WORKER		140.00
						140.00
40146	201-000.000-200.080	105083	SEECHANGE HEALTH INSUR	HEALTH INSURANCE		29,970.00
						29,970.00
40147	101-407.000-706.027	102451	SIMAS/EDUINO//	BOOT ALLOWANCE		150.00
						150.00
40148	101-000.000-600.090	05019	STANISLAUS CO. CLERK REC	NON-COMPLIANCE RELEASE		15.00
						15.00
40149	101-000.000-200.186	99298	STANISLAUS CO. PUBLIC WO	RECONCILIATION OF TICKET		147.00
						147.00
40150	114-433.000-706.026	22031	TACKETT/ERIC//	REIMBURSEMENT		38.39
						38.39
40151	101-439.000-702.043	103004	THE PLANNING CENTER - DC	SPECIFIC PLAN & EIR		4,678.75
						4,678.75
40152	101-408.000-706.066	100557	TORRES-MANRIQUEZ/NORM	REIMBURSEMENT		68.60
						68.60
40153	101-408.000-706.066	105256	VALDEZ/ESPERANZA//	POLL WORKER		140.00
						140.00
40154	101-408.000-706.066	105257	VALDEZ/JULIAN//	POLL WORKER		140.00
						140.00
40155	101-408.000-706.066	105254	WATERS/JOANNE//	POLL WORKER		180.00
						180.00

VENDOR APPROVAL SUMMARY REPORT

Date: 6/20/2013
12:35:19PM

CHECK #	GL NUMBER	VENDOR #	VENDOR NAME	DESCRIPTION	Time:	AMOUNT
40156	101-408.000-706.066	105255	WININGER/GARY//	POLL WORKER		140.00
						140.00
				CHECK RUN TOTAL		**173,650.48**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 8.2

SECTION 8: INFORMATIONAL ITEMS

Meeting Date:	July 8, 2013
Subject/ Title:	Minutes of the Riverbank Designated Local Authority Meeting held 05/14/2013
From:	Jill Anderson, City Manager
Submitted by:	Luanne Bain, Administrative Assistant

RECOMMENDATION

It is recommended that the City Council review the minutes of the Riverbank Designated Local Authority Meeting held 05/14/13, as an informational item.

For your information, the regularly scheduled meeting for Tuesday, July 9, 2013, has been cancelled by RDLA Chairman Wendell Naraghi.

ATTACHMENTS: **(List attachments in order of placement)**

1. RDLA Minutes: 05/14/2013

RIVERBANK DESIGNATED LOCAL AUTHORITY
SUCCESSOR AGENCY TO THE RIVERBANK REDEVELOPMENT AUTHORITY

MEETING MINUTES
TUESDAY, MAY 14, 2013

CALL TO ORDER:

The Riverbank Designated Local Authority (RDLA) met this date at 10:00am, in the Riverbank City Hall North Council Chamber, 6707 Third Street, Riverbank California, and was called to order by Vice Chair Walter Schmidt.

ROLL CALL - Present: **Vice Chair Walter Schmidt**
Treasurer Paul Baxter
Chair Wendell Naraghi (arrived at 10:04am)

Also in Attendance: **Mayor Richard D. O'Brien, Riverbank**
Jill Anderson, Riverbank City Manager
Marisela Hernandez, Riverbank Finance Director
Chris Jicha, Kosmont Companies

CONFLICT OF INTEREST

Declaration by Board Members who would have a direct Conflict of Interest on any scheduled item to be considered should be stated at this time.

No conflict was declared.

1. PUBLIC BUSINESS FROM THE FLOOR (No action can be taken.)

There was no public business from the floor.

2. ACTION ITEMS

Item 2.1: Report of Posting. The agenda for the May 14, 2013, Designated Local Authority meeting was posted on the City bulletin board on May 10, 2013.

Motion by Treasurer Baxter, second by Vice Chair Schmidt, to approve the Report of Posting; passed 2-0.

Item 2.2: Approval of the April 9, 2013 Designated Local Authority Meeting Minutes.

Motion by Treasurer Baxter, second by Vice Chair Schmidt, to approve the Minutes of the April 9, 2013, DLA Meeting; passed 2-0.

Item 2.3: Current Financial Status of the Designated Local Authority.

(Chair Naraghi arrived, 10:04am)
Discussion ensued regarding potential refunding of current bonds with new bonds.

Item 2.4: Annual Continuing Disclosure Statement.

Discussion to re-engage auditors; Chris Jicha, Kosmont Companies, will follow-up with Marisela.

Item 2.5: Department of Finance Contract for Staff Support to Riverbank Designated Local Authority.

Chris Jicha provided the staff report for this item.

The State has not executed a new contract as of the date of this meeting however, staff is confident that one is forthcoming.

Vice Chair Schmidt asked if it was possible to receive a waiver for the Continued Disclosure Statement.

Item 2.6: Requirements of DLA following Department of Finance Finding of Completion.

Chris Jicha provided the staff report for this item.

DMP will take 6-months to complete. Properties placed into 4-brackets: 1) property to be transferred to the City; 2) high-value property; 3) quick sale property; and 4) no-value property.

(Vice Chair Schmidt left the meeting at 10:53am)

Brokers Meeting within the next 3-4 weeks.

Post to LoopNet / CoStar.

Chris will contact auditors.

3. COMMENTS (Informational Only – No action to be taken)

Item 3.1: Consultant Comments. ***No comments.***
Item 3.2: Board Comments. ***No comments.***

ADJOURNMENT

There being no further business, Vice Chair Schmidt adjourned the meeting at 11:11am.

Respectfully Submitted,

Luanne Bain

Luanne Bain
Administrative Assistant
City of Riverbank