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

*TELECONFERENCE LOCATION NOTICE

(PURSUANT TO GC § 54953 AND § 54953.3)
Location Phone: (404) 934-7000 • Conference Phone: (209) 502-0335

Location: Disney's Yacht Club
Room: The Grand Harbor Salon #1
1700 Epcot Resorts Boulevard
Lake Buena Vista, Florida

AGENDA

TUESDAY, JUNE 24, 2014 – 6:00 P.M. (PST)

TELECONFERENCE LOCATION TIME – 9:00 P.M. (EST)

(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

Item 1.1: Presentation of Budget Advisory Committee Recommendations.

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public, **in this chamber room and at the teleconference location**, 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 21, 2014, Special City Council Minutes.

Item 3.B-1: Approval of the June 10, 2014, Regular City Council/Local Redevelopment Authority Minutes.

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

The Public Hearing Notices for the following public hearing items 5.1 – 5.11, to be considered by the City Council or Local Redevelopment Authority Board, were published in the local newspaper of general circulation on June 11, 2014.

Item 5.1: Sterling Ridge Storm Drain Maintenance District:

1) **A Resolution of the City Council of the City of Riverbank, California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.2: Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands):

1) **A Resolution of the City Council of the City of Riverbank, California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.3: **Crossroads Landscaping & Lighting District:**

1) **A Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

2) **A Resolution of the City Council of the City of Riverbank, California, Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.4: **Consolidated Landscaping & Lighting District.**

1) **A Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

2) **A Resolution of the City Council of the City of Riverbank, California, Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.5: **Sierra Vista Estates Landscaping & Lighting District:**

1) **A Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

2) **A Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.6: **Ridgewood Place Landscaping & Lighting District:**

1) **A Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

2) **A Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.7: **River Cove Landscaping & Lighting District:**

1) **A Resolution of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

2) **A Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2014/2015** – It is recommended that the City Council adopt the resolution by roll call vote.

Item 5.8: **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, Chapter 153: Zoning, by Amending Sections 153.10 and 153.011, and Adding New Sections 153.066 Through 153.072 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 July 8, 2014, regular City Council meeting and consider its adoption.

LRA Item 5.9 **A Resolution of the Local Redevelopment Authority Board of the City Of Riverbank, California, Approving the Budget for Fiscal Year 2014-2015 –** It is recommended that the Local Redevelopment Authority (LRA) Board of Directors (Board) adopt a Resolution approving the Fiscal Year 2014-2015 LRA Budget.

Item 5.10: **A Resolution of the City Council of the City of Riverbank, California, Adopting an Operational Budget for Fiscal Year 2014-2015, Including the Reorganization Plan of the Development Services Department** – It is recommended that the City Council adopt a **Resolution** approving (1) the Fiscal Year 2014-2015 Annual Operating Budget, and (2) the Reorganization Plan for the Development Services Department.

Item 5.11: **A Resolution of the City Council of the City of Riverbank, California, Approving and Adopting a 5-Year Capital Improvement Plan (CIP) For Fiscal Years 2014-2019 the City Of Riverbank** – It is recommended that the City Council review and provide input on the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2014-2019. If the CIP is acceptable to Council, it is recommended that the City Council adopt the 5-Year Capital Improvement Plan (CIP) for the City of Riverbank.

6. NEW BUSINESS

Item 6.1: **Acceptance of the Slurry Seal Project 2013 and Authorization to File a Notice of Completion -** It is recommended that the City Council accept the completion of the Slurry Seal Project 2013 and authorize staff to file a Notice of Completion.

Item 6.2: **Acceptance of the Slurry Seal Project 2014 (Phase 2) and Authorization to File a Notice of Completion** – It is recommended that the City Council accept the completion of the Slurry Seal Project 2014 (Phase 2) and authorize staff to file a Notice of Completion.

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Item 7.2: Council/Authority Member Comments

Item 7.3: Mayor/Chair Comments

8. CLOSED SESSION

The public, in the City Council Chambers and at the teleconference location, will have a limit of 5 minutes per person to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing into Closed Session.

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 REAL PROPERTY NEGOTIATORS**
Pursuant to Government Code Section 54956.8
Property: 3313 Santa Fe Street
Agency Negotiator: Jill Anderson, City Manager
Property Negotiator: Gene Mondo and Betty Mondo Family LP
Under negotiation: Price and Terms of Payment

Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code § 54956.9(a)
Name of Case: Andria Allen and Frances Allen v. City of Riverbank
Stanislaus Court Case No. 670739

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

9. REPORT FROM CLOSED SESSION

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

Item 9.2: Report from Closed Session Item 8.2: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Item 9.3: Report from Closed Session Item 8.3: **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

ADJOURNMENT **(The next regular City Council meeting – Tuesday, July 8 @ 6:00 p.m.)**

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.**

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.

I further certify that an agenda copy and Affidavit of Posting was provided to Councilmember Jones Cruz to post at the teleconference location 72 hours prior to the meeting date and time (no later than 9:00 p.m. (EST); 6:00 p.m. (PST) on Saturday, June 21, 2014;) pursuant to the Brown Act.

Posted on this 19th 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.
Questions	Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATIONS

Meeting Date:	June 24, 2014
Subject:	Presentation of Budget Advisory Committee Recommendations
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance/City Treasurer

RECOMMENDATION

It is recommended that the City Council receive the presentation from the Budget Advisory Committee Vice-Chair Erick Winchester.

SUMMARY

Tonight the Budget Advisory Committee, represented by Vice-Chair Erick Winchester, will be presenting to the City Council the 2014 Committee Recommendations.

BACKGROUND

Since January the Budget Advisory Committee has been actively reviewing the proposed FY 2014-2015 budget. They have had the opportunity to review each department's budget and solicit feedback from each Department Head in order to receive a more thorough understanding of the rationale behind each expenditure request.

After having reviewed both operating and capital outlay expenditure requests, the Committee has formulated their recommendations. These recommendations are designed to provide the City Council with ways in which to enhance revenues and reduce expenditures that will lead to a more sustainable and fiscally-stable budget.

FINANCIAL IMPACT

There is no financial impact associated with this presentation.

STRATEGIC PLAN

This report has been prepared to accomplish the following Strategic Plan Three Year Goal established at the March 3, 2014 meeting:

"Achieve and maintain financial stability and sustainability."

ATTACHMENT

1. 2014 Budget Advisory Committee Recommendations

BUDGET ADVISORY COMMITTEE

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BUDGET ADVISORY COMMITTEE
SUBJECT: COMMITTEE RECOMENDATIONS
DATE: JUNE 1, 2014
CC:

Honorable Mayor and Members of the City Council,

The Budget Advisory Committee has been meeting on a monthly (and sometimes bi-monthly) basis with the goal of formulating recommendations for Council that should be taken into consideration and that may provide the City with solutions to closing current and future budget deficits.

Having reviewed all of the department budgets over the past several months, the Committee has now formulated recommendations that will allow the City to continue presenting a balanced budget. The recommendations that are being presented to you hope to create a long-term impact on the City's budget, thereby allowing the City to balance its budget and not use reserves to cover expenses. In addition, several of these recommendations are made with the intention that the City be fiscally prudent when procuring services or purchasing equipment from vendors.

Recommendations

1. The City of Riverbank should program the issuance of a Request for Proposals for rate studies in the Water and Sewer Enterprise Funds every five years.

   Rationale: By reviewing rates every five years, the City can ensure itself that the revenues collected are sufficient to meet the rising costs of maintenance and new state regulations. The cost to prepare the rate studies should be collected over the five year period during which the rates are in effect in order to provide a continual funding source for this project.

2. The City of Riverbank should issue a Request for Proposals for the HVAC systems that are proposed to be upgraded.

   Rationale: A request for proposal would ensure that the City is obtaining the best service at a low cost.

3. The City of Riverbank should issue a Request for Proposal for the preparation of the Housing Element.

   Rationale: A request for proposal would ensure that the City is obtaining the best service at a low cost.

