CITY OF RIVERBANK

REGULAR CITY COUNCIL AND LOCAL REDEVELOPMENT AUTHORITY MEETING

(The City Council also serves as the LRA Board)
City Hall North Council Chambers
6707 Third Street • Riverbank • CA 95367

choose civility

AGENDA

TUESDAY, JUNE 10, 2014 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE CITY CLERK'S OFFICE AND AT WWW.RIVERBANK.ORG)

CALL TO ORDER: Mayor/Chair Richard D. O'Brien

FLAG SALUTE: Mayor/Chair Richard D. O'Brien

INVOCATION: Riverbank Ministerial Association

ROLL CALL: Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Cal Campbell
Council/Authority Member Darlene Barber-Martinez
Council/Authority Member Leanne Jones Cruz
Council/Authority Member Jeanine Tucker

CONFLICT OF INTEREST
Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

1. PRESENTATIONS

LRA Item 1.1: Conveyance Update.

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/LRA Board. 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. For record purposes, state your name and City of residence. Please make your comments directly to the City Council/LRA Board.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless otherwise requested by an individual Council/Authority Member 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 May 27, 2014, City Council and Local Redevelopment Authority Minutes.

Item 3.C: **Second Reading by Title Only and Adoption of Ordinance No. 2014-005 of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage, By Adding New Chapter 157: Water Efficient Landscape and Irrigation, of the City Of Riverbank Code of Ordinances.**

Item 3.D: **A Resolution of the City Council of the City of Riverbank, California, Calling and Giving Notice for the Holding of a General Municipal Election on Tuesday, November 4, 2014, for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities, Requesting the County Board of Supervisors of Stanislaus to permit the County Elections Official to Render Election Services, and Requesting the Consolidation of Said Election with the Statewide General Election Held on the Same Date.**

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

1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2014/2015.

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

1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2014/2015.

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015.

Item 3.H: Resolutions – Consolidated Landscape & Lighting District:

1) Resolution of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

Item 3.I: Resolutions – Sierra Vista Estates Landscaping & Lighting District:

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

Item 3.L **A Resolution of the City Council of the City of Riverbank, California, 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.**

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

4. UNFINISHED BUSINESS There are no items to consider.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Set a Public Hearing Date for the Appeal of the Planning Commission's Denial of Conditional Use Permit 01-2014, Yuriy Smolinskiy for an Accessory Structure at 5806 Alton Ct, Riverbank, APN: 075-089-046** – It is recommended that the City Council set a date for a noticed public hearing for the consideration of the appeal of the Planning Commission's decision. According to the Riverbank Municipal Code (RMC) the appeal must be heard by the City Council no later than 60 days after the official appeal is filed with the City. Staff recommends a Public Hearing date to be set for the regular City Council meeting of July 22, 2014, which complies with the RMC.

LRA Item 6.2: **Review and Discuss the Proposed Fiscal Year 2014-2015 Local Redevelopment Authority (LRA) Budget** – It is recommended that the Local Redevelopment Authority Board participate in the review and discussion of the proposed LRA Budget for Fiscal Year 2014-2015.

LRA Item 6.3: **Request Approval to Submit a Grant Application to the Office of Economic Adjustment Grant in Support of Local Redevelopment Authority Administration and Implementation of the Riverbank Army Ammunition Plant Reuse Plan Activities** – it It is recommended that the Local Redevelopment Authority ("LRA") Board of Directors ("Board") review and authorize the submission of a grant request to the Office of Economic Adjustment ("OEA") for funds in support of the LRA administration and operations and to assist in activities associated with implementation of the Riverbank Army Ammunition Plant Reuse Plan.

Item 6.4: **Options for Facility Rental Fees and Waivers** – It is recommended that the City Council review the information presented and provide direction.

Item 6.5: **Designation of Voting Delegate and Alternate to Attend the 2014 League of California Cities Annual Conference** – It is recommended that City Council designate a Voting Delegate and, if deemed necessary, an alternate Voting Delegate, to attend the 2014 League of California Cities Annual Conference on September 3-5 in Los Angeles to participate in the process of considering issues and taking action on resolutions that establish League policy.

Item 6.6: **Report on Trespass Enforcement –** It is recommended that the City Council receive the report and provide comment as needed.

Item 6.7: **Graffiti Abatement Measures Update –** It is recommended that the City Council receive the update and provide comment as needed.

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Item 7.2: Council/Authority Member Comments

Item 7.3: Mayor/Chair Comments

ADJOURNMENT (The next regular City Council meeting –Tuesday, June 24 @ 6:pm)

UPCOMING EVENTS:

Open Until Filled	▪ **Budget Advisory Committee:** Applications are currently being accepted. Visit www.riverbank.org or Contact Marisela Garcia at 863-7110.
Open Until Filled	▪ **Housing Authority Commission: Applications are currently being accepted. Visit www.riverbank.org or Contact the City Clerk's office at 863-7198.**
Ongoing	▪ **City Hall Office Hours:** Monday – Thursday; 7:30 am to 5:30 pm o Alternating Friday – Closed; **Closed Friday, May 23; For a calendar and time schedule visit www.riverbank.org**
Ongoing	▪ **Regular City Council Meetings: are now on the 2nd and 4th Tuesday of each month at 6:00 p.m.**

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council/LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at North City Hall, 6707 Third Street, Riverbank, CA, during normal business hours.

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 5th day of June, 2014
Annabelle H. Aguilar, CMC, City Clerk /LRA Recorder

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/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION

Meeting Schedule	The City Council Members also serve as the LRA Board Members. The Riverbank City Council/LRA Board meets in the City Hall North Council Chambers. Regular City Council meetings are held on the 2nd and 4th Tuesdays of each month at 6:00 p.m. The Local Redevelopment Authority Board meets on an "as needed" basis. Meetings are held as indicated, unless otherwise noticed.
City Council / LRA Agenda & Reports	The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and, if available, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. **The agenda packet (agenda plus supporting documents) are posted for public review at the City Clerk's Office, 6707 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the City Council/LRA Board.** A subscription to receive the agenda 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 or a meeting of the LRA, 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.
Televised / Video of Meetings	City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)
Questions	Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATION

Meeting Date:	June 10, 2014
Subject/ Title:	Conveyance Update
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director Local Redevelopment Authority

RECOMMENDATION

It is recommended that Local Redevelopment Authority ("LRA") receive a presentation intended to update the LRA Board of Directors ("Board") and the public on the conveyance of the former Riverbank Army Ammunition Plant ("RAAP").

SUMMARY

The transfer of federal property is an inherently long, complicated process. The details of the transfer of military property is spelled out in hundreds of pages of federal statutes. This update is meant to briefly detail the conveyance process of RAAP from the formation of the LRA through conveyance, highlighting the where we are in the process currently.

BACKGROUND

While the transfer of military property typically begins with the federal government declaring the property as excess, the City of Riverbank's official engagement doesn't start until the formation and recognition of a Local Redevelopment Authority ("LRA"). Upon designation the LRA is charged with making all reuse and disposal decisions for the property. The City of Riverbank LRA was formally recognized by the Department of Defense In April of 2006.

For the purpose of providing an update on the conveyance of RAAP, a timeline was prepared which breaks the Riverbank conveyance process up into four overlapping but consecutive phases of activity. Each phase is marked by a distinct set of fundamental actions associated with the property transfer and punctuated by specific and often

statutorily prescribed activities or else incorporates activities associated with ongoing business operations at the facility.

Below is a brief description of each phase along with selected key activities, outcomes or accomplishments from that phase.

- **Formation and Planning Phase** (2006 through 2008)
  After the designation of the LRA, the first step for the community is the development of a Reuse Plan for submission to the Army. Homeless assistance providers are engaged and consultants are selected to help develop a community-supported Reuse Plan and a Homeless Assistance Provider Application ("HAPA"). The Reuse Plan and HAPA were prepared and submitted for review and approval to respective federal agencies in November 2009.

- **Implementation Phase** (2009 through 2010)
  Once the Reuse Plan and HAPA were accepted, designation as an implementing LRA was requested and consultants were engaged to perform several in-depth assessments of the facility. During this phase, an operations and infrastructure analysis, marketing study and an economic and financial feasibility analysis were developed to give the LRA greater insight and understanding of the workings of the facility and provide a fair assessment of the benefit and risks associated with conveyance.

  These studies informed and supported the development of an Economic Development Conveyance ("EDC") application. The EDC is the formal request for the property from LRA to the Secretary of the Army and the Secretary of Defense. The EDC was submitted for final determination by the Army in March 2009.

  In 2010, the LRA moved onto the facility and within months signed a master lease with the Army to provide operations and maintenance. With this responsibility came the development of several leases with private businesses already in operations at the facility.

- **Negotiation and Documentation Phase** (2010 through 2014)
  This is the current phase in which we find ourselves engaged. During this phase, the terms of the real estate deal have been negotiated and documentation prepared for execution. The real estate deal is solidified in the Memorandum of Agreement to the EDC.

  Additional documentation such as deeds, bills of sale, leases for Army continued use are developed for LRA concurrence and are exhibits to the MOA. The LRA is waiting for final drafts of these documents to move the MOA to the final execution.

Environmental documentation is also prepared by the Army for review and submission to regulatory agencies and put out for public comment. This includes a finding of suitability for early transfer ("FOSET"), the finding of suitability for transfer ("FOST"), and the early transfer agreement.

During this phase the LRA executed an environmental services cooperative agreement ("ESCA") for the remediation and/or removal of contaminated surplus Army property. A second ESCA to remove additional contamination from buildings, fixtures and soil is under negotiation during this phase.

- **Execution and Performance** (2014 to Conveyance) Once the various documents for the conveyance are finalized, the LRA will again provide opportunity for public engagement and discussion on the transfer.

  Transfer of the uncontaminated, undeveloped FOST property will happen concurrent with the signing of the EDC MOA.

  Conveyance of the remaining portions of the site will transfer upon final concurrence from the Governor of the State of California on early transfer and execution of an ESCA to complete remediation activities.

  All that's left then is the celebration!

FINANCIAL IMPACT

No financial impact associated with the presentation.

STRATEGIC PLANNING ALIGNMENT

While this presentation does not relate to any strategic goals explicitly, it does reinforce the core value of transparency by providing updated, timely information on a key Riverbank project to the LRA Board, City Staff and the public.

ATTACHMENT

1. Conveyance Process Timeline
2. Key Conveyance Documents – updated fact sheet
3. Key Word Glossary

Riverbank Redevelopment Authority

Conveyance Update

Timeline

The LRA is approaching the final phases of the conveyance process

Formation and Planning → **Implementation** → **Negotiation and Documentation** → **Execution and Performance**

2006 through 2008

LRA Designation

Reuse Planning Process

Identify and Review Homeless Providers

Prepare Homeless Provider Submission Application

Submit Approved Reuse Plan to the Secretary of the Army

Submit Final Homeless Provider Submission Application for HUD Approval

2009 through 2010

Implementing LRA Designation

Operations and Infrastructure Analysis of RAAP

Develop and Submit Economic Development Conveyance Application

Master Lease RAAP from the Army

Assume Operations and Maintenance duties for the Army

Execute and Manage Business Tenant Leases

2010 through 2014

Negotiations with Army regarding terms of transfer agreement

Consultation with regulatory agencies over contamination and clean up responsibility

Retain and Expand Tenant Businesses at RAAP

LRA is waiting for final drafts of key conveyance documents including:

- MOA to the EDC
- FOSET
- Deeds to Undeveloped and Contaminated Property
- Army Lease for Continued Use
- Bills of Sale
- ESCA 2

Current Step

2014 to Conveyance

Execute MOA to the EDC by LRA Board Resolution (triggers transfer of a portion of the property)

Execute early transfer agreement (triggers transfer of contaminated property with restrictions until remediated)

Execute ESCA 2 to remove and remediate site contamination and source material

Develop and execute AOC with Dept of Justice

Hold Public Conveyance Celebration Ceremony

Riverbank Army Ammunition Plant - Key Conveyance Document Summary

DOCUMENT	DOCUMENT SUMMARY	EXHIBITS	ORIGINATOR	ADDITIONAL PARTIES	CURRENT DISPOSITION	NOTES
Reuse Plan and Homeless Assistance Submission	The Reuse Plan is a conceptual land-use plan prepared by the recognized LRA to guide reuse of the property; this document is a strategic guide for future reuse decisons of the entire site; must explain proposed reuses and how the plan responds to community needs. The Homeless Assistance Submission contains information on area homeless population, existing services and description of unmet needs, and include a plan for outreach to homless assistance providers and if any providers requested consideration in the Reuse Plan (aka Notice of Interest) to carry out activities in support of assistance toward self-sufficiency,	Property maps; land use maps; property disposal request and method	LRA	Reuse Plan is sent to U.S. Department of Housing and Urban Development for approval and to the Secretary of the Army	Adopted by LRA Board October 2008; Submitted to Army and HUD November 2008; Approved by HUD March 2009	No further action necessary.
Economic Development Conveyance Application	Formally prescribed application for conveyance prepared by the LRA and submitted for review and concurrance to the Army and to DoD by Office of Economic Adjustment; many components, including: a description of intended uses; discussion of economic impacts on the community; financial condition of the community and prospects for redevelopment of property; business and operational plan; market and financial feasibility analysis; cost estimate and justification for investments; list of key stakeholders among other details.	Pro forma, market analysis, business plan, capital improvement plan	LRA		Draft submitted in January 2010; revisions requested by the DoD; resubmitted final March 2010; Acting Assistant Undersecretary for Army Instillations recommended approval Dec. 2012	No further action necessary.
Memorandum of Agreement (to the EDC)	Agreement for conveyance of RAAP between Army and LRA; contains the deal points of the transaction and legal recourse; constitutes bindng purchase agreement; executed with resolution of the LRA Board & signature of the CM & Dept. of the Secretary of the Army; not an environmental document	Maps; Reuse Plan; FOST, FOSET, Deeds, use restrictions; Army lease for continued use	Army/Corps of Engineers	LRA reviews document and must concur on details	Draft final document in hand; LRA is awaiting receipt of exhibits for review prior to final execution	A resolution of the Board and signature of CM needed for final execution

Finding of Suitibility for Transfer (FOST)	Documents the environmental suitability of property for transfer; in the case of RAAP, this documents specifically references those parcels with no environmental hazard s or in need of any environmental remediation	Army	Concurance by regulatrly agencies (EPA, DTSC, State Water Board)	Finalized in 2010; amended in 2011 to remove portions were contamination found through additional testing	LRA is included in meetings between Army and Regulatory Agencies, but not a party to the document
Finding of Suitibility for Early Transfer (FOSET)	Documents the environmental condition of property for transfer; documentation includes a determination of the condition as a result of environmental surveys, remediation recommendation, remediation responsibility, etc.; document is used as part of early transfer process that seeks to transfer property without having completed all necesary cleanup actions in order to move reuse process forward	Army	Concurance by regulatory agencies (EPA, DTSC, State Water Board)	In draft form; undergoing revisions and additional review by regulatory agencies; a public comment period will be required before final execution	LRA is included in meetings between Army and Regulatory Agencies, but not a party to the document
Early Transfer Agreement	Mechanism that allows the Governor and EPA Adminisrator to transfer sites listed on the NPL before all environmental remediation is completed	Army	EPA, Governor, State Regulatory Agency concurance	In draft form; undergoing review by regulatory agencies	
Environmental Services Cooperative Agreement (ESCA)	Agreement between Army and LRA that allows the LRA to manage the cleanup after ownership of the property; responsibility for payment and liability still rests with Army	Army	LRA concurance	ESCA #1 executed 10/2014 for remediation and/or removal of contaminated surplus personal property; ESCA #2 under discussion for remediation of buildings superstructure and fixtures	Additional ESCA for remediation outside of buildings contemplated (e.g., stormwater system, soil, etc.)
Administrative Order on Consent	A legal agreement signed by LRA and EPA through which the violator agrees to pay for correction of violations, take the required corrective or cleanup actions, or refrain from an activity. It describes the actions to be taken and can be enforced in court.	Department of Justice; EPA	LRA and EPA	Enforcement document used to assure that specific remedial actifites are performed	Army is not a party to this agreement; comes into play with early transfer agreements

Riverbank Local Redevelopment Authority

Partial List of Acronyms Associated with Federal Property Transfer

A	ADC	Association of Defense Communities
	AMC	Army Military Command
	AOC	Administrative Order on Consent
B	BOP	Business and Operations Plan
	BRAC	Base Closure and Realignment Act/Process
	BRAC-D	Military department responsible for BRAC property transfers
C	CalEPA	California Environmental Protection Agency
	CDBG	Community Development Block Grant (State)
	CEQA	California Environmental Quality Act
D	DoD	Department of Defense
	DoJ	Department of Justice
	DTSC	Department of Toxic Substances Control
E	EDA	Economic Development Administration (Federal)
	EDB	Stanislaus County's Economic Development Bank
	EDC	Economic Development Conveyance
	EIR	Environmental Impact Report
	EPA	Environmental Protection Agency (Federal)
	ESCA	Environmental Services Cooperative Agreement
	ET	Early Transfer
F	FOSET	Finding of Suitability for Early Transfer
	FOSL	Finding of Suitability to Lease
	FOST	Finding of Suitability Transfer
G	GOCO	Government owned, contractor operated

H, I	HUD	U.S. Department of Urban Development
J, K	JMC	Joint Munitions Command
L	LIFOC	Lease in Furtherance of Conveyance
	LRA	Riverbank Local Redevelopment Authority
M	MOA	Memorandum of Agreement – associated with EDC
N	NEPA	National Environmental Policy Act
	NI	Norris Industries – former GOCO on the RAAP site
	NOFA	Notice of Funding Availability
O	OEA	Office of Economic Adjustment
	OACSIM	Office of the Assistant Chief of Staff for Installation Management
	OIA	Operating and Infrastructure Analysis
	OTC	Over-the-Counter (grant category under CDBG)
P, Q	PPL	Premises Pollution Liability (Insurance)
R	RAAP/RBAAP	Riverbank Army Ammunition Plant
	RIC	Riverbank Industrial Complex
	RFP	Request for Proposals
T, U, V	TSCA	Toxic Substances Control Agency
W, X, Y, Z	Weston	Weston Solutions, Inc.

RIVERBANK CITY COUNCIL / LRA AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2014
Subject:	Waiver of Readings
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk / LRA Recorder

RECOMMENDATION

It is recommended that the City Council/LRA Board 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 / LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.B

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2014
Subject:	Approval of the May 27, 2014, City Council / Local Redevelopment Authority Minutes
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council / Local Redevelopment Authority Board approve the City Council /LRA Meeting Minutes as presented.

SUMMARY

The Draft Minutes of the May 27,2014, regular City Council / Local Redevelopment Authority Board meeting have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT:

1. May 27, 2014, City Council and Local Redevelopment Authority Minutes

CITY OF RIVERBANK
REGULAR CITY COUNCIL AND
LOCAL REDEVELOPMENT AUTHORITY MEETING
(The City Council also serves as the LRA Board)

MINUTES

TUESDAY, MAY 27, 2014

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 / Local Redevelopment Authority Board of the City of Riverbank met at 6:00 p.m., on this date, at the Riverbank City Council Chambers, 6707 Third Street, Riverbank, California, with Mayor/Chair Richard D. O'Brien presiding.

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

INVOCATION: **Reverend Charles Neal**

ROLL CALL:

Present **Mayor/Chair Richard D. O'Brien; Vice Mayor/Chair Cal Campbell Council/Authority Members: Darlene Barber-Martinez, and Jeanine Tucker**

Absent: **Council/Authority Leanne Jones Cruz**

CONFLICT OF INTEREST
Any Council/Authority Member 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 declared a conflict.

1. PRESENTATIONS

Mayor O'Brien began with Item 1.2.

Item 1.1: Proclamation – Declaring June 2014 as Disability Awareness Month.

Mayor O'Brien presented the proclamation to be Lynn Quijada-Vaughan, representative of the Society for Disabilities, who spoke about the efforts of the organization and thanked City Council for the recognition.

Item 1.2: Presentation on Water Conservation.

City Manager Jill Anderson announced that Attorney Robin Baral, of Churchwell White law firm, was in attendance for City Attorney Tom Hallinan, and introduced Michael Riddell, Deputy Public works Director – Operations, who made the presentation.

Mayor O'Brien returned to Item 1.1.

Item 1.3: Strategic Plan Update.

City Manager Anderson presented the update.

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/LRA Board. 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. For record purposes, state your name and City of residence. Please address the entire City Council/LRA Board.

A Mr. Richard (no last name provided), Riverbank, spoke in regards to people experiencing a hardship between the time they received their disability check and the end of the month when payment for utilities was due, and requested to have the City consider changing the due date of the payment to at the beginning of the month. He also requested to see if he could opt out of paying for garbage service since he composted his trash.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless otherwise requested by an individual Council/Authority Member 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 May 13, 2014, City Council and Local Redevelopment Authority Minutes.

Item 3.C: **Second Reading by Title Only and Adoption of Ordinance No. 2014-003 of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage; Chapter 150: Building Regulations, Adding New Section 150.16: Solar/Photovoltaic Power Systems, of the City of Riverbank Code of Ordinances** – It is recommended that the City

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Council conduct the second reading by title only of Ordinance No. 2014-003 and consider its adoption.

Item 3.D: **Second Reading by Title Only and Adoption of Ordinance No. 2014-004 of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage, Chapter 153: Zoning, Adding New Section 153.004: Application and Processing Fee, of the City Of Riverbank Code of Ordinances** – It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2014-004 and consider its adoption.

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

ACTION: ***By motion moved/seconded (Barber-Martinez / Tucker / passed 4-0) to approve Consent Calendar Items 3.A through 3.D as presented; motion carried by unanimous City Council and LRA Board roll call vote.***

AYES: ***Barber-Martinez, Tucker, Campbell, and Mayor/Chair O'Brien***

NAYS: ***None***

ABSENT: ***Jones Cruz***

ABSTAINED: ***None***

4. UNFINISHED BUSINESS

There were no items to consider.

5. PUBLIC HEARINGS

Item 5.1: **Resolution to Enforce California Vehicle Code Sections 22350 (Basic Speed Law), 23103 (Reckless Driving), and 23109 (Speed Contests), and Division 16.5 (Off Highway Vehicles) at the Crossroads at Riverbank Shopping Center Location** – It is recommended that the City Council declare, by resolution and via public hearing, that California Vehicle Code Sections: 22350 (Basic Speed Law), 23103 (Reckless Driving), 23109 (Speed Contests) and Division 16.5 (Off Highway Vehicles) be enforced in the Crossroads at Riverbank Shopping Center, per California Vehicle Code Section 21107.8. (Public Hearing notice published May 14, 2014, in the local newspaper.)

Deputy Gary Vernon presented the staff report in the absence of Chief Erin Kiely; City Council and Staff discussed the item.

Mayor O'Brien inquired about the action needed to adopt the policy presented.

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Mayor O'Brien opened the public hearing at 6:45:10

- *No one spoke for or against the item.*

Mayor O'Brien closed the public hearing at 6:45:19

Attorney Baral clarified that the Vehicle Code allowed the policy to be adopted by resolution and one public hearing to be conducted; therefore, did not require a second hearing, and that if approved, the policy would be effective immediately.

City Clerk, Annabelle Aguilar, added that the staff reported clearly stated that the public notice for the evenings public hearing was published on May 14, 2014, in the local newspaper pursuant to the Vehicle Code, and clarified that the next step required of this policy would be for Browman [Development Co.] to post the required signs as indicated in the Code.

ACTION: *By motion moved/seconded (Barber-Martinez/ Tucker/ passed 4-0) to adopt Resolution No. 2014-023 as presented; motion carried by unanimous City Council roll call vote.*

AYES: *Barber-Martinez, Tucker, Campbell, and Mayor O'Brien*
NAYS: *None*
ABSENT: *Jones Cruz*
ABSTAINED: *None*

Item 5.2: **First Reading and Introduction by Title Only of an Ordinance of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage; By Adding New Chapter 157: Water Efficient Landscape and Irrigation, of the City Of Riverbank Code of Ordinances** – It is recommended that the City Council conduct the first reading and introduction by title only of the ordinance presented, and consider its approval, by roll call vote, to conduct a second reading by title only at the June 10, 2014, regular City Council meeting and consider its adoption. (Public hearing notice published May 14, 2014, in the local newspaper.)

Kathleen Cleek presented the staff report.

Mayor O'Brien requested to see the draft copy of the Urban Water Management Plan.

Mayor O'Brien opened the public hearing at 6:51:50

- *No one spoke for or against the item.*

Mayor O'Brien closed the public hearing at 6:52

ACTION: *By motion moved/seconded (Tucker /Campbell / passed 4-0) to adopt Ordinance No. 2014-005 as presented; motion carried by unanimous City Council roll call vote.*

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AYES: *Barber-Martinez, Tucker, Campbell, and Mayor O'Brien*
NAYS: *None*
ABSENT: *Jones Cruz*
ABSTAINED: *None*

6. NEW BUSINESS

LRA - Item 6.1: **Report on Status of LRA Budget for Third Quarter of FY 2013/14** – It is recommended that the Local Redevelopment Authority (LRA) Board receive and approve the status report on the LRA budget for January 1, 2014 through March 31, 2014, the third quarter of fiscal year 2013-14.

Melissa Holdaway, Administrative Analyst II for LRA, presented the budget.

Chair O'Brien requested a business analysis of where the LRA would stand or what funds would be needed from lease revenue to at least break-even without the funds from the Government; Staff would work on the request.

ACTION: ***By motion moved/seconded (Campbell / Barber-Martinez / passed 4-0) to approve the third quarter LRA budget as presented; motion carried by unanimous LRA Board Council roll call vote.***
AYES: *Barber-Martinez, Tucker, Campbell, and Chair O'Brien*
NAYS: *None*
ABSENT: *Jones Cruz*
ABSTAINED: *None*

Item 6.2: **Consideration of (1) Contract Award to Bartle Wells Associates for the Preparation of Sewer and Water Rate Studies, and (2) Adoption of a Resolution Allocating $25,000 each from the Water and Sewer Fund Budgets for the Preparation of the Study** – It is It is recommended that the City Council consider the following actions:

1. Award Contract to Bartle Wells Associates for the preparation of Sewer and Water Rate Studies, and
2. Adopt a Resolution Allocating $25,000 each from the Water and Sewer Fund Budgets (total cost $50,000) for the preparation of the Study.

Marisela Garcia, Director of Finance, presented the staff report; City Council and Staff discussed the item.

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ACTION: ***By motion moved/seconded (Tucker /Campbell / passed 4-0) to approve to award a contract to Bartle Wells Associates for the preparation of the sewer and water rate studies, and adopt Resolution No. 2014-024 Allocating $25,000 from the Water Fund Budget and $25,000 from the Sewer Fund Budget for a total cost $50,000 for the cost of the studies as presented; motion carried by unanimous City Council roll call vote.***

AYES: ***Barber-Martinez, Tucker, Campbell, and Mayor O'Brien***

NAYS: ***None***

ABSENT: ***Jones Cruz***

ABSTAINED: ***None***

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Sue Fitzpatrick, Director of Parks and Recreation: 1) announced that Jacob Myers Park has been reaching attendance capacity; staff is preparing for a busy summer, 2) announced that the Day Camp and Aquatics programs would begin next week, 3) commented on the complaints and concerns from residents of the River Cove neighborhood in reference to people accessing and using the beach area at River Cove.

City Manager Jill Anderson: 1) announced that the Donaldson business located at the Riverbank Industrial Complex would be receiving an award from their National Headquarters and Mayor O'Brien was invited to attend, and 2) announced that She would be in Washington D.C. next week, along with Councilmember Barber-Martinez, and the LRA Executive Director to receive the Base Reuse Excellence Award.

Item 7.2: Council/Authority Member Comments

Council/Authority Member Barber-Martinez: 1) commented on her attendance of the Welcome Home Hero's Traveling Tribute Memorial Dedication, 2) announced that the food vouchers for seniors would be available at the next Farmer's Market event, 3) congratulated all Riverbank graduates, and 4) reported on her attendance of the Radical Reality Presentation, at Cardoza Middle School, for the purpose of diverting youth from gangs and bullying.

Council/Authority Member Tucker: 1) congratulated all Riverbank graduates and encouraged them to keep learning, 2) commented on her attendance of the National Memorial Cemetery at Santa Nella on Memorial Day and encouraged everyone to

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remember all those who lost their lives in wars and to consider volunteering to adopt a section of the cemetery to provide presentations of flags and flowers.

Vice Mayor/Chair Campbell: 1) reported on his attendance of the Riverbank Industrial Complex employee luncheon, 2) reported on touring the facility to see the clean-up work that occurred in the last six months, and 3) complimented City Manager Anderson for the wonderful [paint] color picked for City Hall [exterior].

Item 7.3: Mayor/Chair Comments

Mayor/Chair O'Brien: 1) Mayor O'Brien stated he would like to sit down with the leader of the River Cove Neighborhood Group and have them formally present their solutions and the City's legal Counsel present, 2) stated that he would like the entire City Council to review the General Plan for certain events, one being the North County Corridor, and to determine what they believed was possible to accomplish by the year 2025/2050, and further commented on his reasons for the review and considerations of concerns.

MAYOR/CHAIR O'BRIEN ANNOUNCED CLOSED SESSION ITEMS AND OPENED THE MEETING FOR PUBLIC COMMENT; NO ONE SPOKE.

MAYOR/CHAIR O'BRIEN ANNOUNCED ITEM 10.1 AND OPENED THE MEETING FOR PUBLIC COMMENT; NO ONE SPOKE.

THE CITY COUNCIL/LRA ADJOURNED TO CLOSE SESSION AT 7:33 P.M.

8. CLOSED SESSION

LRA - Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to subdivision (b) of Government Code § 54956.9: 1 potential case

Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to subdivision (b) of Government Code § 54956.9: 1 potential case

Item 8.3: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code Section 54956.8
Property: 3313 Santa Fe Street
Agency Negotiator: Jill Anderson, City Manager

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Property Negotiator: Gene Mondo and Betty Mondo Family LP
Under negotiation: Price and Terms of Payment

Recommendation: It is recommended that City Council provide direction to Staff on the Closed Session item(s).

MAYOR/CHAIR O'BRIEN RECONVENED THE MEETING AT 7:50 P.M.

9. REPORT FROM CLOSED SESSION

LRA - Item 9.1: Report from Closed Session LRA - Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Chair O'Brien reported that direction was given to Staff.

Item 9.2: Report from Closed Session Item 8.2: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

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

Item 9.3: Report from Closed Session Item 8.3: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

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

10. INFORMATIONAL ITEMS (Information Only – No Action)

Item 10.1: Budget Advisory Committee Minutes of April 23, 2104.

ADJOURNMENT

There being no further business, Mayor/Chair O'Brien adjourned the meeting at 7:51 p.m.

ATTEST:

_____
Annabelle H. Aguilar, CMC
City Clerk / LRA Recorder

APPROVED:

_____
Richard D. O'Brien
Mayor / Chair

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RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2014
Subject:	Second Reading by Title Only and Adoption of **Ordinance No. 2014-005** of the City Council of the City of Riverbank, California, Amending Title XV: Land Usage, By Adding New Chapter 157: Water Efficient Landscape and Irrigation, of the City Of Riverbank Code of Ordinances
From:	Jill Anderson, City Manager
Submitted by:	John B. Anderson, Consulting Planning Director Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2014-005 and consider its adoption.

SUMMARY

A Public Hearing was conducted at the regular City Council meeting on May 27, 2014, to introduce by title only and give **Ordinance No. 2014-005** its first reading. The City Council approved the Ordinance for its second reading and its consideration for adoption, to be presented at the regular City Council meeting on June 10, 2014.

BACKGROUND

Starting with the drought years of 1918–1920, 1923-1926, 1928-1935, 1947-1950, 1959-1962, 1976-1977 and 1987-1992 the State of California has become increasingly aware of the critical importance of water conservation measures statewide. In 1991, the State of California created the Water Conservation in Landscape Act in an effort to promote drought tolerant landscape standards statewide as a voluntary act

In 2005, Assemblyman Laird pushed forward a Water Conservation bill, AB 1881, which was ultimately approved by the Governor on September 28, 2006. AB 1881 mandated that the State Department of Water Resources develop a model water efficient landscape ordinance ("Model Landscape Ordinance") and that all local agencies adopt

a water efficient landscape ordinance that is at least as effective in conserving water as the State Model Landscape Ordinance. These local water efficient landscape ordinances were to be adopted no later than January 1, 2010. According to AB 1881, any city that failed to adopt a water efficient landscape ordinance on or before January 1, 2010, is subject to the State Model Landscape Ordinance adopted by the State Department of Water Resources.

At this time, there is no evidence that the City of Riverbank adopted its own water efficient landscape ordinance; therefore steps are being taking to do so at this time. As the City Council is aware, the City is working on the creation of a New Urban Water Master Plan for the City, which the City is obligated to submit to the State Department of Water Resources in July 2014. One of the sections of the Urban Water Master Plan asks about compliance with AB 1881. The proposed ordinance ("Ordinance") that is being presented to the Council will comply with State law and ensure that the New Urban Water Master Plan is complete and approved by the State Department of Water Resources.

KEY COMPONENTS OF PROPOSED ORDINANCE

The proposed Ordinance establishes minimum landscape areas for new development projects. The Ordinance also establishes requirements to encourage the use of low water/drought tolerant plants, as well as water efficient watering systems. Additionally, the Ordinance references and incorporates certain criteria of the State Model Ordinance to ensure that the Ordinance is at least as effective in conserving water as the State Model Ordinance, as required by State law (California Government Code section 65595(c)(1)).

The proposed Ordinance is not considered to be a project, therefore CEQA is not required.

FINANCIAL IMPACT

There is no financial impact to the City.

ATTACHMENT

1. Ordinance No 2014-005

CITY OF RIVERBANK

ORDINANCE NO. 2014-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING TITLE XV: LAND USAGE; BY ADDING NEW CHAPTER 157: WATER EFFICIENT LANDSCAPE AND IRRIGATION, OF THE CITY OF RIVERBANK CODE OF ORDINANCES

WHEREAS, continued development within the City of Riverbank ("City") is important to maintaining and increasing the vitality and prosperity of the community; and

WHEREAS, equally important to development is the assurance that the City will grow in a meaningful and attractive way so that the City will continue to build a community that is sustainable and enjoyable to live; and

WHEREAS, in California and specifically the Central Valley, water is a scarce resource that must be managed responsibly to ensure sufficient supplies for every user; and

WHEREAS, in 2006 the California legislature passed Assembly Bill 1881, which required cities to adopt a water efficient landscape ordinance by 2010 or use a model water efficient landscape ordinance drafted by the state Department of Water Resources; and

WHEREAS, to comply with state laws and ensure that water is used responsibly within the City, the City Council finds that it is in the best interest of the City to adopt a water efficient landscape ordinance.

The City Council of the City of Riverbank does hereby ordain as follows:

Amending Title XV: Land Usage; by adding new Chapter 157: Water Efficient Landscaping and Irrigation, Section 157.01 through Section 157.05 of the Riverbank City Code and shall read as follows:

CHAPTER 157: WATER EFFICIENT LANDSCAPE AND IRRIGATION

Section

157.01 Purpose and Intent
157.02 Applicability
157.03 Water Conservation Definition
157.04 Process
157.05 Development and Standards

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§ 157.01 PURPOSE AND INTENT.

The purpose and intent of this chapter is to establish landscaping regulations that are intended to:

(A) Enhance the aesthetic appearance of development in all areas of the City by providing development standards relating to quality, quantity and functional aspects of landscaping and landscape screening.

(B) Increase compatibility between residential and abutting commercial and industrial uses.

(C) Reduce the heat and glare generated by development.

(D) Establish a water conservation plan to reduce water consumption in the landscape environment using conservation principles important to the State of California and the City of Riverbank.

(E) Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic and safety.

(F) Comply with the California Department of Water Resources Title 23, Division 2, Chapter 2.7 entitled *Model Water Efficient Landscape Ordinance* and the California Green Building Standards of 2013 and/or these standards as amended from time to time.

§ 157.02 APPLICABILITY.

All new development in the City of Riverbank shall comply with the provisions of this chapter and the requirements of the State Model Water Efficient Landscape Ordinance referenced above, which is incorporated herein by this reference. All required landscaping shall be installed by the developer and approved by the Development Services Department prior to the issuance of a certificate of occupancy for any building, unless other arrangements are agreed to by the Community Development Director.

(A) *Exceptions.* The following shall be exempt from the provisions of this section:

(1) Yards and landscape areas for single family homes when not installed by the builder or developer prior to or as a condition of home sales.

(2) Interior remodels, tenant improvements and demolitions.

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(3) Changes of use to any existing building.

(4) Replacement or repair of existing plant material or irrigation systems in conjunction with routine maintenance of existing projects.

(5) Modifications or additions to existing structures which do not result in an increase of more than ten (10%) percent of the floor area, or 1,000 square feet, whichever is greater.

(B) *Statutory authority in case of conflicting provisions.* Nothing in this section shall be deemed to affect, annul or abrogate any other laws or ordinances pertaining or applicable to the properties and areas affected by this chapter.

§ 157.03 WATER CONSERVATION DEFINITION.

WATER CONSERVATION. This definition shall mean a combination of landscape features and techniques that in the aggregate reduce the demand for and consumption of water, including but not limited to appropriate low water using plants, non-living groundcover, a low percentage of turf coverage, permeable paving and water conserving irrigation techniques and systems, and other water saving techniques and measures approved by the Community Development Services Department.

§ 157.04 PROCESS.

The Community Development Director shall establish a format for landscape plans and any other procedural guidelines for submittal as deemed necessary.

(A) Plans required. Plans for the development of required landscaping shall be submitted to the Development Services Department for review and approval prior to the issuance of any building permit or as may be required for a site plan permit. Said plans shall be prepared by a licensed landscape architect, landscape contractor, architect or certified irrigation designer.

(B) Plan review and approval. The Community Development Services Department shall review each project and proposed landscape plan for compliance with the landscape and water conservation requirements.

(C) Alternative means of compliance. The Community Development Director may allow alternative means of complying with the requirements in this section provided the alternative achieves results comparable to those achieved through strict application of the provisions of this section.

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§ 157.05 DEVELOPMENT STANDARDS.

(A) *Required.* In the following designated districts, not less than the stipulated percent of gross site area shall be landscaped in accordance with this section:

Landscape Area Requirements	
Zone District	**Required Landscaping (Gross % of site)**
R-1/PD	30
R-2	30 (a)
R-3	30 (a)
C-1/PD	10 (c)
C-2	10 (c)
C-M	7.5 (c)
M-1/PD	7.5 (b)(c)
M-2	7.5 (b) 5 (c)
CX-1	10 (c)

(1) In multiple-family developments of twelve (12) or more dwelling units, ten (10%) percent of the total building site shall be set aside and landscaped for the purposes of common recreational open space. Such ten (10%) percent may be included in the general landscaping requirements.

(2) This requirement may be waived by the Community Development Director for remodeling, alterations, or renovations to existing buildings and developments on parcels or building sites where an existing building occupies a substantial portion of the site and there exists limited space to landscape because of the front yard or corner street side yard setback areas.

(3) In commercial and industrial districts, where a lot larger than 10,000 square feet is to be developed in phases, the Community Development Director may determine that only the developed portion of the site need be landscaped. Provision shall be made, however, to insure that the landscape requirement can still be met upon full development of the site. This exception shall not apply to any setback along a public street which shall be landscaped upon the initial development of the site. Open areas (areas not landscaped) shall be continuously maintained free of weeds, litter and debris, and shall not become a source of nuisance to adjoining property.

(B) *Determination of landscaped areas.* In determining landscaped areas, setbacks, when landscaped, private patios and all other areas not occupied by

buildings, parking lots, vehicle storage areas, and driveways shall be included. Areas occupied by clubhouses, recreation buildings, pools, saunas, inter walkways, and similar amenities may be included as landscaped areas. In industrial zoning districts, areas planted along a public right-of-way shall qualify as one and one-half (1.5) times the area toward the overall required landscaping area.

(C) *Landscape materials and placement.* All landscape areas shall demonstrate a recognizable pattern or theme for the overall development. To accomplish this, new landscaping and landscape areas shall conform to the following:

(1) Plant materials shall be selected for maintenance efficiency, drought tolerance and adaptability and relationship to Riverbank's environment and climate. Trees and shrubs in reasonable numbers shall be used in the landscape design; ground cover alone shall not be acceptable. No one (1) species of plant shall exceed twenty (20) percent of the plant material. Landscaped areas shall incorporate a minimum of two (2) of the following plantings: (1) grasses and ground covers, (2) shrubs, and (3) trees.

(2) In all commercial (C) and industrial (M) districts, plant materials shall be sized and spaced to achieve immediate effect and shall normally not be less than twenty-four (24") inch box for parking lot shade trees, fifteen (15) gallon container for trees, five (5) gallon container for shrubs, and a one (1) gallon container for mass planting. Non-turf areas, such as shrub beds, shall be top dressed with a bark chip mulch or approved alternative.

(3) Turf shall be limited to twenty-five (25%) percent of the total landscaped area in all commercial (C) and industrial (M) districts. In residential districts turf shall not exceed fifty (50%) percent of the total landscaped area.

(D) *Landscape irrigation.* Provisions shall be made for a permanent "in place" irrigation system to all landscaped areas required herein, including street tree wells. All new irrigation systems shall use Xeriscaping principles including such techniques and materials as low precipitation sprinkler heads, bubblers, drip irrigation systems, timing devices and moisture sensors. All irrigation systems must be designed to comply with the "State Model Water Efficient Landscape Ordinance" and shall minimize overspray onto impervious surfaces, such as building, sidewalks, parking areas, etc., through the use of such techniques as low-trajectory spray nozzles or underground low volume applicators. All irrigation system controllers shall be set in compliance with the day and hour watering requirements of the City and shall be designed to minimize water use by installing automatic systems such as multi-start controllers and soil moisture sensors.

(E) *Site preparation and installation.*

(1) Prior to the planting of any materials, the compacted soils surrounding a building site will be returned to a friable condition. Friable condition shall mean returning the soil to an easily crumbled or loosely compacted condition down to a minimum depth per planting material requirements, whereby the root structure of newly

planted material will be allowed to spread unimpeded. The soil must be returned to a friable condition to a minimum depth as required for the planting material.

(2) Trees should be adequate in trunk diameter to support the top area of the tree. Trees, shrubs, and vines should have body and fullness that is typical of the species.

(3) All ground cover should be healthy, densely foliated, and well rooted cuttings, or one-gallon container plants.

(4) The spacing of trees and shrubs should be appropriate to the species used. The plant materials should be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing should also insure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles. Plant material should conform to the following spacing standards:

(a) A minimum of twenty-five (25') feet from the property corner at a street intersection to the center of the first tree or large shrub.

(b) A minimum of fifteen (15') feet between center of trees and large shrubs to light standards.

(c) A minimum of fifteen (15') feet between center of trees or large shrubs and fire hydrants.

(d) A minimum of fifteen (15') feet from the intersection of a driveway with a street right-of-way to the center of any tree having a diameter larger than eighteen (18") inches at maturity or large shrub.

(F) Maintenance. Required planting areas shall be permanently maintained. As used in this section, “maintained” includes: watering, weeding, pruning, insect control, and replacement of plant materials and irrigation equipment as needed to preserve the health and appearance of plant materials.

(G) *Parking lot landscaping.* Parking lots and parking structures shall have interior and perimeter landscaping areas as prescribed by the following:

(1) Parking lots or parking structures adjoining street property lines or public streets shall have a perimeter landscape buffer with a minimum width as follows:

(a) If abutting an expressway: twenty (20') feet.

(b) If abutting an arterial: fifteen (15') feet.

(c) If abutting a collector: fifteen (15') feet.

(d) If abutting a local collector: ten (10') feet.

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(e) If abutting a local street: five (5') feet.

(2) Vehicle overhang may encroach a maximum of two (2') feet into landscape areas which are a minimum of ten (10') feet wide.

(3) An average three (3') foot high [minimum two and one-half (2.5') foot and maximum three and one-half (3.5') foot] continuous screen shall be installed between all parking areas and public streets. A screen shall consist of one (1) or any combination of the following:

(a) *Walls.* A wall shall consist of concrete, concrete block, stone, brick, tile or similar type of solid masonry material.

(b) *Berms*. A berm shall be constructed of earthen materials and it shall be landscaped.

(c) *Solid fences.* A solid fence shall be constructed of wood, or other materials.

(d) *Plant materials.* Vegetation, consisting of trees or shrubs.

(4) Interior landscaped areas shall be a minimum of five (5') feet in width, exclusive of curbs.

(5) The end of each row of parking stalls shall be separated from aisle ways by a landscaped planter or sidewalk.

(6) In all parking lots with a capacity of five (5) parking spaces or more, a minimum of one (1) shade tree for every five (5) spaces shall be provided in landscape islands within the parking lot. Tree spacing shall be such that every designated parking space is within thirty (30') feet of the trunk of a tree.

(7) All planting areas within or abutting a parking lot shall be protected with raised concrete curbs.

(H) *Landscaping in rights-of-way.* All land area within the public right-of-way adjoining all sides of any parcel or building site that is not otherwise covered with a building, structure, paving, or similar impervious surface shall be landscaped and maintained in conjunction with the landscaping installed on the adjoining property as regulated in this chapter. Landscaping within the right-of-way shall not be used when determining the required percentage of landscaping area as required in this chapter.

(1) *Design.* The design of the landscaping of the public right-of-way shall be included in the landscape plan and shall meet the requirements set forth in this chapter. Adequate space shall be provided in the landscape area to allow free, unrestricted growth and development of the landscaping and street trees.

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(2) *Street trees.* Street trees shall be planted in accordance with the Theme Street List, as it may be amended from time to time, or as otherwise set forth in the City Code of Riverbank Chapter 96: Trees, 96.03 through 96.06 relating to street trees and in accordance with the street tree planting standards as established by the City Engineer.

(I) *Driveway and corner visibility.* All landscaping material shall be maintained in accordance with the provisions of Section 96.11 of the City Code of Riverbank.

(J) *Landscaping along walls.* All solid walls over three (3') feet in height that are adjacent to public streets or right-of-ways shall comply with one (1) of the following:

(1) Be fully landscaped with vines and/or other plant materials to prevent the placement of graffiti. All landscaping shall include the installation of a permanent irrigation system.

(2) If not landscaped, shall be constructed of split-face concrete, brick or some other type of material that will discourage the placement of graffiti.

(K) *Landscape screening of Residential (R) properties.* Where a commercial or industrial site adjoins a residential (R) district, screening which is at least seventy-five (75%) percent opaque shall be provided. Where fences are required, such fencing shall be landscaped as appropriate.

(L) *Model homes.* To promote landscape water conservation through education, all single family residential developments with more than two (2) model homes to be constructed by a developer, shall provide for landscaping the models entirely with water saving landscaping and irrigation in accordance with the following requirements:

(1) *Plant Materials.* Each “water saving” model home to be landscaped shall contain exclusively low water use plant materials as identified on a suggested planting list available from the Community Development Department or approved by the Community Development Director.

(2) *Irrigation System.* Each “water saving” model home shall contain exclusively an irrigation system that provides a high efficiency in water application according to site conditions. (Drip or trickle may not be used in turf areas).

(3) *Signs.* Each development with “water saving” model homes shall provide the following information to potential buyers:

(a) *Front Yard Sign.* A four (4) square foot sign shall be located in the front yard of each “water saving” model such that it is clearly visible to buyers. The sign shall indicate that the model features a water saving landscape and irrigation design.

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(b) *Interior Display.* A drawing, or combination of drawings, shall be displayed inside each "water saving" model or the sales office which provides a schematic of the landscape. These drawings shall include a key identifying the common name of the plants used in the "water saving" model yards. A brochure with the same information may be distributed with the sales information to potential buyers to satisfy this requirement.

(4) *Literature.* Additional literature describing water conserving landscaping and irrigation shall also be made available to the potential buyer and displayed.

This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Riverbank held on May 27, 2014. Said ordinance was given a second reading at a regular meeting of said City Council on June 10, 2014, and Councilmember NAME, seconded by Councilmember NAME, moved the adoption of said ordinance, and upon roll call was carried by the following City Council vote of___:

AYES:
NAYS:
ABSENT
ABSTAINED:

ATTEST:

_____
Annabelle H. Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

APPROVED AS TO FORM:

_____
Tom P. Hallinan, City Attorney

COPY

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.D

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2014
Subject/ Title:	A **Resolution** of the City Council of the City of Riverbank, California, Calling and Giving Notice for the Holding of a General Municipal Election on Tuesday, November 4, 2014, for the Election of Certain Officers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities, Requesting the County Board of Supervisors of Stanislaus to permit the County Elections Official to Render Election Services, and Requesting the Consolidation of Said Election with the Statewide General Election Held on the Same Date
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that City Council consider adoption of the resolution by taking a roll call vote.

SUMMARY

Pursuant to the State of California Election Code requirements, the City Council shall issue a resolution to call and give notice for the holding of a General Municipal Election to be held on Tuesday, November 4, 2014, for the offices of two (2) Councilmembers to serve a four-year term (per seat). The incumbents of the two seats are Councilmember Cal Campbell and Councilmember Leanne Jones Cruz.

As a cost savings measure, the City typically renders election services from the Stanislaus County Registrar of Voters, Elections Division, by consolidating the General Municipal Election with the Statewide General Election. The consolidation of the elections process distributes the cost among several entities throughout the county; thereby, reducing the City's final cost.

BACKGROUND

The City Council consists of five members elected at-large by its voters during its General Municipal Elections. Elections occur during staggered even years, which

coincide with the Statewide General Elections. Riverbank's voters elect two Councilmembers during one even-year election, and elect the Mayor and two Councilmembers the following even-year election. The City of Riverbank consolidates the City's municipal election with the statewide election held on the same date and renders election services from the Stanislaus County Elections Division for the conduct, canvass, and certification of results of the City's election.

The City Clerk serves as the City's Elections Official responsible for meeting the legal requirements in conducting elections, and assists candidates in meeting their legal responsibilities in running for office.

The nomination period this election year during which candidates may obtain and file papers to run for office opens at 7:30 a.m. on Monday, July 14, 2014, and closes at 5:00 p.m. on Friday, August 8, 2014. However, if an incumbent fails to file nomination papers by the close of the nomination period, the voters of the City will have until 5:30 p.m. on Wednesday, August 13, 2014, to nominate candidates to that elective office, other than the person who was the incumbent to that office.

All nomination papers shall be obtained and filed with the City's Election Official during the regular business hours as posted. In the interest of providing quality customer service, while managing the duties of the City Clerk's Office, appointments to obtain and file papers for candidacy are required.

Additional information as the City's election process evolves may be obtained by visiting the City's Election website page at www.riverbank.org or by contacting the City Clerk.

FINANCIAL IMPACT

The estimated cost provided by the Stanislaus County Registrar of Voters to render election services from the County and consolidate the City's general municipal election with the statewide general election is approximately $20,000.00, which is included in the FY 2014/2015 budget.

ATTACHMENTS

1. Resolution

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CALLING AND GIVING NOTICE FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES, REQUESTING THE COUNTY BOARD OF SUPERVISORS OF STANISLAUS TO PERMIT THE COUNTY ELECTIONS OFFICIAL TO RENDER ELECTION SERVICES, AND REQUESTING THE CONSOLIDATION OF SAID ELECTION WITH THE STATEWIDE GENERAL ELECTION HELD ON THE SAME DATE

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on Tuesday, November 4, 2014, for the election of Municipal Officers.

WHEREAS, in the course of the conduct of an election it is necessary that the City request election services to be rendered by the County's Elections Division, as they are the entity equipped to conduct, canvas, and declare the results of an election in the manner provided by law; and

WHEREAS, pursuant to the Election Code of the State of California, Section 10002, the City of Riverbank has traditionally submitted a resolution to the County Board of Supervisors to permit the County Elections Official to render election services to the City relating to the conduct of the election; and

WHEREAS, the City Council of the City of Riverbank desires to call the November 4, 2014, General Municipal Election and, pursuant to the Election Code of the State of California, Section 10403, shall file a resolution with the County Board of Supervisors and a copy to the County Elections Official requesting that its municipal election be consolidated with the statewide general election to be held on the same date and have the County Elections Official perform specified election services for the City of Riverbank.

WHEREAS, the City recognizes additional costs may be incurred by the County by reason of this consolidation and agrees to reimburse the County for such costs.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DOES HEREBY DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. That pursuant to the requirements of the laws of the State of California relating to General Law cities, there is called and ordered to be held in the City of Riverbank, California, on Tuesday, November 4, 2014, a General Municipal

Election for the purpose of submitting to the qualified voters a ballot for the election of two (2) Councilmembers for the full term of four (4) years (per seat).

Section 2. That pursuant to the Elections Code of the State of California, Section 10400, et seq. the Board of Supervisors of the County is hereby requested to consent and agree to the consolidation of the City of Riverbank's General Municipal Election with the Statewide General Election to be held on Tuesday, November 4, 2014.

Section 3. That pursuant to the requirements of the Elections Code of the State of California, Section 10002, the City Council as the governing body of the City of Riverbank, is requesting by resolution, that the Board of Supervisors of Stanislaus County permit the County Elections Official to render specified services to the City relating to the conduct of the election.

Section 4. That the specified services requested by the City Council are all applicable procedural requirements, and any other processes incidental to and connected with the conduct of the election, performed by the County Elections Official in accordance with the provisions of law regulating a regularly scheduled election in order to properly and lawfully conduct, canvass, and certify the results of the election.

Section 5. That pursuant to the Elections Code of the State of California, Section 10418, the Board of Supervisors of Stanislaus County is hereby requested to issue instructions to the County Elections Official to take any and all steps necessary for the holding of a consolidated November 4, 2014 election.

Section 6. That pursuant to the Elections Code of the State of California, Section 10002, the City Council recognizes that consolidation of the general municipal election with the statewide general election, conducted by the County, provides the City an opportunity to share costs of conducting the election with other jurisdictions and therefore shall reimburse the County, upon completion of the work performed, for the City's share of costs incurred and upon presentation of an invoice to the City.

Section 7. That the polls for the election shall open at seven o'clock a.m (7:00 a.m.). of the day of the election and shall remain open continuously from that time until eight o'clock p.m. (8:00 p.m.), except as provided in Section14401 of the Elections Code of the State of California.

Section 8. CANDIDATES STATEMENT (Election Code Section13307)

A. Pursuant to the State of California Elections Code, candidates shall be required to pay a deposit of $700.00 at the time of filing the nomination papers, for the pro rata cost of printing, handling, translating, and mailing of the candidate statement in the voter pamphlet.

B. Depending on the actual cost, the City Clerk is directed to bill candidates for any additional expenses incurred in excess of the $700.00 deposit or refund any overage paid to the City.

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C. The candidate statement will be limited to no more than 200 words.

Section 9. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

Section 10. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form, and manner as required by law.

Section 11. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 12. That the City Clerk is hereby directed to file a certified copy of this resolution with the Stanislaus County Board of Supervisors and with the County Elections Official.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 10th day of June, 2014; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.E

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2014/2015

From: Jill Anderson, City Manager

Submitted by: Marisela Hernandez, Director of Finance
Kathleen Cleek, Sr. Management Analyst

City Manager Approval: _____

RECOMMENDATION:

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 2014/2015.

STAFF SUMMARY:

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 05-01 (Sterling Ridge). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Sterling Ridge, Elmwood Estates Unit 1, and Elmwood Estates Unit 2.

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2014/2015.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2014/2015 are as follows:

	FY 13/14	FY 14/15	Change in Assessment
Annual Parcel Assessments	$83.21	$65.22	($ 17.99)

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 2014/2015
2. Resolution

CITY OF RIVERBANK

RESOLUTION NO. 2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE) FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council of the City of Riverbank has, by previous Resolution number 2005-034, formed the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) (hereinafter referred to as the "District"), pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

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

WHEREAS, an Assessment Roll for Fiscal Year 2014/2015 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk;

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2014/2015 is outlined in the Engineer's Annual Levy Report;

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

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

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

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

COPY

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 24, 2014 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

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

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2014/2015.

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

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

City of Riverbank

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

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

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WILLDAN Financial Services

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 2014/2015, 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982,* being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article 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 2014/2015, 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 2014/2015. 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 2014/2015.

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 2014/2015.

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

for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential subdivision known as the Sterling Ridge, Elmwood Estates Unit 1 and Unit 2.

- **Sterling Ridge:** encompasses an area of land totaling approximately forty-six (46) acres. This residential subdivision includes one hundred eighty-three (183) single-family residential homes. The subdivision is generally located east of Roselle Avenue; south of Talbot Avenue; north of Minnear Road; and west of the AT & SF Railroad.

- **Elmwood Estates Unit 1**: This residential tract encompasses an area generally east of Roselle Avenue and south of Pocket Avenue. The tract includes ninety-two (92) residential parcels within the subdivision known as Elmwood Estates Unit 1, identified on Book 75 Page 04 of the Stanislaus County Assessor's Parcel Maps. The parcels within the development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-049-001-000 through 075-049-092-000.

- **Elmwood Estates Unit 2**: This residential tract encompasses an area located east of Aspen Lane and south of Pocket Avenue and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

- The installation or construction of public lighting facilities.

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

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

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

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

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

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

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the Sterling Ridge residential subdivision. The District improvements generally include but are not limited to inlets, catch basins, storm drain pipes, outlets, pumps, filters, drainage basins and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Annual inspection and stencil maintenance of inlets & catch basins;
- Cleaning and maintenance of catch basins as needed, including permits and documentation requirements (twenty-two catch basins are within the development);
- Periodic cleaning of storm drain pipes, including permits and documentation requirements (approximately 8,630 linear feet of pipe);
- Annual landscape maintenance and rodent control of the 2.74 acre drainage basin (portion of the costs);
- Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed;
- Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded);
- Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); and,
- Annual maintenance and repair of the fencing around the 2.74 acre drainage basin (portion of the costs).

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Benefit Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, servicing and operation of drainage improvements and appurtenant facilities. The 1982 Benefit Act further requires that the

cost of these improvements and activities and the corresponding assessments shall be related to the benefit derived and the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing such improvements and the service.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1982 Benefit Act and the provisions of the California Constitution. The formula used for calculating assessments for the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the *Constitution Article 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. The Maximum Assessment Rate for Fiscal Year 2013/2014 was $163.31 per EBU, the CPI for February 2014 is 2.45%. The adjusted Maximum Assessment Rate for Fiscal Year 2014/2015 is $167.31 per EBU.

Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment is recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

PART III — DISTRICT BUDGET

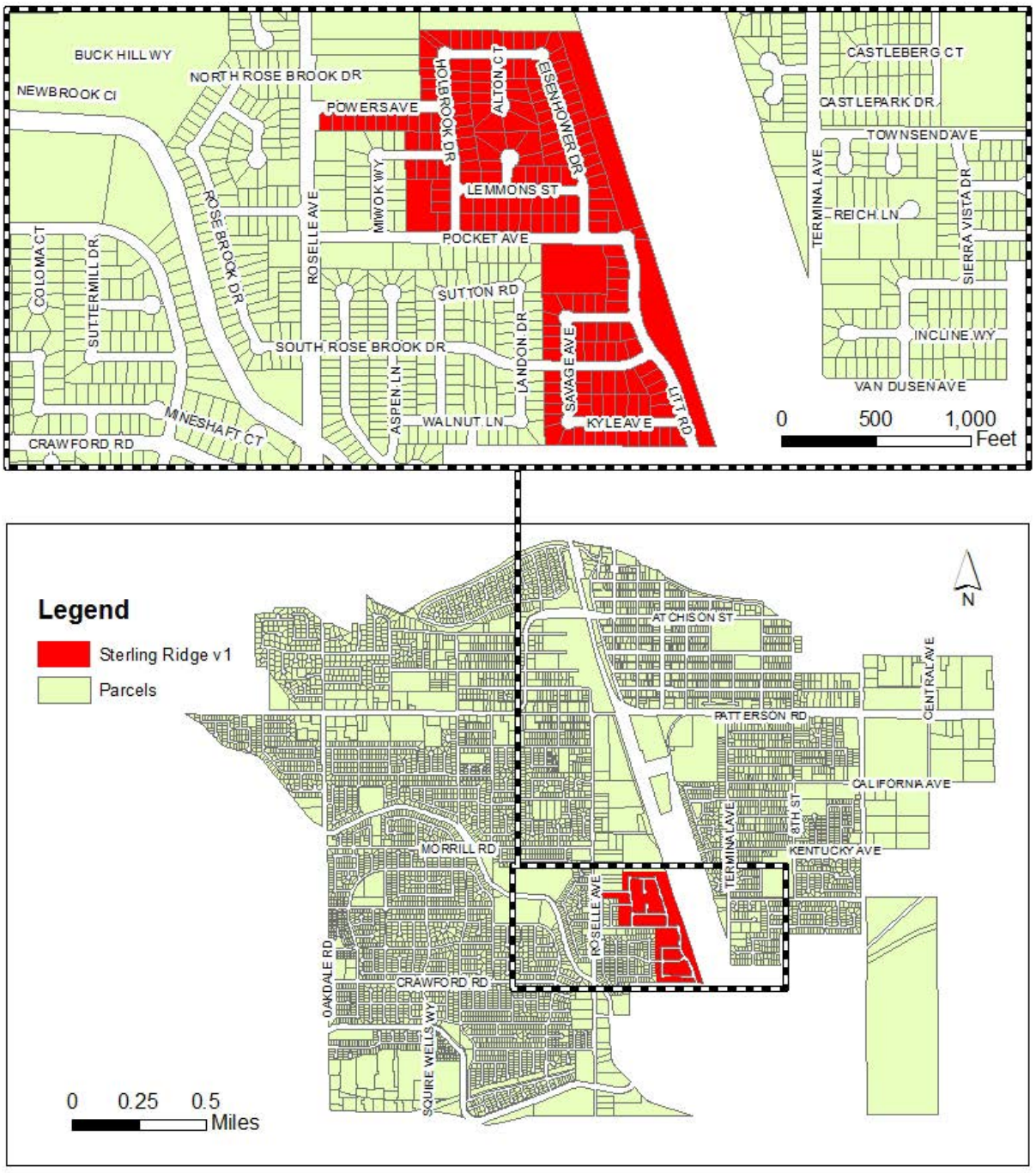
Storm Drain District No. 05-01 (Sterling Ridge)	General Benefit	Special Benefit	Total Budget
DIRECT COSTS			
Annual Maintenance			
Inspection & Abatement: Drainage Basins	$1,265	$1,335	$2,600
Landscape Maint: Drainage Basins (incl utilities)	1,946	2,054	4,000
Annual Maint: Drainage Basins/Channelway fencing	487	513	1,000
Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc	12	988	1,000
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	26	2,074	2,100
Annual Inspection & Maint: Storm Drain pipes	32	2,468	2,500
Annual pump operation (include electricity)	1,703	1,797	3,500
Annual Maintenance Expenses: Storm Drains	**$5,471**	**$11,229**	**$16,700**
Periodic Maintenance			
Periodic Landscape Repairs: Drainage Basin	$486	$514	$1,000
Periodic Repairs or Rehab: Storm Drain Fencing	485	515	1,000
Periodic Repairs or Rehab: Manholes, Outlets, Etc.	18	1,482	1,500
Periodic Repairs or Rehab: Storm Drain Pipes	36	2,964	3,000
Annual Periodic Maint Collection: Storm Drains	**$1,025**	**$5,475**	**$6,500**
Total Annual Direct Costs	**$6,496**	**$16,704**	**$23,200**
ADMINISTRATION COSTS			
City Administration & Overhead	$0	$4,100	$4,100
Professional Fes & Services	0	2,300	2,300
County Administration Fee	0	102	102
Miscellaneous/Other Admin Fees	0	338	338
Total Annual Administration Costs	**$0**	**$6,840**	**$6,840**
TOTAL DIRECT AND ADMIN COSTS	**$6,496**	**$23,544**	**$30,040**
COLLECTIONS/(CREDITS) APPLIED TO LEVY			
Reserve Collection/(Transfer)	$0	$0	$0
Capital Improvement Fund Collection/(Transfer)	0	0	0
Other Revenues/General Fund (Contributions)	(6,496)	0	(6,496)
TOTAL ADJUSTMENTS	**($6,496)**	**$0**	**($6,496)**
BALANCE TO LEVY	**$0**	**$23,544**	**$23,544**
DISTRICT STATISTICS			
Total Parcels			366
Parcels Levied			361
Total EBU			361.00
Levy per EBU			$65.22
Maximum Levy per EBU			**$167.31**
FUND BALANCE INFORMATION			
Beginning Reserve Fund Balance			$119,647
Reserve Collection			0
Ending Reserve Fund Balance			**$119,647**

PART IV — DISTRICT BOUNDARY MAPS

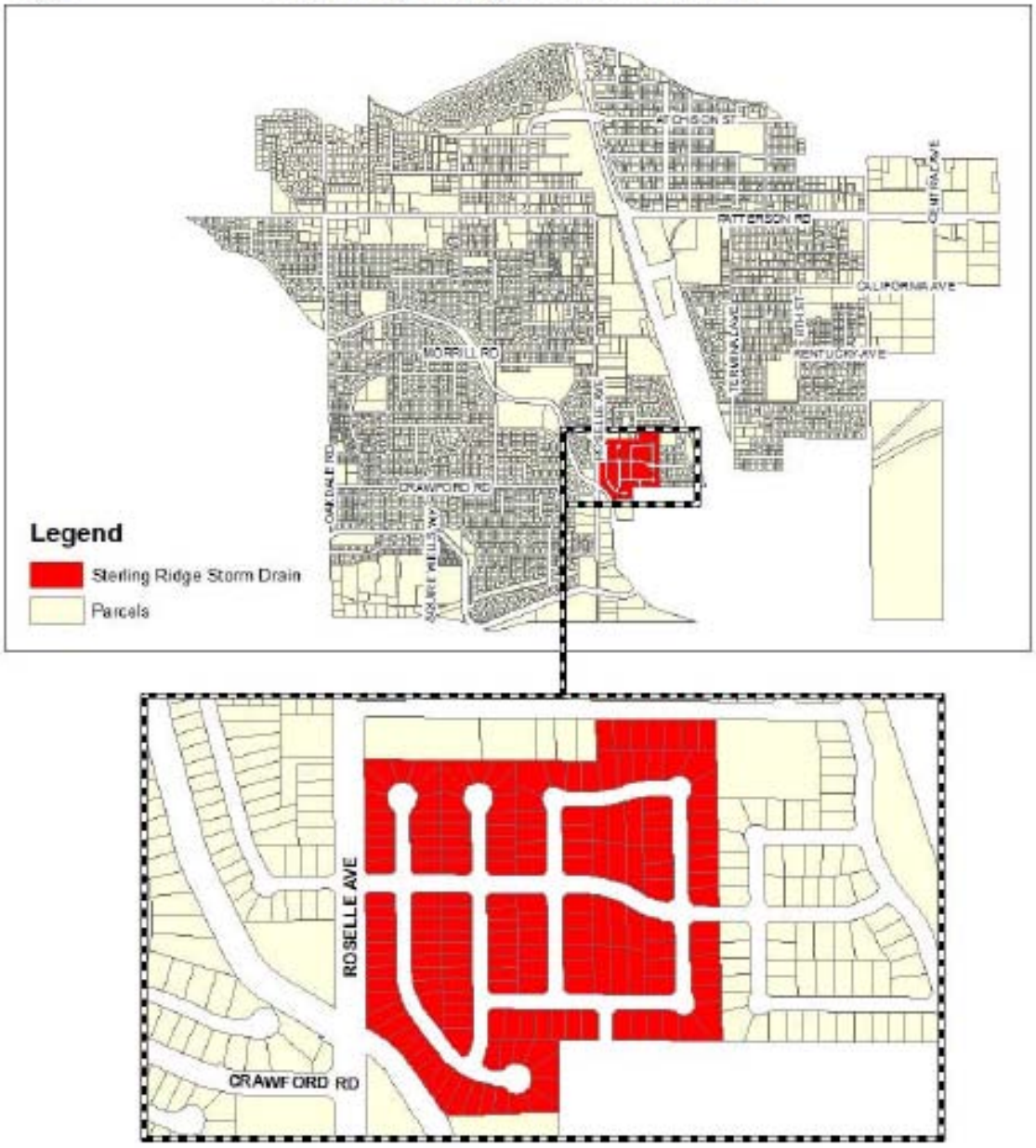
The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll (as of July 2004) and identifies all the parcels of land within the proposed District. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

City of Riverbank Sterling Ridge Benefit Assessment District



Riverbank
Sterling Ridge Storm Drain



PART V — 2014/2015 ASSESSMENT ROLL

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

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

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

APN	EBU	Charge
075-049-001-000	1.0	$65.20
075-049-002-000	1.0	65.20
075-049-003-000	1.0	65.20
075-049-004-000	1.0	65.20
075-049-005-000	1.0	65.20
075-049-006-000	1.0	65.20
075-049-007-000	1.0	65.20
075-049-008-000	1.0	65.20
075-049-009-000	1.0	65.20
075-049-010-000	1.0	65.20
075-049-011-000	1.0	65.20
075-049-012-000	1.0	65.20
075-049-013-000	1.0	65.20
075-049-014-000	1.0	65.20
075-049-015-000	1.0	65.20
075-049-016-000	1.0	65.20
075-049-017-000	1.0	65.20
075-049-018-000	1.0	65.20
075-049-019-000	1.0	65.20
075-049-020-000	1.0	65.20
075-049-021-000	1.0	65.20
075-049-022-000	1.0	65.20
075-049-023-000	1.0	65.20
075-049-024-000	1.0	65.20
075-049-025-000	1.0	65.20
075-049-026-000	1.0	65.20
075-049-027-000	1.0	65.20
075-049-028-000	1.0	65.20
075-049-029-000	1.0	65.20
075-049-030-000	1.0	65.20
075-049-031-000	1.0	65.20
075-049-032-000	1.0	65.20
075-049-033-000	1.0	65.20
075-049-034-000	1.0	65.20
075-049-035-000	1.0	65.20
075-049-036-000	1.0	65.20
075-049-037-000	1.0	65.20
075-049-038-000	1.0	65.20
075-049-039-000	1.0	65.20
075-049-040-000	1.0	65.20
075-049-041-000	1.0	65.20
075-049-042-000	1.0	65.20
075-049-043-000	1.0	65.20
075-049-044-000	1.0	65.20
075-049-045-000	1.0	65.20
075-049-046-000	1.0	65.20
075-049-047-000	1.0	65.20
075-049-048-000	1.0	65.20
075-049-049-000	1.0	65.20
075-049-050-000	1.0	65.20

APN	EBU	Charge
075-049-051-000	1.0	65.20
075-049-052-000	1.0	65.20
075-049-053-000	1.0	65.20
075-049-054-000	1.0	65.20
075-049-055-000	1.0	65.20
075-049-056-000	1.0	65.20
075-049-057-000	1.0	65.20
075-049-058-000	1.0	65.20
075-049-059-000	1.0	65.20
075-049-060-000	1.0	65.20
075-049-061-000	1.0	65.20
075-049-062-000	1.0	65.20
075-049-063-000	1.0	65.20
075-049-064-000	1.0	65.20
075-049-065-000	1.0	65.20
075-049-066-000	1.0	65.20
075-049-067-000	1.0	65.20
075-049-068-000	1.0	65.20
075-049-069-000	1.0	65.20
075-049-070-000	1.0	65.20
075-049-071-000	1.0	65.20
075-049-072-000	1.0	65.20
075-049-073-000	1.0	65.20
075-049-074-000	1.0	65.20
075-049-075-000	1.0	65.20
075-049-076-000	1.0	65.20
075-049-077-000	1.0	65.20
075-049-078-000	1.0	65.20
075-049-079-000	1.0	65.20
075-049-080-000	1.0	65.20
075-049-081-000	1.0	65.20
075-049-082-000	1.0	65.20
075-049-083-000	1.0	65.20
075-049-084-000	1.0	65.20
075-049-085-000	1.0	65.20
075-049-086-000	1.0	65.20
075-049-087-000	1.0	65.20
075-049-088-000	1.0	65.20
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075-049-091-000	1.0	65.20
075-049-092-000	1.0	65.20
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075-088-003-000	1.0	65.20
075-088-004-000	1.0	65.20
075-088-005-000	1.0	65.20
075-088-006-000	1.0	65.20
075-088-007-000	1.0	65.20
075-088-008-000	1.0	65.20

APN	EBU	Charge
075-088-009-000	1.0	65.20
075-088-010-000	1.0	65.20
075-088-011-000	1.0	65.20
075-088-012-000	1.0	65.20
075-088-013-000	1.0	65.20
075-088-014-000	1.0	65.20
075-088-015-000	1.0	65.20
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075-088-023-000	1.0	65.20
075-088-024-000	1.0	65.20
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075-088-048-000	1.0	65.20
075-088-049-000	1.0	65.20
075-088-050-000	1.0	65.20
075-088-051-000	1.0	65.20
075-088-052-000	1.0	65.20
075-088-053-000	1.0	65.20
075-088-054-000	1.0	65.20
075-088-055-000	1.0	65.20
075-088-056-000	1.0	65.20
075-088-057-000	1.0	65.20
075-088-058-000	1.0	65.20

APN	EBU	Charge
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075-088-060-000	1.0	65.20
075-088-061-000	1.0	65.20
075-088-062-000	1.0	65.20
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075-089-006-000	1.0	65.20
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075-089-021-000	1.0	65.20
075-089-022-000	1.0	65.20
075-089-023-000	1.0	65.20
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075-089-026-000	1.0	65.20
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075-089-029-000	1.0	65.20
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075-089-031-000	1.0	65.20
075-089-032-000	1.0	65.20
075-089-033-000	1.0	65.20
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075-089-035-000	1.0	65.20
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075-089-044-000	1.0	65.20
075-089-045-000	1.0	65.20

APN	EBU	Charge
075-089-046-000	1.0	65.20
075-089-047-000	1.0	65.20
075-089-048-000	1.0	65.20
075-089-049-000	1.0	65.20
075-089-050-000	1.0	65.20
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075-090-021-000	1.0	65.20
075-090-022-000	1.0	65.20
075-090-023-000	1.0	65.20
075-090-024-000	1.0	65.20
075-090-025-000	1.0	65.20
075-090-026-000	1.0	65.20
075-090-027-000	1.0	65.20
075-090-028-000	1.0	65.20
075-090-029-000	1.0	65.20
075-090-030-000	1.0	65.20
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075-090-034-000	1.0	65.20
075-090-035-000	1.0	65.20
075-090-036-000	1.0	65.20
075-090-037-000	1.0	65.20

APN	EBU	Charge
075-090-038-000	1.0	65.20
075-090-039-000	1.0	65.20
075-090-040-000	1.0	65.20
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075-090-042-000	1.0	65.20
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075-090-044-000	1.0	65.20
075-090-045-000	1.0	65.20
075-090-046-000	1.0	65.20
075-090-047-000	1.0	65.20
075-090-048-000	1.0	65.20
075-090-049-000	1.0	65.20
075-090-050-000	1.0	65.20
075-090-051-000	1.0	65.20
075-090-052-000	1.0	65.20
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075-090-054-000	1.0	65.20
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075-090-056-000	1.0	65.20
075-090-057-000	1.0	65.20
075-090-058-000	1.0	65.20
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075-090-060-000	1.0	65.20
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075-095-025-000	1.0	65.20

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075-095-061-000	1.0	65.20
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APN	EBU	Charge
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075-095-082-000	1.0	65.20
075-095-083-000	1.0	65.20
075-095-084-000	1.0	65.20
075-095-085-000	1.0	65.20
075-095-086-000	1.0	65.20
Total	**361.0**	**$23,537.20**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.F

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2014/2015.

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 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 2014/2015.

STAFF SUMMARY:

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

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2014/2015.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2014/2015 are as follows:

	FY 13/14	FY 14/15	Change in Assessment
Residential Parcel Assessments	$37.62	$37.62	($ 0.00)

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 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council of the City of Riverbank has, by previous Resolution number 2006-082, formed the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereinafter referred to as the "District"), pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereinafter referred to as the "Act") and as provided by Article XIII D of the California Constitution, to levy and collect assessments against the lots or parcels of land within such district to pay for the costs and expenses of operating, maintaining and servicing improvements and facilities located within public places within the boundaries of the District; and,

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

WHEREAS, an Assessment Roll for Fiscal Year 2014/2015 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk;

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2014/2015 is outlined in the Engineer's Annual Levy Report;

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

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

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

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

COPY

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 24, 2014 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

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

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2014/2015.

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

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

City of Riverbank

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

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

27368 Via Industria
Suite 110
Temecula, CA 92590
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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 2014/2015, 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the Benefit Assessment Act of 1982, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article 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 2014/2015. 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 2014/2015.

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 2014/2015.

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. The Maximum Assessment for Fiscal Year 2013/2014 was $618.39/EBU. The CPI for 2014 is 2.45% increasing the Maximum Assessment to $633.54/EBU.

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

PART III – 2014/2015 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.

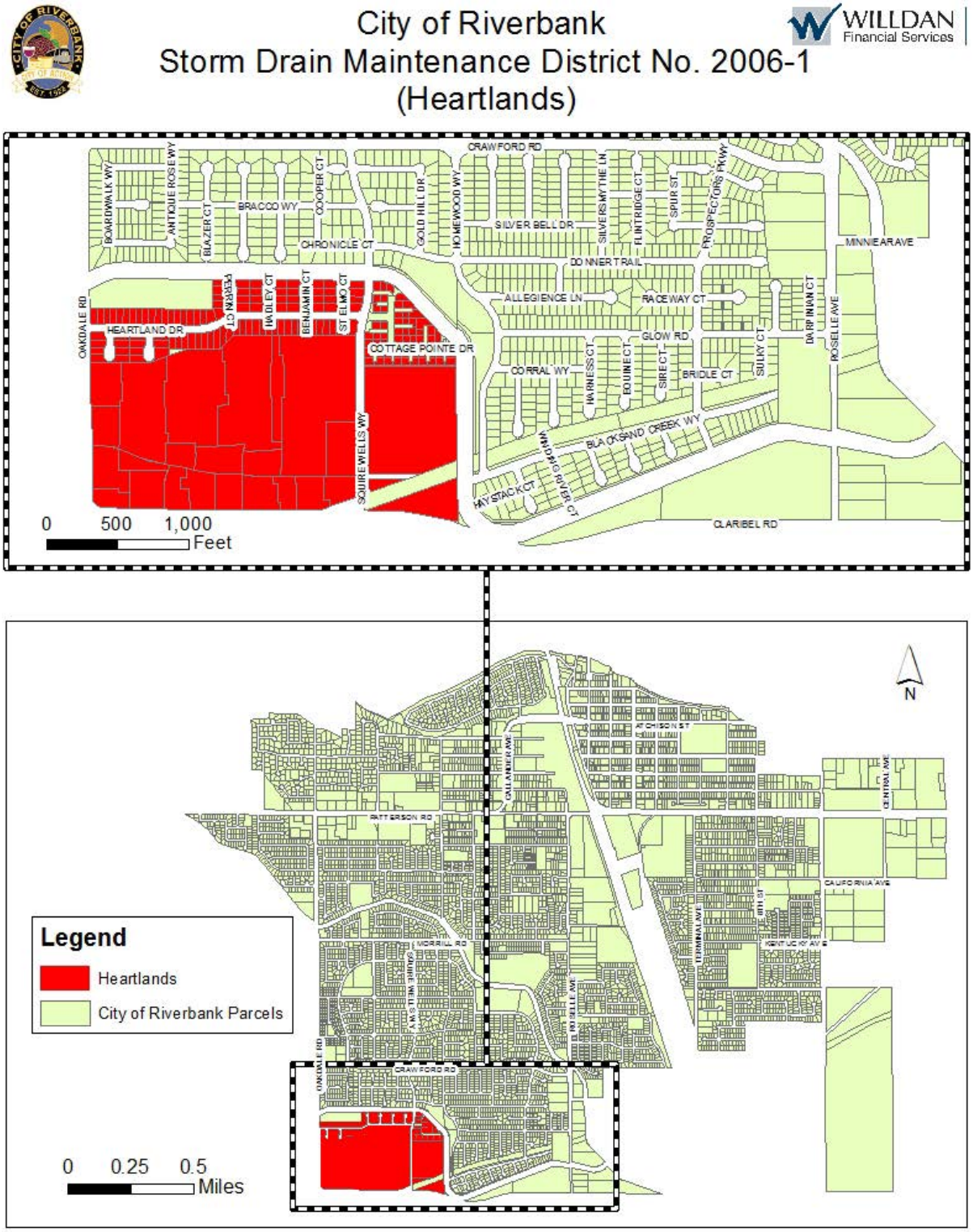
Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$1,500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	1,000
Annual Inspection & Docs: Inlets, Manholes, 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 Levy Adjustments	**($8,004)**
BALANCE TO LEVY	**$21,235**
DISTRICT STATISTICS	
Total Parcels	197
Parcels Levied	177
Total EBU	84.67
Levy per EBU	$250.80
Maximum Levy per EBU	**$633.54**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$106,366
Reserve Collection	(8,004)
Ending Reserve Fund Balance	**$98,362**

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.



PART V – 2014/2015 ASSESSMENT ROLL

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

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

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

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

APN	EBU	Charge
075-096-024-000	0.15	37.62
075-096-025-000	0.15	37.62
075-096-026-000	0.15	37.62
075-096-027-000	0.15	37.62
075-096-028-000	0.15	37.62
075-096-029-000	0.15	37.62
075-096-030-000	0.15	37.62
075-096-031-000	0.15	37.62
075-096-032-000	0.15	37.62
075-096-033-000	0.15	37.62
075-096-034-000	0.15	37.62
075-096-035-000	0.15	37.62
075-096-036-000	0.15	37.62
075-096-037-000	0.15	37.62
075-096-038-000	0.15	37.62
075-096-039-000	0.15	37.62
075-096-040-000	0.15	37.62
075-096-041-000	0.15	37.62
075-096-042-000	0.15	37.62
075-096-043-000	0.15	37.62
075-096-044-000	0.15	37.62
075-096-045-000	0.15	37.62
075-096-046-000	0.15	37.62
075-096-047-000	0.15	37.62
075-096-048-000	0.15	37.62
075-096-049-000	0.15	37.62
075-096-050-000	0.15	37.62
075-096-051-000	0.15	37.62
075-096-052-000	0.15	37.62
075-096-053-000	0.15	37.62
075-096-054-000	0.15	37.62
075-097-001-000	0.15	37.62
075-097-002-000	0.15	37.62
075-097-003-000	0.15	37.62
075-097-004-000	0.15	37.62
075-097-005-000	0.15	37.62
075-097-006-000	0.15	37.62
075-097-007-000	0.15	37.62
075-097-008-000	0.15	37.62
075-097-009-000	0.15	37.62
075-097-010-000	0.15	37.62
075-097-011-000	0.15	37.62
075-097-012-000	0.15	37.62
075-097-013-000	0.15	37.62
075-097-014-000	0.15	37.62
075-097-015-000	0.15	37.62
075-097-016-000	0.15	37.62
075-097-017-000	0.15	37.62

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

APN	EBU	Charge
075-098-024-000	0.15	37.62
075-098-025-000	0.15	37.62
075-098-026-000	0.15	37.62
075-098-027-000	0.15	37.62
075-098-028-000	0.15	37.62
075-098-029-000	0.15	37.62
075-098-030-000	0.15	37.62
075-098-031-000	0.15	37.62
075-098-032-000	0.15	37.62
075-098-033-000	0.15	37.62
075-098-034-000	0.15	37.62
075-098-035-000	0.15	37.62
075-098-036-000	0.15	37.62
075-098-037-000	0.15	37.62
075-098-038-000	0.15	37.62
075-098-039-000	0.15	37.62
075-098-040-000	0.15	37.62
075-098-041-000	0.15	37.62
075-098-042-000	0.15	37.62
075-098-043-000	0.15	37.62
075-098-044-000	0.15	37.62
075-098-045-000	0.15	37.62
075-098-046-000	0.15	37.62
075-098-047-000	0.15	37.62
075-098-048-000	0.15	37.62
075-098-049-000	0.15	37.62
075-098-050-000	0.15	37.62
075-098-051-000	0.15	37.62
075-098-052-000	0.15	37.62
075-098-053-000	0.15	37.62
075-098-054-000	0.15	37.62
075-098-055-000	0.15	37.62
075-098-056-000	0.15	37.62
Total	**84.67**	**$21,235.08**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.G

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015.

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 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 2014/2015.

STAFF 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 2014/2015 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 first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

FISCAL IMPACT:

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2014/2015 are as follows:

	FY 13/14	FY 14/15	Change in Assessment
District Benefit:	$78.17	$78.17	($ 0.00)
Zone 1:	$21.41	$20.23	($ 1.18)
Zone 2:	$30.01	$30.01	($ 0.00)
Zone 3:	$ 0.00	$ 0.00	No Assessments
Zone 4:	$27.03	$27.03	($ 0.05)

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 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

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

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

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

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

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR THE CROSSROADS LANDSCAPE AND LIGHTING DISTRICT DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereinafter referred to as the "District"), and initiated proceedings for Fiscal Year 2014/2015 pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2014/2015.

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

COPY

Section 3 Boundaries and Designation: The District consists of all parcels located in the Crossroads Specific Plan, which covers approximately five hundred eighty-five (585) acres in the southwest region of the City. The District is generally located, South and West of the MID Main Canal centerline, east of the centerline of Oakdale Road; and, north of the centerline of Claribel Road. The territory is within the City of Riverbank, within the County of Stanislaus, State of California. The proposed district is designated as:

"Crossroads Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 24, at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

COPY

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2014.

_____ ,
Mayor
City of Riverbank

_____ ,
City Clerk
City of Riverbank

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

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

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

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

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

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

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

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

COPY

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

City of Riverbank

Crossroads
Landscaping and Lighting District

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

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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 2014/2015, 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the provisions of the *California State Constitution, Article 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 2014/2015. 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 2014/2015. 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 2014/2015 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 2014/2015 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 2014/2015 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 2014/2015 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 2014/2015:

- The Maximum Assessment Rate for District-wide Improvements is $215.91/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is $70.57/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is $78.15/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is $0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is $80.72/EDU.

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

- Zone 01 $286.48 ($215.91+$70.57)
- Zone 02 $294.06 ($215.91+$78.15)
- Zone 03 $209.63 ($215.91+$0.00)
- Zone 04 $296.64 ($215.91+$80.72)

The follow page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2014/2015. 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 2014/2015.