4. The City should develop a low income/fixed income program for utilities that is subsidized by the General Fund. A budget should be set annually based on the City Council's discretion.

   Rationale: This program would allow the City to provide assistance to the low-income customers and decrease the number of delinquencies, particularly the elderly and senior.

5. The City should utilize high school students or volunteers to get information out into the community regarding current payment assistance programs.

   Rationale: Disseminating the information would inform the senior community about these programs so that they may take advantage of them. By utilizing high school students or volunteers the City would be able to perform this service at no-to-low cost and would provide students with community service experience that would aid them in the future.

6. The City should review, and possibly issue a Request for Proposals, existing landscape maintenance contracts to verify that they are still the best solution for the City.

Rationale: A request for proposal would ensure that the City is obtaining the best service at a low cost.

7. The City should look at the cost of fencing the parking area for the Riverbank Police Services and approach the County regarding possibly sharing the cost of this fence.

   Rationale: Fencing this area would provide extra protection for the Police Services vehicles and equipment and minimize the opportunity for vandalism.

With these recommendations, the Committee hopes to be able to provide the City Council with ideas that will help provide a more balanced budget and will help with the long-term financial stability of the City.

Sincerely,

The Budget Advisory Committee

Chair Suzanne Dean

Vice-Chair Erick Winchester

Committee Member Evelyn Halbert

Committee Member Arlene Figueroa

Committee Member Zachary Davidson

Committee Member Anthony McKinney

Council Member Leanne Jones-Cruz

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 24, 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 AGENDA ITEM NO. 3.B

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 24, 2014
Subject:	Approval of the May 21, 2014, Special City Council Minutes
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

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

SUMMARY

The Draft Minutes of the May 21, 2014, Special City Council meeting have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT:

1. May 21, 2014, Special City Council Minutes

CITY OF RIVERBANK
SPECIAL CITY COUNCIL MEETING
(Budget Workshop)
MINUTES
WEDNESDAY, MAY 21, 2014

choose civility

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

CALL TO ORDER:

The City Council of the City of Riverbank met this date for a special City Council meeting at 6:00 p.m., on this date, at the Riverbank Teen Center, 600-A Santa Fe Street, Riverbank, California with Mayor Richard D. O'Brien presiding.

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

ROLL CALL: **Mayor Richard D. O'Brien**

Present: **Mayor Richard D. O'Brien; Vice Mayor Cal Campbell Councilmembers: Darlene Barber-Martinez, Leanne Jones Cruz and Jeanine Tucker**

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

No one declared a conflict.

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)

Pursuant to Government Code in reference to a special meeting, the public has the opportunity to address the City Council only on items appearing on this special meeting notice. Individual comments are 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.

No one spoke.

2. BUSINESS

Item 2.1: **Fiscal Year 2014-15 Budget Workshop** – It is recommended that the City Council participate in the Fiscal Year 2014-15 Budget Workshop and provide feedback in anticipation of the adoption of the Final Budget on June 24, 2014.

Marisela Garcia, Director of Finance/Treasurer, presented the budget overview; City Council and Staff discussed the item. (PowerPoint presentation attached for the record.)

Mayor O'Brien requested a one-page summary to be provided to all Council Members on the background, methodology, and conclusion of the Housing Element; no Council Member objected.

City Council and Staff discussed one-time expenditure recommendations. After discussion and consideration, Council directed Staff to budget $50,000 for the expenditure of the required Housing Element Update and include the remaining recommended expenditure items with the mid-year budget review.

Mayor O'Brien requested to have the Consultant complete the sewer and water studies by September [2014]; no Council Member objected.

Comments Made:

City Manager Jill Anderson: 1) thanked City Council for their input and discussion of the budget review, 2) announced the final budget for adoption would be presented at the City Council meeting of June 24th to allow for the formal public noticing, 3) informed City Council that the North County Corridor presentation scheduled for June 24th has been postponed until July and will consist of a two-part presentation to include a Town Hall meeting as one of the presentations.

Ms. Garcia: 1) thanked the Budget Advisory Committee and Committee Member Ms. Arlene Figueroa, who was in attendance, for their review of the budget information, and 2) announced that the Budget Advisory Committee would be presenting their budget recommendations to the City Council on June 24th.

Mayor O'Brien, Vice Mayor Campbell and Councilmembers: Jones Cruz, Barber-Martinez, and Tucker thanked Ms. Garcia and all City Staff for their work and presentation on the budget and also the Budget Advisory Committee for their efforts.

ADJOURNMENT

There being no further business, Mayor O'Brien adjourned the meeting at 8:00 p.m.

ATTEST:

Annabelle H. Aguilar, CMC
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

Attachment: PowerPoint Budget Workshop

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.B-1

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 24, 2014
Subject:	Approval of the June 10, 2014, Regular 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 June 10, 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. June 10, 2014, regular City Council / LRA Minutes

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

MINUTES

TUESDAY, JUNE 10, 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: **Chaplin Tom Haul, Nazarene Church**

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

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.

Mayor O'Brien, Councilmember Tucker, and Councilmember Barber-Martinez declared a conflict with Item 3.G. [Residents of the Crossroads Landscape and Lighting District.]

1. PRESENTATIONS

LRA Item 1.1: Conveyance Update.

Debbie Olson, LRA Executive Director, reported on her trip to Washington D.C. with City Manager Jill Anderson, and Councilmember Barber-Martinez to receive the Association of Defense Communities 2014 Base Redevelopment Excellence Award.

Ms. Olson proceeded with the presentation of the Riverbank Industrial Complex 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 address the entire City Council/LRA Board.

John Gasper, Riverbank, spoke in regards to the fun sport of Pickle Ball, a luncheon invitation to celebrate their groups second anniversary, and thanked the Parks and Recreation Staff for their assistance and efforts in helping their organization's needs.

Paul Fincher, Riverbank, spoke in regards to dealing with the issues of patrons accessing the river through the River Cove neighborhood area, and thanked Staff for their assistance. A letter pertaining to the matter was provided for the record.

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 No. 2014-025* 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 No. 2014-026* 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 No. 2014-027* 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 No. 2014-028* 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 No. 2014-029* 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 No. 2014-030* 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 No. 2014-031* 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 No. 2014-032* 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 No. 2014-033__* 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 No. 2014-034__* 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 No. 2014-035__* 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 No. 2014-036__* 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 No. 2014-037__* 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 No. 2014-038__* 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 No. 2014-039__* 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 No. 2014-040__* 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 No. 2014-041* 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 No. 2014-042* 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 No. 2014-043* 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.

Mayor/Chair O'Brien introduced all items by title.

ACTION: *By motion moved/seconded (Barber-Martinez / Tucker / passed 5-0) to approve Consent Calendar Items 3.A through 3.F and 3.H through 3.L as presented; motion carried by unanimous City Council and LRA Board roll call vote.*

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

Reference Item 3.G: Due to a conflict of interest, the Rule of Necessity was invoked and coins with numbers were drawn by Mayor O'Brien, Councilmember Tucker, and Councilmember Barber-Martinez to determine who would remain at the dais to form a quorum for voting purposes; Councilmember Tucker drew the coin with the highest number; therefore, remained at the dais to vote on Item 3.G.

Mayor O'Brien and Councilmember Barber-Martinez recused themselves and exited the room at 6:39 p.m.; Vice Mayor Campbell presided.

ACTION: *By motion moved/seconded (Jones Cruz / Tucker / passed 3-0) to approve Consent Calendar Item 3.G as presented; motion carried by unanimous City Council roll call vote.*
AYES: *Jones Cruz, Tucker, and Vice Mayor Campbell*
NAYS: *None*
ABSENT: *None*
ABSTAINED: *None*

Mayor O'Brien and Councilmember Barber-Martinez returned to the dais at 6:40 p.m.

4. UNFINISHED BUSINESS *There were no items to consider.*

5. PUBLIC HEARINGS *There were 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.

City Manager Jill Anderson presented the staff report.