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 2014/2015

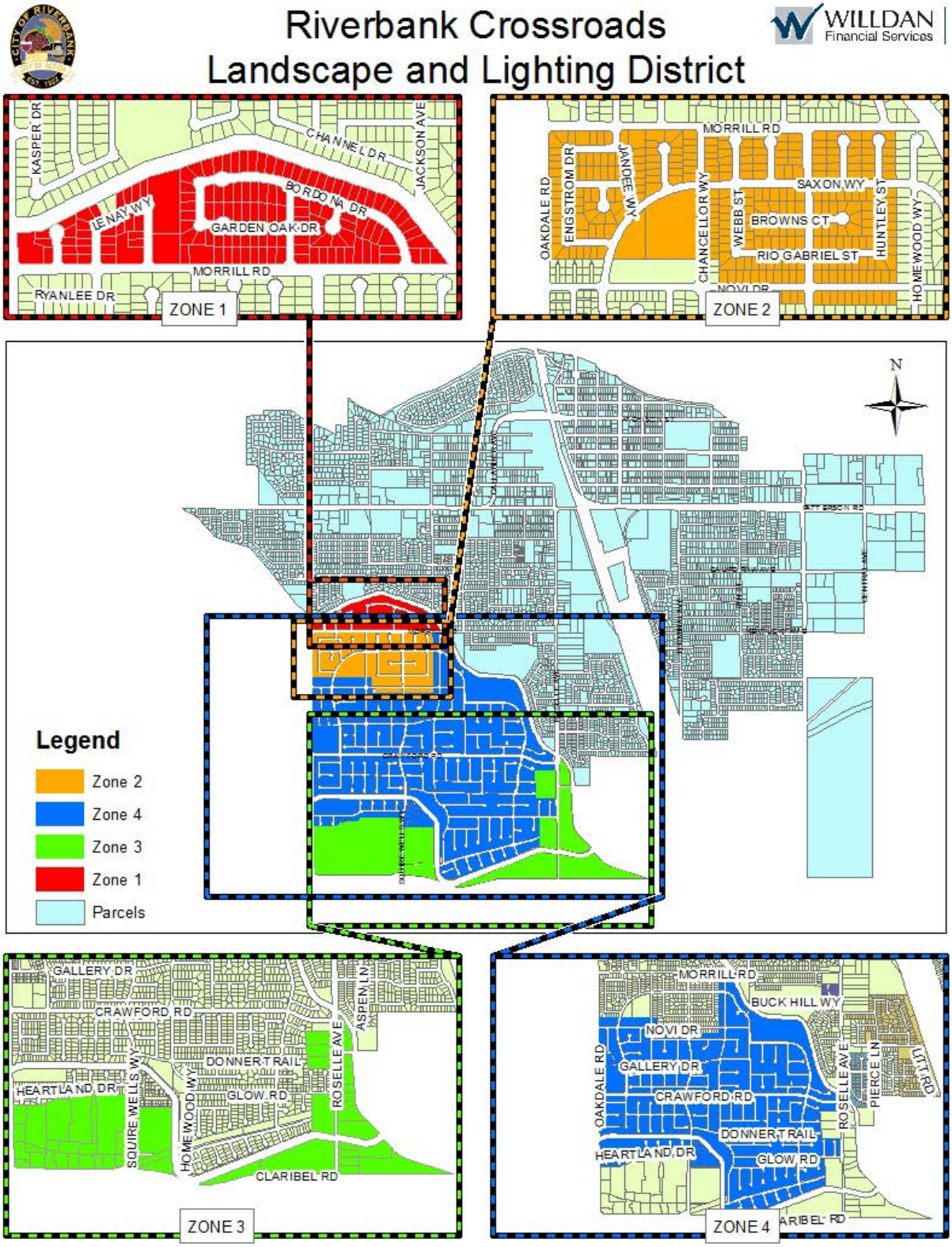
BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	$0	$3,082	$0	$3,604	$0	$24,314	$31,000
Median/Traffic Circle Maintenance	636	4,683	0	0	0	681	6,000
Trail Landscape Maintenance	0	8,520	0	0	0	0	8,520
Park/Open Space 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	50,153	2,886	4,319	0	2,642	60,000
Landscape	0	1,500	0	1,000	0	2,500	5,000
Utilities	0	41,845	0	0	0	0	41,845
Neighborhood Park Maintenance	0	45,000	0	0	0	0	45,000
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	(22,250)	0	0	0	0	(22,250)
Capital Improvement Project Contributions	0	0	0	0	0	0	0
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	0	(22,250)	0	0	0	**0**	**(22,250)**
Balance to Levy	**$8,020**	**$175,465**	**$3,046**	**$9,213**	**$0**	**$45,575**	**$241,319**
DISTRICT STATISTICS							
Total Parcels		2,220	140	307	42	1,730	
Total Parcels Levied		2,188	140	307	0	1,699	
Total Equivalent Dwelling Units (EDU)		2,244.64	150.60	307.00	101.05	1,685.99	
Levy per EDU		**$78.17**	**$20.23**	**$30.01**	**$0.00**	**$27.03**	
Maximum Levy per EDU		**$215.91**	**$70.57**	**$78.15**	**$0.00**	**$80.72**	
RESERVE INFORMATION							
Reserve Fund Balance		$53,466	$36,823	$105,184	$0	$110,448	$305,921
Reserve Fund Activity		(22,250)	0	0	0	0	(22,250)
Projected Ending Reserve Fund Balance		**$31,216**	**$36,823**	**$105,184**	**$0**	**$110,448**	**$283,671**
Capital Improvement Project Fund Balance		$82,796	$22,578	$33,133	$0	$80,311	$218,818
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		**$82,796**	**$22,578**	**$33,133**	**$0**	**$80,311**	**$218,818**
Total Projected Available Fund Balance		**$114,012**	**$59,401**	**$138,317**	**$0**	**$190,759**	**$502,489**

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 2014/2015. 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 Wide Charge	Zone Charge	Total Charge*
075-051-001-000	1	1.00	$78.17	$20.23	$98.38
075-051-002-000	1	1.00	78.17	20.23	98.38
075-051-003-000	1	1.00	78.17	20.23	98.38
075-051-004-000	1	1.00	78.17	20.23	98.38
075-051-005-000	1	1.00	78.17	20.23	98.38
075-051-006-000	1	1.00	78.17	20.23	98.38
075-051-007-000	1	1.00	78.17	20.23	98.38
075-051-008-000	1	1.00	78.17	20.23	98.38
075-051-009-000	1	1.00	78.17	20.23	98.38
075-051-010-000	1	1.00	78.17	20.23	98.38
075-051-011-000	1	1.00	78.17	20.23	98.38
075-051-012-000	1	1.00	78.17	20.23	98.38
075-051-013-000	1	1.00	78.17	20.23	98.38
075-051-014-000	1	1.00	78.17	20.23	98.38
075-051-015-000	1	1.00	78.17	20.23	98.38
075-051-016-000	1	1.00	78.17	20.23	98.38
075-051-017-000	1	1.00	78.17	20.23	98.38
075-051-018-000	1	1.00	78.17	20.23	98.38
075-051-019-000	1	1.00	78.17	20.23	98.38
075-051-020-000	1	1.00	78.17	20.23	98.38
075-051-021-000	1	1.00	78.17	20.23	98.38
075-051-022-000	1	1.00	78.17	20.23	98.38
075-051-023-000	1	1.00	78.17	20.23	98.38
075-051-024-000	1	1.00	78.17	20.23	98.38
075-051-025-000	1	1.00	78.17	20.23	98.38
075-051-026-000	1	1.00	78.17	20.23	98.38
075-051-027-000	1	1.00	78.17	20.23	98.38
075-051-028-000	1	1.00	78.17	20.23	98.38
075-051-029-000	1	1.00	78.17	20.23	98.38
075-051-030-000	1	1.00	78.17	20.23	98.38
075-051-032-000	1	1.00	78.17	20.23	98.38
075-051-033-000	1	1.00	78.17	20.23	98.38
075-051-034-000	1	1.00	78.17	20.23	98.38
075-051-035-000	1	1.00	78.17	20.23	98.38
075-051-036-000	1	1.00	78.17	20.23	98.38
075-051-037-000	1	1.00	78.17	20.23	98.38
075-051-038-000	1	1.00	78.17	20.23	98.38
075-051-039-000	1	1.00	78.17	20.23	98.38
075-051-040-000	1	1.00	78.17	20.23	98.38
075-051-041-000	1	1.00	78.17	20.23	98.38
075-051-042-000	1	1.00	78.17	20.23	98.38
075-051-043-000	1	1.00	78.17	20.23	98.38
075-051-044-000	1	1.00	78.17	20.23	98.38
075-051-045-000	1	1.00	78.17	20.23	98.38
075-051-046-000	1	1.00	78.17	20.23	98.38
075-051-047-000	1	1.00	78.17	20.23	98.38
075-051-048-000	1	1.00	78.17	20.23	98.38
075-051-049-000	1	1.00	78.17	20.23	98.38
075-051-050-000	1	1.00	78.17	20.23	98.38
075-051-051-000	1	1.00	78.17	20.23	98.38
075-051-052-000	1	1.00	78.17	20.23	98.38
075-051-053-000	1	1.00	78.17	20.23	98.38
075-051-054-000	1	1.00	78.17	20.23	98.38
075-051-055-000	1	1.00	78.17	20.23	98.38

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-051-056-000	1	1.00	78.17	20.23	98.38
075-051-057-000	1	1.00	78.17	20.23	98.38
075-051-058-000	1	1.00	78.17	20.23	98.38
075-051-059-000	1	1.00	78.17	20.23	98.38
075-051-060-000	1	1.00	78.17	20.23	98.38
075-051-061-000	1	1.00	78.17	20.23	98.38
075-051-062-000	1	1.00	78.17	20.23	98.38
075-051-063-000	1	1.00	78.17	20.23	98.38
075-051-064-000	1	1.00	78.17	20.23	98.38
075-051-065-000	1	1.00	78.17	20.23	98.38
075-051-066-000	1	1.00	78.17	20.23	98.38
075-051-067-000	1	1.00	78.17	20.23	98.38
075-051-068-000	1	1.00	78.17	20.23	98.38
075-051-069-000	1	1.00	78.17	20.23	98.38
075-051-070-000	1	1.00	78.17	20.23	98.38
075-053-001-000	1	1.00	78.17	20.23	98.38
075-053-002-000	1	1.00	78.17	20.23	98.38
075-053-003-000	1	1.00	78.17	20.23	98.38
075-053-004-000	1	1.00	78.17	20.23	98.38
075-053-005-000	1	1.00	78.17	20.23	98.38
075-053-006-000	1	1.00	78.17	20.23	98.38
075-053-007-000	1	1.00	78.17	20.23	98.38
075-053-008-000	1	1.00	78.17	20.23	98.38
075-053-009-000	1	1.00	78.17	20.23	98.38
075-053-010-000	1	1.00	78.17	20.23	98.38
075-053-011-000	1	1.00	78.17	20.23	98.38
075-053-012-000	1	1.00	78.17	20.23	98.38
075-053-013-000	1	1.00	78.17	20.23	98.38
075-053-014-000	1	1.00	78.17	20.23	98.38
075-053-015-000	1	1.00	78.17	20.23	98.38
075-053-016-000	1	1.00	78.17	20.23	98.38
075-053-017-000	1	1.00	78.17	20.23	98.38
075-053-018-000	1	1.00	78.17	20.23	98.38
075-053-019-000	1	1.00	78.17	20.23	98.38
075-053-020-000	1	1.00	78.17	20.23	98.38
075-053-021-000	1	1.00	78.17	20.23	98.38
075-053-022-000	1	1.00	78.17	20.23	98.38
075-053-023-000	1	1.00	78.17	20.23	98.38
075-053-024-000	1	1.00	78.17	20.23	98.38
075-053-025-000	1	1.00	78.17	20.23	98.38
075-053-026-000	1	1.00	78.17	20.23	98.38
075-053-027-000	1	1.00	78.17	20.23	98.38
075-053-028-000	1	1.00	78.17	20.23	98.38
075-053-029-000	1	1.00	78.17	20.23	98.38
075-053-030-000	1	1.00	78.17	20.23	98.38
075-053-031-000	1	1.00	78.17	20.23	98.38
075-053-032-000	1	1.00	78.17	20.23	98.38
075-053-033-000	1	1.00	78.17	20.23	98.38
075-053-034-000	1	1.00	78.17	20.23	98.38
075-053-035-000	1	1.00	78.17	20.23	98.38
075-053-036-000	1	1.00	78.17	20.23	98.38
075-053-037-000	1	1.00	78.17	20.23	98.38
075-057-001-000	1	2.60	203.24	52.59	255.82
075-057-002-000	1	1.00	78.17	20.23	98.38

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-057-003-000	1	1.00	78.17	20.23	98.38
075-057-004-000	1	1.00	78.17	20.23	98.38
075-057-005-000	1	1.00	78.17	20.23	98.38
075-057-006-000	1	1.00	78.17	20.23	98.38
075-057-007-000	1	1.00	78.17	20.23	98.38
075-057-008-000	1	1.00	78.17	20.23	98.38
075-057-009-000	1	1.00	78.17	20.23	98.38
075-057-010-000	1	1.00	78.17	20.23	98.38
075-057-011-000	1	1.00	78.17	20.23	98.38
075-057-012-000	1	1.00	78.17	20.23	98.38
075-057-013-000	1	1.00	78.17	20.23	98.38
075-057-014-000	1	1.00	78.17	20.23	98.38
075-057-015-000	1	1.00	78.17	20.23	98.38
075-057-016-000	1	1.00	78.17	20.23	98.38
075-057-019-000	1	1.00	78.17	20.23	98.38
075-057-020-000	1	1.00	78.17	20.23	98.38
075-057-021-000	1	1.00	78.17	20.23	98.38
075-057-022-000	1	1.00	78.17	20.23	98.38
075-057-026-000	1	1.00	78.17	20.23	98.38
075-057-027-000	1	1.00	78.17	20.23	98.38
075-057-028-000	1	1.00	78.17	20.23	98.38
075-057-029-000	1	1.00	78.17	20.23	98.38
075-057-030-000	1	1.00	78.17	20.23	98.38
075-057-031-000	1	1.00	78.17	20.23	98.38
075-057-032-000	1	1.00	78.17	20.23	98.38
075-057-033-000	1	1.00	78.17	20.23	98.38
075-057-034-000	1	1.00	78.17	20.23	98.38
075-057-035-000	1	1.00	78.17	20.23	98.38
075-057-036-000	1	1.00	78.17	20.23	98.38
075-057-037-000	1	1.00	78.17	20.23	98.38
075-057-038-000	1	1.00	78.17	20.23	98.38
075-057-039-000	1	10.00	781.71	202.26	983.96
075-059-001-000	2	1.00	78.17	30.01	108.18
075-059-002-000	2	1.00	78.17	30.01	108.18
075-059-003-000	2	1.00	78.17	30.01	108.18
075-059-004-000	2	1.00	78.17	30.01	108.18
075-059-005-000	2	1.00	78.17	30.01	108.18
075-059-006-000	2	1.00	78.17	30.01	108.18
075-059-007-000	2	1.00	78.17	30.01	108.18
075-059-008-000	2	1.00	78.17	30.01	108.18
075-059-009-000	2	1.00	78.17	30.01	108.18
075-059-010-000	2	1.00	78.17	30.01	108.18
075-059-011-000	2	1.00	78.17	30.01	108.18
075-059-012-000	2	1.00	78.17	30.01	108.18
075-059-013-000	2	1.00	78.17	30.01	108.18
075-059-014-000	2	1.00	78.17	30.01	108.18
075-059-015-000	2	1.00	78.17	30.01	108.18
075-059-016-000	2	1.00	78.17	30.01	108.18
075-059-017-000	2	1.00	78.17	30.01	108.18
075-059-018-000	2	1.00	78.17	30.01	108.18
075-059-019-000	2	1.00	78.17	30.01	108.18
075-059-020-000	2	1.00	78.17	30.01	108.18
075-059-021-000	2	1.00	78.17	30.01	108.18
075-059-022-000	2	1.00	78.17	30.01	108.18

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-059-023-000	2	1.00	78.17	30.01	108.18
075-059-024-000	2	1.00	78.17	30.01	108.18
075-059-025-000	2	1.00	78.17	30.01	108.18
075-059-026-000	2	1.00	78.17	30.01	108.18
075-059-027-000	2	1.00	78.17	30.01	108.18
075-059-028-000	2	1.00	78.17	30.01	108.18
075-059-029-000	2	1.00	78.17	30.01	108.18
075-059-030-000	2	1.00	78.17	30.01	108.18
075-059-031-000	2	1.00	78.17	30.01	108.18
075-059-032-000	2	1.00	78.17	30.01	108.18
075-059-033-000	2	1.00	78.17	30.01	108.18
075-059-034-000	2	1.00	78.17	30.01	108.18
075-059-035-000	2	1.00	78.17	30.01	108.18
075-059-036-000	2	1.00	78.17	30.01	108.18
075-059-037-000	2	1.00	78.17	30.01	108.18
075-059-038-000	2	1.00	78.17	30.01	108.18
075-059-039-000	2	1.00	78.17	30.01	108.18
075-059-041-000	2	1.00	78.17	30.01	108.18
075-059-042-000	2	1.00	78.17	30.01	108.18
075-059-043-000	2	1.00	78.17	30.01	108.18
075-059-044-000	2	1.00	78.17	30.01	108.18
075-059-045-000	2	1.00	78.17	30.01	108.18
075-059-046-000	2	1.00	78.17	30.01	108.18
075-059-047-000	2	1.00	78.17	30.01	108.18
075-059-048-000	2	1.00	78.17	30.01	108.18
075-059-049-000	2	1.00	78.17	30.01	108.18
075-059-050-000	2	1.00	78.17	30.01	108.18
075-059-051-000	2	1.00	78.17	30.01	108.18
075-059-052-000	2	1.00	78.17	30.01	108.18
075-059-053-000	2	1.00	78.17	30.01	108.18
075-059-054-000	2	1.00	78.17	30.01	108.18
075-059-055-000	2	1.00	78.17	30.01	108.18
075-059-056-000	2	1.00	78.17	30.01	108.18
075-059-057-000	2	1.00	78.17	30.01	108.18
075-059-058-000	2	1.00	78.17	30.01	108.18
075-059-059-000	2	1.00	78.17	30.01	108.18
075-059-060-000	2	1.00	78.17	30.01	108.18
075-059-062-000	2	1.00	78.17	30.01	108.18
075-059-063-000	2	1.00	78.17	30.01	108.18
075-060-001-000	2	1.00	78.17	30.01	108.18
075-060-002-000	2	1.00	78.17	30.01	108.18
075-060-003-000	2	1.00	78.17	30.01	108.18
075-060-004-000	2	1.00	78.17	30.01	108.18
075-060-005-000	2	1.00	78.17	30.01	108.18
075-060-006-000	2	1.00	78.17	30.01	108.18
075-060-007-000	2	1.00	78.17	30.01	108.18
075-060-008-000	2	1.00	78.17	30.01	108.18
075-060-009-000	2	1.00	78.17	30.01	108.18
075-060-010-000	2	1.00	78.17	30.01	108.18
075-060-011-000	2	1.00	78.17	30.01	108.18
075-060-013-000	2	1.00	78.17	30.01	108.18
075-060-014-000	2	1.00	78.17	30.01	108.18
075-060-015-000	2	1.00	78.17	30.01	108.18
075-060-016-000	2	1.00	78.17	30.01	108.18

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-060-017-000	2	1.00	78.17	30.01	108.18
075-060-018-000	2	1.00	78.17	30.01	108.18
075-060-019-000	2	1.00	78.17	30.01	108.18
075-060-020-000	2	1.00	78.17	30.01	108.18
075-060-021-000	2	1.00	78.17	30.01	108.18
075-060-022-000	2	1.00	78.17	30.01	108.18
075-060-023-000	2	1.00	78.17	30.01	108.18
075-060-024-000	2	1.00	78.17	30.01	108.18
075-060-025-000	2	1.00	78.17	30.01	108.18
075-060-026-000	2	1.00	78.17	30.01	108.18
075-060-027-000	2	1.00	78.17	30.01	108.18
075-060-028-000	2	1.00	78.17	30.01	108.18
075-060-029-000	2	1.00	78.17	30.01	108.18
075-060-030-000	2	1.00	78.17	30.01	108.18
075-060-031-000	2	1.00	78.17	30.01	108.18
075-060-032-000	2	1.00	78.17	30.01	108.18
075-060-033-000	2	1.00	78.17	30.01	108.18
075-060-034-000	2	1.00	78.17	30.01	108.18
075-060-035-000	2	1.00	78.17	30.01	108.18
075-060-036-000	2	1.00	78.17	30.01	108.18
075-060-037-000	2	1.00	78.17	30.01	108.18
075-060-038-000	2	1.00	78.17	30.01	108.18
075-060-039-000	2	1.00	78.17	30.01	108.18
075-060-040-000	2	1.00	78.17	30.01	108.18
075-060-041-000	2	1.00	78.17	30.01	108.18
075-060-042-000	2	1.00	78.17	30.01	108.18
075-060-043-000	2	1.00	78.17	30.01	108.18
075-060-044-000	2	1.00	78.17	30.01	108.18
075-060-045-000	2	1.00	78.17	30.01	108.18
075-060-046-000	2	1.00	78.17	30.01	108.18
075-060-047-000	2	1.00	78.17	30.01	108.18
075-060-048-000	2	1.00	78.17	30.01	108.18
075-060-049-000	2	1.00	78.17	30.01	108.18
075-060-050-000	2	1.00	78.17	30.01	108.18
075-060-051-000	2	1.00	78.17	30.01	108.18
075-060-052-000	2	1.00	78.17	30.01	108.18
075-060-053-000	2	1.00	78.17	30.01	108.18
075-060-054-000	2	1.00	78.17	30.01	108.18
075-060-055-000	2	1.00	78.17	30.01	108.18
075-060-056-000	2	1.00	78.17	30.01	108.18
075-060-057-000	2	1.00	78.17	30.01	108.18
075-060-058-000	2	1.00	78.17	30.01	108.18
075-060-059-000	2	1.00	78.17	30.01	108.18
075-060-060-000	2	1.00	78.17	30.01	108.18
075-060-061-000	2	1.00	78.17	30.01	108.18
075-060-062-000	2	1.00	78.17	30.01	108.18
075-060-063-000	2	1.00	78.17	30.01	108.18
075-060-064-000	2	1.00	78.17	30.01	108.18
075-060-065-000	2	1.00	78.17	30.01	108.18
075-060-066-000	2	1.00	78.17	30.01	108.18
075-060-067-000	2	1.00	78.17	30.01	108.18
075-060-068-000	2	1.00	78.17	30.01	108.18
075-060-069-000	2	1.00	78.17	30.01	108.18
075-060-070-000	2	1.00	78.17	30.01	108.18

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-060-071-000	2	1.00	78.17	30.01	108.18
075-060-072-000	2	1.00	78.17	30.01	108.18
075-060-073-000	2	1.00	78.17	30.01	108.18
075-060-074-000	2	1.00	78.17	30.01	108.18
075-060-075-000	2	1.00	78.17	30.01	108.18
075-060-076-000	2	1.00	78.17	30.01	108.18
075-060-077-000	2	1.00	78.17	30.01	108.18
075-060-078-000	2	1.00	78.17	30.01	108.18
075-061-001-000	2	1.00	78.17	30.01	108.18
075-061-002-000	2	1.00	78.17	30.01	108.18
075-061-003-000	2	1.00	78.17	30.01	108.18
075-061-004-000	2	1.00	78.17	30.01	108.18
075-061-005-000	2	1.00	78.17	30.01	108.18
075-061-006-000	2	1.00	78.17	30.01	108.18
075-061-007-000	2	1.00	78.17	30.01	108.18
075-061-008-000	2	1.00	78.17	30.01	108.18
075-061-009-000	2	1.00	78.17	30.01	108.18
075-061-010-000	2	1.00	78.17	30.01	108.18
075-061-011-000	2	1.00	78.17	30.01	108.18
075-061-012-000	2	1.00	78.17	30.01	108.18
075-061-013-000	2	1.00	78.17	30.01	108.18
075-061-014-000	2	1.00	78.17	30.01	108.18
075-061-015-000	2	1.00	78.17	30.01	108.18
075-061-016-000	2	1.00	78.17	30.01	108.18
075-061-017-000	2	1.00	78.17	30.01	108.18
075-061-018-000	2	1.00	78.17	30.01	108.18
075-061-019-000	2	1.00	78.17	30.01	108.18
075-061-020-000	2	1.00	78.17	30.01	108.18
075-061-021-000	2	1.00	78.17	30.01	108.18
075-061-022-000	2	1.00	78.17	30.01	108.18
075-061-023-000	2	1.00	78.17	30.01	108.18
075-061-024-000	2	1.00	78.17	30.01	108.18
075-061-025-000	2	1.00	78.17	30.01	108.18
075-061-026-000	2	1.00	78.17	30.01	108.18
075-061-027-000	2	1.00	78.17	30.01	108.18
075-061-028-000	2	1.00	78.17	30.01	108.18
075-061-029-000	2	1.00	78.17	30.01	108.18
075-061-030-000	2	1.00	78.17	30.01	108.18
075-061-031-000	2	1.00	78.17	30.01	108.18
075-061-032-000	2	1.00	78.17	30.01	108.18
075-061-033-000	2	1.00	78.17	30.01	108.18
075-061-034-000	2	1.00	78.17	30.01	108.18
075-061-035-000	2	1.00	78.17	30.01	108.18
075-061-036-000	2	1.00	78.17	30.01	108.18
075-061-037-000	2	1.00	78.17	30.01	108.18
075-061-038-000	2	1.00	78.17	30.01	108.18
075-061-039-000	2	1.00	78.17	30.01	108.18
075-061-040-000	2	1.00	78.17	30.01	108.18
075-061-041-000	2	1.00	78.17	30.01	108.18
075-061-042-000	2	1.00	78.17	30.01	108.18
075-061-043-000	2	1.00	78.17	30.01	108.18
075-061-044-000	2	1.00	78.17	30.01	108.18
075-061-045-000	2	1.00	78.17	30.01	108.18
075-061-046-000	2	1.00	78.17	30.01	108.18

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-061-047-000	2	1.00	78.17	30.01	108.18
075-061-048-000	2	1.00	78.17	30.01	108.18
075-061-049-000	2	1.00	78.17	30.01	108.18
075-061-050-000	2	1.00	78.17	30.01	108.18
075-061-051-000	2	1.00	78.17	30.01	108.18
075-061-052-000	2	1.00	78.17	30.01	108.18
075-061-053-000	2	1.00	78.17	30.01	108.18
075-061-054-000	2	1.00	78.17	30.01	108.18
075-061-055-000	2	1.00	78.17	30.01	108.18
075-061-056-000	2	1.00	78.17	30.01	108.18
075-061-057-000	2	1.00	78.17	30.01	108.18
075-061-058-000	2	1.00	78.17	30.01	108.18
075-061-059-000	2	1.00	78.17	30.01	108.18
075-061-060-000	2	1.00	78.17	30.01	108.18
075-061-061-000	2	1.00	78.17	30.01	108.18
075-061-062-000	2	1.00	78.17	30.01	108.18
075-061-063-000	2	1.00	78.17	30.01	108.18
075-061-064-000	2	1.00	78.17	30.01	108.18
075-061-065-000	2	1.00	78.17	30.01	108.18
075-061-066-000	2	1.00	78.17	30.01	108.18
075-061-067-000	2	1.00	78.17	30.01	108.18
075-061-068-000	2	1.00	78.17	30.01	108.18
075-061-069-000	2	1.00	78.17	30.01	108.18
075-062-001-000	2	1.00	78.17	30.01	108.18
075-062-002-000	2	1.00	78.17	30.01	108.18
075-062-003-000	2	1.00	78.17	30.01	108.18
075-062-004-000	2	1.00	78.17	30.01	108.18
075-062-005-000	2	1.00	78.17	30.01	108.18
075-062-006-000	2	1.00	78.17	30.01	108.18
075-062-007-000	2	1.00	78.17	30.01	108.18
075-062-008-000	2	1.00	78.17	30.01	108.18
075-062-009-000	2	1.00	78.17	30.01	108.18
075-062-010-000	2	1.00	78.17	30.01	108.18
075-062-011-000	2	1.00	78.17	30.01	108.18
075-062-012-000	2	1.00	78.17	30.01	108.18
075-062-013-000	2	1.00	78.17	30.01	108.18
075-062-014-000	2	1.00	78.17	30.01	108.18
075-062-015-000	2	1.00	78.17	30.01	108.18
075-062-016-000	2	1.00	78.17	30.01	108.18
075-062-017-000	2	1.00	78.17	30.01	108.18
075-062-018-000	2	1.00	78.17	30.01	108.18
075-062-019-000	2	1.00	78.17	30.01	108.18
075-062-020-000	2	1.00	78.17	30.01	108.18
075-062-021-000	2	1.00	78.17	30.01	108.18
075-062-022-000	2	1.00	78.17	30.01	108.18
075-062-023-000	2	1.00	78.17	30.01	108.18
075-062-024-000	2	1.00	78.17	30.01	108.18
075-062-025-000	2	1.00	78.17	30.01	108.18
075-062-026-000	2	1.00	78.17	30.01	108.18
075-062-027-000	2	1.00	78.17	30.01	108.18
075-062-028-000	2	1.00	78.17	30.01	108.18
075-062-029-000	2	1.00	78.17	30.01	108.18
075-062-030-000	2	1.00	78.17	30.01	108.18
075-062-031-000	2	1.00	78.17	30.01	108.18

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-062-032-000	2	1.00	78.17	30.01	108.18
075-079-001-000	2	1.00	78.17	30.01	108.18
075-079-002-000	2	1.00	78.17	30.01	108.18
075-079-003-000	2	1.00	78.17	30.01	108.18
075-079-004-000	2	1.00	78.17	30.01	108.18
075-079-005-000	2	1.00	78.17	30.01	108.18
075-079-006-000	2	1.00	78.17	30.01	108.18
075-079-007-000	2	1.00	78.17	30.01	108.18
075-079-008-000	2	1.00	78.17	30.01	108.18
075-079-009-000	2	1.00	78.17	30.01	108.18
075-079-010-000	2	1.00	78.17	30.01	108.18
075-079-011-000	2	1.00	78.17	30.01	108.18
075-079-012-000	2	1.00	78.17	30.01	108.18
075-079-013-000	2	1.00	78.17	30.01	108.18
075-079-014-000	2	1.00	78.17	30.01	108.18
075-079-015-000	2	1.00	78.17	30.01	108.18
075-079-016-000	2	1.00	78.17	30.01	108.18
075-079-017-000	2	1.00	78.17	30.01	108.18
075-079-018-000	2	1.00	78.17	30.01	108.18
075-079-019-000	2	1.00	78.17	30.01	108.18
075-079-020-000	2	1.00	78.17	30.01	108.18
075-079-021-000	2	1.00	78.17	30.01	108.18
075-079-022-000	2	1.00	78.17	30.01	108.18
075-079-023-000	2	1.00	78.17	30.01	108.18
075-079-024-000	2	1.00	78.17	30.01	108.18
075-079-025-000	2	1.00	78.17	30.01	108.18
075-079-026-000	2	1.00	78.17	30.01	108.18
075-079-027-000	2	1.00	78.17	30.01	108.18
075-079-028-000	2	1.00	78.17	30.01	108.18
075-079-029-000	2	1.00	78.17	30.01	108.18
075-079-030-000	2	1.00	78.17	30.01	108.18
075-079-031-000	2	1.00	78.17	30.01	108.18
075-079-032-000	2	1.00	78.17	30.01	108.18
075-079-033-000	2	1.00	78.17	30.01	108.18
075-079-034-000	2	1.00	78.17	30.01	108.18
075-079-035-000	2	1.00	78.17	30.01	108.18
075-079-036-000	2	1.00	78.17	30.01	108.18
075-079-037-000	2	1.00	78.17	30.01	108.18
075-079-038-000	2	1.00	78.17	30.01	108.18
075-079-039-000	2	1.00	78.17	30.01	108.18
075-079-040-000	2	1.00	78.17	30.01	108.18
075-079-041-000	2	1.00	78.17	30.01	108.18
075-079-042-000	2	1.00	78.17	30.01	108.18
075-079-043-000	2	1.00	78.17	30.01	108.18
075-079-044-000	2	1.00	78.17	30.01	108.18
075-079-045-000	2	1.00	78.17	30.01	108.18
075-079-046-000	2	1.00	78.17	30.01	108.18
075-079-047-000	2	1.00	78.17	30.01	108.18
075-079-048-000	2	1.00	78.17	30.01	108.18
075-079-049-000	2	1.00	78.17	30.01	108.18
075-079-050-000	2	1.00	78.17	30.01	108.18
075-079-051-000	2	1.00	78.17	30.01	108.18
075-079-052-000	2	1.00	78.17	30.01	108.18
075-079-053-000	2	1.00	78.17	30.01	108.18

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-079-054-000	2	1.00	78.17	30.01	108.18
075-079-055-000	2	1.00	78.17	30.01	108.18
075-079-056-000	2	1.00	78.17	30.01	108.18
075-079-057-000	2	1.00	78.17	30.01	108.18
075-079-058-000	2	1.00	78.17	30.01	108.18
075-079-059-000	2	1.00	78.17	30.01	108.18
075-079-060-000	2	1.00	78.17	30.01	108.18
075-079-061-000	2	1.00	78.17	30.01	108.18
075-079-062-000	2	1.00	78.17	30.01	108.18
075-079-063-000	2	1.00	78.17	30.01	108.18
075-079-064-000	2	1.00	78.17	30.01	108.18
075-079-065-000	2	1.00	78.17	30.01	108.18
075-079-066-000	2	1.00	78.17	30.01	108.18
075-079-067-000	2	1.00	78.17	30.01	108.18
075-079-068-000	2	1.00	78.17	30.01	108.18
075-014-026-000	3	1.00	$78.17	0.00	$78.16
075-014-027-000	3	1.00	78.17	0.00	78.16
075-021-001-000	3	1.00	78.17	0.00	78.16
075-021-002-000	3	1.00	78.17	0.00	78.16
075-021-020-000	3	1.00	78.17	0.00	78.16
075-021-021-000	3	1.00	78.17	0.00	78.16
075-021-022-000	3	1.00	78.17	0.00	78.16
075-025-003-000	3	1.00	78.17	0.00	78.16
075-025-005-000	3	1.00	78.17	0.00	78.16
075-025-007-000	3	1.00	78.17	0.00	78.16
075-025-008-000	3	1.00	78.17	0.00	78.16
075-025-009-000	3	1.00	78.17	0.00	78.16
075-025-010-000	3	1.00	78.17	0.00	78.16
075-025-011-000	3	1.00	78.17	0.00	78.16
075-069-002-000	3	1.00	78.17	0.00	78.16
075-069-003-000	3	1.00	78.17	0.00	78.16
075-073-002-000	3	1.00	78.17	0.00	78.16
075-093-005-000	3	1.53	119.60	0.00	119.60
075-093-006-000	3	0.76	59.41	0.00	59.40
075-093-007-000	3	1.49	116.47	0.00	116.46
075-093-008-000	3	0.68	53.16	0.00	53.14
075-093-024-000	3	0.36	28.14	0.00	28.14
075-093-025-000	3	2.11	164.94	0.00	164.94
075-093-030-000	3	5.98	467.46	0.00	467.46
075-093-031-000	3	4.89	382.25	0.00	382.24
075-093-034-000	3	1.56	121.95	0.00	121.94
075-093-035-000	3	0.90	70.35	0.00	70.34
075-093-036-000	3	1.08	84.42	0.00	84.42
075-093-037-000	3	0.73	57.06	0.00	57.06
075-093-038-000	3	1.35	105.53	0.00	105.52
075-093-039-000	3	1.14	89.11	0.00	89.10
075-093-040-000	3	0.95	74.26	0.00	74.26
075-093-041-000	3	6.57	513.58	0.00	513.58
075-093-043-000	3	1.45	113.35	0.00	113.34
075-093-044-000	3	1.09	85.21	0.00	85.20
075-093-045-000	3	1.25	97.71	0.00	97.70
075-093-046-000	3	1.02	79.73	0.00	79.72
075-093-047-000	3	0.84	65.66	0.00	65.66
075-093-049-000	3	1.28	100.06	0.00	100.04

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-093-051-000	3	23.92	1,869.84	0.00	1,869.84
075-093-052-000	3	19.56	1,529.02	0.00	1,529.00
075-093-053-000	3	1.56	121.95	0.00	121.94
075-064-001-000	4	1.00	78.17	27.03	105.20
075-064-002-000	4	1.00	78.17	27.03	105.20
075-064-003-000	4	1.00	78.17	27.03	105.20
075-064-004-000	4	1.00	78.17	27.03	105.20
075-064-005-000	4	1.00	78.17	27.03	105.20
075-064-006-000	4	1.00	78.17	27.03	105.20
075-064-007-000	4	1.00	78.17	27.03	105.20
075-064-008-000	4	1.00	78.17	27.03	105.20
075-064-009-000	4	1.00	78.17	27.03	105.20
075-064-010-000	4	1.00	78.17	27.03	105.20
075-064-011-000	4	1.00	78.17	27.03	105.20
075-064-012-000	4	1.00	78.17	27.03	105.20
075-064-013-000	4	1.00	78.17	27.03	105.20
075-064-014-000	4	1.00	78.17	27.03	105.20
075-064-015-000	4	1.00	78.17	27.03	105.20
075-064-016-000	4	1.00	78.17	27.03	105.20
075-064-017-000	4	1.00	78.17	27.03	105.20
075-064-018-000	4	1.00	78.17	27.03	105.20
075-064-019-000	4	1.00	78.17	27.03	105.20
075-064-020-000	4	1.00	78.17	27.03	105.20
075-064-021-000	4	1.00	78.17	27.03	105.20
075-064-022-000	4	1.00	78.17	27.03	105.20
075-064-023-000	4	1.00	78.17	27.03	105.20
075-064-024-000	4	1.00	78.17	27.03	105.20
075-064-025-000	4	1.00	78.17	27.03	105.20
075-064-026-000	4	1.00	78.17	27.03	105.20
075-064-027-000	4	1.00	78.17	27.03	105.20
075-064-028-000	4	1.00	78.17	27.03	105.20
075-064-029-000	4	1.00	78.17	27.03	105.20
075-064-030-000	4	1.00	78.17	27.03	105.20
075-064-031-000	4	1.00	78.17	27.03	105.20
075-064-032-000	4	1.00	78.17	27.03	105.20
075-064-033-000	4	1.00	78.17	27.03	105.20
075-064-034-000	4	1.00	78.17	27.03	105.20
075-064-035-000	4	1.00	78.17	27.03	105.20
075-064-036-000	4	1.00	78.17	27.03	105.20
075-064-037-000	4	1.00	78.17	27.03	105.20
075-064-038-000	4	1.00	78.17	27.03	105.20
075-064-040-000	4	1.00	78.17	27.03	105.20
075-064-041-000	4	1.00	78.17	27.03	105.20
075-064-042-000	4	1.00	78.17	27.03	105.20
075-064-043-000	4	1.00	78.17	27.03	105.20
075-064-044-000	4	1.00	78.17	27.03	105.20
075-064-045-000	4	1.00	78.17	27.03	105.20
075-064-046-000	4	1.00	78.17	27.03	105.20
075-064-047-000	4	1.00	78.17	27.03	105.20
075-064-048-000	4	1.00	78.17	27.03	105.20
075-064-049-000	4	1.00	78.17	27.03	105.20
075-064-050-000	4	1.00	78.17	27.03	105.20
075-064-051-000	4	1.00	78.17	27.03	105.20
075-064-052-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-064-053-000	4	1.00	78.17	27.03	105.20
075-064-054-000	4	1.00	78.17	27.03	105.20
075-064-055-000	4	1.00	78.17	27.03	105.20
075-064-056-000	4	1.00	78.17	27.03	105.20
075-064-057-000	4	1.00	78.17	27.03	105.20
075-064-058-000	4	1.00	78.17	27.03	105.20
075-064-059-000	4	1.00	78.17	27.03	105.20
075-064-060-000	4	1.00	78.17	27.03	105.20
075-064-061-000	4	1.00	78.17	27.03	105.20
075-064-062-000	4	1.00	78.17	27.03	105.20
075-064-063-000	4	1.00	78.17	27.03	105.20
075-064-064-000	4	1.00	78.17	27.03	105.20
075-064-065-000	4	1.00	78.17	27.03	105.20
075-064-066-000	4	1.00	78.17	27.03	105.20
075-064-067-000	4	1.00	78.17	27.03	105.20
075-064-068-000	4	1.00	78.17	27.03	105.20
075-064-069-000	4	1.00	78.17	27.03	105.20
075-064-070-000	4	1.00	78.17	27.03	105.20
075-065-001-000	4	1.00	78.17	27.03	105.20
075-065-002-000	4	1.00	78.17	27.03	105.20
075-065-003-000	4	1.00	78.17	27.03	105.20
075-065-004-000	4	1.00	78.17	27.03	105.20
075-065-005-000	4	1.00	78.17	27.03	105.20
075-065-006-000	4	1.00	78.17	27.03	105.20
075-065-007-000	4	1.00	78.17	27.03	105.20
075-065-008-000	4	1.00	78.17	27.03	105.20
075-065-009-000	4	1.00	78.17	27.03	105.20
075-065-010-000	4	1.00	78.17	27.03	105.20
075-065-011-000	4	1.00	78.17	27.03	105.20
075-065-012-000	4	1.00	78.17	27.03	105.20
075-065-013-000	4	1.00	78.17	27.03	105.20
075-065-014-000	4	1.00	78.17	27.03	105.20
075-065-015-000	4	1.00	78.17	27.03	105.20
075-065-016-000	4	1.00	78.17	27.03	105.20
075-065-018-000	4	1.00	78.17	27.03	105.20
075-065-019-000	4	1.00	78.17	27.03	105.20
075-065-020-000	4	1.00	78.17	27.03	105.20
075-065-021-000	4	1.00	78.17	27.03	105.20
075-065-022-000	4	1.00	78.17	27.03	105.20
075-065-023-000	4	1.00	78.17	27.03	105.20
075-065-024-000	4	1.00	78.17	27.03	105.20
075-065-025-000	4	1.00	78.17	27.03	105.20
075-065-026-000	4	1.00	78.17	27.03	105.20
075-065-027-000	4	1.00	78.17	27.03	105.20
075-065-028-000	4	1.00	78.17	27.03	105.20
075-065-029-000	4	1.00	78.17	27.03	105.20
075-065-030-000	4	1.00	78.17	27.03	105.20
075-065-031-000	4	1.00	78.17	27.03	105.20
075-065-032-000	4	1.00	78.17	27.03	105.20
075-065-033-000	4	1.00	78.17	27.03	105.20
075-065-034-000	4	1.00	78.17	27.03	105.20
075-065-035-000	4	1.00	78.17	27.03	105.20
075-065-036-000	4	1.00	78.17	27.03	105.20
075-065-037-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-065-038-000	4	1.00	78.17	27.03	105.20
075-065-039-000	4	1.00	78.17	27.03	105.20
075-065-040-000	4	1.00	78.17	27.03	105.20
075-065-041-000	4	1.00	78.17	27.03	105.20
075-065-042-000	4	1.00	78.17	27.03	105.20
075-065-043-000	4	1.00	78.17	27.03	105.20
075-065-044-000	4	1.00	78.17	27.03	105.20
075-065-045-000	4	1.00	78.17	27.03	105.20
075-065-046-000	4	1.00	78.17	27.03	105.20
075-065-047-000	4	1.00	78.17	27.03	105.20
075-065-048-000	4	1.00	78.17	27.03	105.20
075-065-049-000	4	1.00	78.17	27.03	105.20
075-065-050-000	4	1.00	78.17	27.03	105.20
075-065-051-000	4	1.00	78.17	27.03	105.20
075-065-052-000	4	1.00	78.17	27.03	105.20
075-065-053-000	4	1.00	78.17	27.03	105.20
075-065-054-000	4	1.00	78.17	27.03	105.20
075-066-006-000	4	1.00	78.17	27.03	105.20
075-066-007-000	4	1.00	78.17	27.03	105.20
075-066-008-000	4	1.00	78.17	27.03	105.20
075-066-009-000	4	1.00	78.17	27.03	105.20
075-066-010-000	4	1.00	78.17	27.03	105.20
075-066-011-000	4	1.00	78.17	27.03	105.20
075-066-012-000	4	1.00	78.17	27.03	105.20
075-066-013-000	4	1.00	78.17	27.03	105.20
075-066-014-000	4	1.00	78.17	27.03	105.20
075-066-015-000	4	1.00	78.17	27.03	105.20
075-066-016-000	4	1.00	78.17	27.03	105.20
075-066-017-000	4	1.00	78.17	27.03	105.20
075-066-018-000	4	1.00	78.17	27.03	105.20
075-066-019-000	4	1.00	78.17	27.03	105.20
075-066-020-000	4	1.00	78.17	27.03	105.20
075-066-021-000	4	1.00	78.17	27.03	105.20
075-066-022-000	4	1.00	78.17	27.03	105.20
075-066-023-000	4	1.00	78.17	27.03	105.20
075-066-024-000	4	1.00	78.17	27.03	105.20
075-066-025-000	4	1.00	78.17	27.03	105.20
075-066-026-000	4	1.00	78.17	27.03	105.20
075-066-027-000	4	1.00	78.17	27.03	105.20
075-066-028-000	4	1.00	78.17	27.03	105.20
075-066-029-000	4	1.00	78.17	27.03	105.20
075-066-030-000	4	1.00	78.17	27.03	105.20
075-066-031-000	4	1.00	78.17	27.03	105.20
075-066-032-000	4	1.00	78.17	27.03	105.20
075-066-033-000	4	1.00	78.17	27.03	105.20
075-066-034-000	4	1.00	78.17	27.03	105.20
075-066-035-000	4	1.00	78.17	27.03	105.20
075-066-036-000	4	1.00	78.17	27.03	105.20
075-066-037-000	4	1.00	78.17	27.03	105.20
075-066-038-000	4	1.00	78.17	27.03	105.20
075-066-039-000	4	1.00	78.17	27.03	105.20
075-066-040-000	4	1.00	78.17	27.03	105.20
075-066-041-000	4	1.00	78.17	27.03	105.20
075-066-042-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-067-001-000	4	1.00	78.17	27.03	105.20
075-067-002-000	4	1.00	78.17	27.03	105.20
075-067-003-000	4	1.00	78.17	27.03	105.20
075-067-004-000	4	1.00	78.17	27.03	105.20
075-067-005-000	4	1.00	78.17	27.03	105.20
075-067-006-000	4	1.00	78.17	27.03	105.20
075-067-007-000	4	1.00	78.17	27.03	105.20
075-067-008-000	4	1.00	78.17	27.03	105.20
075-067-009-000	4	1.00	78.17	27.03	105.20
075-067-010-000	4	1.00	78.17	27.03	105.20
075-067-011-000	4	1.00	78.17	27.03	105.20
075-067-012-000	4	1.00	78.17	27.03	105.20
075-067-013-000	4	1.00	78.17	27.03	105.20
075-067-014-000	4	1.00	78.17	27.03	105.20
075-067-015-000	4	1.00	78.17	27.03	105.20
075-067-016-000	4	1.00	78.17	27.03	105.20
075-067-017-000	4	1.00	78.17	27.03	105.20
075-067-018-000	4	1.00	78.17	27.03	105.20
075-067-019-000	4	1.00	78.17	27.03	105.20
075-067-020-000	4	1.00	78.17	27.03	105.20
075-067-021-000	4	1.00	78.17	27.03	105.20
075-067-022-000	4	1.00	78.17	27.03	105.20
075-067-023-000	4	1.00	78.17	27.03	105.20
075-067-024-000	4	1.00	78.17	27.03	105.20
075-067-025-000	4	1.00	78.17	27.03	105.20
075-067-026-000	4	1.00	78.17	27.03	105.20
075-067-027-000	4	1.00	78.17	27.03	105.20
075-067-028-000	4	1.00	78.17	27.03	105.20
075-067-029-000	4	1.00	78.17	27.03	105.20
075-067-030-000	4	1.00	78.17	27.03	105.20
075-067-031-000	4	1.00	78.17	27.03	105.20
075-067-032-000	4	1.00	78.17	27.03	105.20
075-067-033-000	4	1.00	78.17	27.03	105.20
075-067-034-000	4	1.00	78.17	27.03	105.20
075-067-035-000	4	1.00	78.17	27.03	105.20
075-067-036-000	4	1.00	78.17	27.03	105.20
075-067-037-000	4	1.00	78.17	27.03	105.20
075-067-038-000	4	1.00	78.17	27.03	105.20
075-067-039-000	4	1.00	78.17	27.03	105.20
075-067-040-000	4	1.00	78.17	27.03	105.20
075-067-041-000	4	1.00	78.17	27.03	105.20
075-067-042-000	4	1.00	78.17	27.03	105.20
075-067-043-000	4	1.00	78.17	27.03	105.20
075-067-044-000	4	1.00	78.17	27.03	105.20
075-067-045-000	4	1.00	78.17	27.03	105.20
075-067-046-000	4	1.00	78.17	27.03	105.20
075-067-047-000	4	1.00	78.17	27.03	105.20
075-067-048-000	4	1.00	78.17	27.03	105.20
075-067-049-000	4	1.00	78.17	27.03	105.20
075-067-050-000	4	1.00	78.17	27.03	105.20
075-067-051-000	4	1.00	78.17	27.03	105.20
075-067-052-000	4	1.00	78.17	27.03	105.20
075-067-053-000	4	1.00	78.17	27.03	105.20
075-067-054-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-067-055-000	4	1.00	78.17	27.03	105.20
075-067-056-000	4	1.00	78.17	27.03	105.20
075-067-057-000	4	1.00	78.17	27.03	105.20
075-067-058-000	4	1.00	78.17	27.03	105.20
075-067-059-000	4	1.00	78.17	27.03	105.20
075-067-060-000	4	1.00	78.17	27.03	105.20
075-067-061-000	4	1.00	78.17	27.03	105.20
075-067-062-000	4	1.00	78.17	27.03	105.20
075-067-063-000	4	1.00	78.17	27.03	105.20
075-067-064-000	4	1.00	78.17	27.03	105.20
075-067-065-000	4	1.00	78.17	27.03	105.20
075-067-066-000	4	1.00	78.17	27.03	105.20
075-067-067-000	4	1.00	78.17	27.03	105.20
075-067-068-000	4	1.00	78.17	27.03	105.20
075-067-069-000	4	1.00	78.17	27.03	105.20
075-067-070-000	4	1.00	78.17	27.03	105.20
075-067-071-000	4	1.00	78.17	27.03	105.20
075-067-072-000	4	1.00	78.17	27.03	105.20
075-067-073-000	4	1.00	78.17	27.03	105.20
075-067-074-000	4	1.00	78.17	27.03	105.20
075-067-075-000	4	1.00	78.17	27.03	105.20
075-067-076-000	4	1.00	78.17	27.03	105.20
075-067-077-000	4	1.00	78.17	27.03	105.20
075-067-078-000	4	1.00	78.17	27.03	105.20
075-067-079-000	4	1.00	78.17	27.03	105.20
075-067-080-000	4	1.00	78.17	27.03	105.20
075-067-081-000	4	1.00	78.17	27.03	105.20
075-067-082-000	4	1.00	78.17	27.03	105.20
075-067-083-000	4	1.00	78.17	27.03	105.20
075-067-084-000	4	1.00	78.17	27.03	105.20
075-067-085-000	4	1.00	78.17	27.03	105.20
075-067-086-000	4	1.00	78.17	27.03	105.20
075-067-087-000	4	1.00	78.17	27.03	105.20
075-067-088-000	4	1.00	78.17	27.03	105.20
075-067-089-000	4	1.00	78.17	27.03	105.20
075-068-001-000	4	1.00	78.17	27.03	105.20
075-068-002-000	4	1.00	78.17	27.03	105.20
075-068-003-000	4	1.00	78.17	27.03	105.20
075-068-004-000	4	1.00	78.17	27.03	105.20
075-068-005-000	4	1.00	78.17	27.03	105.20
075-068-006-000	4	1.00	78.17	27.03	105.20
075-068-007-000	4	1.00	78.17	27.03	105.20
075-068-008-000	4	1.00	78.17	27.03	105.20
075-068-009-000	4	1.00	78.17	27.03	105.20
075-068-010-000	4	1.00	78.17	27.03	105.20
075-068-012-000	4	1.00	78.17	27.03	105.20
075-068-013-000	4	1.00	78.17	27.03	105.20
075-068-014-000	4	1.00	78.17	27.03	105.20
075-068-015-000	4	1.00	78.17	27.03	105.20
075-068-016-000	4	1.00	78.17	27.03	105.20
075-068-017-000	4	1.00	78.17	27.03	105.20
075-068-018-000	4	1.00	78.17	27.03	105.20
075-068-019-000	4	1.00	78.17	27.03	105.20
075-068-020-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-068-021-000	4	1.00	78.17	27.03	105.20
075-068-022-000	4	1.00	78.17	27.03	105.20
075-068-023-000	4	1.00	78.17	27.03	105.20
075-068-024-000	4	1.00	78.17	27.03	105.20
075-068-025-000	4	1.00	78.17	27.03	105.20
075-068-026-000	4	1.00	78.17	27.03	105.20
075-068-027-000	4	1.00	78.17	27.03	105.20
075-068-028-000	4	1.00	78.17	27.03	105.20
075-068-029-000	4	1.00	78.17	27.03	105.20
075-068-030-000	4	1.00	78.17	27.03	105.20
075-068-031-000	4	1.00	78.17	27.03	105.20
075-068-032-000	4	1.00	78.17	27.03	105.20
075-068-033-000	4	1.00	78.17	27.03	105.20
075-068-034-000	4	1.00	78.17	27.03	105.20
075-068-035-000	4	1.00	78.17	27.03	105.20
075-068-036-000	4	1.00	78.17	27.03	105.20
075-068-037-000	4	1.00	78.17	27.03	105.20
075-068-038-000	4	1.00	78.17	27.03	105.20
075-068-039-000	4	1.00	78.17	27.03	105.20
075-068-040-000	4	1.00	78.17	27.03	105.20
075-068-041-000	4	1.00	78.17	27.03	105.20
075-068-042-000	4	1.00	78.17	27.03	105.20
075-068-043-000	4	1.00	78.17	27.03	105.20
075-068-044-000	4	1.00	78.17	27.03	105.20
075-068-045-000	4	1.00	78.17	27.03	105.20
075-068-046-000	4	1.00	78.17	27.03	105.20
075-068-047-000	4	1.00	78.17	27.03	105.20
075-068-048-000	4	1.00	78.17	27.03	105.20
075-068-049-000	4	1.00	78.17	27.03	105.20
075-068-050-000	4	1.00	78.17	27.03	105.20
075-068-051-000	4	1.00	78.17	27.03	105.20
075-068-052-000	4	1.00	78.17	27.03	105.20
075-068-053-000	4	1.00	78.17	27.03	105.20
075-068-054-000	4	1.00	78.17	27.03	105.20
075-068-055-000	4	1.00	78.17	27.03	105.20
075-068-056-000	4	1.00	78.17	27.03	105.20
075-068-057-000	4	1.00	78.17	27.03	105.20
075-068-058-000	4	1.00	78.17	27.03	105.20
075-068-059-000	4	1.00	78.17	27.03	105.20
075-068-060-000	4	1.00	78.17	27.03	105.20
075-069-004-000	4	1.00	78.17	27.03	105.20
075-069-005-000	4	1.00	78.17	27.03	105.20
075-069-006-000	4	1.00	78.17	27.03	105.20
075-069-007-000	4	1.00	78.17	27.03	105.20
075-069-008-000	4	1.00	78.17	27.03	105.20
075-069-009-000	4	1.00	78.17	27.03	105.20
075-069-010-000	4	1.00	78.17	27.03	105.20
075-069-011-000	4	1.00	78.17	27.03	105.20
075-069-012-000	4	1.00	78.17	27.03	105.20
075-069-013-000	4	1.00	78.17	27.03	105.20
075-069-014-000	4	1.00	78.17	27.03	105.20
075-069-015-000	4	1.00	78.17	27.03	105.20
075-069-016-000	4	1.00	78.17	27.03	105.20
075-069-017-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-069-018-000	4	1.00	78.17	27.03	105.20
075-069-019-000	4	1.00	78.17	27.03	105.20
075-069-020-000	4	1.00	78.17	27.03	105.20
075-069-021-000	4	1.00	78.17	27.03	105.20
075-069-022-000	4	1.00	78.17	27.03	105.20
075-069-023-000	4	1.00	78.17	27.03	105.20
075-069-024-000	4	1.00	78.17	27.03	105.20
075-069-025-000	4	1.00	78.17	27.03	105.20
075-069-026-000	4	1.00	78.17	27.03	105.20
075-069-027-000	4	1.00	78.17	27.03	105.20
075-069-028-000	4	1.00	78.17	27.03	105.20
075-070-001-000	4	1.00	78.17	27.03	105.20
075-070-002-000	4	1.00	78.17	27.03	105.20
075-070-003-000	4	1.00	78.17	27.03	105.20
075-071-001-000	4	1.00	78.17	27.03	105.20
075-071-002-000	4	1.00	78.17	27.03	105.20
075-071-003-000	4	1.00	78.17	27.03	105.20
075-071-004-000	4	1.00	78.17	27.03	105.20
075-071-005-000	4	1.00	78.17	27.03	105.20
075-071-006-000	4	1.00	78.17	27.03	105.20
075-071-007-000	4	1.00	78.17	27.03	105.20
075-071-008-000	4	1.00	78.17	27.03	105.20
075-071-009-000	4	1.00	78.17	27.03	105.20
075-071-010-000	4	1.00	78.17	27.03	105.20
075-071-011-000	4	1.00	78.17	27.03	105.20
075-071-012-000	4	1.00	78.17	27.03	105.20
075-071-013-000	4	1.00	78.17	27.03	105.20
075-071-014-000	4	1.00	78.17	27.03	105.20
075-071-015-000	4	1.00	78.17	27.03	105.20
075-071-016-000	4	1.00	78.17	27.03	105.20
075-071-017-000	4	1.00	78.17	27.03	105.20
075-071-018-000	4	1.00	78.17	27.03	105.20
075-071-019-000	4	1.00	78.17	27.03	105.20
075-071-020-000	4	1.00	78.17	27.03	105.20
075-071-021-000	4	1.00	78.17	27.03	105.20
075-071-023-000	4	1.00	78.17	27.03	105.20
075-071-024-000	4	1.00	78.17	27.03	105.20
075-071-025-000	4	1.00	78.17	27.03	105.20
075-071-026-000	4	1.00	78.17	27.03	105.20
075-071-027-000	4	1.00	78.17	27.03	105.20
075-071-028-000	4	1.00	78.17	27.03	105.20
075-071-029-000	4	1.00	78.17	27.03	105.20
075-071-030-000	4	1.00	78.17	27.03	105.20
075-071-031-000	4	1.00	78.17	27.03	105.20
075-071-032-000	4	1.00	78.17	27.03	105.20
075-071-033-000	4	1.00	78.17	27.03	105.20
075-071-034-000	4	1.00	78.17	27.03	105.20
075-071-035-000	4	1.00	78.17	27.03	105.20
075-071-036-000	4	1.00	78.17	27.03	105.20
075-071-037-000	4	1.00	78.17	27.03	105.20
075-071-038-000	4	1.00	78.17	27.03	105.20
075-071-039-000	4	1.00	78.17	27.03	105.20
075-071-040-000	4	1.00	78.17	27.03	105.20
075-071-041-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-071-042-000	4	1.00	78.17	27.03	105.20
075-071-043-000	4	1.00	78.17	27.03	105.20
075-071-044-000	4	1.00	78.17	27.03	105.20
075-071-045-000	4	1.00	78.17	27.03	105.20
075-071-046-000	4	1.00	78.17	27.03	105.20
075-071-047-000	4	1.00	78.17	27.03	105.20
075-071-048-000	4	1.00	78.17	27.03	105.20
075-071-049-000	4	1.00	78.17	27.03	105.20
075-071-050-000	4	1.00	78.17	27.03	105.20
075-071-051-000	4	1.00	78.17	27.03	105.20
075-071-052-000	4	1.00	78.17	27.03	105.20
075-071-056-000	4	1.00	78.17	27.03	105.20
075-071-057-000	4	1.00	78.17	27.03	105.20
075-071-059-000	4	1.00	78.17	27.03	105.20
075-071-060-000	4	1.00	78.17	27.03	105.20
075-071-061-000	4	1.00	78.17	27.03	105.20
075-072-001-000	4	1.00	78.17	27.03	105.20
075-072-002-000	4	1.00	78.17	27.03	105.20
075-072-003-000	4	1.00	78.17	27.03	105.20
075-072-004-000	4	1.00	78.17	27.03	105.20
075-072-005-000	4	1.00	78.17	27.03	105.20
075-072-006-000	4	1.00	78.17	27.03	105.20
075-072-007-000	4	1.00	78.17	27.03	105.20
075-072-008-000	4	1.00	78.17	27.03	105.20
075-072-009-000	4	1.00	78.17	27.03	105.20
075-072-010-000	4	1.00	78.17	27.03	105.20
075-072-011-000	4	1.00	78.17	27.03	105.20
075-072-012-000	4	1.00	78.17	27.03	105.20
075-072-013-000	4	1.00	78.17	27.03	105.20
075-072-014-000	4	1.00	78.17	27.03	105.20
075-072-015-000	4	1.00	78.17	27.03	105.20
075-072-016-000	4	1.00	78.17	27.03	105.20
075-072-017-000	4	1.00	78.17	27.03	105.20
075-072-018-000	4	1.00	78.17	27.03	105.20
075-072-019-000	4	1.00	78.17	27.03	105.20
075-072-020-000	4	1.00	78.17	27.03	105.20
075-072-021-000	4	1.00	78.17	27.03	105.20
075-072-022-000	4	1.00	78.17	27.03	105.20
075-072-023-000	4	1.00	78.17	27.03	105.20
075-072-024-000	4	1.00	78.17	27.03	105.20
075-072-025-000	4	1.00	78.17	27.03	105.20
075-072-026-000	4	1.00	78.17	27.03	105.20
075-072-027-000	4	1.00	78.17	27.03	105.20
075-072-028-000	4	1.00	78.17	27.03	105.20
075-072-029-000	4	1.00	78.17	27.03	105.20
075-072-030-000	4	1.00	78.17	27.03	105.20
075-072-031-000	4	1.00	78.17	27.03	105.20
075-072-032-000	4	1.00	78.17	27.03	105.20
075-072-033-000	4	1.00	78.17	27.03	105.20
075-072-034-000	4	1.00	78.17	27.03	105.20
075-072-035-000	4	1.00	78.17	27.03	105.20
075-072-036-000	4	1.00	78.17	27.03	105.20
075-072-037-000	4	1.00	78.17	27.03	105.20
075-072-038-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-072-039-000	4	1.00	78.17	27.03	105.20
075-072-040-000	4	1.00	78.17	27.03	105.20
075-072-041-000	4	1.00	78.17	27.03	105.20
075-072-042-000	4	1.00	78.17	27.03	105.20
075-072-043-000	4	1.00	78.17	27.03	105.20
075-072-044-000	4	1.00	78.17	27.03	105.20
075-072-045-000	4	1.00	78.17	27.03	105.20
075-072-046-000	4	1.00	78.17	27.03	105.20
075-072-047-000	4	1.00	78.17	27.03	105.20
075-072-048-000	4	1.00	78.17	27.03	105.20
075-072-049-000	4	1.00	78.17	27.03	105.20
075-072-050-000	4	1.00	78.17	27.03	105.20
075-072-051-000	4	1.00	78.17	27.03	105.20
075-072-052-000	4	1.00	78.17	27.03	105.20
075-072-053-000	4	1.00	78.17	27.03	105.20
075-072-054-000	4	1.00	78.17	27.03	105.20
075-072-055-000	4	1.00	78.17	27.03	105.20
075-072-056-000	4	1.00	78.17	27.03	105.20
075-072-057-000	4	1.00	78.17	27.03	105.20
075-072-058-000	4	1.00	78.17	27.03	105.20
075-072-059-000	4	1.00	78.17	27.03	105.20
075-072-060-000	4	1.00	78.17	27.03	105.20
075-072-061-000	4	1.00	78.17	27.03	105.20
075-072-062-000	4	1.00	78.17	27.03	105.20
075-072-063-000	4	1.00	78.17	27.03	105.20
075-072-064-000	4	1.00	78.17	27.03	105.20
075-072-065-000	4	1.00	78.17	27.03	105.20
075-072-066-000	4	1.00	78.17	27.03	105.20
075-072-067-000	4	1.00	78.17	27.03	105.20
075-072-068-000	4	1.00	78.17	27.03	105.20
075-072-069-000	4	1.00	78.17	27.03	105.20
075-072-070-000	4	1.00	78.17	27.03	105.20
075-072-071-000	4	1.00	78.17	27.03	105.20
075-072-072-000	4	1.00	78.17	27.03	105.20
075-072-073-000	4	1.00	78.17	27.03	105.20
075-072-074-000	4	1.00	78.17	27.03	105.20
075-072-075-000	4	1.00	78.17	27.03	105.20
075-072-076-000	4	1.00	78.17	27.03	105.20
075-072-077-000	4	1.00	78.17	27.03	105.20
075-072-078-000	4	1.00	78.17	27.03	105.20
075-072-081-000	4	1.00	78.17	27.03	105.20
075-072-082-000	4	1.00	78.17	27.03	105.20
075-072-083-000	4	1.00	78.17	27.03	105.20
075-072-084-000	4	1.00	78.17	27.03	105.20
075-072-085-000	4	1.00	78.17	27.03	105.20
075-072-086-000	4	1.00	78.17	27.03	105.20
075-072-087-000	4	1.00	78.17	27.03	105.20
075-072-088-000	4	1.00	78.17	27.03	105.20
075-072-089-000	4	1.00	78.17	27.03	105.20
075-072-090-000	4	1.00	78.17	27.03	105.20
075-072-091-000	4	1.00	78.17	27.03	105.20
075-072-092-000	4	1.00	78.17	27.03	105.20
075-072-093-000	4	1.00	78.17	27.03	105.20
075-072-094-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-072-095-000	4	1.00	78.17	27.03	105.20
075-072-096-000	4	1.00	78.17	27.03	105.20
075-073-005-000	4	1.00	78.17	27.03	105.20
075-073-006-000	4	1.00	78.17	27.03	105.20
075-073-007-000	4	1.00	78.17	27.03	105.20
075-073-008-000	4	1.00	78.17	27.03	105.20
075-073-009-000	4	1.00	78.17	27.03	105.20
075-073-010-000	4	1.00	78.17	27.03	105.20
075-073-011-000	4	1.00	78.17	27.03	105.20
075-073-012-000	4	1.00	78.17	27.03	105.20
075-073-013-000	4	1.00	78.17	27.03	105.20
075-073-014-000	4	1.00	78.17	27.03	105.20
075-073-015-000	4	1.00	78.17	27.03	105.20
075-073-016-000	4	1.00	78.17	27.03	105.20
075-073-017-000	4	1.00	78.17	27.03	105.20
075-073-018-000	4	1.00	78.17	27.03	105.20
075-073-019-000	4	1.00	78.17	27.03	105.20
075-073-020-000	4	1.00	78.17	27.03	105.20
075-073-021-000	4	1.00	78.17	27.03	105.20
075-073-022-000	4	1.00	78.17	27.03	105.20
075-073-023-000	4	1.00	78.17	27.03	105.20
075-073-024-000	4	1.00	78.17	27.03	105.20
075-073-025-000	4	1.00	78.17	27.03	105.20
075-073-026-000	4	1.00	78.17	27.03	105.20
075-073-027-000	4	1.00	78.17	27.03	105.20
075-073-028-000	4	1.00	78.17	27.03	105.20
075-073-029-000	4	1.00	78.17	27.03	105.20
075-073-030-000	4	1.00	78.17	27.03	105.20
075-073-031-000	4	1.00	78.17	27.03	105.20
075-073-032-000	4	1.00	78.17	27.03	105.20
075-073-033-000	4	1.00	78.17	27.03	105.20
075-073-034-000	4	1.00	78.17	27.03	105.20
075-073-035-000	4	1.00	78.17	27.03	105.20
075-073-036-000	4	1.00	78.17	27.03	105.20
075-073-037-000	4	1.00	78.17	27.03	105.20
075-073-038-000	4	1.00	78.17	27.03	105.20
075-073-039-000	4	1.00	78.17	27.03	105.20
075-073-040-000	4	1.00	78.17	27.03	105.20
075-073-041-000	4	1.00	78.17	27.03	105.20
075-073-042-000	4	1.00	78.17	27.03	105.20
075-073-043-000	4	1.00	78.17	27.03	105.20
075-073-044-000	4	1.00	78.17	27.03	105.20
075-073-045-000	4	1.00	78.17	27.03	105.20
075-073-046-000	4	1.00	78.17	27.03	105.20
075-073-047-000	4	1.00	78.17	27.03	105.20
075-073-048-000	4	1.00	78.17	27.03	105.20
075-073-049-000	4	1.00	78.17	27.03	105.20
075-073-050-000	4	1.00	78.17	27.03	105.20
075-073-051-000	4	1.00	78.17	27.03	105.20
075-073-052-000	4	1.00	78.17	27.03	105.20
075-073-053-000	4	1.00	78.17	27.03	105.20
075-073-054-000	4	1.00	78.17	27.03	105.20
075-073-055-000	4	1.00	78.17	27.03	105.20
075-073-056-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-073-057-000	4	0.75	58.63	20.27	78.90
075-073-058-000	4	0.75	58.63	20.27	78.90
075-073-059-000	4	0.75	58.63	20.27	78.90
075-073-060-000	4	0.75	58.63	20.27	78.90
075-073-061-000	4	0.75	58.63	20.27	78.90
075-073-062-000	4	0.75	58.63	20.27	78.90
075-073-063-000	4	9.00	703.54	243.28	946.82
075-073-064-000	4	9.00	703.54	243.28	946.82
075-073-065-000	4	0.75	58.63	20.27	78.90
075-073-066-000	4	0.75	58.63	20.27	78.90
075-073-067-000	4	0.75	58.63	20.27	78.90
075-073-068-000	4	0.75	58.63	20.27	78.90
075-073-069-000	4	0.75	58.63	20.27	78.90
075-073-070-000	4	0.75	58.63	20.27	78.90
075-073-071-000	4	0.75	58.63	20.27	78.90
075-073-072-000	4	0.75	58.63	20.27	78.90
075-073-073-000	4	0.75	58.63	20.27	78.90
075-073-074-000	4	0.75	58.63	20.27	78.90
075-073-075-000	4	0.75	58.63	20.27	78.90
075-073-076-000	4	0.75	58.63	20.27	78.90
075-073-077-000	4	0.75	58.63	20.27	78.90
075-073-078-000	4	0.75	58.63	20.27	78.90
075-073-079-000	4	0.75	58.63	20.27	78.90
075-073-080-000	4	0.75	58.63	20.27	78.90
075-073-081-000	4	1.00	78.17	27.03	105.20
075-073-082-000	4	1.00	78.17	27.03	105.20
075-073-083-000	4	1.00	78.17	27.03	105.20
075-073-084-000	4	1.00	78.17	27.03	105.20
075-073-085-000	4	1.00	78.17	27.03	105.20
075-073-086-000	4	1.00	78.17	27.03	105.20
075-073-087-000	4	1.00	78.17	27.03	105.20
075-073-088-000	4	1.00	78.17	27.03	105.20
075-073-089-000	4	1.00	78.17	27.03	105.20
075-073-090-000	4	1.00	78.17	27.03	105.20
075-073-091-000	4	1.00	78.17	27.03	105.20
075-073-092-000	4	1.00	78.17	27.03	105.20
075-073-093-000	4	1.00	78.17	27.03	105.20
075-073-094-000	4	1.00	78.17	27.03	105.20
075-073-095-000	4	1.00	78.17	27.03	105.20
075-073-096-000	4	1.00	78.17	27.03	105.20
075-073-097-000	4	1.00	78.17	27.03	105.20
075-073-098-000	4	1.00	78.17	27.03	105.20
075-073-099-000	4	1.00	78.17	27.03	105.20
075-073-100-000	4	1.00	78.17	27.03	105.20
075-073-101-000	4	1.00	78.17	27.03	105.20
075-073-102-000	4	1.00	78.17	27.03	105.20
075-073-103-000	4	1.00	78.17	27.03	105.20
075-073-104-000	4	1.00	78.17	27.03	105.20
075-073-105-000	4	1.00	78.17	27.03	105.20
075-073-106-000	4	1.00	78.17	27.03	105.20
075-073-107-000	4	1.00	78.17	27.03	105.20
075-073-108-000	4	1.00	78.17	27.03	105.20
075-073-109-000	4	1.00	78.17	27.03	105.20
075-073-110-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-073-111-000	4	1.00	78.17	27.03	105.20
075-074-001-000	4	1.00	78.17	27.03	105.20
075-074-002-000	4	1.00	78.17	27.03	105.20
075-074-003-000	4	1.00	78.17	27.03	105.20
075-074-004-000	4	1.00	78.17	27.03	105.20
075-074-005-000	4	1.00	78.17	27.03	105.20
075-074-006-000	4	1.00	78.17	27.03	105.20
075-074-007-000	4	1.00	78.17	27.03	105.20
075-074-008-000	4	1.00	78.17	27.03	105.20
075-074-009-000	4	1.00	78.17	27.03	105.20
075-074-010-000	4	1.00	78.17	27.03	105.20
075-074-011-000	4	1.00	78.17	27.03	105.20
075-074-012-000	4	1.00	78.17	27.03	105.20
075-074-013-000	4	1.00	78.17	27.03	105.20
075-074-014-000	4	1.00	78.17	27.03	105.20
075-074-015-000	4	1.00	78.17	27.03	105.20
075-074-016-000	4	1.00	78.17	27.03	105.20
075-074-017-000	4	1.00	78.17	27.03	105.20
075-074-018-000	4	1.00	78.17	27.03	105.20
075-074-019-000	4	1.00	78.17	27.03	105.20
075-074-020-000	4	1.00	78.17	27.03	105.20
075-074-021-000	4	1.00	78.17	27.03	105.20
075-074-022-000	4	1.00	78.17	27.03	105.20
075-074-023-000	4	1.00	78.17	27.03	105.20
075-074-024-000	4	1.00	78.17	27.03	105.20
075-074-025-000	4	1.00	78.17	27.03	105.20
075-074-026-000	4	1.00	78.17	27.03	105.20
075-074-027-000	4	1.00	78.17	27.03	105.20
075-074-028-000	4	1.00	78.17	27.03	105.20
075-074-029-000	4	1.00	78.17	27.03	105.20
075-074-030-000	4	1.00	78.17	27.03	105.20
075-074-031-000	4	1.00	78.17	27.03	105.20
075-074-032-000	4	1.00	78.17	27.03	105.20
075-074-033-000	4	1.00	78.17	27.03	105.20
075-074-034-000	4	1.00	78.17	27.03	105.20
075-074-035-000	4	1.00	78.17	27.03	105.20
075-074-036-000	4	1.00	78.17	27.03	105.20
075-074-037-000	4	1.00	78.17	27.03	105.20
075-074-038-000	4	1.00	78.17	27.03	105.20
075-074-039-000	4	1.00	78.17	27.03	105.20
075-074-040-000	4	1.00	78.17	27.03	105.20
075-074-041-000	4	1.00	78.17	27.03	105.20
075-074-042-000	4	1.00	78.17	27.03	105.20
075-074-043-000	4	1.00	78.17	27.03	105.20
075-074-044-000	4	1.00	78.17	27.03	105.20
075-074-045-000	4	1.00	78.17	27.03	105.20
075-074-046-000	4	1.00	78.17	27.03	105.20
075-074-047-000	4	1.00	78.17	27.03	105.20
075-074-048-000	4	1.00	78.17	27.03	105.20
075-074-049-000	4	1.00	78.17	27.03	105.20
075-074-050-000	4	1.00	78.17	27.03	105.20
075-074-051-000	4	1.00	78.17	27.03	105.20
075-074-052-000	4	1.00	78.17	27.03	105.20
075-074-053-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-074-054-000	4	1.00	78.17	27.03	105.20
075-074-055-000	4	1.00	78.17	27.03	105.20
075-074-056-000	4	1.00	78.17	27.03	105.20
075-074-057-000	4	1.00	78.17	27.03	105.20
075-074-058-000	4	1.00	78.17	27.03	105.20
075-074-059-000	4	1.00	78.17	27.03	105.20
075-074-060-000	4	1.00	78.17	27.03	105.20
075-074-061-000	4	1.00	78.17	27.03	105.20
075-074-062-000	4	1.00	78.17	27.03	105.20
075-074-063-000	4	1.00	78.17	27.03	105.20
075-074-064-000	4	1.00	78.17	27.03	105.20
075-074-065-000	4	1.00	78.17	27.03	105.20
075-074-066-000	4	1.00	78.17	27.03	105.20
075-074-067-000	4	1.00	78.17	27.03	105.20
075-074-068-000	4	1.00	78.17	27.03	105.20
075-074-069-000	4	1.00	78.17	27.03	105.20
075-074-070-000	4	1.00	78.17	27.03	105.20
075-074-071-000	4	1.00	78.17	27.03	105.20
075-074-072-000	4	1.00	78.17	27.03	105.20
075-074-073-000	4	1.00	78.17	27.03	105.20
075-074-074-000	4	1.00	78.17	27.03	105.20
075-074-075-000	4	1.00	78.17	27.03	105.20
075-074-076-000	4	1.00	78.17	27.03	105.20
075-074-077-000	4	1.00	78.17	27.03	105.20
075-074-078-000	4	1.00	78.17	27.03	105.20
075-074-079-000	4	1.00	78.17	27.03	105.20
075-074-080-000	4	1.00	78.17	27.03	105.20
075-075-001-000	4	1.00	78.17	27.03	105.20
075-075-002-000	4	1.00	78.17	27.03	105.20
075-075-003-000	4	1.00	78.17	27.03	105.20
075-075-004-000	4	1.00	78.17	27.03	105.20
075-075-005-000	4	1.00	78.17	27.03	105.20
075-075-006-000	4	1.00	78.17	27.03	105.20
075-075-007-000	4	1.00	78.17	27.03	105.20
075-075-008-000	4	1.00	78.17	27.03	105.20
075-075-009-000	4	1.00	78.17	27.03	105.20
075-075-010-000	4	1.00	78.17	27.03	105.20
075-075-011-000	4	1.00	78.17	27.03	105.20
075-075-012-000	4	1.00	78.17	27.03	105.20
075-075-013-000	4	1.00	78.17	27.03	105.20
075-075-014-000	4	1.00	78.17	27.03	105.20
075-075-015-000	4	1.00	78.17	27.03	105.20
075-075-016-000	4	1.00	78.17	27.03	105.20
075-075-017-000	4	1.00	78.17	27.03	105.20
075-075-018-000	4	1.00	78.17	27.03	105.20
075-075-019-000	4	1.00	78.17	27.03	105.20
075-075-020-000	4	1.00	78.17	27.03	105.20
075-075-021-000	4	1.00	78.17	27.03	105.20
075-075-022-000	4	1.00	78.17	27.03	105.20
075-075-023-000	4	1.00	78.17	27.03	105.20
075-075-024-000	4	1.00	78.17	27.03	105.20
075-075-025-000	4	1.00	78.17	27.03	105.20
075-075-026-000	4	1.00	78.17	27.03	105.20
075-075-027-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-075-028-000	4	1.00	78.17	27.03	105.20
075-075-029-000	4	1.00	78.17	27.03	105.20
075-075-030-000	4	1.00	78.17	27.03	105.20
075-075-032-000	4	1.00	78.17	27.03	105.20
075-075-033-000	4	1.00	78.17	27.03	105.20
075-075-034-000	4	1.00	78.17	27.03	105.20
075-075-035-000	4	1.00	78.17	27.03	105.20
075-075-036-000	4	1.00	78.17	27.03	105.20
075-075-037-000	4	1.00	78.17	27.03	105.20
075-075-038-000	4	1.00	78.17	27.03	105.20
075-075-039-000	4	1.00	78.17	27.03	105.20
075-075-040-000	4	1.00	78.17	27.03	105.20
075-075-041-000	4	1.00	78.17	27.03	105.20
075-075-042-000	4	1.00	78.17	27.03	105.20
075-075-043-000	4	1.00	78.17	27.03	105.20
075-075-044-000	4	1.00	78.17	27.03	105.20
075-075-045-000	4	1.00	78.17	27.03	105.20
075-075-046-000	4	1.00	78.17	27.03	105.20
075-075-047-000	4	1.00	78.17	27.03	105.20
075-075-048-000	4	1.00	78.17	27.03	105.20
075-075-049-000	4	1.00	78.17	27.03	105.20
075-075-050-000	4	1.00	78.17	27.03	105.20
075-075-051-000	4	1.00	78.17	27.03	105.20
075-076-001-000	4	1.00	78.17	27.03	105.20
075-076-002-000	4	1.00	78.17	27.03	105.20
075-076-003-000	4	1.00	78.17	27.03	105.20
075-076-004-000	4	1.00	78.17	27.03	105.20
075-076-005-000	4	1.00	78.17	27.03	105.20
075-076-006-000	4	1.00	78.17	27.03	105.20
075-076-007-000	4	1.00	78.17	27.03	105.20
075-076-008-000	4	1.00	78.17	27.03	105.20
075-076-009-000	4	1.00	78.17	27.03	105.20
075-076-010-000	4	1.00	78.17	27.03	105.20
075-076-011-000	4	1.00	78.17	27.03	105.20
075-076-012-000	4	1.00	78.17	27.03	105.20
075-076-013-000	4	1.00	78.17	27.03	105.20
075-076-014-000	4	1.00	78.17	27.03	105.20
075-076-015-000	4	1.00	78.17	27.03	105.20
075-076-016-000	4	1.00	78.17	27.03	105.20
075-076-017-000	4	1.00	78.17	27.03	105.20
075-076-018-000	4	1.00	78.17	27.03	105.20
075-076-019-000	4	1.00	78.17	27.03	105.20
075-076-020-000	4	1.00	78.17	27.03	105.20
075-076-021-000	4	1.00	78.17	27.03	105.20
075-076-022-000	4	1.00	78.17	27.03	105.20
075-076-023-000	4	1.00	78.17	27.03	105.20
075-076-024-000	4	1.00	78.17	27.03	105.20
075-076-025-000	4	1.00	78.17	27.03	105.20
075-076-026-000	4	1.00	78.17	27.03	105.20
075-076-027-000	4	1.00	78.17	27.03	105.20
075-076-028-000	4	1.00	78.17	27.03	105.20
075-076-029-000	4	1.00	78.17	27.03	105.20
075-076-030-000	4	1.00	78.17	27.03	105.20
075-076-031-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-076-033-000	4	1.00	78.17	27.03	105.20
075-076-034-000	4	1.00	78.17	27.03	105.20
075-076-035-000	4	1.00	78.17	27.03	105.20
075-076-036-000	4	1.00	78.17	27.03	105.20
075-076-037-000	4	1.00	78.17	27.03	105.20
075-076-038-000	4	1.00	78.17	27.03	105.20
075-076-039-000	4	1.00	78.17	27.03	105.20
075-076-040-000	4	1.00	78.17	27.03	105.20
075-076-041-000	4	1.00	78.17	27.03	105.20
075-076-042-000	4	1.00	78.17	27.03	105.20
075-076-043-000	4	1.00	78.17	27.03	105.20
075-076-044-000	4	1.00	78.17	27.03	105.20
075-076-045-000	4	1.00	78.17	27.03	105.20
075-076-046-000	4	1.00	78.17	27.03	105.20
075-076-047-000	4	1.00	78.17	27.03	105.20
075-076-048-000	4	1.00	78.17	27.03	105.20
075-076-049-000	4	1.00	78.17	27.03	105.20
075-076-050-000	4	1.00	78.17	27.03	105.20
075-076-051-000	4	1.00	78.17	27.03	105.20
075-076-052-000	4	1.00	78.17	27.03	105.20
075-076-053-000	4	1.00	78.17	27.03	105.20
075-076-054-000	4	1.00	78.17	27.03	105.20
075-077-001-000	4	1.00	78.17	27.03	105.20
075-077-002-000	4	1.00	78.17	27.03	105.20
075-077-003-000	4	1.00	78.17	27.03	105.20
075-077-004-000	4	1.00	78.17	27.03	105.20
075-077-005-000	4	1.00	78.17	27.03	105.20
075-077-006-000	4	1.00	78.17	27.03	105.20
075-077-007-000	4	1.00	78.17	27.03	105.20
075-077-008-000	4	1.00	78.17	27.03	105.20
075-077-009-000	4	1.00	78.17	27.03	105.20
075-077-010-000	4	1.00	78.17	27.03	105.20
075-077-011-000	4	1.00	78.17	27.03	105.20
075-077-012-000	4	1.00	78.17	27.03	105.20
075-077-013-000	4	1.00	78.17	27.03	105.20
075-077-014-000	4	1.00	78.17	27.03	105.20
075-077-015-000	4	1.00	78.17	27.03	105.20
075-077-016-000	4	1.00	78.17	27.03	105.20
075-077-017-000	4	1.00	78.17	27.03	105.20
075-077-018-000	4	1.00	78.17	27.03	105.20
075-077-019-000	4	1.00	78.17	27.03	105.20
075-077-020-000	4	1.00	78.17	27.03	105.20
075-077-021-000	4	1.00	78.17	27.03	105.20
075-077-022-000	4	1.00	78.17	27.03	105.20
075-077-023-000	4	1.00	78.17	27.03	105.20
075-077-024-000	4	1.00	78.17	27.03	105.20
075-077-025-000	4	1.00	78.17	27.03	105.20
075-077-026-000	4	1.00	78.17	27.03	105.20
075-077-027-000	4	1.00	78.17	27.03	105.20
075-077-028-000	4	1.00	78.17	27.03	105.20
075-077-029-000	4	1.00	78.17	27.03	105.20
075-077-030-000	4	1.00	78.17	27.03	105.20
075-077-031-000	4	1.00	78.17	27.03	105.20
075-077-032-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-077-033-000	4	1.00	78.17	27.03	105.20
075-077-034-000	4	1.00	78.17	27.03	105.20
075-077-035-000	4	1.00	78.17	27.03	105.20
075-077-036-000	4	1.00	78.17	27.03	105.20
075-077-037-000	4	1.00	78.17	27.03	105.20
075-077-038-000	4	1.00	78.17	27.03	105.20
075-077-039-000	4	1.00	78.17	27.03	105.20
075-077-040-000	4	1.00	78.17	27.03	105.20
075-077-041-000	4	1.00	78.17	27.03	105.20
075-077-042-000	4	1.00	78.17	27.03	105.20
075-077-043-000	4	1.00	78.17	27.03	105.20
075-077-044-000	4	1.00	78.17	27.03	105.20
075-077-045-000	4	1.00	78.17	27.03	105.20
075-077-046-000	4	1.00	78.17	27.03	105.20
075-077-047-000	4	1.00	78.17	27.03	105.20
075-077-048-000	4	1.00	78.17	27.03	105.20
075-077-049-000	4	1.00	78.17	27.03	105.20
075-077-050-000	4	1.00	78.17	27.03	105.20
075-077-051-000	4	1.00	78.17	27.03	105.20
075-077-052-000	4	1.00	78.17	27.03	105.20
075-077-053-000	4	1.00	78.17	27.03	105.20
075-077-054-000	4	1.00	78.17	27.03	105.20
075-077-055-000	4	1.00	78.17	27.03	105.20
075-077-056-000	4	1.00	78.17	27.03	105.20
075-077-057-000	4	1.00	78.17	27.03	105.20
075-077-058-000	4	1.00	78.17	27.03	105.20
075-077-059-000	4	1.00	78.17	27.03	105.20
075-077-060-000	4	1.00	78.17	27.03	105.20
075-077-061-000	4	1.00	78.17	27.03	105.20
075-077-062-000	4	1.00	78.17	27.03	105.20
075-077-063-000	4	1.00	78.17	27.03	105.20
075-077-064-000	4	1.00	78.17	27.03	105.20
075-077-065-000	4	1.00	78.17	27.03	105.20
075-077-066-000	4	1.00	78.17	27.03	105.20
075-077-067-000	4	1.00	78.17	27.03	105.20
075-077-068-000	4	1.00	78.17	27.03	105.20
075-077-069-000	4	1.00	78.17	27.03	105.20
075-078-001-000	4	1.00	78.17	27.03	105.20
075-078-002-000	4	1.00	78.17	27.03	105.20
075-078-003-000	4	1.00	78.17	27.03	105.20
075-078-004-000	4	1.00	78.17	27.03	105.20
075-078-007-000	4	1.00	78.17	27.03	105.20
075-078-008-000	4	1.00	78.17	27.03	105.20
075-078-009-000	4	1.00	78.17	27.03	105.20
075-078-010-000	4	1.00	78.17	27.03	105.20
075-078-011-000	4	1.00	78.17	27.03	105.20
075-078-012-000	4	1.00	78.17	27.03	105.20
075-078-013-000	4	1.00	78.17	27.03	105.20
075-078-014-000	4	1.00	78.17	27.03	105.20
075-078-015-000	4	1.00	78.17	27.03	105.20
075-078-016-000	4	1.00	78.17	27.03	105.20
075-078-017-000	4	1.00	78.17	27.03	105.20
075-078-018-000	4	1.00	78.17	27.03	105.20
075-078-019-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-078-020-000	4	1.00	78.17	27.03	105.20
075-078-021-000	4	1.00	78.17	27.03	105.20
075-078-022-000	4	1.00	78.17	27.03	105.20
075-078-023-000	4	1.00	78.17	27.03	105.20
075-078-024-000	4	1.00	78.17	27.03	105.20
075-078-025-000	4	1.00	78.17	27.03	105.20
075-078-026-000	4	1.00	78.17	27.03	105.20
075-078-027-000	4	1.00	78.17	27.03	105.20
075-078-028-000	4	1.00	78.17	27.03	105.20
075-078-029-000	4	1.00	78.17	27.03	105.20
075-078-030-000	4	1.00	78.17	27.03	105.20
075-078-031-000	4	1.00	78.17	27.03	105.20
075-078-032-000	4	1.00	78.17	27.03	105.20
075-078-033-000	4	1.00	78.17	27.03	105.20
075-078-034-000	4	1.00	78.17	27.03	105.20
075-078-035-000	4	1.00	78.17	27.03	105.20
075-078-036-000	4	1.00	78.17	27.03	105.20
075-078-037-000	4	1.00	78.17	27.03	105.20
075-078-038-000	4	1.00	78.17	27.03	105.20
075-078-039-000	4	1.00	78.17	27.03	105.20
075-078-040-000	4	1.00	78.17	27.03	105.20
075-078-041-000	4	1.00	78.17	27.03	105.20
075-078-042-000	4	1.00	78.17	27.03	105.20
075-078-043-000	4	1.00	78.17	27.03	105.20
075-078-044-000	4	1.00	78.17	27.03	105.20
075-078-045-000	4	1.00	78.17	27.03	105.20
075-078-046-000	4	1.00	78.17	27.03	105.20
075-078-047-000	4	1.00	78.17	27.03	105.20
075-078-048-000	4	1.00	78.17	27.03	105.20
075-078-049-000	4	1.00	78.17	27.03	105.20
075-078-050-000	4	1.00	78.17	27.03	105.20
075-078-051-000	4	1.00	78.17	27.03	105.20
075-078-052-000	4	1.00	78.17	27.03	105.20
075-078-053-000	4	1.00	78.17	27.03	105.20
075-078-054-000	4	1.00	78.17	27.03	105.20
075-078-055-000	4	1.00	78.17	27.03	105.20
075-078-056-000	4	1.00	78.17	27.03	105.20
075-078-057-000	4	1.00	78.17	27.03	105.20
075-078-058-000	4	1.00	78.17	27.03	105.20
075-078-059-000	4	1.00	78.17	27.03	105.20
075-078-060-000	4	1.00	78.17	27.03	105.20
075-078-061-000	4	1.00	78.17	27.03	105.20
075-078-062-000	4	1.00	78.17	27.03	105.20
075-078-063-000	4	1.00	78.17	27.03	105.20
075-078-064-000	4	1.00	78.17	27.03	105.20
075-078-065-000	4	1.00	78.17	27.03	105.20
075-078-066-000	4	1.00	78.17	27.03	105.20
075-078-068-000	4	1.00	78.17	27.03	105.20
075-078-069-000	4	1.00	78.17	27.03	105.20
075-080-001-000	4	1.00	78.17	27.03	105.20
075-080-002-000	4	1.00	78.17	27.03	105.20
075-080-003-000	4	1.00	78.17	27.03	105.20
075-080-004-000	4	1.00	78.17	27.03	105.20
075-080-005-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-080-006-000	4	1.00	78.17	27.03	105.20
075-080-007-000	4	1.00	78.17	27.03	105.20
075-080-008-000	4	1.00	78.17	27.03	105.20
075-080-009-000	4	1.00	78.17	27.03	105.20
075-080-010-000	4	1.00	78.17	27.03	105.20
075-080-011-000	4	1.00	78.17	27.03	105.20
075-080-012-000	4	1.00	78.17	27.03	105.20
075-080-013-000	4	1.00	78.17	27.03	105.20
075-080-014-000	4	1.00	78.17	27.03	105.20
075-080-015-000	4	1.00	78.17	27.03	105.20
075-080-016-000	4	1.00	78.17	27.03	105.20
075-080-017-000	4	1.00	78.17	27.03	105.20
075-080-018-000	4	1.00	78.17	27.03	105.20
075-080-019-000	4	1.00	78.17	27.03	105.20
075-080-020-000	4	1.00	78.17	27.03	105.20
075-080-021-000	4	1.00	78.17	27.03	105.20
075-080-022-000	4	1.00	78.17	27.03	105.20
075-080-023-000	4	1.00	78.17	27.03	105.20
075-080-024-000	4	1.00	78.17	27.03	105.20
075-080-025-000	4	1.00	78.17	27.03	105.20
075-080-026-000	4	1.00	78.17	27.03	105.20
075-080-027-000	4	1.00	78.17	27.03	105.20
075-080-028-000	4	1.00	78.17	27.03	105.20
075-080-029-000	4	1.00	78.17	27.03	105.20
075-080-030-000	4	1.00	78.17	27.03	105.20
075-080-031-000	4	1.00	78.17	27.03	105.20
075-080-032-000	4	1.00	78.17	27.03	105.20
075-080-033-000	4	1.00	78.17	27.03	105.20
075-080-034-000	4	1.00	78.17	27.03	105.20
075-080-035-000	4	1.00	78.17	27.03	105.20
075-080-036-000	4	1.00	78.17	27.03	105.20
075-080-037-000	4	1.00	78.17	27.03	105.20
075-080-038-000	4	1.00	78.17	27.03	105.20
075-080-039-000	4	1.00	78.17	27.03	105.20
075-080-040-000	4	1.00	78.17	27.03	105.20
075-080-041-000	4	1.00	78.17	27.03	105.20
075-080-042-000	4	1.00	78.17	27.03	105.20
075-080-043-000	4	1.00	78.17	27.03	105.20
075-080-044-000	4	1.00	78.17	27.03	105.20
075-080-045-000	4	1.00	78.17	27.03	105.20
075-080-046-000	4	1.00	78.17	27.03	105.20
075-080-047-000	4	1.00	78.17	27.03	105.20
075-080-048-000	4	1.00	78.17	27.03	105.20
075-080-049-000	4	1.00	78.17	27.03	105.20
075-080-050-000	4	1.00	78.17	27.03	105.20
075-080-051-000	4	1.00	78.17	27.03	105.20
075-080-052-000	4	1.00	78.17	27.03	105.20
075-080-053-000	4	1.00	78.17	27.03	105.20
075-080-054-000	4	1.00	78.17	27.03	105.20
075-081-001-000	4	1.00	78.17	27.03	105.20
075-081-002-000	4	1.00	78.17	27.03	105.20
075-081-003-000	4	1.00	78.17	27.03	105.20
075-081-004-000	4	1.00	78.17	27.03	105.20
075-081-005-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-081-006-000	4	1.00	78.17	27.03	105.20
075-081-007-000	4	1.00	78.17	27.03	105.20
075-081-008-000	4	1.00	78.17	27.03	105.20
075-081-009-000	4	1.00	78.17	27.03	105.20
075-081-010-000	4	1.00	78.17	27.03	105.20
075-081-011-000	4	1.00	78.17	27.03	105.20
075-081-012-000	4	1.00	78.17	27.03	105.20
075-081-013-000	4	1.00	78.17	27.03	105.20
075-081-014-000	4	1.00	78.17	27.03	105.20
075-081-015-000	4	1.00	78.17	27.03	105.20
075-081-016-000	4	1.00	78.17	27.03	105.20
075-081-017-000	4	1.00	78.17	27.03	105.20
075-081-018-000	4	1.00	78.17	27.03	105.20
075-081-019-000	4	1.00	78.17	27.03	105.20
075-081-020-000	4	1.00	78.17	27.03	105.20
075-081-021-000	4	1.00	78.17	27.03	105.20
075-081-022-000	4	1.00	78.17	27.03	105.20
075-081-023-000	4	1.00	78.17	27.03	105.20
075-081-024-000	4	1.00	78.17	27.03	105.20
075-081-025-000	4	1.00	78.17	27.03	105.20
075-081-026-000	4	1.00	78.17	27.03	105.20
075-081-027-000	4	1.00	78.17	27.03	105.20
075-081-028-000	4	1.00	78.17	27.03	105.20
075-081-029-000	4	1.00	78.17	27.03	105.20
075-081-030-000	4	1.00	78.17	27.03	105.20
075-081-031-000	4	1.00	78.17	27.03	105.20
075-081-032-000	4	1.00	78.17	27.03	105.20
075-081-034-000	4	1.00	78.17	27.03	105.20
075-081-035-000	4	1.00	78.17	27.03	105.20
075-081-036-000	4	1.00	78.17	27.03	105.20
075-081-037-000	4	1.00	78.17	27.03	105.20
075-081-038-000	4	1.00	78.17	27.03	105.20
075-081-039-000	4	1.00	78.17	27.03	105.20
075-081-040-000	4	1.00	78.17	27.03	105.20
075-081-041-000	4	1.00	78.17	27.03	105.20
075-081-042-000	4	1.00	78.17	27.03	105.20
075-081-043-000	4	1.00	78.17	27.03	105.20
075-081-044-000	4	1.00	78.17	27.03	105.20
075-081-045-000	4	1.00	78.17	27.03	105.20
075-081-046-000	4	1.00	78.17	27.03	105.20
075-081-047-000	4	1.00	78.17	27.03	105.20
075-081-048-000	4	1.00	78.17	27.03	105.20
075-081-049-000	4	1.00	78.17	27.03	105.20
075-081-050-000	4	1.00	78.17	27.03	105.20
075-081-051-000	4	1.00	78.17	27.03	105.20
075-081-052-000	4	1.00	78.17	27.03	105.20
075-081-053-000	4	1.00	78.17	27.03	105.20
075-081-054-000	4	1.00	78.17	27.03	105.20
075-081-055-000	4	1.00	78.17	27.03	105.20
075-081-056-000	4	1.00	78.17	27.03	105.20
075-081-057-000	4	1.00	78.17	27.03	105.20
075-081-058-000	4	1.00	78.17	27.03	105.20
075-081-059-000	4	1.00	78.17	27.03	105.20
075-081-060-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-082-001-000	4	1.00	78.17	27.03	105.20
075-082-002-000	4	1.00	78.17	27.03	105.20
075-082-003-000	4	1.00	78.17	27.03	105.20
075-082-004-000	4	1.00	78.17	27.03	105.20
075-082-005-000	4	1.00	78.17	27.03	105.20
075-082-006-000	4	1.00	78.17	27.03	105.20
075-082-007-000	4	1.00	78.17	27.03	105.20
075-082-008-000	4	1.00	78.17	27.03	105.20
075-082-009-000	4	1.00	78.17	27.03	105.20
075-082-010-000	4	1.00	78.17	27.03	105.20
075-082-011-000	4	1.00	78.17	27.03	105.20
075-082-012-000	4	1.00	78.17	27.03	105.20
075-082-013-000	4	1.00	78.17	27.03	105.20
075-082-014-000	4	1.00	78.17	27.03	105.20
075-082-015-000	4	1.00	78.17	27.03	105.20
075-082-016-000	4	1.00	78.17	27.03	105.20
075-082-017-000	4	1.00	78.17	27.03	105.20
075-082-018-000	4	1.00	78.17	27.03	105.20
075-082-019-000	4	1.00	78.17	27.03	105.20
075-082-020-000	4	1.00	78.17	27.03	105.20
075-082-021-000	4	1.00	78.17	27.03	105.20
075-082-022-000	4	1.00	78.17	27.03	105.20
075-082-023-000	4	1.00	78.17	27.03	105.20
075-082-024-000	4	1.00	78.17	27.03	105.20
075-082-025-000	4	1.00	78.17	27.03	105.20
075-082-026-000	4	1.00	78.17	27.03	105.20
075-082-027-000	4	1.00	78.17	27.03	105.20
075-082-028-000	4	1.00	78.17	27.03	105.20
075-082-029-000	4	1.00	78.17	27.03	105.20
075-082-030-000	4	1.00	78.17	27.03	105.20
075-082-031-000	4	1.00	78.17	27.03	105.20
075-082-032-000	4	1.00	78.17	27.03	105.20
075-082-033-000	4	1.00	78.17	27.03	105.20
075-082-034-000	4	1.00	78.17	27.03	105.20
075-082-035-000	4	1.00	78.17	27.03	105.20
075-082-036-000	4	1.00	78.17	27.03	105.20
075-082-037-000	4	1.00	78.17	27.03	105.20
075-082-038-000	4	1.00	78.17	27.03	105.20
075-082-039-000	4	1.00	78.17	27.03	105.20
075-082-040-000	4	1.00	78.17	27.03	105.20
075-082-041-000	4	1.00	78.17	27.03	105.20
075-082-042-000	4	1.00	78.17	27.03	105.20
075-082-043-000	4	1.00	78.17	27.03	105.20
075-082-044-000	4	1.00	78.17	27.03	105.20
075-082-045-000	4	1.00	78.17	27.03	105.20
075-082-046-000	4	1.00	78.17	27.03	105.20
075-082-047-000	4	1.00	78.17	27.03	105.20
075-082-048-000	4	1.00	78.17	27.03	105.20
075-082-049-000	4	1.00	78.17	27.03	105.20
075-082-050-000	4	1.00	78.17	27.03	105.20
075-082-051-000	4	1.00	78.17	27.03	105.20
075-082-052-000	4	1.00	78.17	27.03	105.20
075-082-053-000	4	1.00	78.17	27.03	105.20
075-082-054-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-083-001-000	4	1.00	78.17	27.03	105.20
075-083-002-000	4	1.00	78.17	27.03	105.20
075-083-003-000	4	1.00	78.17	27.03	105.20
075-083-004-000	4	1.00	78.17	27.03	105.20
075-083-005-000	4	1.00	78.17	27.03	105.20
075-083-006-000	4	1.00	78.17	27.03	105.20
075-083-007-000	4	1.00	78.17	27.03	105.20
075-083-008-000	4	1.00	78.17	27.03	105.20
075-083-009-000	4	1.00	78.17	27.03	105.20
075-083-010-000	4	1.00	78.17	27.03	105.20
075-083-011-000	4	1.00	78.17	27.03	105.20
075-083-012-000	4	1.00	78.17	27.03	105.20
075-083-013-000	4	1.00	78.17	27.03	105.20
075-083-014-000	4	1.00	78.17	27.03	105.20
075-083-015-000	4	1.00	78.17	27.03	105.20
075-083-016-000	4	1.00	78.17	27.03	105.20
075-083-017-000	4	1.00	78.17	27.03	105.20
075-083-018-000	4	1.00	78.17	27.03	105.20
075-083-019-000	4	1.00	78.17	27.03	105.20
075-083-020-000	4	1.00	78.17	27.03	105.20
075-083-021-000	4	1.00	78.17	27.03	105.20
075-083-022-000	4	1.00	78.17	27.03	105.20
075-083-023-000	4	1.00	78.17	27.03	105.20
075-083-024-000	4	1.00	78.17	27.03	105.20
075-083-025-000	4	1.00	78.17	27.03	105.20
075-083-026-000	4	1.00	78.17	27.03	105.20
075-083-027-000	4	1.00	78.17	27.03	105.20
075-083-028-000	4	1.00	78.17	27.03	105.20
075-083-029-000	4	1.00	78.17	27.03	105.20
075-083-030-000	4	1.00	78.17	27.03	105.20
075-083-031-000	4	1.00	78.17	27.03	105.20
075-083-032-000	4	1.00	78.17	27.03	105.20
075-083-033-000	4	1.00	78.17	27.03	105.20
075-083-034-000	4	1.00	78.17	27.03	105.20
075-083-035-000	4	1.00	78.17	27.03	105.20
075-083-036-000	4	1.00	78.17	27.03	105.20
075-083-037-000	4	1.00	78.17	27.03	105.20
075-083-038-000	4	1.00	78.17	27.03	105.20
075-083-039-000	4	1.00	78.17	27.03	105.20
075-083-040-000	4	1.00	78.17	27.03	105.20
075-083-041-000	4	1.00	78.17	27.03	105.20
075-083-042-000	4	1.00	78.17	27.03	105.20
075-083-043-000	4	1.00	78.17	27.03	105.20
075-083-044-000	4	1.00	78.17	27.03	105.20
075-083-045-000	4	1.00	78.17	27.03	105.20
075-083-046-000	4	1.00	78.17	27.03	105.20
075-083-047-000	4	1.00	78.17	27.03	105.20
075-083-048-000	4	1.00	78.17	27.03	105.20
075-083-049-000	4	1.00	78.17	27.03	105.20
075-083-050-000	4	1.00	78.17	27.03	105.20
075-083-051-000	4	1.00	78.17	27.03	105.20
075-084-001-000	4	1.00	78.17	27.03	105.20
075-084-002-000	4	1.00	78.17	27.03	105.20
075-084-003-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-084-004-000	4	1.00	78.17	27.03	105.20
075-084-005-000	4	1.00	78.17	27.03	105.20
075-084-006-000	4	1.00	78.17	27.03	105.20
075-084-007-000	4	1.00	78.17	27.03	105.20
075-084-008-000	4	1.00	78.17	27.03	105.20
075-084-009-000	4	1.00	78.17	27.03	105.20
075-084-010-000	4	1.00	78.17	27.03	105.20
075-084-011-000	4	1.00	78.17	27.03	105.20
075-084-012-000	4	1.00	78.17	27.03	105.20
075-084-013-000	4	1.00	78.17	27.03	105.20
075-084-014-000	4	1.00	78.17	27.03	105.20
075-084-015-000	4	1.00	78.17	27.03	105.20
075-084-016-000	4	1.00	78.17	27.03	105.20
075-084-017-000	4	1.00	78.17	27.03	105.20
075-084-018-000	4	1.00	78.17	27.03	105.20
075-084-019-000	4	1.00	78.17	27.03	105.20
075-084-020-000	4	1.00	78.17	27.03	105.20
075-084-021-000	4	1.00	78.17	27.03	105.20
075-084-022-000	4	1.00	78.17	27.03	105.20
075-084-023-000	4	1.00	78.17	27.03	105.20
075-084-024-000	4	1.00	78.17	27.03	105.20
075-084-025-000	4	1.00	78.17	27.03	105.20
075-084-026-000	4	1.00	78.17	27.03	105.20
075-084-027-000	4	1.00	78.17	27.03	105.20
075-084-028-000	4	1.00	78.17	27.03	105.20
075-084-029-000	4	1.00	78.17	27.03	105.20
075-084-030-000	4	1.00	78.17	27.03	105.20
075-084-031-000	4	1.00	78.17	27.03	105.20
075-084-032-000	4	1.00	78.17	27.03	105.20
075-084-033-000	4	1.00	78.17	27.03	105.20
075-084-034-000	4	1.00	78.17	27.03	105.20
075-084-035-000	4	1.00	78.17	27.03	105.20
075-084-036-000	4	1.00	78.17	27.03	105.20
075-084-037-000	4	1.00	78.17	27.03	105.20
075-084-038-000	4	1.00	78.17	27.03	105.20
075-084-039-000	4	1.00	78.17	27.03	105.20
075-084-040-000	4	1.00	78.17	27.03	105.20
075-084-041-000	4	1.00	78.17	27.03	105.20
075-084-042-000	4	1.00	78.17	27.03	105.20
075-084-043-000	4	1.00	78.17	27.03	105.20
075-084-044-000	4	1.00	78.17	27.03	105.20
075-084-045-000	4	1.00	78.17	27.03	105.20
075-084-046-000	4	1.00	78.17	27.03	105.20
075-084-047-000	4	1.00	78.17	27.03	105.20
075-084-048-000	4	1.00	78.17	27.03	105.20
075-084-049-000	4	1.00	78.17	27.03	105.20
075-084-050-000	4	1.00	78.17	27.03	105.20
075-084-051-000	4	1.00	78.17	27.03	105.20
075-084-052-000	4	1.00	78.17	27.03	105.20
075-084-053-000	4	1.00	78.17	27.03	105.20
075-084-054-000	4	1.00	78.17	27.03	105.20
075-084-055-000	4	1.00	78.17	27.03	105.20
075-084-056-000	4	1.00	78.17	27.03	105.20
075-084-057-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-084-058-000	4	1.00	78.17	27.03	105.20
075-084-059-000	4	1.00	78.17	27.03	105.20
075-084-060-000	4	1.00	78.17	27.03	105.20
075-084-061-000	4	1.00	78.17	27.03	105.20
075-084-062-000	4	1.00	78.17	27.03	105.20
075-084-063-000	4	1.00	78.17	27.03	105.20
075-084-064-000	4	1.00	78.17	27.03	105.20
075-084-065-000	4	1.00	78.17	27.03	105.20
075-084-066-000	4	1.00	78.17	27.03	105.20
075-084-067-000	4	1.00	78.17	27.03	105.20
075-085-001-000	4	1.00	78.17	27.03	105.20
075-085-002-000	4	1.00	78.17	27.03	105.20
075-085-003-000	4	1.00	78.17	27.03	105.20
075-085-004-000	4	1.00	78.17	27.03	105.20
075-085-005-000	4	1.00	78.17	27.03	105.20
075-085-006-000	4	1.00	78.17	27.03	105.20
075-085-007-000	4	1.00	78.17	27.03	105.20
075-085-008-000	4	1.00	78.17	27.03	105.20
075-085-009-000	4	1.00	78.17	27.03	105.20
075-085-010-000	4	1.00	78.17	27.03	105.20
075-085-011-000	4	1.00	78.17	27.03	105.20
075-085-012-000	4	1.00	78.17	27.03	105.20
075-085-013-000	4	1.00	78.17	27.03	105.20
075-085-014-000	4	1.00	78.17	27.03	105.20
075-085-015-000	4	1.00	78.17	27.03	105.20
075-085-016-000	4	1.00	78.17	27.03	105.20
075-085-017-000	4	1.00	78.17	27.03	105.20
075-085-018-000	4	1.00	78.17	27.03	105.20
075-085-019-000	4	1.00	78.17	27.03	105.20
075-085-020-000	4	1.00	78.17	27.03	105.20
075-085-021-000	4	1.00	78.17	27.03	105.20
075-085-022-000	4	1.00	78.17	27.03	105.20
075-085-023-000	4	1.00	78.17	27.03	105.20
075-085-024-000	4	1.00	78.17	27.03	105.20
075-085-025-000	4	1.00	78.17	27.03	105.20
075-085-026-000	4	1.00	78.17	27.03	105.20
075-085-027-000	4	1.00	78.17	27.03	105.20
075-085-028-000	4	1.00	78.17	27.03	105.20
075-085-029-000	4	1.00	78.17	27.03	105.20
075-085-030-000	4	1.00	78.17	27.03	105.20
075-085-031-000	4	1.00	78.17	27.03	105.20
075-085-032-000	4	1.00	78.17	27.03	105.20
075-085-033-000	4	1.00	78.17	27.03	105.20
075-085-034-000	4	1.00	78.17	27.03	105.20
075-085-035-000	4	1.00	78.17	27.03	105.20
075-085-036-000	4	1.00	78.17	27.03	105.20
075-085-037-000	4	1.00	78.17	27.03	105.20
075-085-038-000	4	1.00	78.17	27.03	105.20
075-085-039-000	4	1.00	78.17	27.03	105.20
075-085-040-000	4	1.00	78.17	27.03	105.20
075-085-041-000	4	1.00	78.17	27.03	105.20
075-085-042-000	4	1.00	78.17	27.03	105.20
075-085-043-000	4	1.00	78.17	27.03	105.20
075-085-044-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-085-045-000	4	1.00	78.17	27.03	105.20
075-085-046-000	4	1.00	78.17	27.03	105.20
075-085-047-000	4	1.00	78.17	27.03	105.20
075-085-048-000	4	1.00	78.17	27.03	105.20
075-085-049-000	4	1.00	78.17	27.03	105.20
075-085-050-000	4	1.00	78.17	27.03	105.20
075-085-051-000	4	1.00	78.17	27.03	105.20
075-085-052-000	4	1.00	78.17	27.03	105.20
075-085-053-000	4	1.00	78.17	27.03	105.20
075-085-054-000	4	1.00	78.17	27.03	105.20
075-085-055-000	4	1.00	78.17	27.03	105.20
075-085-056-000	4	1.00	78.17	27.03	105.20
075-085-057-000	4	1.00	78.17	27.03	105.20
075-085-058-000	4	1.00	78.17	27.03	105.20
075-085-059-000	4	1.00	78.17	27.03	105.20
075-085-060-000	4	1.00	78.17	27.03	105.20
075-085-061-000	4	1.00	78.17	27.03	105.20
075-085-062-000	4	1.00	78.17	27.03	105.20
075-085-063-000	4	1.00	78.17	27.03	105.20
075-085-064-000	4	1.00	78.17	27.03	105.20
075-085-065-000	4	1.00	78.17	27.03	105.20
075-085-066-000	4	1.00	78.17	27.03	105.20
075-085-067-000	4	1.00	78.17	27.03	105.20
075-085-068-000	4	1.00	78.17	27.03	105.20
075-085-069-000	4	1.00	78.17	27.03	105.20
075-085-070-000	4	1.00	78.17	27.03	105.20
075-085-071-000	4	1.00	78.17	27.03	105.20
075-085-072-000	4	1.00	78.17	27.03	105.20
075-085-073-000	4	1.00	78.17	27.03	105.20
075-085-074-000	4	1.00	78.17	27.03	105.20
075-085-075-000	4	1.00	78.17	27.03	105.20
075-085-076-000	4	1.00	78.17	27.03	105.20
075-085-077-000	4	1.00	78.17	27.03	105.20
075-085-078-000	4	1.00	78.17	27.03	105.20
075-085-079-000	4	1.00	78.17	27.03	105.20
075-086-001-000	4	1.00	78.17	27.03	105.20
075-086-002-000	4	1.00	78.17	27.03	105.20
075-086-003-000	4	1.00	78.17	27.03	105.20
075-086-004-000	4	1.00	78.17	27.03	105.20
075-086-005-000	4	1.00	78.17	27.03	105.20
075-086-006-000	4	1.00	78.17	27.03	105.20
075-086-007-000	4	1.00	78.17	27.03	105.20
075-086-008-000	4	1.00	78.17	27.03	105.20
075-086-009-000	4	1.00	78.17	27.03	105.20
075-086-010-000	4	1.00	78.17	27.03	105.20
075-086-011-000	4	1.00	78.17	27.03	105.20
075-086-012-000	4	1.00	78.17	27.03	105.20
075-086-013-000	4	1.00	78.17	27.03	105.20
075-086-014-000	4	1.00	78.17	27.03	105.20
075-086-015-000	4	1.00	78.17	27.03	105.20
075-086-016-000	4	1.00	78.17	27.03	105.20
075-086-017-000	4	1.00	78.17	27.03	105.20
075-086-018-000	4	1.00	78.17	27.03	105.20
075-086-019-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-086-020-000	4	1.00	78.17	27.03	105.20
075-086-021-000	4	1.00	78.17	27.03	105.20
075-086-022-000	4	1.00	78.17	27.03	105.20
075-086-023-000	4	1.00	78.17	27.03	105.20
075-086-024-000	4	1.00	78.17	27.03	105.20
075-086-025-000	4	1.00	78.17	27.03	105.20
075-086-026-000	4	1.00	78.17	27.03	105.20
075-086-027-000	4	1.00	78.17	27.03	105.20
075-086-028-000	4	1.00	78.17	27.03	105.20
075-086-029-000	4	1.00	78.17	27.03	105.20
075-086-030-000	4	1.00	78.17	27.03	105.20
075-086-031-000	4	1.00	78.17	27.03	105.20
075-086-032-000	4	1.00	78.17	27.03	105.20
075-086-033-000	4	1.00	78.17	27.03	105.20
075-086-034-000	4	1.00	78.17	27.03	105.20
075-086-035-000	4	1.00	78.17	27.03	105.20
075-086-036-000	4	1.00	78.17	27.03	105.20
075-086-037-000	4	1.00	78.17	27.03	105.20
075-086-038-000	4	1.00	78.17	27.03	105.20
075-086-039-000	4	1.00	78.17	27.03	105.20
075-086-040-000	4	1.00	78.17	27.03	105.20
075-086-041-000	4	1.00	78.17	27.03	105.20
075-086-042-000	4	1.00	78.17	27.03	105.20
075-086-043-000	4	1.00	78.17	27.03	105.20
075-086-044-000	4	1.00	78.17	27.03	105.20
075-086-045-000	4	1.00	78.17	27.03	105.20
075-086-046-000	4	1.00	78.17	27.03	105.20
075-086-047-000	4	1.00	78.17	27.03	105.20
075-086-048-000	4	1.00	78.17	27.03	105.20
075-086-049-000	4	1.00	78.17	27.03	105.20
075-086-050-000	4	1.00	78.17	27.03	105.20
075-086-051-000	4	1.00	78.17	27.03	105.20
075-086-052-000	4	1.00	78.17	27.03	105.20
075-086-053-000	4	1.00	78.17	27.03	105.20
075-086-054-000	4	1.00	78.17	27.03	105.20
075-086-055-000	4	1.00	78.17	27.03	105.20
075-087-001-000	4	1.00	78.17	27.03	105.20
075-087-002-000	4	1.00	78.17	27.03	105.20
075-087-003-000	4	1.00	78.17	27.03	105.20
075-087-004-000	4	1.00	78.17	27.03	105.20
075-087-005-000	4	1.00	78.17	27.03	105.20
075-087-006-000	4	1.00	78.17	27.03	105.20
075-087-007-000	4	1.00	78.17	27.03	105.20
075-087-008-000	4	1.00	78.17	27.03	105.20
075-087-009-000	4	1.00	78.17	27.03	105.20
075-087-010-000	4	1.00	78.17	27.03	105.20
075-087-011-000	4	1.00	78.17	27.03	105.20
075-087-012-000	4	1.00	78.17	27.03	105.20
075-087-013-000	4	1.00	78.17	27.03	105.20
075-087-014-000	4	1.00	78.17	27.03	105.20
075-087-015-000	4	1.00	78.17	27.03	105.20
075-087-016-000	4	1.00	78.17	27.03	105.20
075-087-017-000	4	1.00	78.17	27.03	105.20
075-087-018-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-087-019-000	4	1.00	78.17	27.03	105.20
075-087-020-000	4	1.00	78.17	27.03	105.20
075-087-021-000	4	1.00	78.17	27.03	105.20
075-087-022-000	4	1.00	78.17	27.03	105.20
075-087-023-000	4	1.00	78.17	27.03	105.20
075-087-024-000	4	1.00	78.17	27.03	105.20
075-087-025-000	4	1.00	78.17	27.03	105.20
075-087-026-000	4	1.00	78.17	27.03	105.20
075-087-027-000	4	1.00	78.17	27.03	105.20
075-087-028-000	4	1.00	78.17	27.03	105.20
075-087-029-000	4	1.00	78.17	27.03	105.20
075-087-030-000	4	1.00	78.17	27.03	105.20
075-087-031-000	4	1.00	78.17	27.03	105.20
075-087-032-000	4	1.00	78.17	27.03	105.20
075-087-033-000	4	1.00	78.17	27.03	105.20
075-087-034-000	4	1.00	78.17	27.03	105.20
075-091-001-000	4	1.00	78.17	27.03	105.20
075-091-002-000	4	1.00	78.17	27.03	105.20
075-091-003-000	4	1.00	78.17	27.03	105.20
075-091-004-000	4	1.00	78.17	27.03	105.20
075-091-005-000	4	1.00	78.17	27.03	105.20
075-091-006-000	4	1.00	78.17	27.03	105.20
075-091-007-000	4	1.00	78.17	27.03	105.20
075-091-008-000	4	1.00	78.17	27.03	105.20
075-091-009-000	4	1.00	78.17	27.03	105.20
075-091-010-000	4	1.00	78.17	27.03	105.20
075-091-011-000	4	1.00	78.17	27.03	105.20
075-091-012-000	4	1.00	78.17	27.03	105.20
075-091-013-000	4	1.00	78.17	27.03	105.20
075-091-014-000	4	1.00	78.17	27.03	105.20
075-091-015-000	4	1.00	78.17	27.03	105.20
075-091-016-000	4	1.00	78.17	27.03	105.20
075-091-017-000	4	1.00	78.17	27.03	105.20
075-091-018-000	4	1.00	78.17	27.03	105.20
075-091-019-000	4	1.00	78.17	27.03	105.20
075-091-020-000	4	1.00	78.17	27.03	105.20
075-091-021-000	4	1.00	78.17	27.03	105.20
075-091-022-000	4	1.00	78.17	27.03	105.20
075-091-023-000	4	1.00	78.17	27.03	105.20
075-091-024-000	4	1.00	78.17	27.03	105.20
075-091-025-000	4	1.00	78.17	27.03	105.20
075-091-026-000	4	1.00	78.17	27.03	105.20
075-091-027-000	4	1.00	78.17	27.03	105.20
075-091-028-000	4	1.00	78.17	27.03	105.20
075-091-029-000	4	1.00	78.17	27.03	105.20
075-091-030-000	4	1.00	78.17	27.03	105.20
075-091-031-000	4	1.00	78.17	27.03	105.20
075-091-032-000	4	1.00	78.17	27.03	105.20
075-091-033-000	4	1.00	78.17	27.03	105.20
075-091-034-000	4	1.00	78.17	27.03	105.20
075-091-035-000	4	1.00	78.17	27.03	105.20
075-091-036-000	4	1.00	78.17	27.03	105.20
075-091-037-000	4	1.00	78.17	27.03	105.20
075-091-038-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-091-039-000	4	1.00	78.17	27.03	105.20
075-091-040-000	4	1.00	78.17	27.03	105.20
075-091-041-000	4	1.00	78.17	27.03	105.20
075-092-001-000	4	1.00	78.17	27.03	105.20
075-092-002-000	4	1.00	78.17	27.03	105.20
075-092-003-000	4	1.00	78.17	27.03	105.20
075-092-004-000	4	1.00	78.17	27.03	105.20
075-092-005-000	4	1.00	78.17	27.03	105.20
075-092-006-000	4	1.00	78.17	27.03	105.20
075-092-007-000	4	1.00	78.17	27.03	105.20
075-092-008-000	4	1.00	78.17	27.03	105.20
075-092-009-000	4	1.00	78.17	27.03	105.20
075-092-010-000	4	1.00	78.17	27.03	105.20
075-092-011-000	4	1.00	78.17	27.03	105.20
075-092-012-000	4	1.00	78.17	27.03	105.20
075-092-013-000	4	1.00	78.17	27.03	105.20
075-092-014-000	4	1.00	78.17	27.03	105.20
075-092-015-000	4	1.00	78.17	27.03	105.20
075-092-016-000	4	1.00	78.17	27.03	105.20
075-092-017-000	4	1.00	78.17	27.03	105.20
075-092-018-000	4	1.00	78.17	27.03	105.20
075-092-019-000	4	1.00	78.17	27.03	105.20
075-092-020-000	4	1.00	78.17	27.03	105.20
075-092-021-000	4	1.00	78.17	27.03	105.20
075-092-022-000	4	1.00	78.17	27.03	105.20
075-092-023-000	4	1.00	78.17	27.03	105.20
075-092-024-000	4	1.00	78.17	27.03	105.20
075-092-025-000	4	1.00	78.17	27.03	105.20
075-096-001-000	4	1.00	78.17	27.03	105.20
075-096-002-000	4	1.00	78.17	27.03	105.20
075-096-003-000	4	1.00	78.17	27.03	105.20
075-096-004-000	4	1.00	78.17	27.03	105.20
075-096-005-000	4	1.00	78.17	27.03	105.20
075-096-006-000	4	1.00	78.17	27.03	105.20
075-096-007-000	4	1.00	78.17	27.03	105.20
075-096-008-000	4	1.00	78.17	27.03	105.20
075-096-009-000	4	1.00	78.17	27.03	105.20
075-096-010-000	4	1.00	78.17	27.03	105.20
075-096-011-000	4	1.00	78.17	27.03	105.20
075-096-012-000	4	1.00	78.17	27.03	105.20
075-096-013-000	4	1.00	78.17	27.03	105.20
075-096-014-000	4	1.00	78.17	27.03	105.20
075-096-015-000	4	1.00	78.17	27.03	105.20
075-096-016-000	4	1.00	78.17	27.03	105.20
075-096-017-000	4	1.00	78.17	27.03	105.20
075-096-018-000	4	1.00	78.17	27.03	105.20
075-096-019-000	4	1.00	78.17	27.03	105.20
075-096-020-000	4	1.00	78.17	27.03	105.20
075-096-021-000	4	1.00	78.17	27.03	105.20
075-096-022-000	4	1.00	78.17	27.03	105.20
075-096-023-000	4	1.00	78.17	27.03	105.20
075-096-024-000	4	1.00	78.17	27.03	105.20
075-096-025-000	4	1.00	78.17	27.03	105.20
075-096-026-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-096-027-000	4	1.00	78.17	27.03	105.20
075-096-028-000	4	1.00	78.17	27.03	105.20
075-096-029-000	4	1.00	78.17	27.03	105.20
075-096-030-000	4	1.00	78.17	27.03	105.20
075-096-031-000	4	1.00	78.17	27.03	105.20
075-096-032-000	4	1.00	78.17	27.03	105.20
075-096-033-000	4	1.00	78.17	27.03	105.20
075-096-034-000	4	1.00	78.17	27.03	105.20
075-096-035-000	4	1.00	78.17	27.03	105.20
075-096-036-000	4	1.00	78.17	27.03	105.20
075-096-037-000	4	1.00	78.17	27.03	105.20
075-096-038-000	4	1.00	78.17	27.03	105.20
075-096-039-000	4	1.00	78.17	27.03	105.20
075-096-040-000	4	1.00	78.17	27.03	105.20
075-096-041-000	4	1.00	78.17	27.03	105.20
075-096-042-000	4	1.00	78.17	27.03	105.20
075-096-043-000	4	1.00	78.17	27.03	105.20
075-096-044-000	4	1.00	78.17	27.03	105.20
075-096-045-000	4	1.00	78.17	27.03	105.20
075-096-046-000	4	1.00	78.17	27.03	105.20
075-096-047-000	4	1.00	78.17	27.03	105.20
075-096-048-000	4	1.00	78.17	27.03	105.20
075-096-049-000	4	1.00	78.17	27.03	105.20
075-096-050-000	4	1.00	78.17	27.03	105.20
075-096-051-000	4	1.00	78.17	27.03	105.20
075-096-052-000	4	1.00	78.17	27.03	105.20
075-096-053-000	4	1.00	78.17	27.03	105.20
075-096-054-000	4	1.00	78.17	27.03	105.20
075-097-001-000	4	1.00	78.17	27.03	105.20
075-097-002-000	4	1.00	78.17	27.03	105.20
075-097-003-000	4	1.00	78.17	27.03	105.20
075-097-004-000	4	1.00	78.17	27.03	105.20
075-097-005-000	4	1.00	78.17	27.03	105.20
075-097-006-000	4	1.00	78.17	27.03	105.20
075-097-007-000	4	1.00	78.17	27.03	105.20
075-097-008-000	4	1.00	78.17	27.03	105.20
075-097-009-000	4	1.00	78.17	27.03	105.20
075-097-010-000	4	1.00	78.17	27.03	105.20
075-097-011-000	4	1.00	78.17	27.03	105.20
075-097-012-000	4	1.00	78.17	27.03	105.20
075-097-013-000	4	1.00	78.17	27.03	105.20
075-097-014-000	4	1.00	78.17	27.03	105.20
075-097-015-000	4	1.00	78.17	27.03	105.20
075-097-016-000	4	1.00	78.17	27.03	105.20
075-097-017-000	4	1.00	78.17	27.03	105.20
075-097-018-000	4	1.00	78.17	27.03	105.20
075-097-019-000	4	1.00	78.17	27.03	105.20
075-097-020-000	4	1.00	78.17	27.03	105.20
075-097-021-000	4	1.00	78.17	27.03	105.20
075-097-022-000	4	1.00	78.17	27.03	105.20
075-097-023-000	4	1.00	78.17	27.03	105.20
075-097-024-000	4	1.00	78.17	27.03	105.20
075-097-025-000	4	1.00	78.17	27.03	105.20
075-097-026-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-097-027-000	4	1.00	78.17	27.03	105.20
075-097-028-000	4	1.00	78.17	27.03	105.20
075-097-029-000	4	1.00	78.17	27.03	105.20
075-097-030-000	4	1.00	78.17	27.03	105.20
075-097-031-000	4	1.00	78.17	27.03	105.20
075-097-032-000	4	1.00	78.17	27.03	105.20
075-097-033-000	4	1.00	78.17	27.03	105.20
075-097-034-000	4	1.00	78.17	27.03	105.20
075-097-035-000	4	1.00	78.17	27.03	105.20
075-097-036-000	4	1.00	78.17	27.03	105.20
075-097-037-000	4	1.00	78.17	27.03	105.20
075-097-038-000	4	1.00	78.17	27.03	105.20
075-097-039-000	4	1.00	78.17	27.03	105.20
075-097-040-000	4	1.00	78.17	27.03	105.20
075-097-041-000	4	1.00	78.17	27.03	105.20
075-097-042-000	4	1.00	78.17	27.03	105.20
075-098-001-000	4	1.00	78.17	27.03	105.20
075-098-002-000	4	1.00	78.17	27.03	105.20
075-098-003-000	4	1.00	78.17	27.03	105.20
075-098-004-000	4	1.00	78.17	27.03	105.20
075-098-005-000	4	1.00	78.17	27.03	105.20
075-098-006-000	4	1.00	78.17	27.03	105.20
075-098-007-000	4	1.00	78.17	27.03	105.20
075-098-008-000	4	1.00	78.17	27.03	105.20
075-098-009-000	4	1.00	78.17	27.03	105.20
075-098-010-000	4	1.00	78.17	27.03	105.20
075-098-011-000	4	1.00	78.17	27.03	105.20
075-098-012-000	4	1.00	78.17	27.03	105.20
075-098-013-000	4	1.00	78.17	27.03	105.20
075-098-014-000	4	1.00	78.17	27.03	105.20
075-098-015-000	4	1.00	78.17	27.03	105.20
075-098-016-000	4	1.00	78.17	27.03	105.20
075-098-017-000	4	1.00	78.17	27.03	105.20
075-098-018-000	4	1.00	78.17	27.03	105.20
075-098-019-000	4	1.00	78.17	27.03	105.20
075-098-020-000	4	1.00	78.17	27.03	105.20
075-098-021-000	4	1.00	78.17	27.03	105.20
075-098-022-000	4	1.00	78.17	27.03	105.20
075-098-023-000	4	1.00	78.17	27.03	105.20
075-098-024-000	4	1.00	78.17	27.03	105.20
075-098-025-000	4	1.00	78.17	27.03	105.20
075-098-026-000	4	1.00	78.17	27.03	105.20
075-098-027-000	4	1.00	78.17	27.03	105.20
075-098-028-000	4	1.00	78.17	27.03	105.20
075-098-029-000	4	1.00	78.17	27.03	105.20
075-098-030-000	4	1.00	78.17	27.03	105.20
075-098-031-000	4	1.00	78.17	27.03	105.20
075-098-032-000	4	1.00	78.17	27.03	105.20
075-098-033-000	4	1.00	78.17	27.03	105.20
075-098-034-000	4	1.00	78.17	27.03	105.20
075-098-035-000	4	1.00	78.17	27.03	105.20
075-098-036-000	4	1.00	78.17	27.03	105.20
075-098-037-000	4	1.00	78.17	27.03	105.20
075-098-038-000	4	1.00	78.17	27.03	105.20