ACTION: *By motion moved/seconded (Jones Cruz / Barber-Martinez / passed 5-0) to approve setting the public hearing date of July 22, 2014, at a regular City Council meeting to consider the appeal as presented; motion carried by unanimous City Council roll call vote.*
AYES: *Barber-Martinez, Jones Cruz, Tucker, Campbell, and Mayor O'Brien*
NAYS: *None*
ABSENT: *None*
ABSTAINED: *None*

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.

Melissa Holdaway, LRA Administrative Analyst, presented the budget report; LRA Board Members and Staff discussed the report. Debbie Olson, LRA Executive Director, provided clarification to the Board's questions. No action was taken.

<u>LRA Item 6.3:</u> **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 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.

Debbie Olson, LRA Executive Director, presented the staff report.

<u>ACTION:</u> *By motion moved/seconded (Tucker / Campbell / passed 5-0) to approve the submission of a grant application to the Office of Economic Adjustment 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 as presented; motion carried by unanimous LRA Board roll call vote.*

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

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

Sue Fitzpatrick, Director of Parks and Recreation, presented the staff report; City Council and Staff discussed the item.

<u>Public Comment:</u> *Mr. Ramon Bermudez requested that the fees not be increased too much and expressed appreciation for the use of the Community Center facility for the senior meals program.*

ACTION: *By motion moved/seconded (Barber-Martinez / Tucker / passed 5-0) to approve Option #3: Raise the facility use fees for the general community, extend the current fee waivers to the service clubs already receiving them for their annual events, and supplement the Enterprise Fund with $5,000 from the General Fund to accommodate the fee waivers; to be re-evaluated at the next fiscal year. In addition, 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; motion carried by unanimous City Council roll call vote.*

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

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.

City Manager Anderson presented the staff report. The current League representatives for the City, Mayor O'Brien and Vice Mayor Campbell, stated they would be attending the conference and therefore would serve as the Voting Delegate and Alternate Voting Delegate, respectively.

ACTION: *By motion moved/seconded (Barber-Martinez / Tucker / passed 5-0) to approve having the City's current League Representatives, Mayor O'Brien and Vice Mayor Campbell serve as the Voting Delegate and Alternate Voting Delegate, respectively; motion carried by unanimous City Council roll call vote.*

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

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

Riverbank Police Chief Erin Kiely presented the staff report; Council and Staff discussed the item.

<u>Public Comment:</u> Ramon Bermudez spoke in regards to the possibility of having the property owner of the empty building at the corner of Santa Fe and Atchison provide the building to the homeless for shelter.

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

Police Chief Erin Kiely presented the staff report; Council and Staff discussed the item.

<u>Public Comment:</u> Ramon Bermudez, Riverbank, spoke in regards to having the parents who's children were responsible for the graffiti to also be held accountable.

<u>7. COMMENTS (Information only – No action)</u>

<u>Item 7.1:</u> Staff Comments

City Manager Jill Anderson: 1) encouraged the public to report graffiti vandalism by making a police report and having graffiti cleaned up by calling the City's graffiti hotline, 2) announced the Budget Advisory Committee meeting, 3) reported on the successful Startup Business Workshop, 4) announced that the City's budget would be considered for adoption at the June 24th City Council meeting, 5) and reported on the time spent with various representatives while in Washington D.C.

<u>Item 7.2:</u> Council/Authority Member Comments

Council/Authority Member Jones Cruz: 1) congratulated the LRA staff as recipients of the award, and 2) thanked Mr. Fincher for his time and efforts in dealing with the River Cove issues.

Council/Authority Member Barber-Martinez: 1) stated how fortunate and proud she was to attend the award ceremony in Washington D.C., and how the City of Riverbank has become the model for future base closings and Reuse Plans, 2) reported on the Farmer's Market activities, 3) extended a Happy Father's Day, 4) invited everyone to the Grow Your Business event, and 5) reminded everyone that June was National Safety Month.

Council/Authority Member Tucker: 1) agreed with comments made congratulating Ms. Olson and the LRA staff for the award received, and 2) reminded everyone to be cognizant of the senior citizens during the hot weather.

Vice Mayor/Chair Campbell: 1) agreed with the comments made in reference to the award received for the Army Ammunition plant and complimented the clean-up work of the facility/s space, 2) spoke in regards to the efforts of Mr. Fincher's attempts to resolving the issues at River Cove; encouraged everyone to work together and report activities, and 3) encouraged everyone to attend and support the Farmer's Market event.

Item 7.3: Mayor/Chair Comments

Mayor/Chair O'Brien: 1) announced his attendance of an award presentation to the Donaldson Division from their President of Donaldson, Inc., in recognition for being the best Division, 2) congratulated all of Riverbank for the LRA's prestigious award, 3) acknowledged the frustration with the River Cove issues and stated it was time to involve various other government agencies in resolving those issues, and 4) announced the existing vacancies on the Budget Advisory Committee.

ADJOURNMENT

There being no further business, Mayor/Chair O'Brien adjourned the meeting at 7:49 p.m.

ATTEST:	**APPROVED:**
___________________________	___________________________
Annabelle H. Aguilar, CMC	**Richard D. O'Brien**
City Clerk / LRA Recorder	**Mayor / Chair**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.1
SECTION 5: PUBLIC HEARING

Meeting Date: June 24, 2014

Subject/ Title: Sterling Ridge Storm Drain Maintenance District:

1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2014/2015.

From: Jill Anderson, City Manager

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

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 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 second of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

There is a healty reserve of $119,647 within the Sterling Ridge Storm Drain District for fiscal year ending 2013/2014. Due to this factor, it is recommended that a decrease of ($17.99) be assessed in the assessment rate per EDU.

It is recommended that the City Council adopt Resolution ordering the levy and collection of 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, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and

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

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council of the City of Riverbank for the Sterling Ridge Benefit Assessment District as follows:

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

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

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

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

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

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

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

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

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Sterling Ridge Benefit Assessment District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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

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

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

TABLE OF CONTENTS

INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982,* being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 05-01

(Sterling Ridge)

(hereafter referred to as "District"), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 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