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-098-039-000	4	1.00	78.17	27.03	105.20
075-098-040-000	4	1.00	78.17	27.03	105.20
075-098-041-000	4	1.00	78.17	27.03	105.20
075-098-042-000	4	1.00	78.17	27.03	105.20
075-098-043-000	4	1.00	78.17	27.03	105.20
075-098-044-000	4	1.00	78.17	27.03	105.20
075-098-045-000	4	1.00	78.17	27.03	105.20
075-098-046-000	4	1.00	78.17	27.03	105.20
075-098-047-000	4	1.00	78.17	27.03	105.20
075-098-048-000	4	1.00	78.17	27.03	105.20
075-098-049-000	4	1.00	78.17	27.03	105.20
075-098-050-000	4	1.00	78.17	27.03	105.20
075-098-051-000	4	1.00	78.17	27.03	105.20
075-098-052-000	4	1.00	78.17	27.03	105.20
075-098-053-000	4	1.00	78.17	27.03	105.20
075-098-054-000	4	1.00	78.17	27.03	105.20
075-098-055-000	4	1.00	78.17	27.03	105.20
075-098-056-000	4	1.00	78.17	27.03	105.20
075-099-001-000	4	0.75	58.63	20.27	78.90
075-099-002-000	4	0.75	58.63	20.27	78.90
075-099-003-000	4	0.75	58.63	20.27	78.90
075-099-004-000	4	0.75	58.63	20.27	78.90
075-099-005-000	4	0.75	58.63	20.27	78.90
075-099-006-000	4	0.75	58.63	20.27	78.90
075-099-007-000	4	0.75	58.63	20.27	78.90
075-099-008-000	4	0.75	58.63	20.27	78.90
075-099-009-000	4	0.75	58.63	20.27	78.90
075-099-010-000	4	0.75	58.63	20.27	78.90
075-099-011-000	4	0.75	58.63	20.27	78.90
075-099-012-000	4	0.75	58.63	20.27	78.90
075-099-013-000	4	0.75	58.63	20.27	78.90
075-099-014-000	4	0.75	58.63	20.27	78.90
075-099-015-000	4	0.75	58.63	20.27	78.90
075-099-016-000	4	0.75	58.63	20.27	78.90
075-099-017-000	4	0.75	58.63	20.27	78.90
075-099-018-000	4	0.75	58.63	20.27	78.90
075-099-019-000	4	0.75	58.63	20.27	78.90
075-099-020-000	4	0.75	58.63	20.27	78.90
075-099-021-000	4	0.75	58.63	20.27	78.90
075-099-022-000	4	0.75	58.63	20.27	78.90
075-099-023-000	4	0.75	58.63	20.27	78.90
075-099-024-000	4	0.75	58.63	20.27	78.90
075-099-025-000	4	0.75	58.63	20.27	78.90
075-099-026-000	4	0.75	58.63	20.27	78.90
075-099-027-000	4	0.75	58.63	20.27	78.90
075-099-028-000	4	0.75	58.63	20.27	78.90
075-099-029-000	4	0.75	58.63	20.27	78.90
075-099-030-000	4	0.75	58.63	20.27	78.90
075-099-031-000	4	0.75	58.63	20.27	78.90
075-099-032-000	4	0.75	58.63	20.27	78.90
075-099-033-000	4	0.75	58.63	20.27	78.90
075-099-034-000	4	0.75	58.63	20.27	78.90
075-099-035-000	4	0.75	58.63	20.27	78.90
075-099-036-000	4	0.75	58.63	20.27	78.90