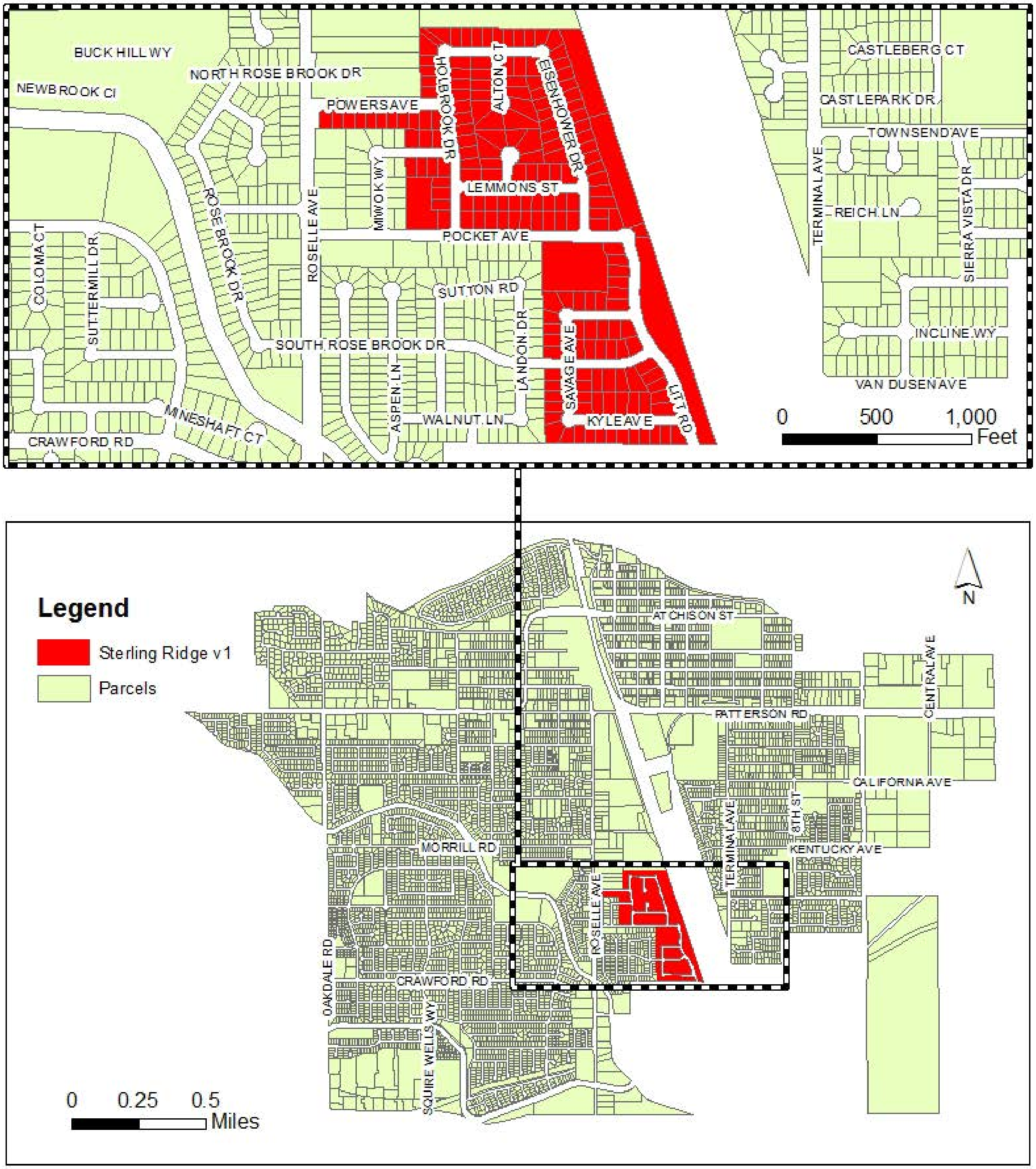
Storm Drain District No. 05-01 (Sterling Ridge)	General Benefit	Special Benefit	Total Budget
DIRECT COSTS			
Annual Maintenance			
Inspection & Abatement: Drainage Basins	$1,265	$1,335	$2,600
Landscape Maint: Drainage Basins (incl utilities)	1,946	2,054	4,000
Annual Maint: Drainage Basins/Channelway 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

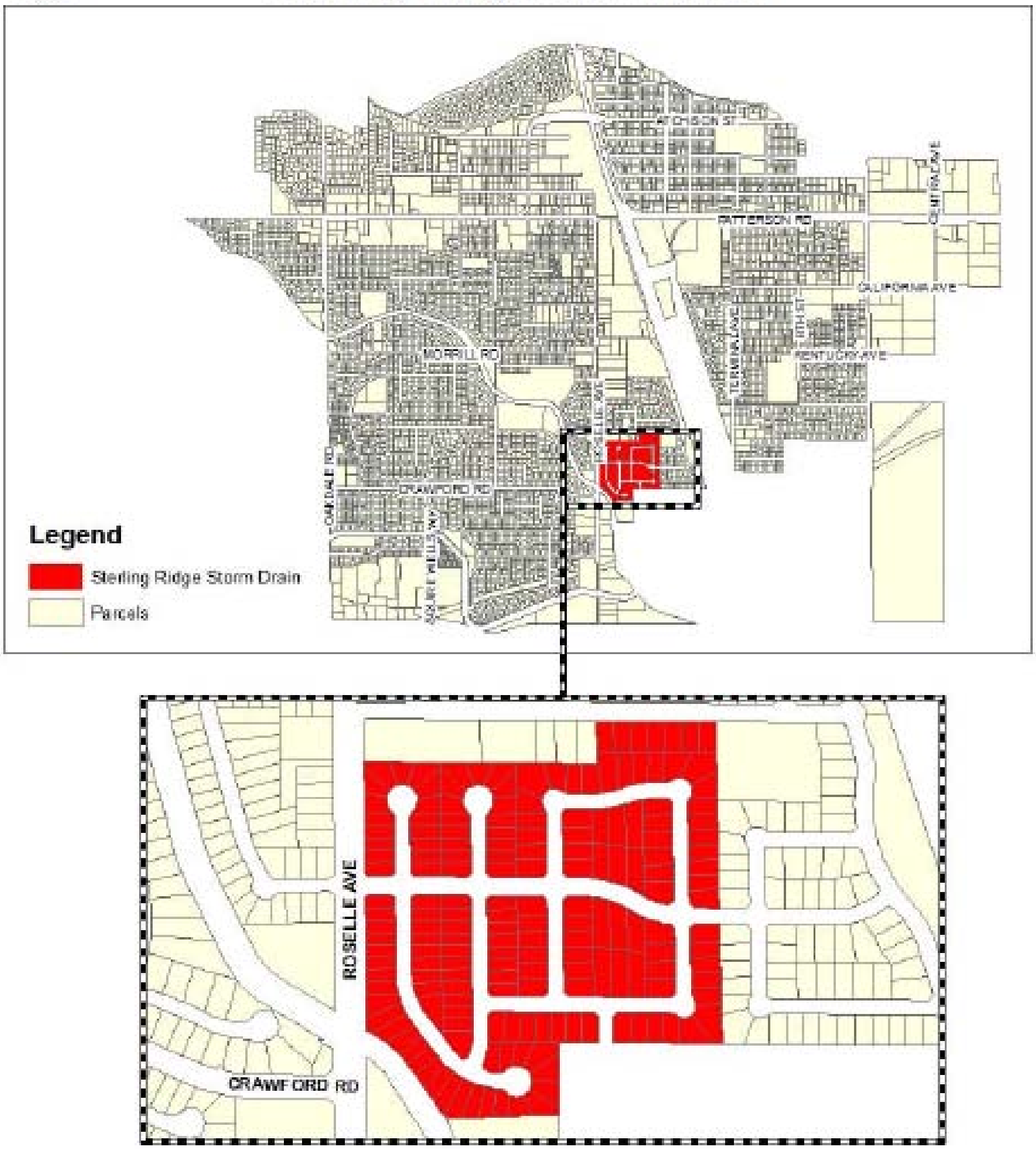
The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