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-099-037-000	4	0.75	58.63	20.27	78.90
075-099-038-000	4	0.75	58.63	20.27	78.90
075-099-039-000	4	0.75	58.63	20.27	78.90
075-099-040-000	4	0.75	58.63	20.27	78.90
075-099-041-000	4	0.75	58.63	20.27	78.90
075-099-042-000	4	0.75	58.63	20.27	78.90
075-099-043-000	4	0.75	58.63	20.27	78.90
075-099-044-000	4	0.75	58.63	20.27	78.90
075-099-045-000	4	0.75	58.63	20.27	78.90
075-099-046-000	4	0.75	58.63	20.27	78.90
075-099-047-000	4	0.75	58.63	20.27	78.90
075-099-048-000	4	0.75	58.63	20.27	78.90
075-099-049-000	4	0.75	58.63	20.27	78.90
075-099-050-000	4	0.75	58.63	20.27	78.90
075-099-051-000	4	0.75	58.63	20.27	78.90
075-099-052-000	4	0.75	58.63	20.27	78.90
075-099-053-000	4	0.75	58.63	20.27	78.90
075-099-054-000	4	0.75	58.63	20.27	78.90
075-099-055-000	4	0.75	58.63	20.27	78.90
075-099-056-000	4	0.75	58.63	20.27	78.90
075-099-057-000	4	0.75	58.63	20.27	78.90
075-099-058-000	4	0.75	58.63	20.27	78.90
075-099-059-000	4	0.75	58.63	20.27	78.90
075-099-060-000	4	0.75	58.63	20.27	78.90
075-099-061-000	4	0.75	58.63	20.27	78.90
075-099-062-000	4	0.75	58.63	20.27	78.90
075-099-063-000	4	0.75	58.63	20.27	78.90
075-099-064-000	4	0.75	58.63	20.27	78.90
075-099-065-000	4	0.75	58.63	20.27	78.90
075-099-066-000	4	0.75	58.63	20.27	78.90
075-099-067-000	4	0.75	58.63	20.27	78.90
075-099-068-000	4	0.00	0.00	0.00	0.00
075-099-069-000	4	0.00	0.00	0.00	0.00
075-099-070-000	4	0.00	0.00	0.00	0.00
075-099-071-000	4	0.00	0.00	0.00	0.00
075-099-072-000	4	0.00	0.00	0.00	0.00
075-099-073-000	4	0.00	0.00	0.00	0.00
075-099-074-000	4	0.00	0.00	0.00	0.00
075-099-075-000	4	0.00	0.00	0.00	0.00
075-099-076-000	4	0.00	0.00	0.00	0.00
075-099-077-000	4	0.00	0.00	0.00	0.00
075-099-078-000	4	0.00	0.00	0.00	0.00
075-099-079-000	4	0.00	0.00	0.00	0.00
075-099-080-000	4	0.00	0.00	0.00	0.00
075-099-081-000	4	0.00	0.00	0.00	0.00
075-099-082-000	4	0.00	0.00	0.00	0.00
075-099-083-000	4	0.00	0.00	0.00	0.00
075-099-084-000	4	0.00	0.00	0.00	0.00
075-100-001-000	4	0.75	58.63	20.27	78.90
075-100-002-000	4	0.75	58.63	20.27	78.90
075-100-003-000	4	0.75	58.63	20.27	78.90
075-100-004-000	4	0.75	58.63	20.27	78.90
075-100-005-000	4	0.75	58.63	20.27	78.90
075-100-006-000	4	0.75	58.63	20.27	78.90

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-100-007-000	4	0.75	58.63	20.27	78.90
075-100-008-000	4	0.75	58.63	20.27	78.90
075-100-009-000	4	0.75	58.63	20.27	78.90
075-100-010-000	4	0.75	58.63	20.27	78.90
075-100-011-000	4	0.75	58.63	20.27	78.90
075-100-012-000	4	0.75	58.63	20.27	78.90
075-100-013-000	4	0.75	58.63	20.27	78.90
075-100-014-000	4	0.75	58.63	20.27	78.90
075-100-015-000	4	0.75	58.63	20.27	78.90
075-100-016-000	4	0.75	58.63	20.27	78.90
075-100-017-000	4	0.75	58.63	20.27	78.90
075-100-018-000	4	0.75	58.63	20.27	78.90
075-100-019-000	4	0.75	58.63	20.27	78.90
075-100-020-000	4	0.75	58.63	20.27	78.90
075-100-021-000	4	0.75	58.63	20.27	78.90
075-100-022-000	4	0.75	58.63	20.27	78.90
075-100-023-000	4	0.75	58.63	20.27	78.90
075-100-024-000	4	0.75	58.63	20.27	78.90
075-100-025-000	4	0.75	58.63	20.27	78.90
075-100-026-000	4	0.75	58.63	20.27	78.90
075-100-027-000	4	0.75	58.63	20.27	78.90
075-100-028-000	4	0.75	58.63	20.27	78.90
075-100-029-000	4	0.75	58.63	20.27	78.90
075-100-030-000	4	0.75	58.63	20.27	78.90
075-100-031-000	4	0.75	58.63	20.27	78.90
075-100-032-000	4	0.75	58.63	20.27	78.90
075-100-033-000	4	0.75	58.63	20.27	78.90
075-100-034-000	4	0.75	58.63	20.27	78.90
075-100-035-000	4	0.75	58.63	20.27	78.90
075-100-036-000	4	0.75	58.63	20.27	78.90
075-100-037-000	4	0.75	58.63	20.27	78.90
075-100-038-000	4	0.75	58.63	20.27	78.90
075-100-039-000	4	0.75	58.63	20.27	78.90
075-100-040-000	4	0.75	58.63	20.27	78.90
075-100-041-000	4	0.75	58.63	20.27	78.90
075-100-042-000	4	0.75	58.63	20.27	78.90
075-100-043-000	4	0.75	58.63	20.27	78.90
075-100-044-000	4	0.75	58.63	20.27	78.90
075-100-045-000	4	0.75	58.63	20.27	78.90
075-100-046-000	4	0.75	58.63	20.27	78.90
075-100-047-000	4	0.75	58.63	20.27	78.90
075-100-048-000	4	0.75	58.63	20.27	78.90
075-100-049-000	4	0.00	0.00	0.00	0.00
075-100-050-000	4	0.00	0.00	0.00	0.00
075-100-051-000	4	0.00	0.00	0.00	0.00
075-100-052-000	4	0.00	0.00	0.00	0.00
075-100-053-000	4	0.00	0.00	0.00	0.00
075-100-054-000	4	0.00	0.00	0.00	0.00
075-100-055-000	4	0.00	0.00	0.00	0.00
075-100-056-000	4	0.00	0.00	0.00	0.00
075-100-057-000	4	0.00	0.00	0.00	0.00
075-100-058-000	4	0.00	0.00	0.00	0.00
075-100-059-000	4	0.00	0.00	0.00	0.00
075-100-060-000	4	0.00	0.00	0.00	0.00

APN	Zone	EBU	District Wide Charge	Zone Charge	Total Charge*
075-100-061-000	4	0.00	0.00	0.00	0.00
075-100-062-000	4	0.00	0.00	0.00	0.00
075-102-001-000	4	4.32	337.70	116.78	454.46
075-102-002-000	4	0.91	71.14	24.60	95.72
075-102-003-000	4	3.01	235.29	81.37	316.64
Total		**2,244.64**	**$175,470.73**	**$57,834.02**	**$233,292.40**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.H

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

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 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 2014/2015.

STAFF 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 2014/2015 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 first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

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 2014/2015.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

FISCAL IMPACT:

	FY 13/14	FY 14/15	Change in Assessment
Courtney Estates	$ 25.50	$ 25.50	($ 0.00)
South Bend Estates	$ 74.52	$ 74.52	($ 0.00)
Elmwood Estates	$ 24.72	$ 24.72	($ 0.00)
Chianti	$ 57.54	$ 57.54	($ 0.00)
Sterling Ridge	$129.92	$129.92	($ 0.00)
Eastwood Estates	$ 88.00	$ 88.00	($ 0.00)

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 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

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

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

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

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

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2014/2015 pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2014/2015.

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

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains six (6) Benefit Zones known as Zone No. 2 Courtney Estates; Zone No. 3 South Bend Estates Units 1 and 2; and Zone No. 5 Elmwood Estates Unit 1; Zone 6 Chianti Unit 1, Zone 7 Sterling Ridge Unit 1; and Zone 8 Eastwood Estates Unit 1. The District is known and designated as

"Consolidated Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 24, 2014 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

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

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

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

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

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

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

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

COPY

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

City of Riverbank

Consolidated Landscaping and Lighting District

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

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Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial

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 2014/2015, 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____
Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I - OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2014/2015. 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 2014/2015.

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).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

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

- Zone 1 was initially established within the District to provide landscaping and lighting improvements within a planned residential development known as Avery

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

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

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

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

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

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

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

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

B. General Description of the Improvements and Services

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

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

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

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

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

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

C. District Zones and Specific Improvements

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

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

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

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

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

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

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

Zone 5 (Elmwood Estates Units 1 and 2) — This Zone is located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive. This Zone includes one hundred 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, trees and other park improvements at Harless Park.

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

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

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

Benefit Zones

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

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, pursuant to the *California Constitution Article 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. The CPI used to calculate the Maximum Assessment for FY 14-15 is 2.4%.

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 2014/2015

	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	0	0	0
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	0	0	0
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**	**$146.84**	**$268.66**	**$209.06**	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	$162	$3,155	$2,474	$1,841	$88,447	$1,476	$97,555
Reseve Fund Activity	0	0	0	0	0	0	0
Ending Reserve Fund Balance (Projected)	**$162**	**$3,155**	**$2,474**	**$1,841**	**$88,447**	**$1,476**	**$97,555**
Beginning Capital Improvement Project Fund	$0	$0	$0	$0	$43,353	$0	$43,353
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	**$0**	**$0**	**$0**	**$0**	**$43,353**	**$0**	**$43,353**

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, trees and other park improvements at Harless Park within Sterling Ridge Unit 1.

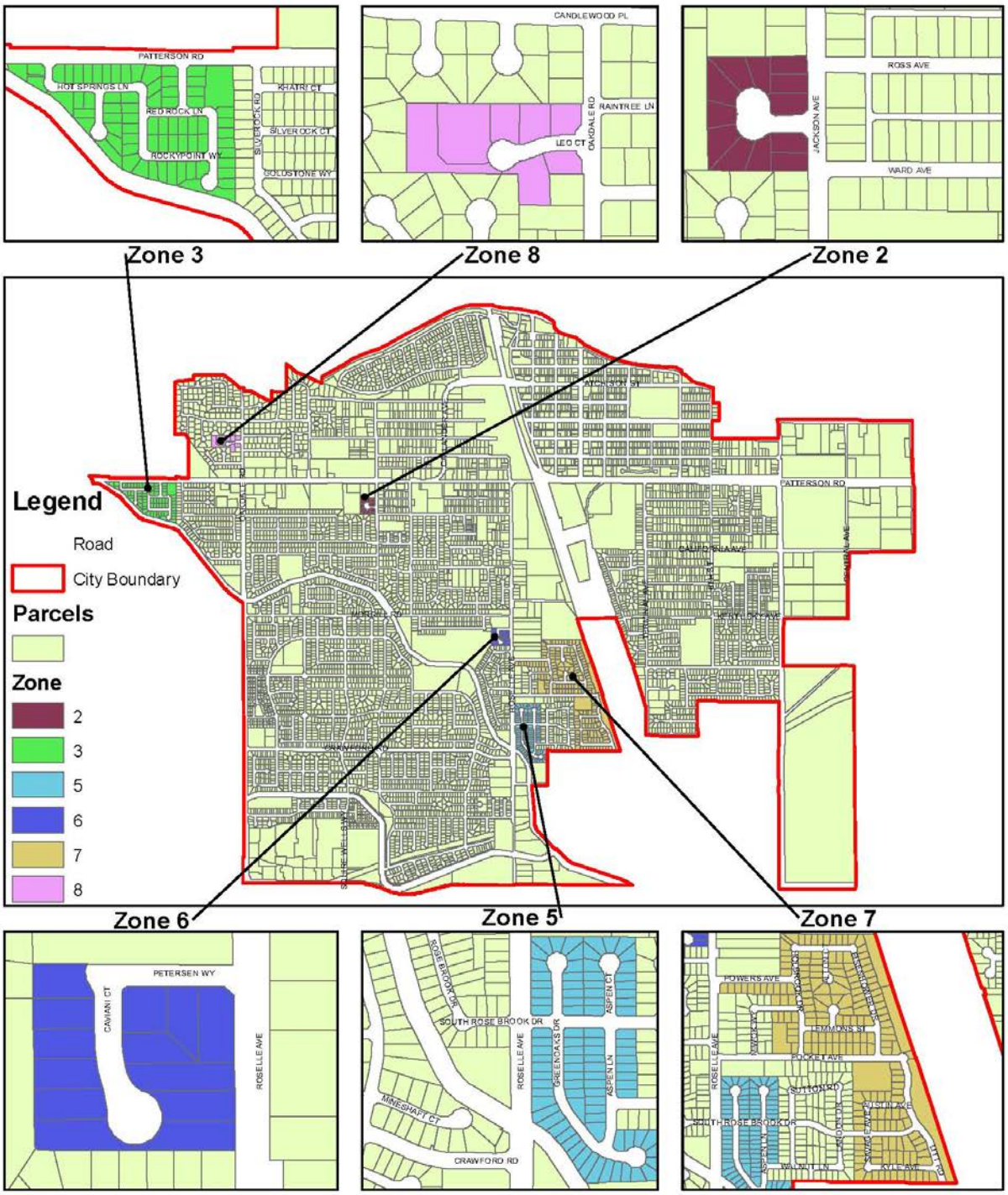
PART V - DISTRICT BOUNDARY MAPS

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.

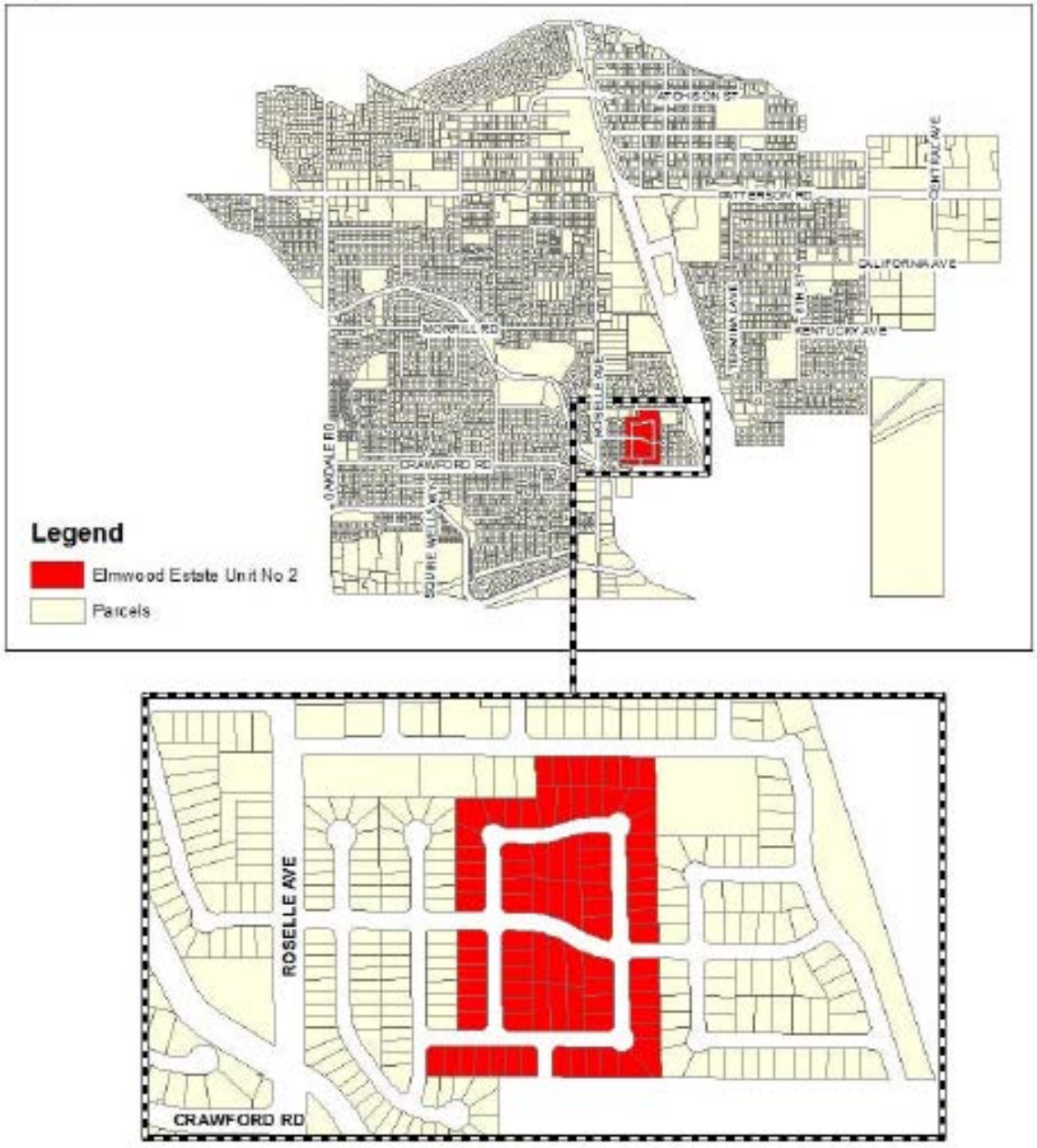
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District 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 — 2014/2015 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	EBUs	Zone	Charge
075043056000	1.0	2	$25.50
075043057000	1.0	2	25.50
075043058000	1.0	2	25.50
075043059000	1.0	2	25.50
075043060000	1.0	2	25.50
075043061000	1.0	2	25.50
075043062000	1.0	2	25.50
075043063000	1.0	2	25.50
075043064000	1.0	2	25.50
075043065000	1.0	2	25.50
075043066000	1.0	2	25.50
075043067000	1.0	2	25.50
Total:	**12.0**		**$306.00**
074022001000	1.0	3	$74.52
074022002000	1.0	3	74.52
074022003000	1.0	3	74.52
074022004000	1.0	3	74.52
074022005000	1.0	3	74.52
074022006000	1.0	3	74.52
074022007000	1.0	3	74.52
074022008000	1.0	3	74.52
074022009000	1.0	3	74.52
074022010000	1.0	3	74.52
074022011000	1.0	3	74.52
074022012000	1.0	3	74.52
074022013000	1.0	3	74.52
074022014000	1.0	3	74.52
074022015000	1.0	3	74.52
074022016000	1.0	3	74.52
074022017000	1.0	3	74.52
074022018000	1.0	3	74.52
074022019000	1.0	3	74.52
074022020000	1.0	3	74.52
074022021000	1.0	3	74.52
074022022000	1.0	3	74.52
074022023000	1.0	3	74.52
074022024000	1.0	3	74.52
074022025000	1.0	3	74.52
074022026000	1.0	3	74.52
074022029000	1.0	3	74.52
074022030000	1.0	3	74.52
074022031000	1.0	3	74.52
074022032000	1.0	3	74.52
074022033000	1.0	3	74.52
074022034000	1.0	3	74.52
074022035000	1.0	3	74.52
074022036000	1.0	3	74.52
074022037000	1.0	3	74.52
074022038000	1.0	3	74.52

APN	EBUs	Zone	Charge
074022039000	1.0	3	74.52
074022040000	1.0	3	74.52
074022041000	1.0	3	74.52
074022042000	1.0	3	74.52
074022043000	1.0	3	74.52
074022044000	1.0	3	74.52
074022045000	1.0	3	74.52
074022046000	1.0	3	74.52
074022047000	1.0	3	74.52
074022048000	1.0	3	74.52
074022049000	1.0	3	74.52
074022050000	1.0	3	74.52
074022051000	1.0	3	74.52
074022052000	1.0	3	74.52
074022053000	1.0	3	74.52
074022054000	1.0	3	74.52
074022055000	1.0	3	74.52
074022056000	1.0	3	74.52
074022057000	1.0	3	74.52
074022058000	1.0	3	74.52
074022059000	1.0	3	74.52
074022060000	1.0	3	74.52
074022061000	1.0	3	74.52
074022062000	1.0	3	74.52
074022063000	1.0	3	74.52
074022064000	1.0	3	74.52
074022065000	1.0	3	74.52
074022066000	1.0	3	74.52
074022067000	1.0	3	74.52
074022068000	1.0	3	74.52
074022069000	1.0	3	74.52
074022070000	1.0	3	74.52
074022075000	1.0	3	74.52
074022076000	1.0	3	74.52
074022077000	1.0	3	74.52
Total:	**71.0**		**$5,290.92**
075049001000	1.0	5	$24.72
075049002000	1.0	5	24.72
075049003000	1.0	5	24.72
075049004000	1.0	5	24.72
075049005000	1.0	5	24.72
075049006000	1.0	5	24.72
075049007000	1.0	5	24.72
075049008000	1.0	5	24.72
075049009000	1.0	5	24.72
075049010000	1.0	5	24.72
075049011000	1.0	5	24.72
075049012000	1.0	5	24.72
075049013000	1.0	5	24.72

APN	EBUs	Zone	Charge
075049014000	1.0	5	24.72
075049015000	1.0	5	24.72
075049016000	1.0	5	24.72
075049017000	1.0	5	24.72
075049018000	1.0	5	24.72
075049019000	1.0	5	24.72
075049020000	1.0	5	24.72
075049021000	1.0	5	24.72
075049022000	1.0	5	24.72
075049023000	1.0	5	24.72
075049024000	1.0	5	24.72
075049025000	1.0	5	24.72
075049026000	1.0	5	24.72
075049027000	1.0	5	24.72
075049028000	1.0	5	24.72
075049029000	1.0	5	24.72
075049030000	1.0	5	24.72
075049031000	1.0	5	24.72
075049032000	1.0	5	24.72
075049033000	1.0	5	24.72
075049034000	1.0	5	24.72
075049035000	1.0	5	24.72
075049036000	1.0	5	24.72
075049037000	1.0	5	24.72
075049038000	1.0	5	24.72
075049039000	1.0	5	24.72
075049040000	1.0	5	24.72
075049041000	1.0	5	24.72
075049042000	1.0	5	24.72
075049043000	1.0	5	24.72
075049044000	1.0	5	24.72
075049045000	1.0	5	24.72
075049046000	1.0	5	24.72
075049047000	1.0	5	24.72
075049048000	1.0	5	24.72
075049049000	1.0	5	24.72
075049050000	1.0	5	24.72
075049051000	1.0	5	24.72
075049052000	1.0	5	24.72
075049053000	1.0	5	24.72
075049054000	1.0	5	24.72
075049055000	1.0	5	24.72
075049056000	1.0	5	24.72
075049057000	1.0	5	24.72
075049058000	1.0	5	24.72
075049059000	1.0	5	24.72
075049060000	1.0	5	24.72
075049061000	1.0	5	24.72
075049062000	1.0	5	24.72

APN	EBUs	Zone	Charge
075049063000	1.0	5	24.72
075049064000	1.0	5	24.72
075049065000	1.0	5	24.72
075049066000	1.0	5	24.72
075049067000	1.0	5	24.72
075049068000	1.0	5	24.72
075049069000	1.0	5	24.72
075049070000	1.0	5	24.72
075049071000	1.0	5	24.72
075049072000	1.0	5	24.72
075049073000	1.0	5	24.72
075049074000	1.0	5	24.72
075049075000	1.0	5	24.72
075049076000	1.0	5	24.72
075049077000	1.0	5	24.72
075049078000	1.0	5	24.72
075049079000	1.0	5	24.72
075049080000	1.0	5	24.72
075049081000	1.0	5	24.72
075049082000	1.0	5	24.72
075049083000	1.0	5	24.72
075049084000	1.0	5	24.72
075049085000	1.0	5	24.72
075049086000	1.0	5	24.72
075049087000	1.0	5	24.72
075049088000	1.0	5	24.72
075049089000	1.0	5	24.72
075049090000	1.0	5	24.72
075049091000	1.0	5	24.72
075049092000	1.0	5	24.72
075095001000	1.0	5	24.72
075095002000	1.0	5	24.72
075095003000	1.0	5	24.72
075095004000	1.0	5	24.72
075095005000	1.0	5	24.72
075095006000	1.0	5	24.72
075095007000	1.0	5	24.72
075095008000	1.0	5	24.72
075095009000	1.0	5	24.72
075095010000	1.0	5	24.72
075095011000	1.0	5	24.72
075095012000	1.0	5	24.72
075095013000	1.0	5	24.72
075095014000	1.0	5	24.72
075095015000	1.0	5	24.72
075095016000	1.0	5	24.72
075095017000	1.0	5	24.72
075095018000	1.0	5	24.72
075095019000	1.0	5	24.72

APN	EBUs	Zone	Charge
075095020000	1.0	5	24.72
075095021000	1.0	5	24.72
075095022000	1.0	5	24.72
075095023000	1.0	5	24.72
075095024000	1.0	5	24.72
075095025000	1.0	5	24.72
075095026000	1.0	5	24.72
075095027000	1.0	5	24.72
075095028000	1.0	5	24.72
075095029000	1.0	5	24.72
075095030000	1.0	5	24.72
075095031000	1.0	5	24.72
075095032000	1.0	5	24.72
075095033000	1.0	5	24.72
075095034000	1.0	5	24.72
075095035000	1.0	5	24.72
075095036000	1.0	5	24.72
075095037000	1.0	5	24.72
075095038000	1.0	5	24.72
075095039000	1.0	5	24.72
075095040000	1.0	5	24.72
075095041000	1.0	5	24.72
075095042000	1.0	5	24.72
075095043000	1.0	5	24.72
075095044000	1.0	5	24.72
075095045000	1.0	5	24.72
075095046000	1.0	5	24.72
075095047000	1.0	5	24.72
075095048000	1.0	5	24.72
075095049000	1.0	5	24.72
075095050000	1.0	5	24.72
075095051000	1.0	5	24.72
075095052000	1.0	5	24.72
075095053000	1.0	5	24.72
075095054000	1.0	5	24.72
075095055000	1.0	5	24.72
075095056000	1.0	5	24.72
075095057000	1.0	5	24.72
075095058000	1.0	5	24.72
075095059000	1.0	5	24.72
075095060000	1.0	5	24.72
075095061000	1.0	5	24.72
075095062000	1.0	5	24.72
075095063000	1.0	5	24.72
075095064000	1.0	5	24.72
075095065000	1.0	5	24.72
075095066000	1.0	5	24.72
075095067000	1.0	5	24.72
075095068000	1.0	5	24.72

APN	EBUs	Zone	Charge
075095069000	1.0	5	24.72
075095070000	1.0	5	24.72
075095071000	1.0	5	24.72
075095072000	1.0	5	24.72
075095073000	1.0	5	24.72
075095074000	1.0	5	24.72
075095075000	1.0	5	24.72
075095076000	1.0	5	24.72
075095077000	1.0	5	24.72
075095078000	1.0	5	24.72
075095079000	1.0	5	24.72
075095080000	1.0	5	24.72
075095081000	1.0	5	24.72
075095082000	1.0	5	24.72
075095083000	1.0	5	24.72
075095084000	1.0	5	24.72
075095085000	1.0	5	24.72
075095086000	1.0	5	24.72
Total:	**178.0**		**$4,400.16**
075-031-036-000	1.0	6	$57.54
075-031-037-000	1.0	6	57.54
075-031-038-000	1.0	6	57.54
075-031-039-000	1.0	6	57.54
075-031-040-000	1.0	6	57.54
075-031-041-000	1.0	6	57.54
075-031-042-000	1.0	6	57.54
075-031-043-000	1.0	6	57.54
075-031-044-000	1.0	6	57.54
075-031-045-000	1.0	6	57.54
075-031-046-000	1.0	6	57.54
075-031-047-000	1.0	6	57.54
075-031-048-000	1.0	6	57.54
Total:	**13.0**		**$748.02**
075-088-001-000	1.0	7	$129.92
075-088-002-000	1.0	7	129.92
075-088-003-000	1.0	7	129.92
075-088-004-000	1.0	7	129.92
075-088-005-000	1.0	7	129.92
075-088-006-000	1.0	7	129.92
075-088-007-000	1.0	7	129.92
075-088-008-000	1.0	7	129.92
075-088-009-000	1.0	7	129.92
075-088-010-000	1.0	7	129.92
075-088-011-000	1.0	7	129.92
075-088-012-000	1.0	7	129.92
075-088-013-000	1.0	7	129.92
075-088-014-000	1.0	7	129.92
075-088-015-000	1.0	7	129.92
075-088-016-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-088-017-000	1.0	7	129.92
075-088-018-000	1.0	7	129.92
075-088-019-000	1.0	7	129.92
075-088-020-000	1.0	7	129.92
075-088-021-000	1.0	7	129.92
075-088-022-000	1.0	7	129.92
075-088-023-000	1.0	7	129.92
075-088-024-000	1.0	7	129.92
075-088-025-000	1.0	7	129.92
075-088-026-000	1.0	7	129.92
075-088-027-000	1.0	7	129.92
075-088-028-000	1.0	7	129.92
075-088-029-000	1.0	7	129.92
075-088-030-000	1.0	7	129.92
075-088-031-000	1.0	7	129.92
075-088-032-000	1.0	7	129.92
075-088-033-000	1.0	7	129.92
075-088-034-000	1.0	7	129.92
075-088-035-000	1.0	7	129.92
075-088-036-000	1.0	7	129.92
075-088-037-000	1.0	7	129.92
075-088-038-000	1.0	7	129.92
075-088-039-000	1.0	7	129.92
075-088-040-000	1.0	7	129.92
075-088-041-000	1.0	7	129.92
075-088-042-000	1.0	7	129.92
075-088-043-000	1.0	7	129.92
075-088-044-000	1.0	7	129.92
075-088-045-000	1.0	7	129.92
075-088-046-000	1.0	7	129.92
075-088-047-000	1.0	7	129.92
075-088-048-000	1.0	7	129.92
075-088-049-000	1.0	7	129.92
075-088-050-000	1.0	7	129.92
075-088-051-000	1.0	7	129.92
075-088-052-000	1.0	7	129.92
075-088-053-000	1.0	7	129.92
075-088-054-000	1.0	7	129.92
075-088-055-000	1.0	7	129.92
075-088-056-000	1.0	7	129.92
075-088-057-000	1.0	7	129.92
075-088-058-000	1.0	7	129.92
075-088-059-000	1.0	7	129.92
075-088-060-000	1.0	7	129.92
075-088-061-000	1.0	7	129.92
075-088-062-000	1.0	7	129.92
075-088-063-000	1.0	7	129.92
075-089-001-000	1.0	7	129.92
075-089-002-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-089-003-000	1.0	7	129.92
075-089-004-000	1.0	7	129.92
075-089-005-000	1.0	7	129.92
075-089-006-000	1.0	7	129.92
075-089-007-000	1.0	7	129.92
075-089-008-000	1.0	7	129.92
075-089-009-000	1.0	7	129.92
075-089-010-000	1.0	7	129.92
075-089-011-000	1.0	7	129.92
075-089-012-000	1.0	7	129.92
075-089-013-000	1.0	7	129.92
075-089-014-000	1.0	7	129.92
075-089-015-000	1.0	7	129.92
075-089-016-000	1.0	7	129.92
075-089-017-000	1.0	7	129.92
075-089-018-000	1.0	7	129.92
075-089-019-000	1.0	7	129.92
075-089-020-000	1.0	7	129.92
075-089-021-000	1.0	7	129.92
075-089-022-000	1.0	7	129.92
075-089-023-000	1.0	7	129.92
075-089-024-000	1.0	7	129.92
075-089-025-000	1.0	7	129.92
075-089-026-000	1.0	7	129.92
075-089-027-000	1.0	7	129.92
075-089-028-000	1.0	7	129.92
075-089-029-000	1.0	7	129.92
075-089-030-000	1.0	7	129.92
075-089-031-000	1.0	7	129.92
075-089-032-000	1.0	7	129.92
075-089-033-000	1.0	7	129.92
075-089-034-000	1.0	7	129.92
075-089-035-000	1.0	7	129.92
075-089-036-000	1.0	7	129.92
075-089-037-000	1.0	7	129.92
075-089-038-000	1.0	7	129.92
075-089-039-000	1.0	7	129.92
075-089-040-000	1.0	7	129.92
075-089-041-000	1.0	7	129.92
075-089-042-000	1.0	7	129.92
075-089-043-000	1.0	7	129.92
075-089-044-000	1.0	7	129.92
075-089-045-000	1.0	7	129.92
075-089-046-000	1.0	7	129.92
075-089-047-000	1.0	7	129.92
075-089-048-000	1.0	7	129.92
075-089-049-000	1.0	7	129.92
075-089-050-000	1.0	7	129.92
075-089-051-000	1.0	7	129.92

APN	EBUs	Zone	Charge
075-089-052-000	1.0	7	129.92
075-089-053-000	1.0	7	129.92
075-089-054-000	1.0	7	129.92
075-089-055-000	1.0	7	129.92
075-089-056-000	1.0	7	129.92
075-089-057-000	1.0	7	129.92
075-089-058-000	1.0	7	129.92
075-090-001-000	1.0	7	129.92
075-090-002-000	1.0	7	129.92
075-090-003-000	1.0	7	129.92
075-090-004-000	1.0	7	129.92
075-090-005-000	1.0	7	129.92
075-090-006-000	1.0	7	129.92
075-090-007-000	1.0	7	129.92
075-090-008-000	1.0	7	129.92
075-090-009-000	1.0	7	129.92
075-090-010-000	1.0	7	129.92
075-090-011-000	1.0	7	129.92
075-090-012-000	1.0	7	129.92
075-090-013-000	1.0	7	129.92
075-090-014-000	1.0	7	129.92
075-090-015-000	1.0	7	129.92
075-090-016-000	1.0	7	129.92
075-090-017-000	1.0	7	129.92
075-090-018-000	1.0	7	129.92
075-090-019-000	1.0	7	129.92
075-090-020-000	1.0	7	129.92
075-090-021-000	1.0	7	129.92
075-090-022-000	1.0	7	129.92
075-090-023-000	1.0	7	129.92
075-090-024-000	1.0	7	129.92
075-090-025-000	1.0	7	129.92
075-090-026-000	1.0	7	129.92
075-090-027-000	1.0	7	129.92
075-090-028-000	1.0	7	129.92
075-090-029-000	1.0	7	129.92
075-090-030-000	1.0	7	129.92
075-090-031-000	1.0	7	129.92
075-090-032-000	1.0	7	129.92
075-090-033-000	1.0	7	129.92
075-090-034-000	1.0	7	129.92
075-090-035-000	1.0	7	129.92
075-090-036-000	1.0	7	129.92
075-090-037-000	1.0	7	129.92
075-090-038-000	1.0	7	129.92
075-090-039-000	1.0	7	129.92
075-090-040-000	1.0	7	129.92
075-090-041-000	1.0	7	129.92
075-090-042-000	1.0	7	129.92

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

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.I

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

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 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 2014/2015.

STAFF 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 2014/2015 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 first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2014/2015.

FISCAL IMPACT:

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2014/2015 will be as follows:

	FY 13/14	FY 14/15	Change in Assessment
Annual Parcel Assessments	$40.81	$40.81	($ 0.00)

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 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Sierra Vista Estates Landscape and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Sierra Vista Estates Landscape and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2014/2015 pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2014/2015.

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

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

"Sierra Vista Estates Landscape and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 24, 2014 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

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

COPY

CITY OF RIVERBANK

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

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

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

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

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

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

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

a. A Description of Improvements

b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)

c. A Description of the Method of Apportionment resulting in an Assessment Rate per Equivalent Dwelling Unit

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

City of Riverbank

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

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

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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 2014/2015 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Sierra Vista Estates Landscaping and Lighting District ("District"). The District was formed in Fiscal Year 2000/2001 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act") and in compliance with the substantive and procedural requirements of the *California Constitution Article 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 2014/2015. 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 2014/2015.

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 2014/2015.

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. The Maximum Assessment for Fiscal Year 2014/2015 is $148.91.

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 2014/2015

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
Balance to Levy	**$2,612**
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	**$148.90**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$30,962
Reserve Collection/ (Transfers)	(2,139)
Ending Reserve Fund Balance (Projected)	**$28,823**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0.00**

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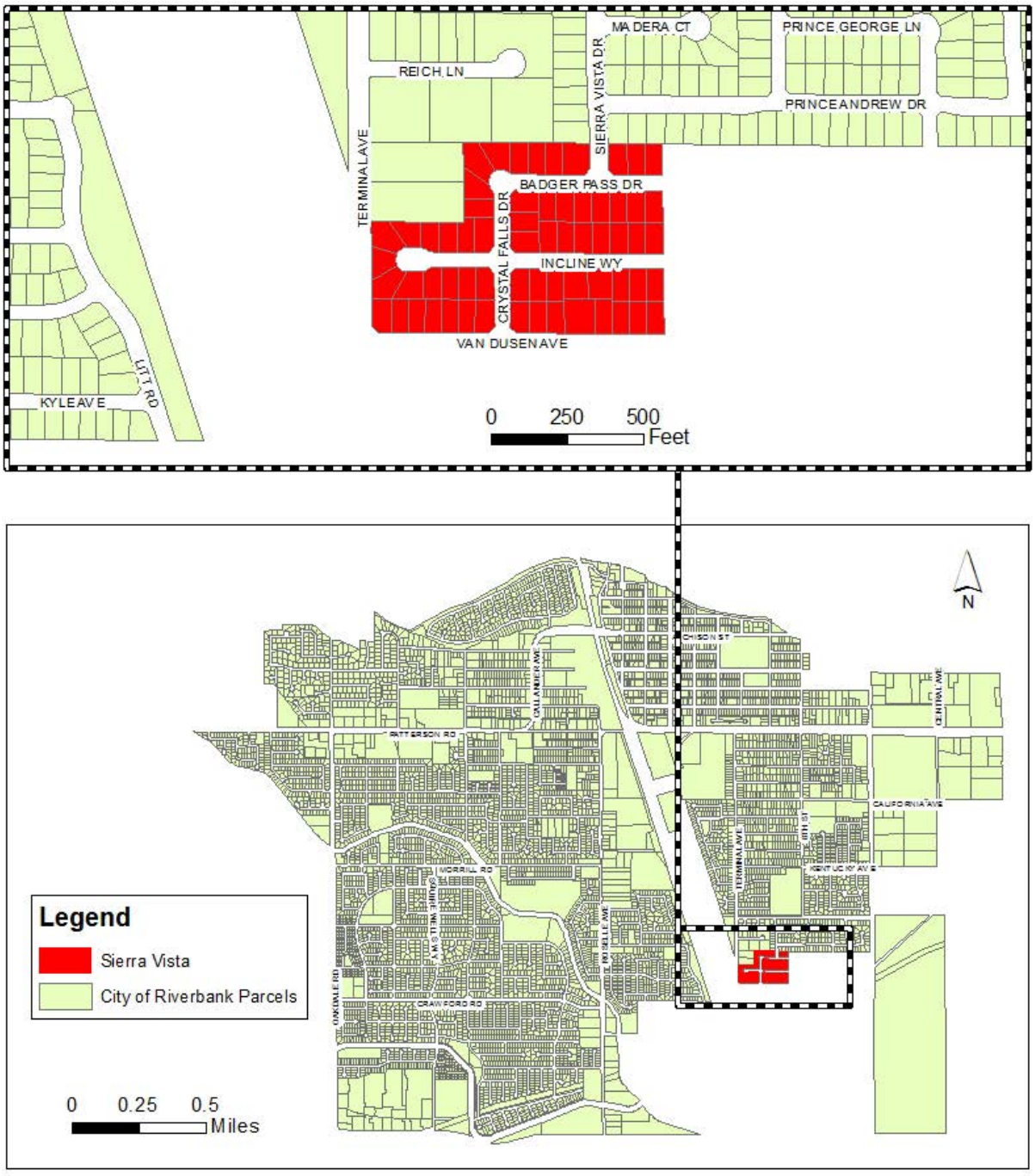
PART V — DISTRICT BOUNDARY MAPS

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 — 2014/2015 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	EBU	Charge
075-058-002-000	1.0	$40.80
075-058-003-000	1.0	40.80
075-058-004-000	1.0	40.80
075-058-005-000	1.0	40.80
075-058-006-000	1.0	40.80
075-058-007-000	1.0	40.80
075-058-008-000	1.0	40.80
075-058-009-000	1.0	40.80
075-058-010-000	1.0	40.80
075-058-011-000	1.0	40.80
075-058-012-000	1.0	40.80
075-058-013-000	1.0	40.80
075-058-014-000	1.0	40.80
075-058-015-000	1.0	40.80
075-058-016-000	1.0	40.80
075-058-017-000	1.0	40.80
075-058-018-000	1.0	40.80
075-058-019-000	1.0	40.80
075-058-020-000	1.0	40.80
075-058-027-000	1.0	40.80
075-058-028-000	1.0	40.80

APN	EBU	Charge
075-058-029-000	1.0	40.80
075-058-030-000	1.0	40.80
075-058-031-000	1.0	40.80
075-058-032-000	1.0	40.80
075-058-033-000	1.0	40.80
075-058-034-000	1.0	40.80
075-058-035-000	1.0	40.80
075-058-036-000	1.0	40.80
075-058-037-000	1.0	40.80
075-058-038-000	1.0	40.80
075-058-039-000	1.0	40.80
075-058-040-000	1.0	40.80
075-058-041-000	1.0	40.80
075-058-042-000	1.0	40.80
075-058-043-000	1.0	40.80
075-058-044-000	1.0	40.80
075-058-045-000	1.0	40.80
075-058-046-000	1.0	40.80
075-058-047-000	1.0	40.80
075-058-048-000	1.0	40.80
075-058-049-000	1.0	40.80
075-058-050-000	1.0	40.80
075-058-051-000	1.0	40.80
075-058-052-000	1.0	40.80
075-058-053-000	1.0	40.80
075-058-054-000	1.0	40.80
075-058-055-000	1.0	40.80
075-058-056-000	1.0	40.80
075-058-057-000	1.0	40.80
075-058-058-000	1.0	40.80
075-058-059-000	1.0	40.80
075-058-060-000	1.0	40.80
075-058-061-000	1.0	40.80
075-058-062-000	1.0	40.80
075-058-063-000	1.0	40.80
075-058-064-000	1.0	40.80
075-058-065-000	1.0	40.80
075-058-066-000	1.0	40.80
075-058-067-000	1.0	40.80
075-058-069-000	1.0	40.80
075-058-070-000	1.0	40.80
075-058-071-000	1.0	40.80
075-058-072-000	1.0	40.80
Total	**64.0**	**$2,611.20**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.J

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

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 adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

STAFF 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 2014/2015 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 first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015.

FISCAL IMPACT:

The annual assessments for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2014/2015 are as follows:

	FY 13/14	FY 14/15	Change in Assessment
Annual Parcel Assessments	$80.00	$80.00	($ 0.00)

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 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2014/2015 pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2014/2015.

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

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

"Ridgewood Place Landscape and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 24, 2014 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

COPY

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

CITY OF RIVERBANK

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2014/2015

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

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

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

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

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

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

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

COPY

City of Riverbank

Ridgewood Place
Landscaping and Lighting District

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

27368 Via Industria
Suite 110
Temecula, CA 92590
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F 951.587.3510

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 2014/2015, 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Ridgewood Place Landscape and Lighting District ("District"). The District was formed in 1998 and is annually levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article 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 2014/2015. 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 2014/2015.

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).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

D. DESCRIPTION OF THE IMPROVEMENTS

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

E. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2014/2015.

F. DESCRIPTION OF THE DISTRICT

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

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, pursuant to the Article 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 Maximum Assessment for Fiscal Year 2014/2015 is $376.50 which is an increase of three percent (3.0%) from prior year's maximum assessment. However, a rate of $80 per EBU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, we are applying the three percent increase (3.0%) because it is greater than the Annual CPI of 2.58%.

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
2.58%	3.00%	3.00%	$365.53	$10.97	$376.50

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 2014/2015

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
Balance to Levy	**$1,840**
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	**$376.50**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$23,530
Reserve Fund Activity	(3,295)
Ending Reserve Fund Balance (Projected)	**$20,235**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0.00**

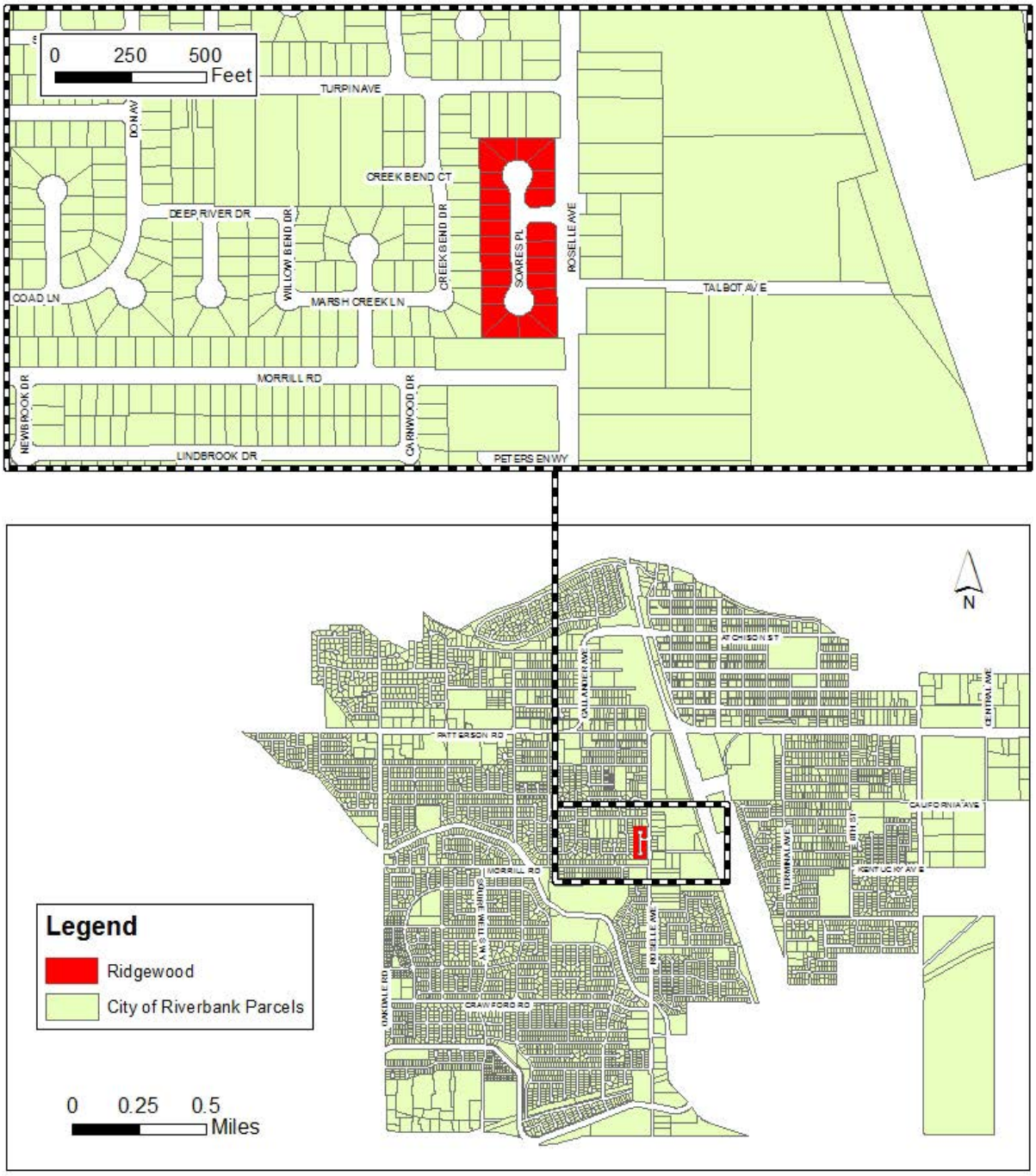
PART V — DISTRICT BOUNDARY MAPS

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.

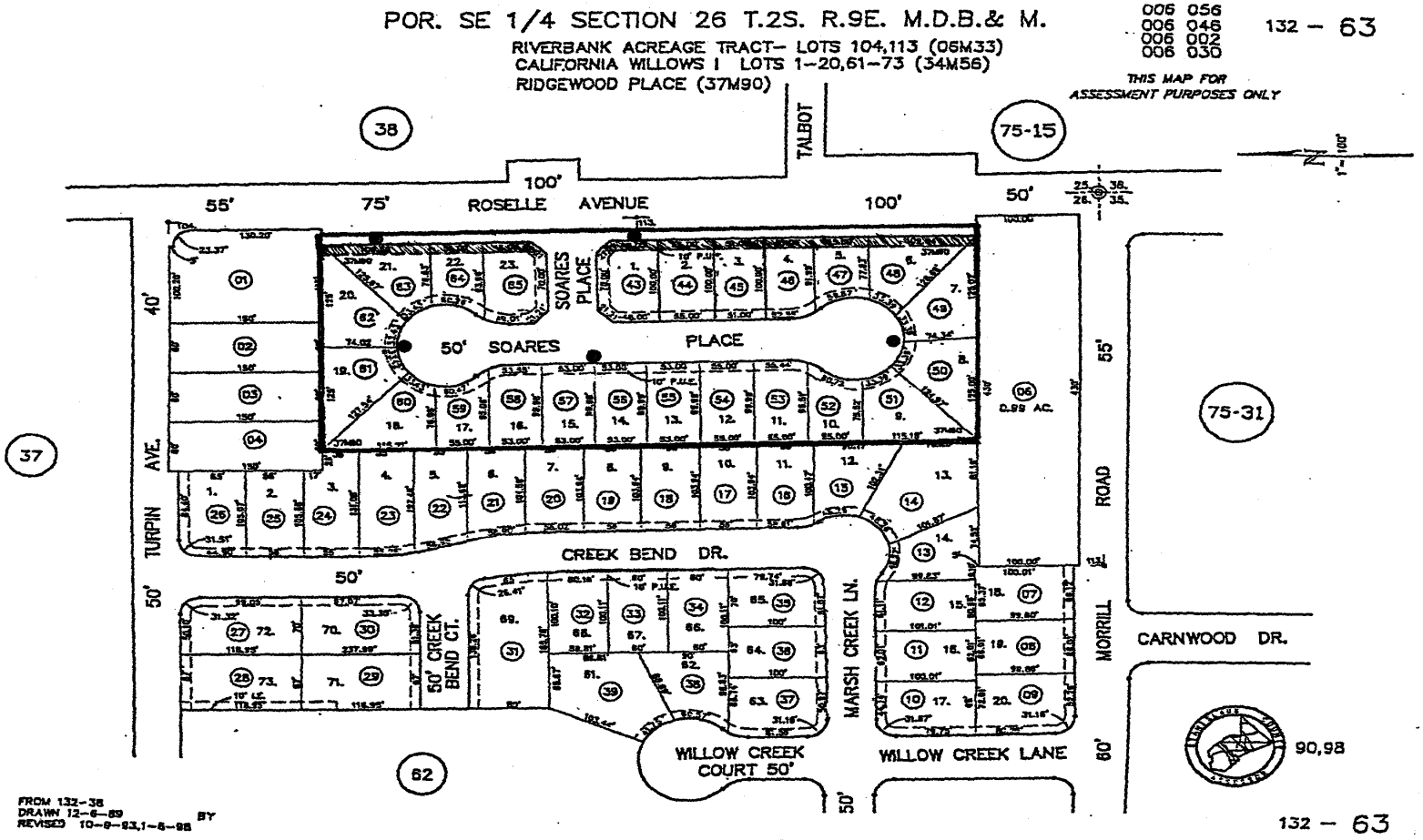
City of Riverbank
Ridgewood Place
Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

- **Street Lights**

Landscaped Areas Shaded



PART VI — 2014/2015 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.

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

***Total may differ from budget due to rounding.**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.K

SECTION 3: CONSENT CALENDAR

Meeting Date: June 10, 2014

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

1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

2) Resolution of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

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 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 2014/2015.

STAFF 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 2014/2015 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 first of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 24, 2014.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2014/2015.

FISCAL IMPACT:

The annual assessments for parcels in the River Cove District for Fiscal Year 2014/2015 will be as follows:

	FY 13/14	FY 14/15	Change in Assessment
Annual Parcel Assessments	$196.90	$196.90	($ 0.00)

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 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2014/2015

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

WHEREAS, the City Council has, by previous Resolutions, formed the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2014/2015 pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT AS FOLLOWS:

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2014/2015.

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

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

"Landscape and Lighting District No. 1
River Cove Subdivision"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2014/2015, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday June 24, 2014 at 6:00p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2014/2015

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

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

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

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

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

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

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2014.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, _____, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

_____
Annabelle Aguilar, CMC
City Clerk

APPROVED:

_____
Richard D. O'Brien
Mayor

City of Riverbank

River Cove Landscaping and Lighting District

2014/2015 Engineer's Annual Levy Report

Intent Meeting: June 10, 2014
Public Hearing: June 24, 2014

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

www.willdan.com/financial

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 2014/2015, 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 _____, 2014.

Willdan Financial Services
Assessment Engineer

By: _____

Beatrice Medina, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the River Cove Landscaping and Lighting District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The District included all parcels within the residential development known as the River Cove subdivision and was previously referred to as the Riverbank Landscaping and Lighting District No. 1. The overall District improvements to be maintained at build out and a maximum assessment for those improvements were approved by the property owners of record when the District was formed.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2014/2015. 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 2014/2015.

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 2014/2015.

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 Lots	Total Parcels
	Book	Page		
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 — 2014/2015 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	(94)
CIP Collection/(Transfer)	0
Balance to Levy	**$47,452**
DISTRICT STATISTICS	
Total Parcels	248
Total Parcels Levied	241
Total Equivalent Dwelling Units (EDU)	241.00
Assessment Rate (Levy Per EDU)	**$196.90**
Maximum Assessment Rate Approved	**$196.90**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$0
Collections/(Transfers)	0
Ending Reserve Fund Balance (Projected)	**$0.00**
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.

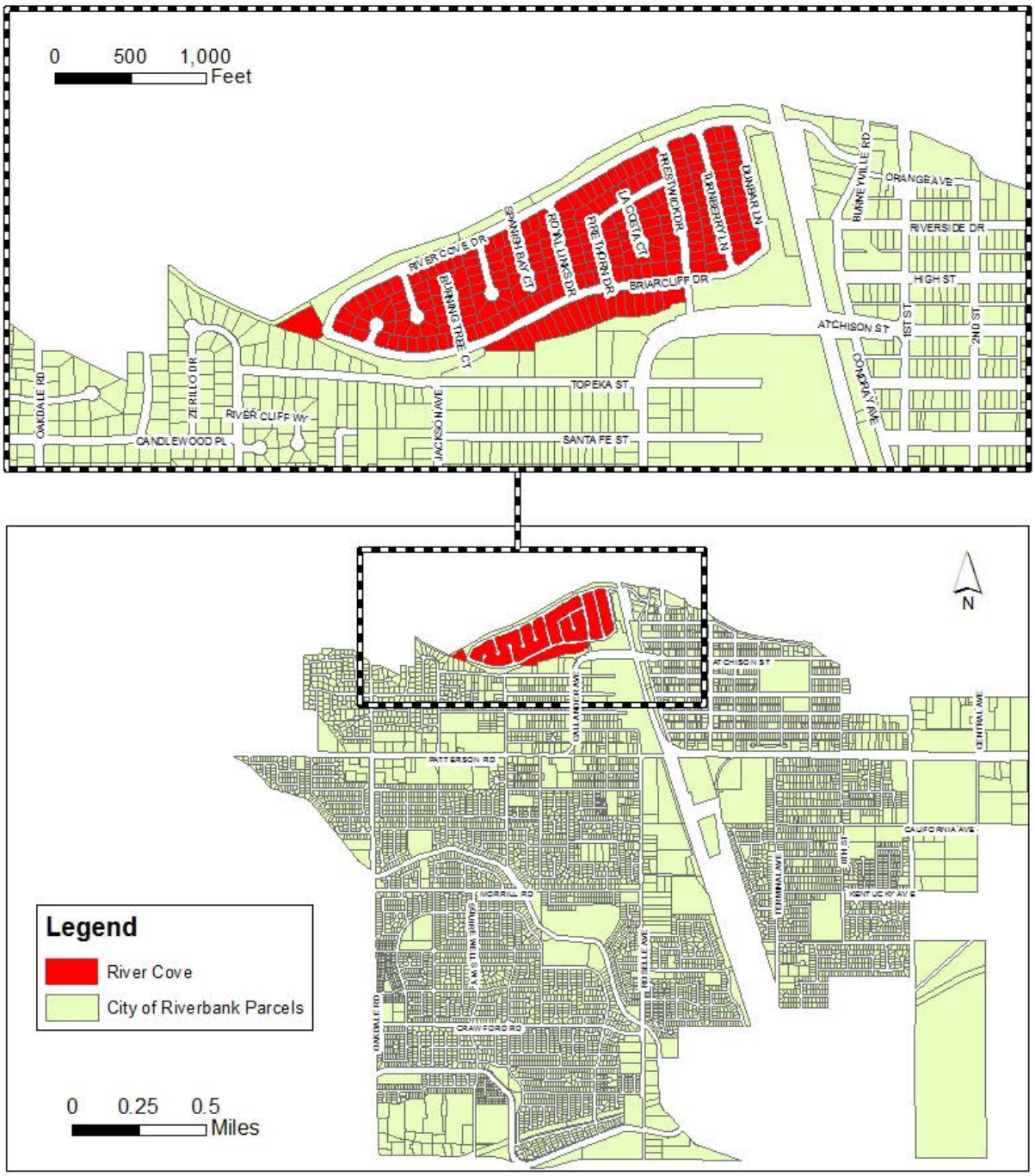
PART V — DISTRICT DIAGRAMS

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.

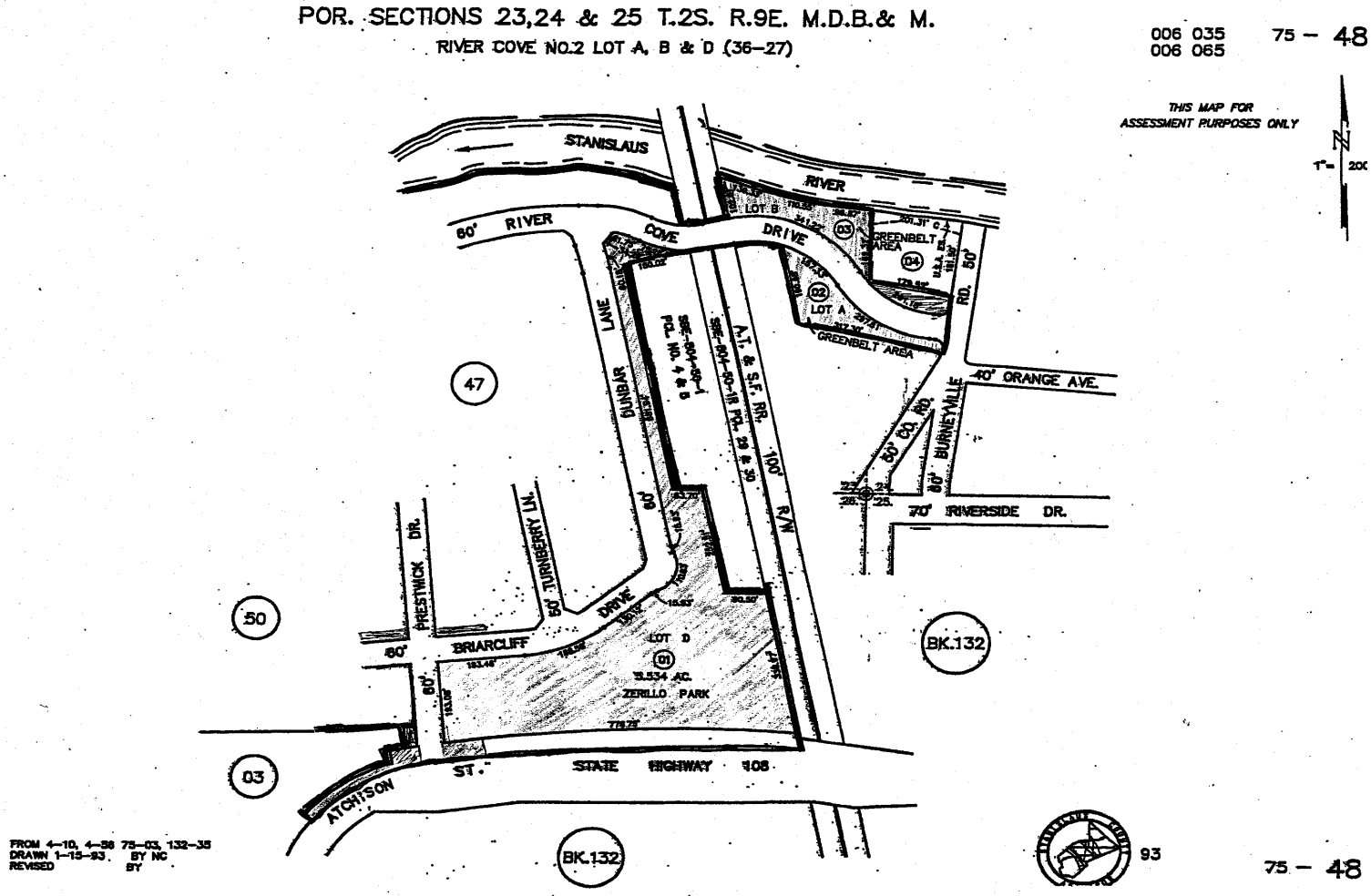
The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

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



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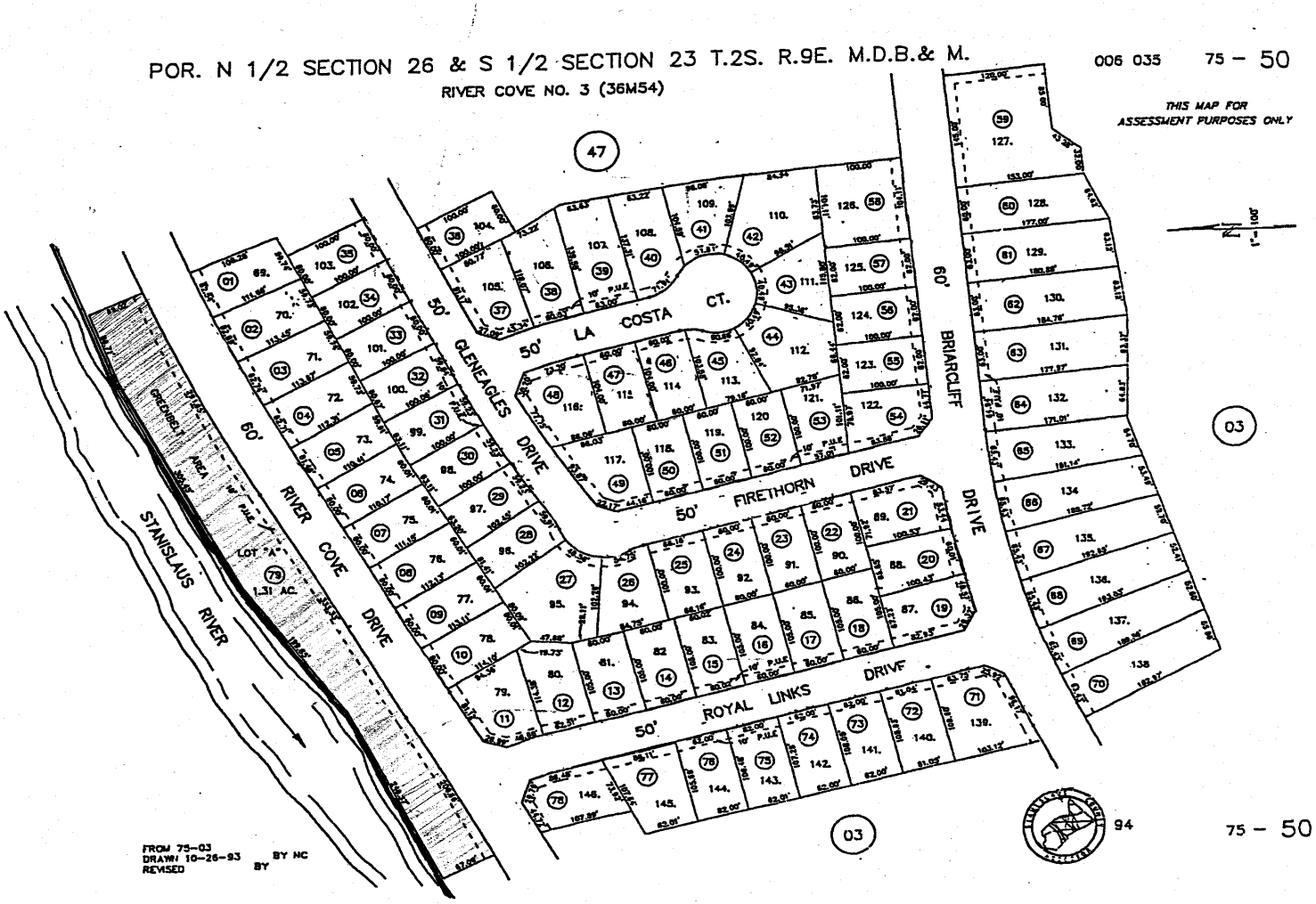

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Landscape and Lighting District No. 1
River Cove Subdivision
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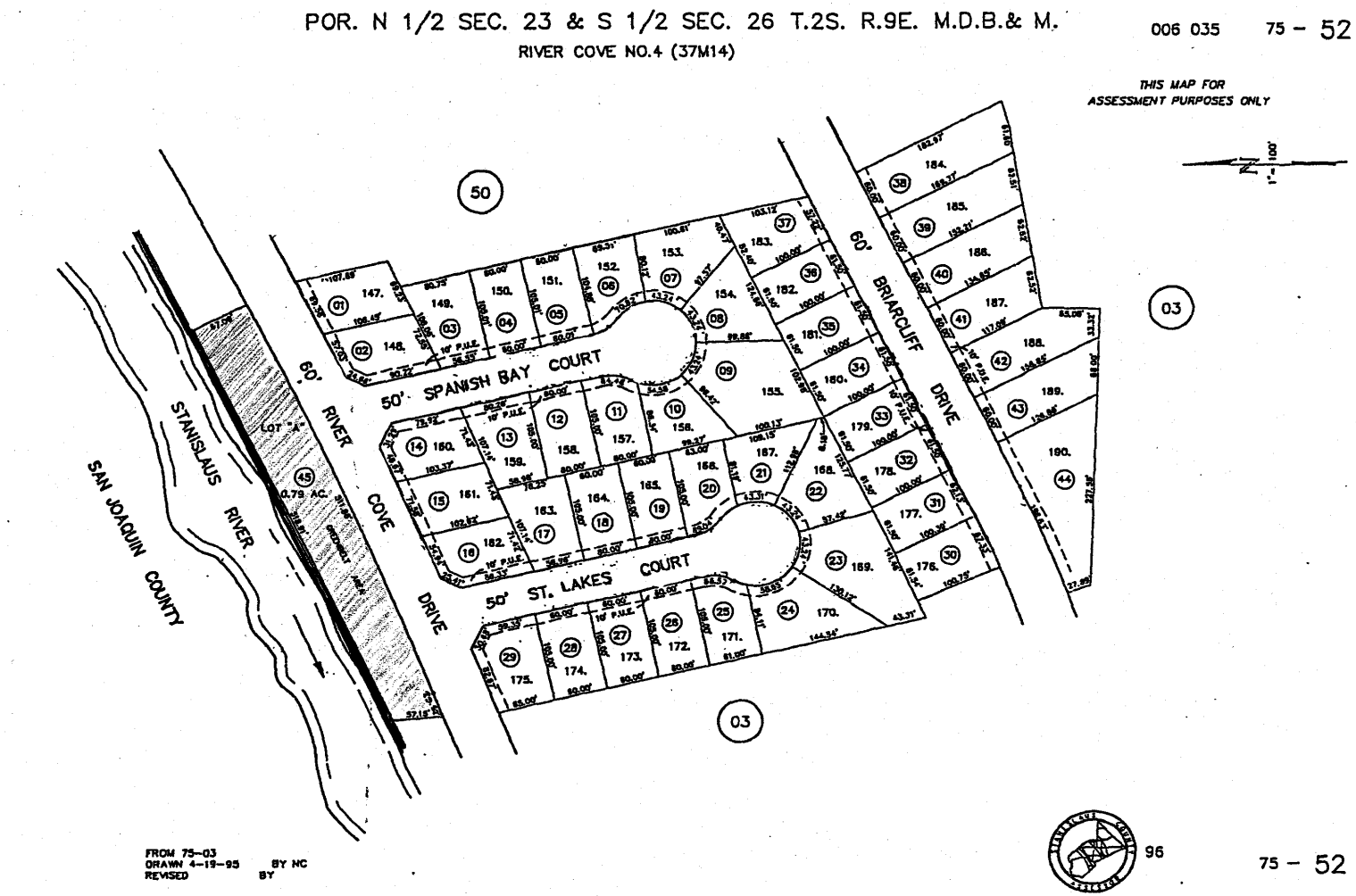

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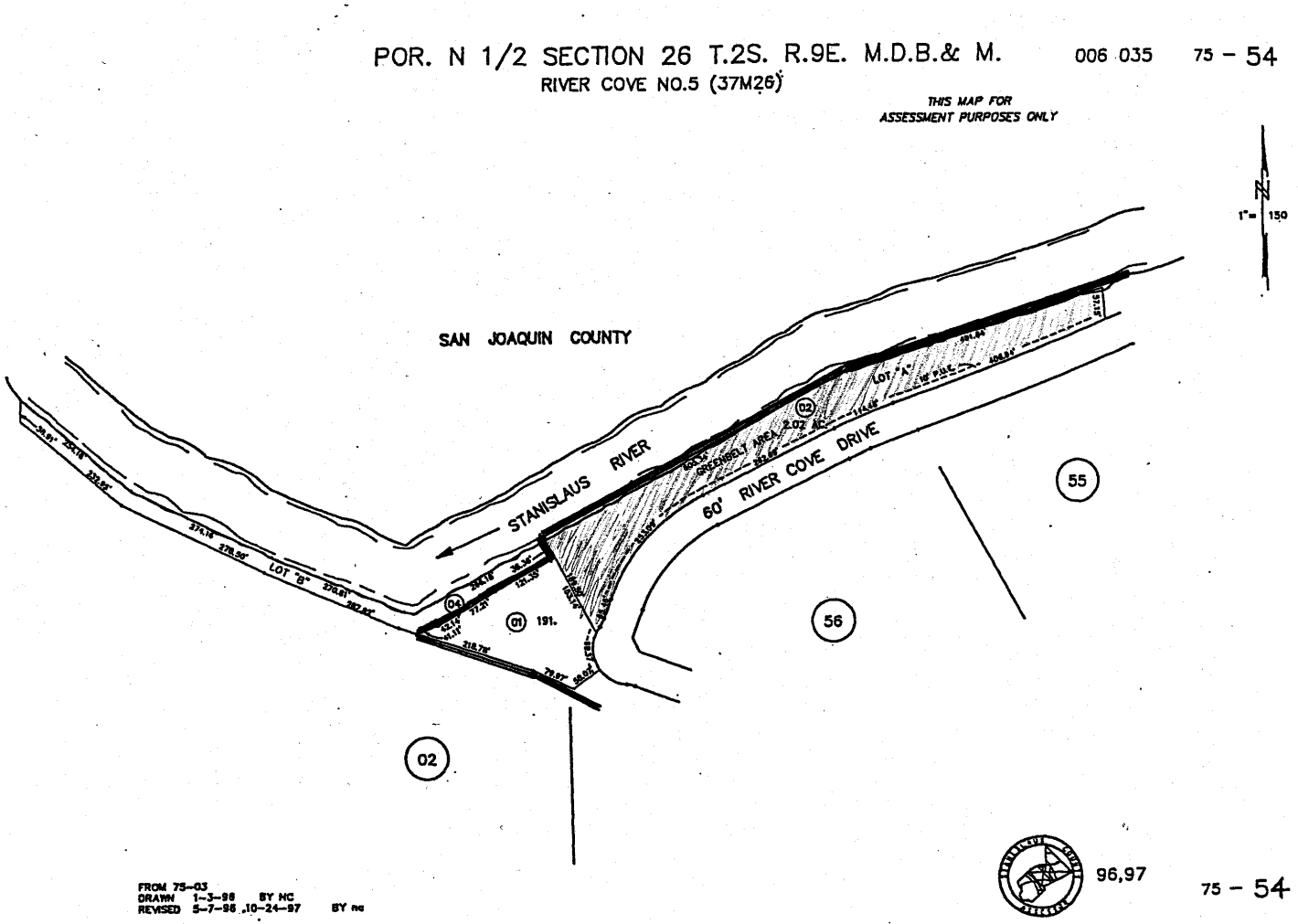
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



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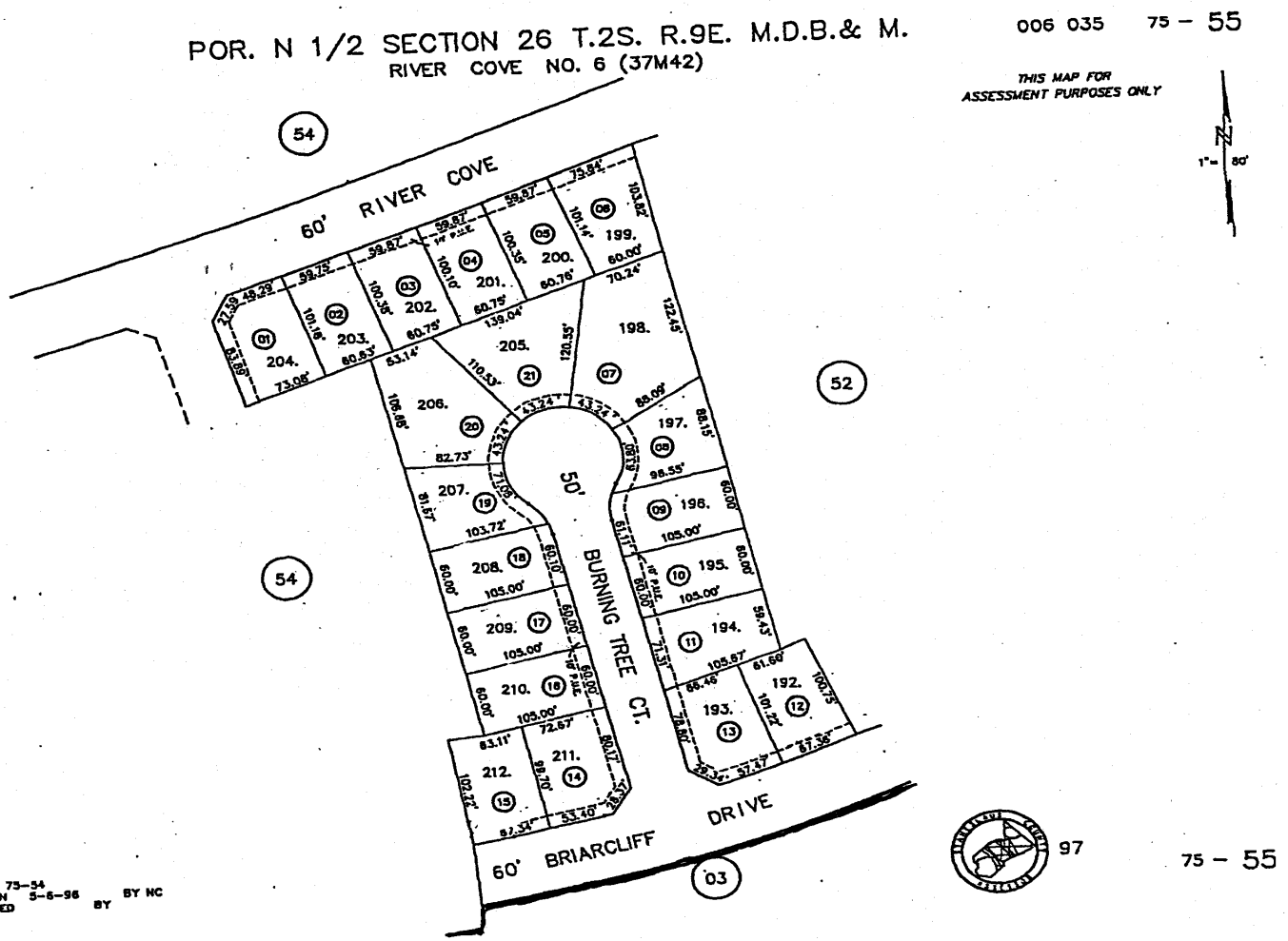
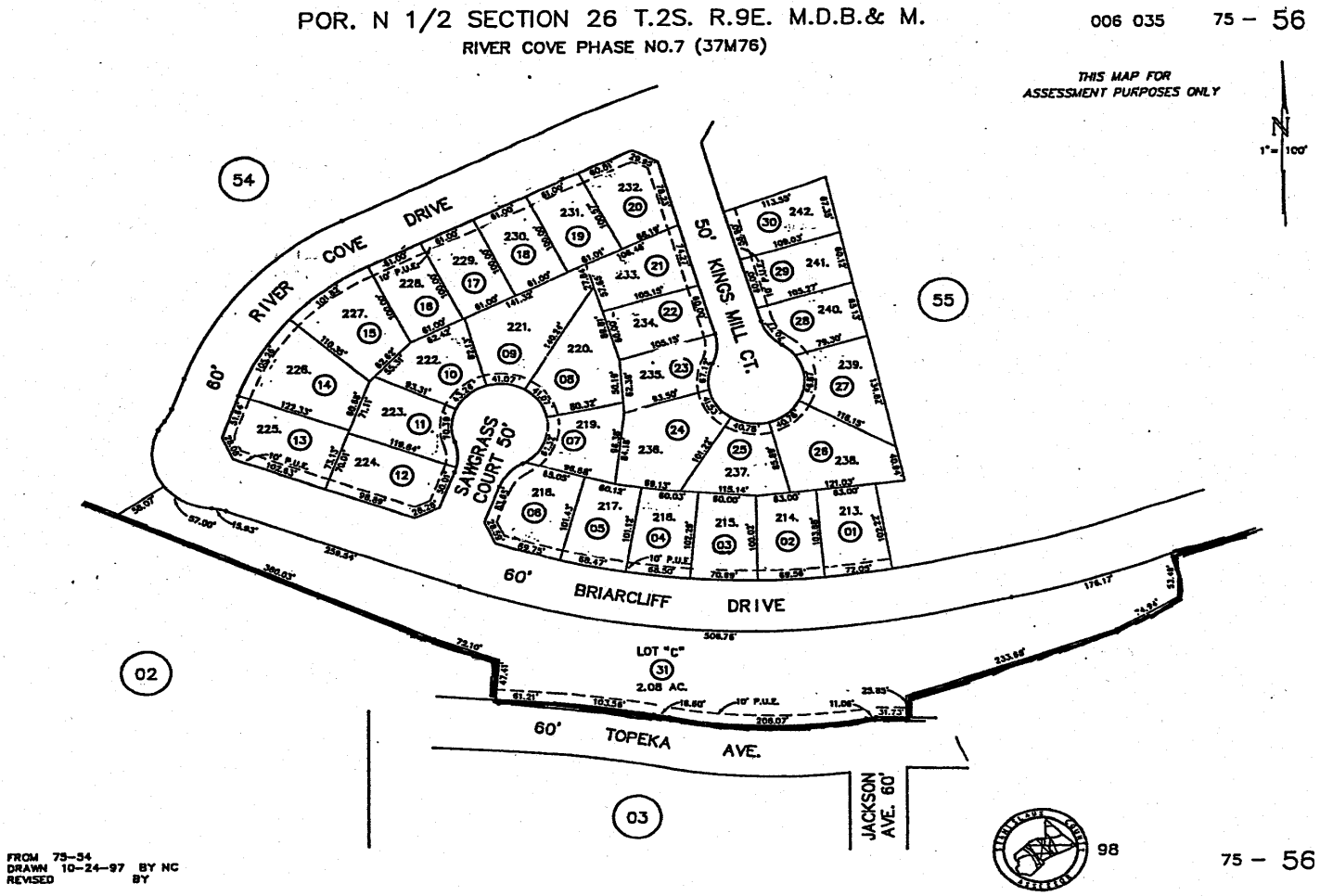
Assessor's Parcel Map and Improvement Diagram



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



PART VI — 2014/2015 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	EBU	Charge
075-047-001-000	1.0	$196.90
075-047-002-000	1.0	196.90
075-047-003-000	1.0	196.90
075-047-004-000	1.0	196.90
075-047-005-000	1.0	196.90
075-047-006-000	1.0	196.90
075-047-007-000	1.0	196.90
075-047-008-000	1.0	196.90
075-047-009-000	1.0	196.90
075-047-010-000	1.0	196.90
075-047-011-000	1.0	196.90
075-047-012-000	1.0	196.90
075-047-013-000	1.0	196.90
075-047-014-000	1.0	196.90
075-047-015-000	1.0	196.90
075-047-016-000	1.0	196.90
075-047-017-000	1.0	196.90
075-047-018-000	1.0	196.90

APN	EBU	Charge
075-047-019-000	1.0	196.90
075-047-020-000	1.0	196.90
075-047-021-000	1.0	196.90
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075-056-028-000	1.0	196.90
075-056-029-000	1.0	196.90
075-056-030-000	1.0	196.90
Total	**241.0**	**$47,452.90**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.L

SECTION 3: CONSENT

Meeting Date:	June 10, 2014
Subject/ Title:	A **Resolution** of the City Council of the City of Riverbank, California, 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
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance Rosa Casas, Housing Specialist II

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution authorizing the City Manager, or her designee, to submit an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program for up to $500,000.