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
075-049-089-000	1.0	65.20
075-049-090-000	1.0	65.20
075-049-091-000	1.0	65.20
075-049-092-000	1.0	65.20
075-088-001-000	1.0	65.20
075-088-002-000	1.0	65.20
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
075-088-016-000	1.0	65.20
075-088-017-000	1.0	65.20
075-088-018-000	1.0	65.20
075-088-019-000	1.0	65.20
075-088-020-000	1.0	65.20
075-088-021-000	1.0	65.20
075-088-022-000	1.0	65.20
075-088-023-000	1.0	65.20
075-088-024-000	1.0	65.20
075-088-025-000	1.0	65.20
075-088-026-000	1.0	65.20
075-088-027-000	1.0	65.20
075-088-028-000	1.0	65.20
075-088-029-000	1.0	65.20
075-088-030-000	1.0	65.20
075-088-031-000	1.0	65.20
075-088-032-000	1.0	65.20
075-088-033-000	1.0	65.20
075-088-034-000	1.0	65.20
075-088-035-000	1.0	65.20
075-088-036-000	1.0	65.20
075-088-037-000	1.0	65.20
075-088-038-000	1.0	65.20
075-088-039-000	1.0	65.20
075-088-040-000	1.0	65.20
075-088-041-000	1.0	65.20
075-088-042-000	1.0	65.20
075-088-043-000	1.0	65.20
075-088-044-000	1.0	65.20
075-088-045-000	1.0	65.20
075-088-046-000	1.0	65.20
075-088-047-000	1.0	65.20
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
075-088-059-000	1.0	65.20
075-088-060-000	1.0	65.20
075-088-061-000	1.0	65.20
075-088-062-000	1.0	65.20
075-088-063-000	1.0	65.20
075-089-001-000	1.0	65.20
075-089-002-000	1.0	65.20
075-089-003-000	1.0	65.20
075-089-004-000	1.0	65.20
075-089-005-000	1.0	65.20
075-089-006-000	1.0	65.20
075-089-007-000	1.0	65.20
075-089-008-000	1.0	65.20
075-089-009-000	1.0	65.20
075-089-010-000	1.0	65.20
075-089-011-000	1.0	65.20
075-089-012-000	1.0	65.20
075-089-013-000	1.0	65.20
075-089-014-000	1.0	65.20
075-089-015-000	1.0	65.20
075-089-016-000	1.0	65.20
075-089-017-000	1.0	65.20
075-089-018-000	1.0	65.20
075-089-019-000	1.0	65.20
075-089-020-000	1.0	65.20
075-089-021-000	1.0	65.20
075-089-022-000	1.0	65.20
075-089-023-000	1.0	65.20
075-089-024-000	1.0	65.20
075-089-025-000	1.0	65.20
075-089-026-000	1.0	65.20
075-089-027-000	1.0	65.20
075-089-028-000	1.0	65.20
075-089-029-000	1.0	65.20
075-089-030-000	1.0	65.20
075-089-031-000	1.0	65.20
075-089-032-000	1.0	65.20
075-089-033-000	1.0	65.20
075-089-034-000	1.0	65.20
075-089-035-000	1.0	65.20
075-089-036-000	1.0	65.20
075-089-037-000	1.0	65.20
075-089-038-000	1.0	65.20
075-089-039-000	1.0	65.20
075-089-040-000	1.0	65.20
075-089-041-000	1.0	65.20
075-089-042-000	1.0	65.20
075-089-043-000	1.0	65.20
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
075-089-051-000	1.0	65.20
075-089-052-000	1.0	65.20
075-089-053-000	1.0	65.20
075-089-054-000	1.0	65.20
075-089-055-000	1.0	65.20
075-089-056-000	1.0	65.20
075-089-057-000	1.0	65.20
075-089-058-000	1.0	65.20
075-090-001-000	1.0	65.20
075-090-002-000	1.0	65.20
075-090-003-000	1.0	65.20
075-090-004-000	1.0	65.20
075-090-005-000	1.0	65.20
075-090-006-000	1.0	65.20
075-090-007-000	1.0	65.20
075-090-008-000	1.0	65.20
075-090-009-000	1.0	65.20
075-090-010-000	1.0	65.20
075-090-011-000	1.0	65.20
075-090-012-000	1.0	65.20
075-090-013-000	1.0	65.20
075-090-014-000	1.0	65.20
075-090-015-000	1.0	65.20
075-090-016-000	1.0	65.20
075-090-017-000	1.0	65.20
075-090-018-000	1.0	65.20
075-090-019-000	1.0	65.20
075-090-020-000	1.0	65.20
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
075-090-031-000	1.0	65.20
075-090-032-000	1.0	65.20
075-090-033-000	1.0	65.20
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
075-090-041-000	1.0	65.20
075-090-042-000	1.0	65.20
075-090-043-000	1.0	65.20
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
075-090-053-000	1.0	65.20
075-090-054-000	1.0	65.20
075-090-055-000	1.0	65.20
075-090-056-000	1.0	65.20
075-090-057-000	1.0	65.20
075-090-058-000	1.0	65.20
075-090-059-000	1.0	65.20
075-090-060-000	1.0	65.20
075-090-061-000	1.0	65.20
075-090-063-000	1.0	65.20
075-095-001-000	1.0	65.20
075-095-002-000	1.0	65.20
075-095-003-000	1.0	65.20
075-095-004-000	1.0	65.20
075-095-005-000	1.0	65.20
075-095-006-000	1.0	65.20
075-095-007-000	1.0	65.20
075-095-008-000	1.0	65.20
075-095-009-000	1.0	65.20
075-095-010-000	1.0	65.20
075-095-011-000	1.0	65.20
075-095-012-000	1.0	65.20
075-095-013-000	1.0	65.20
075-095-014-000	1.0	65.20
075-095-015-000	1.0	65.20
075-095-016-000	1.0	65.20
075-095-017-000	1.0	65.20
075-095-018-000	1.0	65.20
075-095-019-000	1.0	65.20
075-095-020-000	1.0	65.20
075-095-021-000	1.0	65.20
075-095-022-000	1.0	65.20
075-095-023-000	1.0	65.20
075-095-024-000	1.0	65.20
075-095-025-000	1.0	65.20

APN	EBU	Charge
075-095-026-000	1.0	65.20
075-095-027-000	1.0	65.20
075-095-028-000	1.0	65.20
075-095-029-000	1.0	65.20
075-095-030-000	1.0	65.20
075-095-031-000	1.0	65.20
075-095-032-000	1.0	65.20
075-095-033-000	1.0	65.20
075-095-034-000	1.0	65.20
075-095-035-000	1.0	65.20
075-095-036-000	1.0	65.20
075-095-037-000	1.0	65.20
075-095-038-000	1.0	65.20
075-095-039-000	1.0	65.20
075-095-040-000	1.0	65.20
075-095-041-000	1.0	65.20
075-095-042-000	1.0	65.20
075-095-043-000	1.0	65.20
075-095-044-000	1.0	65.20
075-095-045-000	1.0	65.20
075-095-046-000	1.0	65.20
075-095-047-000	1.0	65.20
075-095-048-000	1.0	65.20
075-095-049-000	1.0	65.20
075-095-050-000	1.0	65.20
075-095-051-000	1.0	65.20
075-095-052-000	1.0	65.20
075-095-053-000	1.0	65.20
075-095-054-000	1.0	65.20
075-095-055-000	1.0	65.20
075-095-056-000	1.0	65.20
075-095-057-000	1.0	65.20
075-095-058-000	1.0	65.20
075-095-059-000	1.0	65.20
075-095-060-000	1.0	65.20
075-095-061-000	1.0	65.20
075-095-062-000	1.0	65.20
075-095-063-000	1.0	65.20
075-095-064-000	1.0	65.20
075-095-065-000	1.0	65.20
075-095-066-000	1.0	65.20
075-095-067-000	1.0	65.20
075-095-068-000	1.0	65.20
075-095-069-000	1.0	65.20
075-095-070-000	1.0	65.20
075-095-071-000	1.0	65.20
075-095-072-000	1.0	65.20
075-095-073-000	1.0	65.20
075-095-074-000	1.0	65.20
075-095-075-000	1.0	65.20

APN	EBU	Charge
075-095-076-000	1.0	65.20
075-095-077-000	1.0	65.20
075-095-078-000	1.0	65.20
075-095-079-000	1.0	65.20
075-095-080-000	1.0	65.20
075-095-081-000	1.0	65.20
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. 5.2

SECTION 5: PUBLIC HEARING

Meeting Date: June 24, 2014

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

1) **Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2014/2015

From: Jill Anderson, City Manager

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

RECOMMENDATION:

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 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 second of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

The District assessment rates per equivalent dwelling unit (EDU) will not increase this year, and the current reserve ending fiscal year 2013-2014 is $98,362.