SUMMARY:

The City of Riverbank Finance Department (Housing Division) is preparing a HOME Investment Partnerships Program application for $500,000 in response to the 2014 Notice of Funding Availability (NOFA). The grant requires the adoption of a Resolution authorizing the City Manager, or her designee, to perform the following:

1. Submit an Application on behalf of the City of Riverbank,
2. Execute a Standard Agreement if selected for such funding,
3. Execute any documents necessary to participate in the Home Investment Partnerships Program.

The 2014 HOME Investment Partnership NOFA Program allocation is not to exceed $500,000 per jurisdiction application for entities with no open HOME grant. Therefore, the City's 2014 grant application will consist of the following program requests:

- First-Time Homebuyers Program for $500,000.

The charts below illustrate the allocation breakdown of the grant funding toward each program:

First Time Home Buyers Programs		
	Funding Allocation	Potential Projects
Homebuyers Acquisition-Only Program Funds	$425,000	6
Activity Delivery- Acq.-Only	$ 50,000	
General Administration	$ 25,000	
Total	**$500,000.00**	**6**

Therefore, it is recommended that the City Council adopt a Resolution authorizing the City Manager, or her designee, to submit an application to the California State Department of Housing and Community Development for funding under the HOME Investment Partnerships Program for up to $500,000.

FISCAL IMPACT:

Potential award of $500,000 in grant funds towards the First-Time Homebuyer Program.

ATTACHMENTS:

1. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, 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

WHEREAS, The California Department of Housing and Community Development (the "Department") is authorized to allocate HOME Investment Partnerships Program ("HOME") funds made available from the U.S. Department of Housing and Urban Development ("HUD"). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200; and

WHEREAS, On May 1, 2014 the Department issued a 2014 Notice of Funding Availability announcing the availability of funds under the HOME program (the "NOFA"); and

WHEREAS, In response to the 2014 NOFA, the City of Riverbank, a municipal corporation of the State of California (the "Applicant"), wishes to apply to the Department for, and receive an allocation of, HOME funds.

NOW, THEREFORE, BE IT RESOLVED THAT: In response to the 2014 NOFA, the Applicant shall submit an application to the Department to participate in the HOME program and for allocation of funds not exceed Five Hundred Thousand Dollars ($500,000) for the following activity and/or program:

- First Time Home Buyer Program for $500,000 will be available for Homebuyer Acquisition Only.

The First Time Home Buyer Program will be located within the City of Riverbank.

If the application for funding is approved, then the Applicant herby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statuses and regulations cited above. The Applicant may also execute a standard agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).

The applicant authorizes the City Manager, or his/her designee(s), to execute, in the name of the applicant, the required documents.

PASSED AND ADOPTED by the City Council of the City of the City of Riverbank at a regular meeting held on the 10th day of June, 2014.

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

The undersigned City Clerk of the applicant does hereby attest and certify that the foregoing is a true and full copy of the resolution of the governing board of the applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

Annabelle H. Aguilar, CMC	**Date**
City Clerk	

COPY

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject:	Set a Public Hearing Date for the Appeal of the Planning Commission's Denial of Conditional Use Permit 01-2014, Yuriy Smolinskiy for an Accessory Structure at 5806 Alton Ct, Riverbank, APN: 075-089-046
From:	Jill Anderson, City Manager
Submitted by:	John B. Anderson, Consulting Community Development Director

RECOMMENDATION

It is recommended that the City Council set a date for a noticed public hearing for the consideration of the appeal of the Planning Commission's decision. According to the Riverbank Municipal Code (RMC) the appeal must be heard by the City Council no later than 60 days after the official appeal is filed with the City. Staff recommends a Public Hearing date to be set for the regular City Council meeting of July 22, 2014, which complies with the RMC.

SUMMARY

The applicant, Yuriy Smolinskiy sought Planning Commission approval of a use permit to allow the construction of a 1,045 square foot accessory building within the Single-Family Residential (R-1) zoning district. The General Plan Land Use Designation is Low Density Residential. This accessory building is a single story building and the proposed use is a personal gym that will have a bathroom, wet and dry sauna rooms and a storage room.

ANALYSIS

A Conditional Use Permit is being requested because Section 153.032(F) of the Riverbank Municipal Code requires a use permit for the construction of accessory structures which does not meet the requirements of Section 153.031(B). Section 153.031(B) states accessory buildings are normally incidental to a single-family dwelling provided that such buildings are constructed concurrent with, or subsequent to the construction of the single-family dwelling. ***NORMALLY INCIDENTAL*** shall be deemed to mean that, in addition to a two car garage (either attached or detached), the size of

the accessory building does not exceed 20% of the living area of the dwelling. The 1,045 Sq. Ft. accessory structure is 37.19% of the living area of the Residential Dwelling of 2,810 Sq. Ft.

As stated above, the proposed use for the building is primarily a gym, with a dry and wet sauna, bathroom and storage room. The accessory building is proposed to be 55' long and 19' wide and the pitched roof will be at the height of 25' 5 ½". Currently, there is no proposed use for the upper floor, which appears to be 12' and no access to it, as illustrated in Site, Floor and Elevation Plans.

ENVIRONMENTAL DETERMINATION

The project will have minimal impact upon the environment and meets all applicable criteria to qualify as categorically exempt from further review under CEQA. This CEQA exemption: The project meets the criteria of Article 19 Categorical Exemptions 15332 (a-d) In-Fill Development Projects. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

PUBLIC COMMENT

At the Planning Commission meeting of May 21st the Planning Commission heard testimony from the applicant in support of the project as well as an adjacent property owner, Rick Hilglen, expressing concern with the project. Mr. Hilglen's concerns dealt with the massing and scale of the building the desire to maintain the neighborhood character.

PLANNING COMMISSION ACTION

After considering the public testimony and staff presentation on the matter, the Planning Commission, on a motion to not approve, voted 3-0 and decided not to accept staff recommendation for approval of the accessory structure and therefore denied the Conditional Use Permit application filed by Mr. Smolinskiy.

FINANCIAL IMPACT

This will not have fiscal impact on the City.

ATTACHMENT

1. Letter from Petrulakis Law & Advocacy requested the consideration of an appeal of the Planning Commission action of May 21, 2014.
2. Letter from the Riverbank Development Services Department announcing the findings of the Planning Commission and setting forth the official appeal period.

PETRULAKIS LAW & ADVOCACY, APC
ATTORNEYS AND COUNSELORS AT LAW
1130 12TH STREET, SUITE B
MODESTO, CALIFORNIA 95354
TELEPHONE 209 522-0500
FACSIMILE 209 522-0700

GEORGE A. PETRULAKIS
BARBARA J. SAVERY, OF COUNSEL

PLANNING & POLICY ANALYSTS
GILBERT D. BOSTWICK
CHRIS A. ESTHER

MAILING ADDRESS
POST OFFICE BOX 92
MODESTO, CA 95353-0092

CITY OF RIVERBANK
MAY 30 2014 3:45 pm.
RECEIVED
BY: City Clerk

May 30, 2014

Riverbank City Council
City of Riverbank
6707 Third Street
Riverbank CA 95367

VIA HAND DELIVERY

Re: Appeal of Planning Commission's Denial of Conditional Use Permit No. 01-2014

Dear Mayor and City Council Members:

On May 21, 2014, the City of Riverbank Planning Commission denied Conditional Use Permit No. 01-2014 for an accessory structure purportedly based on concerns related to the building's size and massing. Please be advised that my firm represents Mr. Yuriy Smolinskiy, and that this letter is a formal appeal of the Planning Commission action to the Riverbank City Council. We respectfully request that you schedule the appeal hearing with the City Council pursuant to your Municipal Code.

The reasons to support this appeal are as follows:

1. The planned structure has a height well below the height of the two story homes within the neighborhood.

COPY

2. In response to the size and massing concerns raised by staff before submittal of the CUP application, Mr. Smolinskiy removed a standard second story and replaced it with a windowless and much reduced attic storage area. This decreased the building height significantly. Mr. Smolinskiy's concession allowed your staff to recommend approval of the down-sized building.

3. The large size of the lot easily handles the mass of the structure. This is enhanced by Mr. Smolinskiy's carefully planned backyard landscaping which will lessen any purported sight impacts of the structure as trees grow to maturity.

4. There are no second story windows to intrude on neighbor's privacy.

5. There were extraneous theories presented at the hearing that influenced the decision making.

6. There are other reasons that will be provided before or at the appeal hearing.

We respectfully request the City Council to grant our appeal and approve Conditional Use Permit No. 01-2014.

Enclosed you will find a check no. 2370 to the City of Riverbank in the amount of $210.00 for the appeal fee. Please direct any correspondence regarding this matter to my office, and do not hesitate to contact me if you have any questions.

Very truly yours,

PETRULAKIS LAW & ADVOCACY, APC

George A. Petrulakis

Cc: Mr. Yuriy Smolinskiy

COPY

City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Code Enforcement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

May 22, 2014

Yuriy Smolinskiy
5806 Alton Ct.
Riverbank, CA 95367

Subject: Conditional Use Permit No. 01-2014

Dear Mr. Smolinskiy:

This letter will memorialize the action taken by the City of Riverbank Planning Commission at their meeting of May 21, 2014, regarding the above subject application.

At the close of the Public Hearing, the Planning Commission denied Conditional Use Permit No. 01-2014, based on the size and massing of the accessory structure.

You have 10-days from the date of the Planning Commission denial in which to file an appeal with the City Council. The deadline to appeal shall be Monday, 6/02/2014. A letter addressed to the City Council stating your reasons to support your appeal, must be submitted by that date along with the required filing fee of $210.00. The Council will then set a Public Hearing date and you will be notified.

If you have any questions, please give our office a call, 863-7124.

Sincerely
City of Riverbank

John B. Anderson
Consultant Planning Director

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RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject:	Review and Discuss the Proposed Fiscal Year 2014-2015 Local Redevelopment Authority (LRA) Budget
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director Melissa Holdaway, Administrative Analyst II

RECOMMENDATION

It is recommended that the Local Redevelopment Authority Board participate in the review and discussion of the proposed LRA Budget for Fiscal Year 2014-2015.

SUMMARY

Attached is the proposed budget for Fiscal Year 2014-15. This is an overview of what is anticipated to be considered by the Local Redevelopment Authority Board on June 24, 2014 for adoption of the final budget.

RESERVE PROJECTIONS

Beginning Reserve	$ 198,668	(1.68%)
Estimated Revenues	$ 3,079,113	
Estimated Expenditures	$ 2,899,757	
Anticipated Ending Reserve	$ 378,024	(12.27%)

It reflects an estimated $3,079,113 in revenues. This is a reduction over the previous year which can be attributed to the one time funds we received from the Environmental Services Cooperative Agreement (ESCA).

The budget proposes $2,899,757 of expenditures this fiscal year. You'll note this is a sizable reduction from last year due to the completion of the ESCA for remediation and removal of contaminated surplus property.

Expenditure remain flat or decreased in all categories except for Facility Operations and Maintenance, where critical repairs will need to take place to the electrical system ($400,000). You will note that adjustments have been made in several areas based on this year's anticipated expenditures and critical needs.

Site Revenue Projections

This revenue is made up of Rents, Sale of Personal Property, DOD Caretaker Revenue, Utility Revenue and Other Revenue.

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$1,417,000	$2,586,014	$1,169,014	82%

Several factors have contributed to the overall increase in site revenue.

1. Rents are projected to increase by 20% +/- due to additional tenant revenue.

2. MOA is anticipated to be signed which will finalize the sale of personal property currently being leased by tenants as well as non-contaminated personal property removed during the recent equipment rental.

3. DOD Caretaker Revenue will be $78,014 for nine (9) months.

4. Utility Revenue increased due to two additional tenants on site paying their share of costs.

5. Other Revenue will have no change from prior year.

Site Expenditure Projections

Site expenditures for the fiscal year are projected to increase as reflected below.

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$1,551,500	$1,693,700	$142,200	9%

The expenditures for the next fiscal year for the maintenance of the site will have significant impacts to the budget due to necessary repairs and improvements to the electrical system on site. These include:

1. Electrical infrastructure repairs and replacement are critical to continued electrical service provided by Hetch Hetchy. Without improvements and repairs to the site's secondary power lines, Hetch Hetchy upcoming service actions on their own delivery lines will result in up to six weeks of "blackout" to the entire site. Replacement of critical parts that allow a secondary conduit for delivery of power to the facility will cost approximately $106,000 and must be complete before Hetch Hetchy service planned in the Fall of 2014. This estimate is reflected in the budget although talks are taking place with the Army for participation in the repair and replacement costs.

2. We also have included the replacement of our very old 5MVA Transformer with a 15MVA Transformer. This replacement is critical to the continued ability to provide electricity to the site although that size of transformer is an upgrade. This upgrade will meet the expected future needs of the site and allow leasing of additional space and increased revenue. The cost for this has been estimated at $300,000. This number has been reflected in the budget as well.

In addition, a line item has been added for Fire Assessment fees due on the Northern endcap once the MOA is signed. Assessment fees were estimated from the most recent title report the Agency has for those parcels.

Grant Revenue Projections

Grant revenue is expected to decrease for the fiscal year as follows:

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$11,467,736	$493,099	-$10,974,637	-96%

Last year, this included a one-time grant of more than $10 million for the ESCA to remove equipment from the site as well as funding from the Office of Economic Adjustment Grant (OEA). This year, the revenue consists only of the funding from the Office of Economic Adjustment.

Grant Expenditure Projections

Grant expenditures are expected to decrease for the fiscal year as follows:

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$11,577,321	$1,206,057	-$10,371,264	-90%

Expenditures this year will consist of the following:

1. $313,000 remained from the ESCA to pay for remediation on retained equipment.

2. Most of the Agency's administrative costs are covered by the OEA grant. The projected expenses are slightly less than last fiscal year with the exception of the additional study added for a Site Power System & Load Flow study that will allow us to analyze the existing system for deficiencies and model for expansion at an estimated cost of $35,000.

Additional Budget Items of Note

The LRA staff, Army and Regulatory Agencies are working on a second ESCA but at the time of writing this staff report, there is no signed agreement. As a result, you will note that there is no mention of these funds in this budget. The remediation project will result in significant increases to both revenues and expenditures. When and if this is executed in this FY, there will be an amendment to the budget requested for approval.

In addition, while the money shown as "OEA Grants" has been applied for, the grant funding from OEA for FY 2014-15 is not yet approved, so this number may change. The actual OEA grant funding will also be handled as an adjustment in the next quarter or as part of the mid-year budget adjustment, as has been the practice in years past.

A more detailed summary of the proposed budget is attached, and will be discussed at the meeting.

FINANCIAL IMPACT

The proposed budget will leave a 13.04% reserve.

ATTACHMENT

1. Proposed FY 2014-15 Budget
2. Budget Detail

LRA Proposed Fiscal Year 2014-2015 Budget

Revenue	FY 2012-13 Actual	2013-14 Budget	2013-14 Actual 5/1/2014	2014-15 Budget	Difference	% Change
Beginninng Balance	296,538	647,678		198,668	-449,010	-69%
OEA Grants	505,292	470,283	338,526	493,099	22,816	5%
Rents	1,136,836	1,050,000	955,815	1,267,000	217,000	21%
Sale of Real Property						
Sale of Personal Property				1,000,000	1,000,000	
DOD Caretaker Revenue	294,060	85,500	142,406	74,014	-11,486	-13%
ED Bank - Specific Plan	22,976	50,000	36,433		-50,000	-100%
Utility Revenue from Tenants	202,667	211,500	172,101	225,000	13,500	6%
Miscellaneous Revenue	66,357	20,000	18,701	20,000	0	0%
ESCA #1		10,997,453	9,905,086		-10,997,453	-100%
Total Revenue	**2,524,726**	**13,532,414**	**11,569,068**	**3,277,781**	**-10,254,633**	**-76%**
Expenditures						
Salaries	245,550	298,550	213,615	293,049	-5,501	-2%
Fringe	132,218	134,130	115,022	131,028	-3,102	-2%
Administrative Expenses						
Travel	7,118	8,000	4,451	4,500	-3,500	-44%
Equipment	8,634	2,400	1,884	3,800	1,400	58%
Office Supplies/Legal Ads	13,500	10,000	5,860	6,780	-3,220	-32%
Phones	4,075	4,800	3,197	4,700	-100	-2%
Copier	4,961	6,060	3,691	6,060	0	0%
Postage	533	3,000	183	500	-2,500	-83%
Janitorial	1,643	1,740	1,670	2,640	900	52%
Marketing/Branding	5,526	15,000	1,943	5,000	-10,000	-67%
Professional Services						
Legal	116,212	122,451	173,752	100,000	-22,451	-18%
Other Services	39,898	10,000		35,000	25,000	250%
Insurance Premiums	117,791	130,000	126,813	130,000	0	0%
Facilty Operations & Maintenance						
Well maintenance	113	1,500	1,000	1,500	0	0%
Permits	3,723	4,000	5,913	4,000	0	0%
Water Testing	4,210	5,000	2,575	5,000	0	0%
Electrical PM	78,359	140,000	78,431	70,000	-70,000	-50%
Electrical Infrastructure Upgrade/Repair				**400,000**	400,000	100%
Fire Supression Maintenance	3,736	7,000	7,868	7,000	0	0%
Landscaping	6,460	8,000	7,360	8,000	0	0%
Propane	4,386	3,000	4,310	3,000	0	0%
Repairs	162,854	50,000	131,809	50,000	0	0%
Fire Assessment Fees*				**200**	200	100%
Common Area Costs (electric, water, garbage)	370,893	363,000	343,833	375,000	12,000	3%
Infrastructure Improvements	24,570	25,000	25,507	0	-25,000	-100%
Future Grant Match		145,000		0	-145,000	-100%
Tenant Improvements				20,000	20,000	
Facility Mgmt/Security Services Contracts						
Security	149,636	145,000	120,943	145,000	0	0%
Facility Management	413,561	475,000	438,356	475,000	0	0%
ESCA #1						
Weston Contract ESCA #1						
Fixed Cost		8,357,939	7,686,601	313,000	-8,044,939	-96%
Variable Cost (T & D)		1,632,460	812,924		-1,632,460	-100%
SJES Contract ESCA #1		481,010	480,702		-481,010	-100%
Administrative Expenses		340,544	39,481		-340,544	-100%
ED Bank		**185,500**	**185,500**	**300,000**	114,500	62%
DCE Contract	22,976	50,000	36,433		-50,000	-100%
Total Expenditures	**1,943,136**	**13,165,084**	**11,061,627**	**2,899,757**	**-10,265,327**	**-78%**
Net Revenues Less Expenditures	**581,590**	**367,330**	**507,441**	**378,024**	**10,694**	**3%**

FY 14/15 LRA Proposed Budget Expense Detail

Expenditures			Funding Source	Budget	Notes
Salaries and Benefits (3 FT, 1 PT)			OEA/Leasehold	**$381,669/$42,408**	
		Salary		$293,049	
		Fringe		$131,028	
Administrative Expenses					
	Travel			**$4278/$222**	
		ADC Conferences	OEA	$1,665	
		Out of State-Other	OEA	$982	
		Regulatory Meetings	OEA	$1,631	
		Misc. Meetings	Leasehold	$222	
	Equipment		OEA/Leasehold	**$3040/$760**	
		Computers/Software		$3040/$760	
	Office Supplies/Legal Ads		OEA/Leasehold	**$6,012/$668**	
		Ads (procurement)		$900/$100	
		IT Support		$1,944/$216	
		Office Supplies		$3,168/$352	
	Phones		OEA/Leasehold	**$4,320/$480**	
		office		$3,564/$396	
		cell stipend		$648/$72	
		Accuconference		$108/$12	
	Copier		OEA/Leasehold	**$5,454/$606**	maintenance and lease
	Postage		OEA/Leasehold	**$450/$50**	
	Janitorial Supplies		OEA/Leasehold	**$2376/$264**	common areas
Professional Services					
	Legal			**$94,000/$6,000**	
		Real Estate & Environmental	OEA/Leasehold	$54,000/$6,000	
		Lease Negotiations	Leasehold	$10,000	
		General	Leasehold	$30,000	
	Other Services		OEA/Leasehold	**$31,500/$3,500**	
		Site Power System & Load Flow Study		$31,500/$3,500	
Insurance Premiums					
		GL and Environmental	Leasehold	**$130,000**	
Fire Assessment Fees		Northern endcap (upon signed MOA)	Leasehold	**$200**	
Facility Operations & Maintenance				**$568,500**	
	Well Maintenance	motor check, reports, testing	O & M	$1,500	
	Permits	County and State	O & M	$4,000	
	Water Testing		O & M	$5,000	
	Electrical PM		O & M/Leasehold	$70,000	
	Electrical Infrastructure	OCB replacement/transformer	Leasehold	$400,000	
	Fire Suppression Maintenance		O & M	$7,000	
	Landscaping		O & M/Leasehold	$8,000	
	Propane	fill tank for equipment on site	Leasehold	$3,000	
	Repairs	general	O & M/Leasehold	$50,000	
	Tenant Improvements	remove ovens	Leasehold	$20,000	
Common Area Costs				**$375,000**	
	Sewer		Leasehold	$15,600	
	Electrical		Leasehold	$332,280	
	Gas		Leasehold	$24,000	
	Garbage		Leasehold	$1,120	
	Portables		Leasehold	$600	
	Bottled Water		Leasehold	$1,400	
Facility Mgmt/Security Services				**$620,000**	
	Facility Management		O & M/Leasehold	$475,000	
	Security Services		O & M/Leasehold	$145,000	
Marketing/Branding		CAC,Tenant Appreciation	Leasehold	**$5,000**	
ESCA		remediation of retained equipment	ESCA	**$313,000**	
ED Bank		Specific Plan repayment	Admin Fee	**$300,000**	

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject/ Title:	Request Approval to Submit a Grant Application to the Office of Economic Adjustment Grant in Support of Local Redevelopment Authority Administration and Implementation of the Riverbank Army Ammunition Plant Reuse Plan Activities
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director

RECOMMENDATION:

It is recommended that the Local Redevelopment Authority ("LRA") Board of Directors ("Board") review and authorize the submission of a grant request to the Office of Economic Adjustment ("OEA") for funds in support of the LRA administration and operations and to assist in activities associated with implementation of the Riverbank Army Ammunition Plant Reuse Plan.

STAFF SUMMARY:

The Riverbank Local Redevelopment Authority (LRA) was formed in accordance with Base Closure and Realignment (BRAC) law and is the federally recognized entity to address all local base closure issues. Under the BRAC Redevelopment Act, the LRA has several key responsibilities. These include preparing the reuse plan, identifying and recommending appropriate disposal mechanisms to implement the adopted Reuse Plan, initiating interim reuse strategies and receiving conveyances of property. Additionally, the LRA is responsible for maintenance and operations of the Riverbank Army Ammunition Plant on behalf of the Army until conveyance.

When the Department of Defense ("DoD") recognized the City of Riverbank as the LRA (April 6, 2006), it became eligible for grants offered through OEA to complete the work associated with the above noted responsibilities.

OEA is the Department of Defense's primary source for assisting communities that are adversely impacted by base closures or realignments. In this capacity, OEA offers technical and financial assistance to BRAC communities and coordinates the involvement of other Federal Agencies. OEA also supports the implementation phase with similar grants. OEA grants are funded, for eligible expenses, with 90% coming from

OEA and the remaining 10% funded by the Agency, City or other funding source (such as grants).

The Riverbank LRA is self-supporting, and takes no financial assistance from the City's General Fund. Match is provided by lease revenue or other grant support.

OEA Fund Request

This funding request supports LRA salaries and benefits ($381,669). As in years past, this grant will offset City General Fund expenditures by offsetting a portion of salaries of key City staff.

This grant will also fund office costs such as supplies, postage equipment, travel ($25,930) and costs for consultant services ($85,500). Included in this request specifically are funds for consultant services to provide:

1) legal support and consultancy
2) a system-wide, electrical load flow study

OEA Step Down

The LRA has been receiving funds from OEA since 2007. As expected, the reliance on OEA funds is diminishing as conveyance grows closer. Last year, OEA and the LRA worked on the development of a step-down plan to wean the LRA off OEA funding by FY 2016-17. An updated copy of the step down plan is included below. We are working expeditiously to facilitate property transfer and reuse to achieve self-sufficiency and promote job creation in the near- and long-term.

Figure 1: OEA Funding Step-down

	FY 2013-14	FY 2014-15 (Current request)	FY 2015-16	FY 2016-17
OEA Funding	$ 503,505	$ 493,100	$ 366,700	No funding request
ESCA #1 Personal Property removal/ESCA #2 Funding	Administration fee will supplement staff salaries and reduce OEA funding in the same object class/category			
Additional Lease Revenue		Ability to generate revenue from cleared space is expected to further eliminate reliance on OEA funding once personal property remediation is completed ESCA is executed		
Personal/Real Property Sales			Sale of personal and real property is expected to eliminate need for OEA supplemental funding in FY 2016-17 or when ESCA is fully executed	

OEA support is imperative for the administrations and operations of the Agency and is necessary until other revenue or other administrative funding options are available such as additional lease revenue, environmental services cooperative agreement ("ESCA") #2, sale of personal property, sale of real estate or possibly, the City's General Fund. Some of these options for funding may not be available until conveyance.

The BRAC planning phase has been complex, but over the past seven years, OEA funding has provided funding for the use of consultants to analyze, explore and recommend in a multitude of areas. OEA has, over the years, funded land use studies, perform financial studies, provided funding for legal support and the preparation of applications to federal agencies, support proper public procurement and transparency. Ultimately, OEA funding has helped us identify a successful pathway to understand and redevelop the former facility.

Since inception, the LRA has:

- completed and submitted a community-supported Reuse Plan and Homeless Submission
- developed and submitted a no-cost Economic Development Conveyance Application ("EDC") to the Army
- developed and negotiated a master lease for operations and protection of the Riverbank Army Ammunition Plant
- developed and negotiated a Memorandum of Agreement ("MOA") to the EDC
- developed and negotiated an approval letter to clean and dispose of Army surplus personal property
- developed an environmental services cooperative agreement for the cleanup of contaminated property
- performing a financial and land analysis of the property to determine market rates and values for lease or sale
- significantly improved the infrastructure and safety of the aging facility so that modern manufacturing and business enterprises are able to locate and grow at the Riverbank Industrial Complex

The LRA continues to support the LRA's work toward a transfer of the site at the earliest possible opportunity.

A draft grant request for $493,100 has been prepared for funding July 1, 2014 through June 30, 2015. LRA will provide a 10% match for the grant with leasehold revenue. The funds will cover LRA staff salaries and benefits, LRA operating expenses and contractual services for legal support and perform an electrical load and rate study on the facility's utilities. The request is preliminary and final award amount subject to changes as a result of 1) City labor negotiations; 2) Health Plan costs; and, 3) OEA approvals.

A draft budget proposal for the OEA grant is attached.

Strategic Plan Alignment

While not implicitly highlighted in the strategic plan, the use of grants by the LRA (and other City departments) are good economic management and resource efficiency that expand the capacity and often empower and impel a project forward. Grants also add another layer of fiscal responsibility, oversight and transparency.

FISCAL IMPACT:

The preliminary grant request is for $$493,100 in Federal funds, with a 10% match of $54,736

ATTACHMENT:

1. Proposed OEA grant budget

Riverbank Local Redevelopment Authority

OEA Grant (12 month) Proposed - 7/1/14 through 6/30/15			
Object Class Category	**Federal Share**	**Non-Federal Share**	**TOTAL Budget**
Personnel			
Staff 1 (100%) Excutive Director	**$153,813**	**$17,090**	**$170,903**
Staff 2 (100%) Admin Analyst II	**$98,651**	**$10,961**	**$109,612**
Staff 3 (100%) Administrative Assistant	**$73,641**	**$8,182**	**$81,823**
Staff 4 (100%) Intern, part time	**$15,188**	**$1,688**	**$16,876**
Staff 5 City Engineer - Salary	**$26,100**	**$2,900**	**$29,000**
Staff 6 (8%) City Manager	**$14,277**	**$1,586**	**$15,863**
Total Personnel/Fringe	**$381,670**	**$42,407**	**$424,077**
Operating Expenses			
Travel			
Out-of-state Travel	**$2,647**	**0**	**$2,647**
In-state Agency mtgs	**$1,631**	**0**	**$1,631**
Equipment	**$3,040**	**$760**	**$3,800**
Supplies	**$18,612**	**$2,068**	**$20,680**
Total Operating Expenses	**$25,930**	**$2,828**	**$28,758**
Contractual Services			
Legal Services	**$54,000**	**$6,000**	**$60,000**
Site Power Study	**$31,500**	**$3,500**	**$35,000**
Contractual Services Total	**$85,500**	**$9,500**	**$95,000**
TOTAL Direct Costs	**$493,100**	**$54,735**	**$547,835**
Indirect Costs (N%)			
Total	**$493,100**	**$54,735**	**$547,835**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.4

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject:	Options for Facility Rental Fees and Waivers
From:	Jill Anderson, City Manager
Submitted by:	Sue Fitzpatrick**,** Director of Parks and Recreation

RECOMMENDATION

It is recommended that the City Council review the information presented and provide direction.

SUMMARY

The City of Riverbank has established fees for facility use. The fees have been implemented with the intent of providing an offset for the operation and maintenance of the City's buildings. A reduced service club fee was established to assist the clubs with their fundraising events. This service club fee is charged to some groups, reduced for others and at times waived. The rental fees for our buildings have not been increased in over 5 years. Due to the fee waivers and the increased cost of utilities and building maintenance costs, the fees being collected are not sufficient to offset the costs of operating and maintaining our buildings.

The purpose of this report is to discuss options for establishing a consistent application of the facility use fees that is fair to all groups and at the same time provides the offset necessary for the services and maintenance of our buildings.

As requested by the City Council at the May 13, 2014 Council meeting, a variety of options will be presented tonight for the City Council to consider for adjusting fees and accommodating fee waiver requests. A summary page of all options is attached to this report.

Any fee increases or changes will be publicly noticed as required and brought back to the City Council for approval by resolution.

BACKGROUND

The City of Riverbank City Council periodically reviews fees for facility use, park reservations and recreational programs. The current fees for facility use have been in place for over 5 years some for closer to 10 years. These fees are very seldom increased. A survey was performed recently and our fees for facility use are much lower than other Cities and our fees for non-profit groups are much lower as well. Very few Cities that were involved in our survey approved facility use fee waivers.

The current fees for renting City Facilities are as follows:

Facility	Community Center	Scout Hall	Meeting Fee	Actual Amount Collected
Non-Resident	$ 1,000	$125	$25	Full Amount
Resident	$ 900	$100	$25	Full Amount
Service Club	$ 350	$ 85	$25	0-$60.00

Currently many of the Service Clubs are paying only a $60 Custodial fee; a $25 Custodial fee for the Scout Hall, or no fee at all. The senior meal program is now using the Community Center 4 days per week for 3 hours per day at no cost. The fee reductions and waivers have resulted in a $5,000 deficit to date in the Enterprise Fund for this fiscal year due to the lack of compensation toward operation and maintenance. This deficit will need to be covered by the General Fund.

OPTIONS FOR FACILITY RENTAL FEES AND FEE WAIVER PROCESS

Option #1:
Raise our fees for the general community and enforce the fees already established for service club rentals beginning August 1, 2014. This would be a $200 increase for the Community Center and a $100 increase for the Scout Hall. The service club fee waivers would no longer be in effect. The fees would be as follows:

Facility	Community Center	Scout Hall	Meeting Fee
Non-Resident	$ 1,200	$250	$25
Resident	$ 1,100	$200	$25
Service Club	$ 350	$ 85	$25

- If a fee waiver is requested, City Council approval would be required and a transfer of funds be made from the General Fund to the Enterprise Fund.

Option #2:
Raise our fees to the general community and increase the amount the service clubs are paying from 0-$60 to $150. This is lower than our established service club fee but higher than the amount they are currently contributing. This would be a per day fee as some service clubs request two to three days for their events. This reduced service club fee would only apply to those currently receiving the fee waiver they have been accustom to. At the end of the next fiscal year the status of the Enterprise Fund will be evaluated to determine if these adjustments were sufficient.

Future fee waiver requests would need City Council approval and a transfer of funds would be necessary.

Facility	Community Center	Scout Hall	Meeting Fee
Non-Resident	$ 1,200	$250	$25
Resident	$ 1,100	$200	$25
Service Club	$ 150	$ 85	$25

Option #3:
Raise our fees for the general community and extend the current fee waivers to the service clubs already receiving them for their annual events. Supplement the Enterprise Fund with $5,000 from the General Fund to accommodate these waivers. At the end of the next fiscal year the Enterprise Fund will be re-evaluated to determine if fees are sufficient to offset the operation and maintenance of our buildings.

If future fee waivers are requested, City Council approval would be required and a transfer of funds from the General Fund to the Enterprise Fund would be made over and above the $5,000 supplement.

Option #4:
Continue to operate as we are currently. Do not raise fees and extend the current fee waivers to the service clubs receiving them. Supplement the Enterprise Fund by $10,000 from the General Fund to provide the offset for operation and maintenance needed for our buildings.

Future fee waiver requests would require City Council approval and a transfer of funds.

Current Service Club Events

- Riverbank Federated Women's Club Christmas Luncheon
- Historical Society Omelet Breakfast
- The Royal Neighbors Veteran's luncheon
- Golden Agers Dance Club Dances (weekly & monthly)
- Riverbank Christian Food Sharing Spaghetti Dinner
- Annual MOY COY Dinner

Current Monthly Meetings with Fee Waivers

- Riverbank Women's Club
- Yahi Bowmen
- Valley Arts
- Woodworkers
- River Valley Stitchers

FINANCIAL IMPACT

Option #1: This could be a positive financial impact with no funds required from the General Fund.

Option #2: This option would have a positive financial impact but it is uncertain if the adjustment would be sufficient.

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Option #3: This option requires an estimated $5,000 supplement from the General Fund.

Option #4: This option required an estimated $10,000 supplement from the General Fund.

STRATEGIC PLAN

This item is directly related to the City's strategic goal to improve and maintain infrastructure and facilities.

ATTACHMENTS

The following items are attached to this report:

1. Surrounding Cities Facility Rental Fee Comparison
2. Summary Sheet of Options

CITY	Deposit	Rental Fee	Clean up fee	Staff hours	Other	Misc. #1	Insurance	Misc. #2
City of RIVERBANK	$200 No Alcohol $700 Alcohol	Comm. Center: $900-$1000 Scout Hall: $100-$175	Included	Comm. Center: Included Scout Hall: $12 per hour (2 Staff) with alcohol	Set up fees: $100		1 million liability is required	
City of TURLOCK (3 facilities)	$150 - $500 depends on facility	Varied from $15 -$119 Depends on type of event	$15.00 per hour	Require security guards (1-4) 50 or more people and/or alcohol	Kitchen $20 per hour first 4 hours then $10 per hour	Charge $50 if items are left at hall (tables, chairs etc.)	$126.02	Must have completed paperwork 15 days prior – otherwise $25 late fee
City of MODESTO	Varies from $100 to $630 depending on which hall is used $25 key deposit (1/2 the total rent)	Varies from $178 (4 hours) $1,210 (6 am to 1 am)	$85.00 custodial	Security required at Legion Hall	If the hall is rented twice in 1 day, an $85 custodial fee is charged	No personal checks for payment	1 million liability is required	
City of CERES	Deposits $100 - $700 depending on hall. Also Resident & Non-Resident Fees	Hourly: M – Th. Ranging from $16-$94 Fri – Sun (10 hours) $733-$1450	Included					
City of ESCALON	$500 deposit Resident & Non-Residents	$400- $1,800 depending on type of renter	$200.00 Janitorial fee		½ day optional day before event Stage set up	Security through Escalon Police Dept.	General liability	
City of OAKDALE	Depends on renter: 0 -$600	Varies: M- Th = hourly $10-$80 Fri & Sun= $100 per hour 4- hours $1,000-$1,200 for full day Resident/ Non-Resident Saturday	$300 Main hall and kitchen $150 A side of hall and kitchen $75 B & C side of main hall		Set up fees $200			

Summary of Options for Facility Fees & Waivers

The current fees for renting City Facilities are as follows:

Facility	Community Center	Scout Hall	Meeting Fee	Actual Amount Collected
Non-Resident	$ 1,000	$125	$25	Full Amount
Resident	$ 900	$100	$25	Full Amount
Service Club	$ 350	$ 85	$25	0-$60.00

Option #1:
Raise our fees for the General Community and enforce the full fees already established for service club rentals beginning August 1, 2014.

Facility	Community Center	Scout Hall	Meeting Fee
Non-Resident	$ 1,200	$250	$25
Resident	$ 1,100	$200	$25
Service Club	$ 350	$ 85	$25

Option #2:
Raise our fees to the General Community and increase the amount the service clubs are paying from 0-$60 to $150.

Facility	Community Center	Scout Hall	Meeting Fee
Non-Resident	$ 1,200	$250	$25
Resident	$ 1,100	$200	$25
Service Club	$ 150	$ 85	$25

Option #3:
Raise our fees for the General Community and extend the current fee waivers to the service clubs already receiving them for their annual events. Supplement the Enterprise Fund with $5,000 from the General Fund to compensate for these waivers.

Facility	Community Center	Scout Hall	Meeting Fee	Actual Amount Collected
Non-Resident	$ 1,200	$250	$25	Full Amount
Resident	$ 1,100	$200	$25	Full Amount
Service Club	$ 350	$ 85	$25	0-$60.00

Option #4:
Continue current fee schedule. Do not raise fees and extend the current fee waivers to the service clubs receiving them. Supplement the Enterprise Fund with $10,000 to compensate for these waivers.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.5

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject:	Designation of Voting Delegate and Alternate to Attend the 2014 League of California Cities Annual Conference
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that City Council designate a Voting Delegate and, if deemed necessary, an alternate Voting Delegate, to attend the 2014 League of California Cities Annual Conference on September 3-5 in Los Angeles to participate in the process of considering issues and taking action on resolutions that establish League policy.

SUMMARY

Annually, the League of California Cities requests that each city designate a Voting Representative and an alternate Voting Representative, by City Council action, in order to participate in the Annual Business Meeting. Participation assures city officials the opportunity to initiate and influence policy decisions by considering and voting on resolutions that establish League policy.

This year's annual conference is scheduled to begin Wednesday, September 3rd and end on Friday, September 5th, 2014, in Los Angeles. Voting delegates and alternates must be registered to attend the conference. The resolutions for the City Council to consider will be presented upon receipt to determine the City's position to each one, and to have the designated Voting Delegate represent the City's position accordingly.

Action taken by the City Council will be immediately reported to the League's office by Staff.

FINANCIAL IMPACT

Conference registration can be made for the full three days or only one day (Friday to attend the Annual Business Meeting to vote). Registration: $500.00 (full session); $275 (Friday only), plus Travel and accommodations, which is dependent on the number persons registered to attend.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.6

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject:	Report on Trespass Enforcement
From:	Jill Anderson, City Manager
Submitted by:	Chief Erin Kiely, Riverbank Police Services

RECOMMENDATION:

It is recommended that the City Council receive the report and provide comment as needed.

SUMMARY:

This report has been prepared to complete the following objective developed as part of the City's Strategic Plan in March of 2014: Develop and implement a plan for increasing trespass enforcement along the Stanislaus River, and education as needed.

TRESPASSING ISSUE

From Adams Gravel Plant Road to First Street, the south bank of the Stanislaus River has annually experienced the reoccurring problem of illegal encampments being established. These illegal encampments are often associated with: an increase in fire hazards to neighboring homes and businesses, illegal drug use, littering, sanitation and human waste problems, wanted persons and property crimes. Historically RPS has partnered with the Corps of Engineers once a year to conduct enforcement operations and campsite evictions.

To more effectively address the problem RPS has implemented a new plan which consists of the following:

1.) Increasing the number of enforcement operations to 3 times per year.
2.) Utilizing additional agencies such as California Fish and Wildlife in the enforcement operations.
3.) Implementing an educational piece where illegal campers/trespassers are provided information on numerous assistance resources (i.e. 2-1-1, Salvation Army, United Way, Modesto Gospel Mission).

FINANCIAL IMPACT:

There is no financial impact associated with this report.

ATTACHMENTS:

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.7

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2014
Subject:	Graffiti Abatement Measures Update
From:	Jill Anderson, City Manager
Submitted by:	Chief Erin Kiely, Riverbank Police Services

RECOMMENDATION

It is recommended that the City Council receive the update and provide comment as needed.

SUMMARY

This report has been prepared to provide an update on the efforts being made to combat graffiti consistent the City's Strategic Plan.

REPORTING PROCEDURES AND CLEAN-UP

When residents are victims of graffiti or see graffiti vandalism, they have two options for reporting the incident to authorities, which are summarized below.

OPTION A (highly preferred if gang graffiti or high dollar loss)

1.) Incident is called in to Riverbank Police Services/Stanislaus Regional 911.
2.) A Community Service Officer or Deputy takes a report to document the graffiti and dollar loss and investigate any leads.
3.) The Community Services Officer or Deputy notifies Curtis at Riverbank Public Works.
4.) Based upon variables/location, Curtis responds with city staff and removes, or contacts Deputy Acosta who responds with an alternative work program crew to clean up.
5.) If on private property, the owner/operator removes if they have the ability to do so.

OPTION B (less preferred, but a practical option with an uninterested or unidentified victim/reporting party)

1.) Caller can report graffiti using the city's 'graffiti hotline' @ 869-7109.

2.) This line is checked daily by city staff or interns.
3.) The incident is routed to Code Enforcement (if private property) or Curtis at Public Works/Deputy Acosta (if public property) for clean-up.

LAWS UTILIZED FOR ENFORCEMENT

Penal Code 594 - prohibits graffiti (less than $400 = misdemeanor, $400 or more = felony)

R.M.O. (Riverbank Municipal Ordinance) 131.12 – Allows for the city to offer a reward of up to $500 for information leading to the arrest and conviction of a graffiti suspect.

R.M.O. 131.13 - Allows the city to require removal of graffiti from private property after 7 days. If an owner/operator does not have the financial or physical ability to do the removal themselves, the city may assist in the effort after gaining consent and release of liability. When viewable from a public place and impacting the community, the city is authorized to use public funds for removal. In the rare case where an owner/operator absolutely refuses to cooperate then formal abatement/civil action can be taken.

R.M.O. 131.13 - requires graffiti implements to be secured in stores

R.M.O. 131.16 - prohibits sales of graffiti implements to minors

R.M.O. 131.17 - prohibits possession of graffiti implements by minors in public, unless accompanied by a parent or guardian

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

There are no attachments to this report.