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

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

ATTACHMENTS:

1. 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, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

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

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) as follows:

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

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

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

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

iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

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

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

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

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

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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
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

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

TABLE OF CONTENTS

INTRODUCTION

Pursuant to the provisions of the Benefit Assessment Act of 1982, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 2006-01

(Heartlands)

(hereafter referred to as "District"), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the "Crossroads Commercial Center"). This Engineer's Report (hereafter referred to as "Report") describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 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

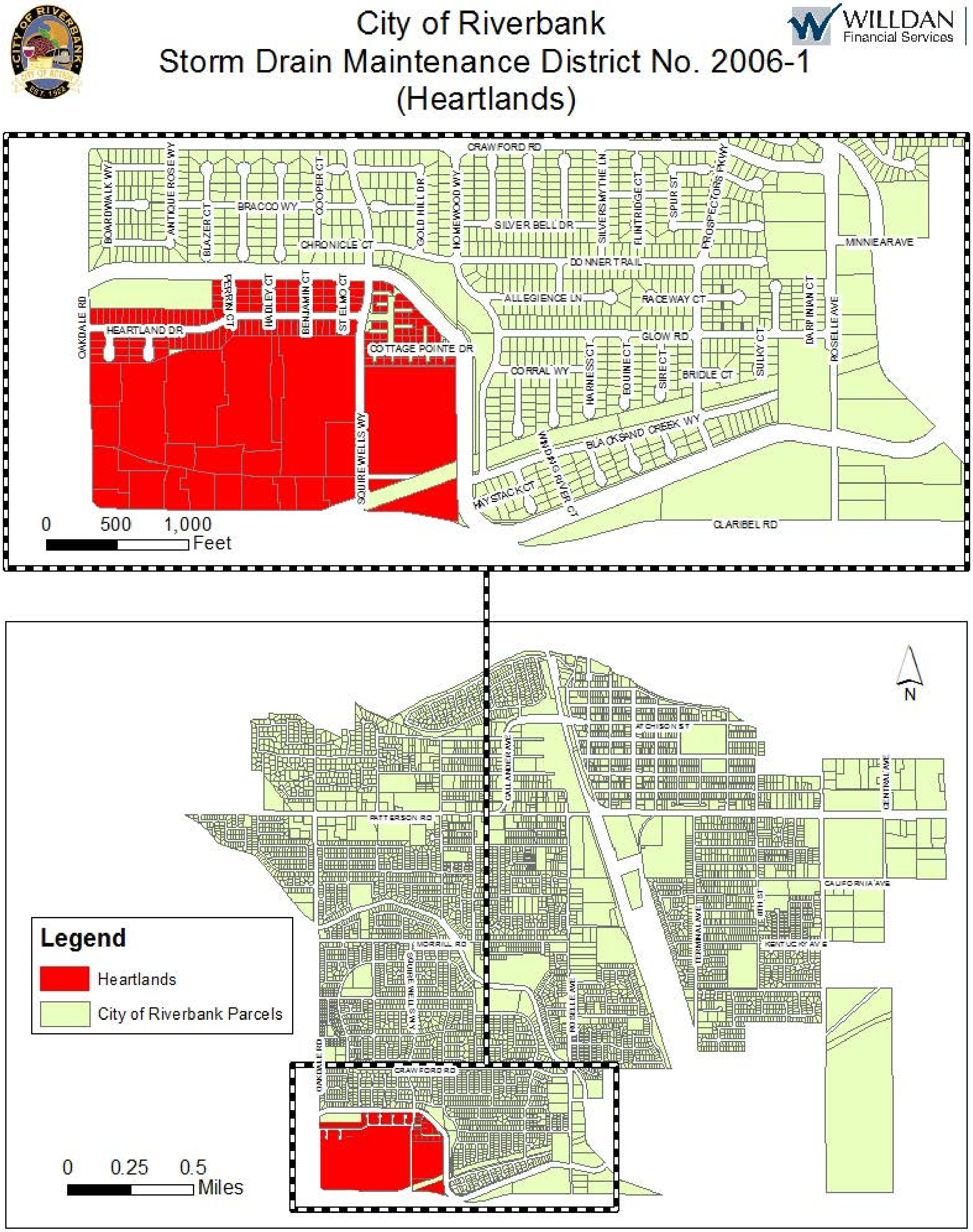
The Maximum Assessment per EBU is shown within the following budget and is based on the cost of providing the District improvements. As outlined in the method of apportionment, all the improvements are considered special benefit and there are no improvement costs that have been identified as general 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. 5.3

SECTION 5: PUBLIC HEARING

Meeting Date: June 24, 2014

Subject/ Title: Crossroads Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015

From: Jill Anderson, City Manager

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

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 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 second of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

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

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2014/2015.

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	No Change
Zone 1:	$21.41	$20.23	($ 1.18)
Zone 2:	$30.01	$30.01	No Change
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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2014 and ending June 30, 2015; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2014/2015**" as required by the Act; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council for the Crossroads Landscaping and Lighting District as follows:

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2014/2015.

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

CITY OF RIVERBANK

RESOLUTION NO. 2014-

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2014/2015 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014, and ending June 30, 2015, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 24, 2014, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine and order by the City Council for the Crossroads Landscaping and Lighting District as follows:

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2014 and ending June 30, 2015, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2014 and ending June 30, 2015 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;
- Public lighting facilities including street lighting, and landscape lighting within public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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

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

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

TABLE OF CONTENTS

INTRODUCTION

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

Crossroads Landscaping and Lighting District

(hereafter referred to as “District”). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as “City”), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 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.

WILLDAN Financial Services

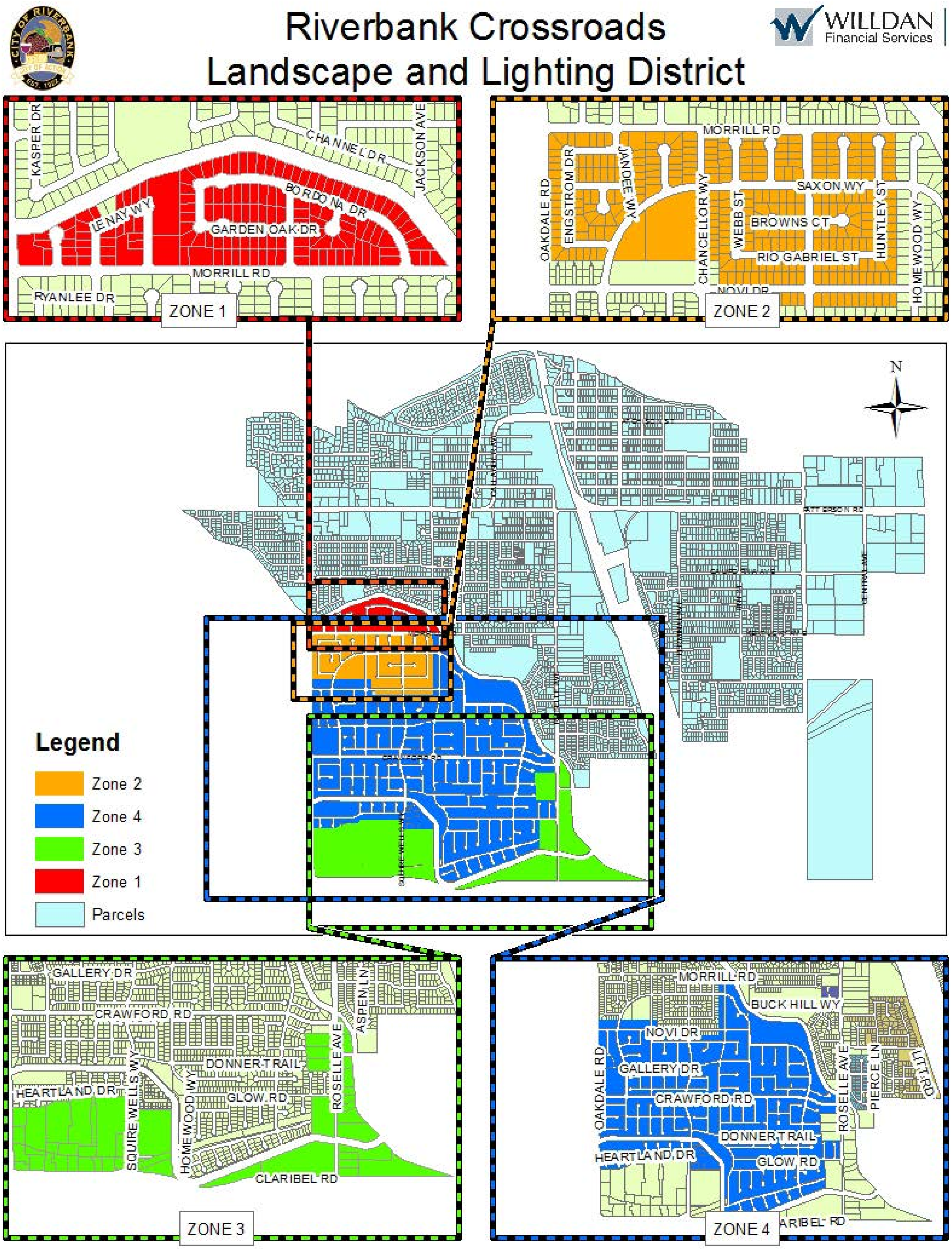
District Budget Fiscal Year 2014/2015

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

WILLDAN Financial Services

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. 5.4

Section 5: PUBLIC HEARING

Meeting Date:	June 24, 2014
Subject/ Title:	Consolidated Landscaping & Lighting District.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

From:	Jill Anderson, City Manager
Submitted by:	Marisela Garcia, Director of Finance Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 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 final steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge, and Eastwood Estates. Each of these districts are showing a healthy reserve. The annual levy per Equivalent Dwelling Unit (EDU) for fiscal year 2014/2015 will remain the same.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2014/2015.

.

FISCAL IMPACT:

	FY 13/14	FY 14/15	Change in Assessment
Courtney Estates	$ 25.50	$ 25.50	No Change
South Bend Estates	$ 74.52	$ 74.52	No Change
Elmwood Estates	$ 24.72	$ 24.72	No Change
Chianti	$ 57.54	$ 57.54	No Change
Sterling Ridge	$129.92	$129.92	No Change
Eastwood Estates	$ 88.00	$ 88.00	No Change

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2014 and ending June 30, 2015; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2014/2015**" as required by the Act; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and ordered by the City Council for the Consolidated Landscaping and Lighting District as follows:

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

a. A Description of Improvements.
b. A Diagram of the District.
c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2014/2015.

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

CITY OF RIVERBANK

RESOLUTION NO. 2014-

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2014/2015 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014, and ending June 30, 2015, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 24, 2014, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and ordered by the City Council for the Consolidated Landscaping and Lighting District as follows:

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

<u>Section 2</u> The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2014 and ending June 30, 2015, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2014 and ending June 30, 2015 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

<u>Section 6</u> The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the

District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all

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

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;
- Public lighting facilities including street lighting, and landscape lighting within public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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

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

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

TABLE OF CONTENTS

PART I - OVERVIEW

A. INTRODUCTION

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

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

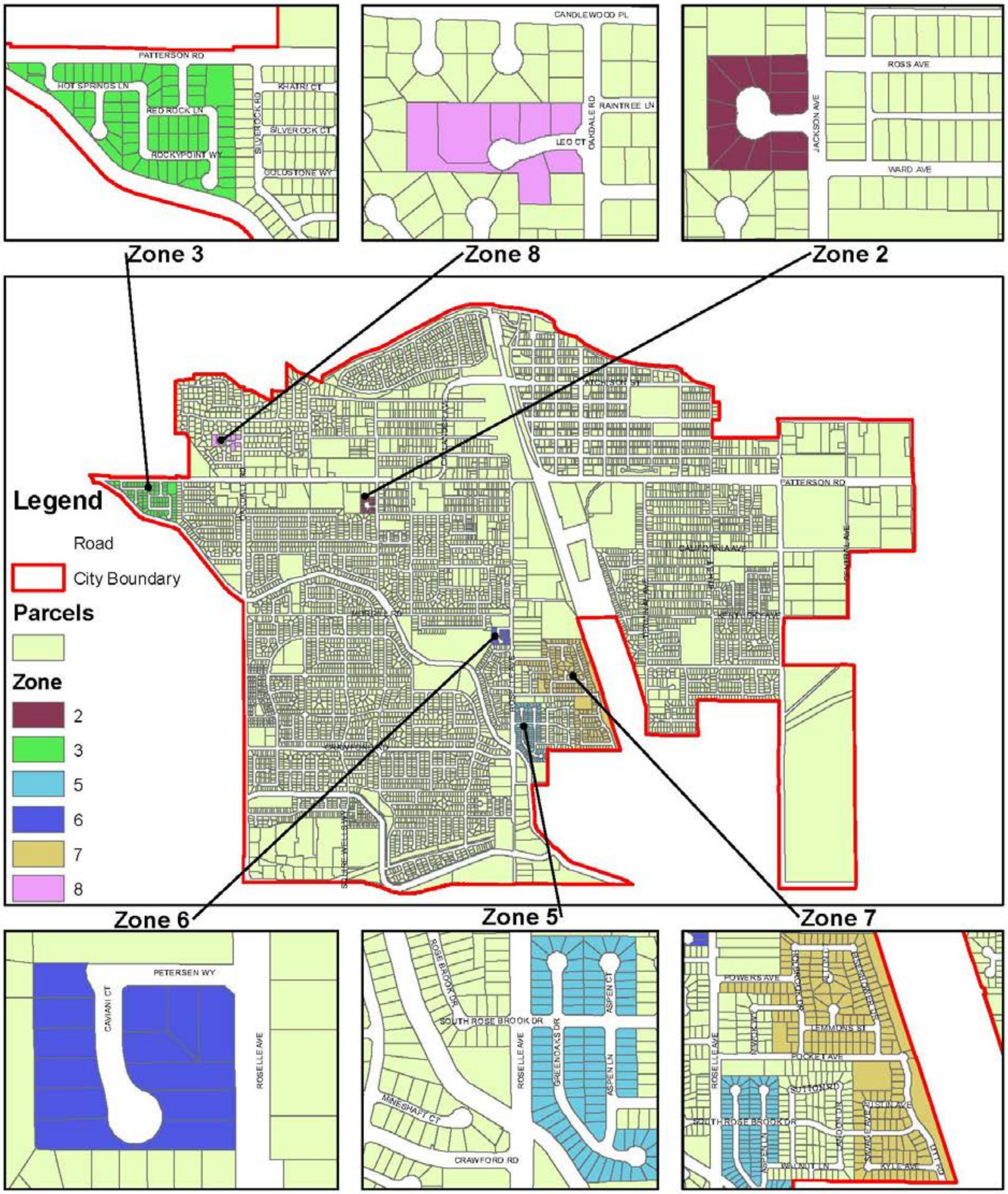
PART V - DISTRICT BOUNDARY MAPS

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.

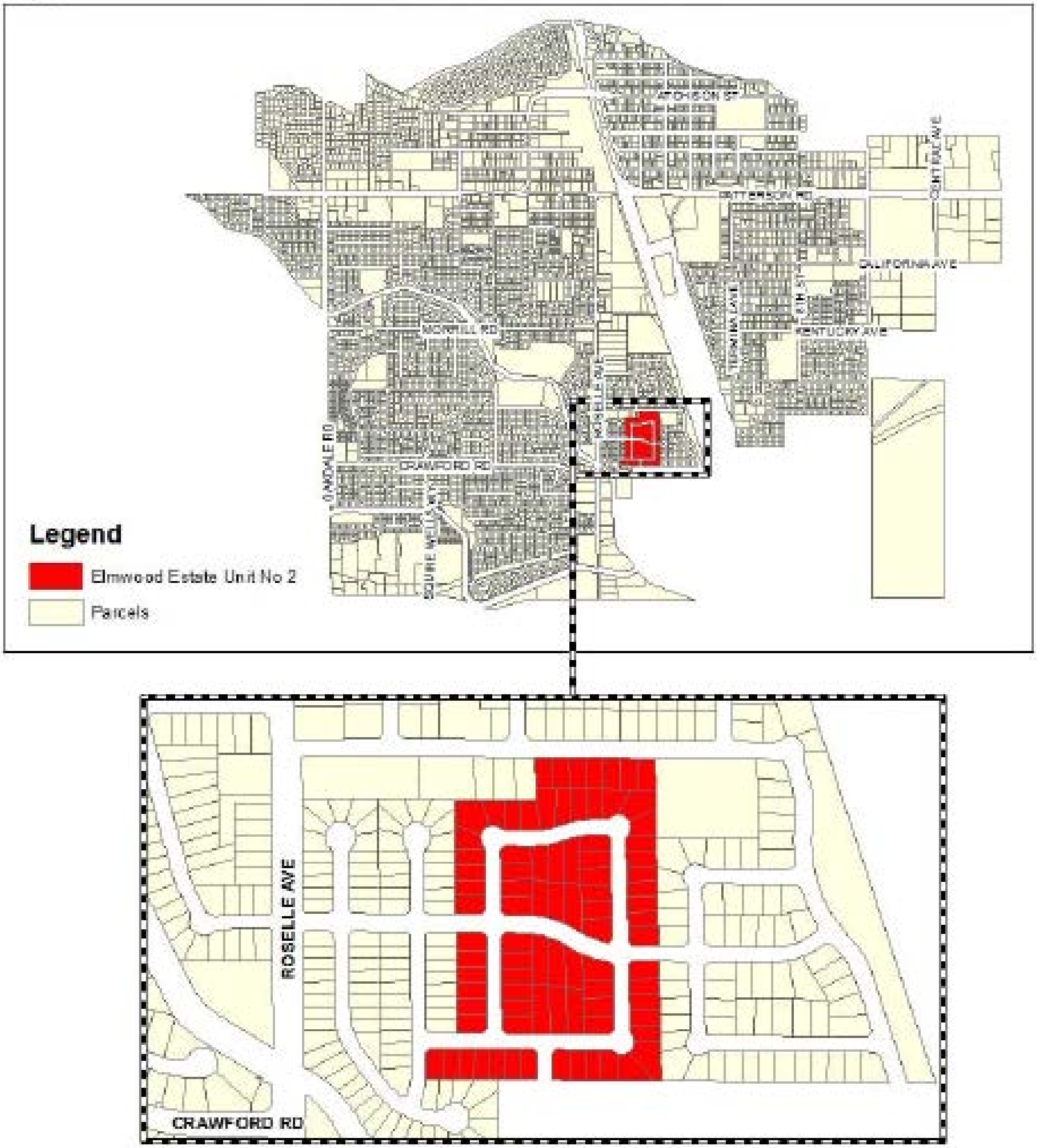
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District 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. 5.5

SECTION 5: PUBLIC HEARING

Meeting Date: June 24, 2014

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

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2014/2015.

From: Jill Anderson, City Manager

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

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 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 second of two steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

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

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 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	No Change

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2014 and ending June 30, 2015; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2014/2015**" as required by the Act; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council for the Sierra Estates Landscaping and Lighting District as follows:

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2014/2015.

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

CITY OF RIVERBANK

RESOLUTION NO. 2014-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, desires to levy and collect annual assessments against parcels of land within said territory designated as **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2014/2015 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014, and ending June 30, 2015, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 24, 2014 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council of the Sierra Vista Estates Landscaping and Lighting District as follows:

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2014 and ending June 30, 2015, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2014 and ending June 30, 2015, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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

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

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

TABLE OF CONTENTS

PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Sierra Vista Estates Landscaping and Lighting District ("District"). The District was formed in Fiscal Year 2000/2001 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act") and in compliance with the substantive and procedural requirements of the *California Constitution Article XIIID* ("Article XIIID"). The District includes all parcels within the residential development known as Sierra Vista Estates and was previously referred to as the Riverbank Landscaping and Lighting District No. 2000-01.

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

.

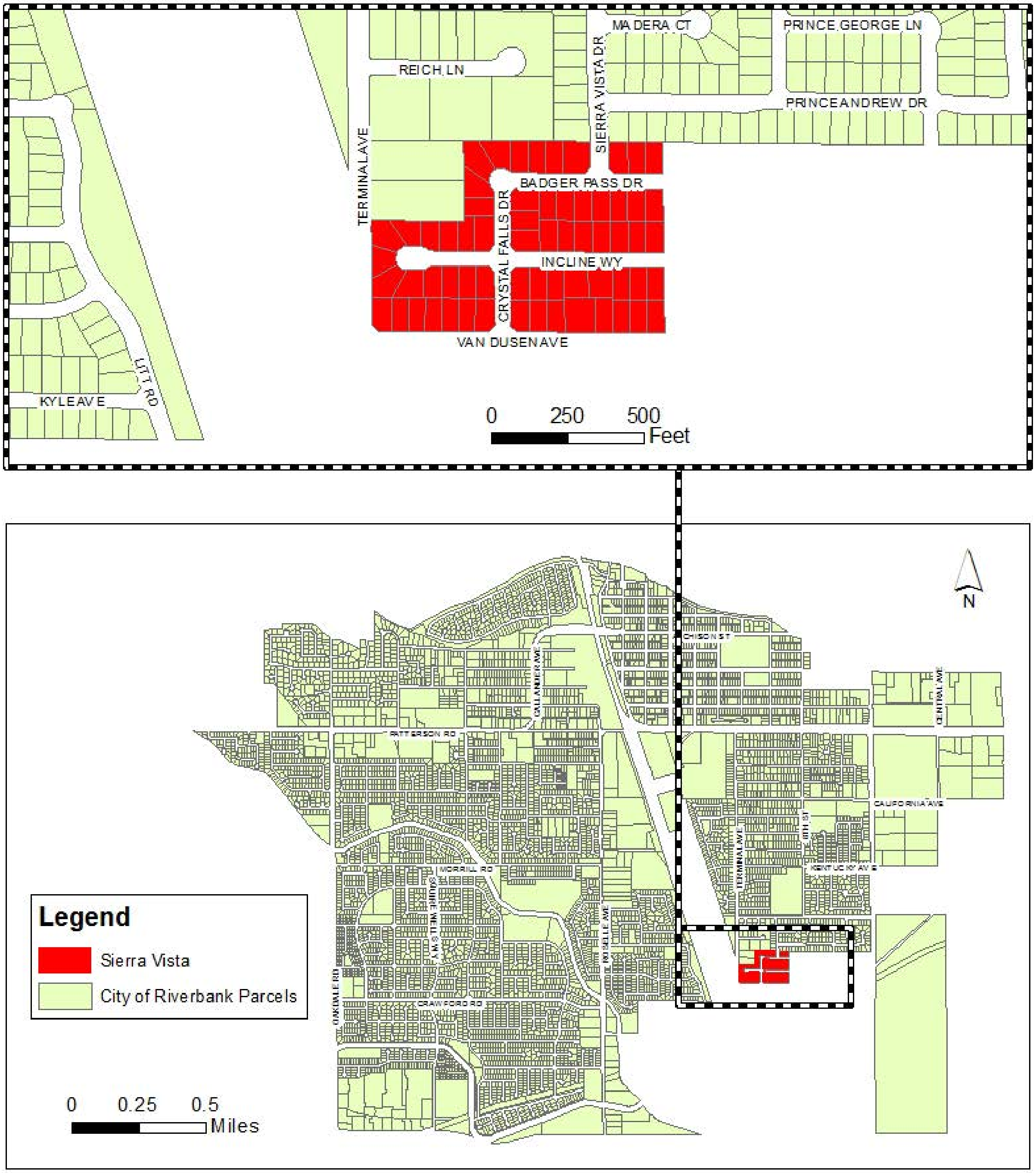
PART V — DISTRICT BOUNDARY MAPS

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. 5.6

SECTION 5: PUBLIC HEARING

Meeting Date: June 24, 2014

Subject/ Title: Ridgewood Place Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2014/2015.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2014/2015.

From: Jill Anderson, City Manager

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

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 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 second steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. This district is currently showing a reserve of $20,235 for fiscal year ending 2013/2014. The annual assessment rate per Equivalent Dwelling Units (EDU) will remain the same for fiscal year 2014/2015.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 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	No Change

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2014 and ending June 30, 2015 and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2014/2015**" as required by the Act; and,

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council of the City of Riverbank, as follows:

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2014/2015.

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2014/2015 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 24, 2014 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council of the City of Riverbank, as follows:

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2014 and ending June 30, 2015 to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2014 and ending June 30, 2015 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;
- Public lighting facilities including street lighting, and landscape lighting within public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	APPROVED:
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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
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

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

TABLE OF CONTENTS

PART I - OVERVIEW

A. INTRODUCTION

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

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

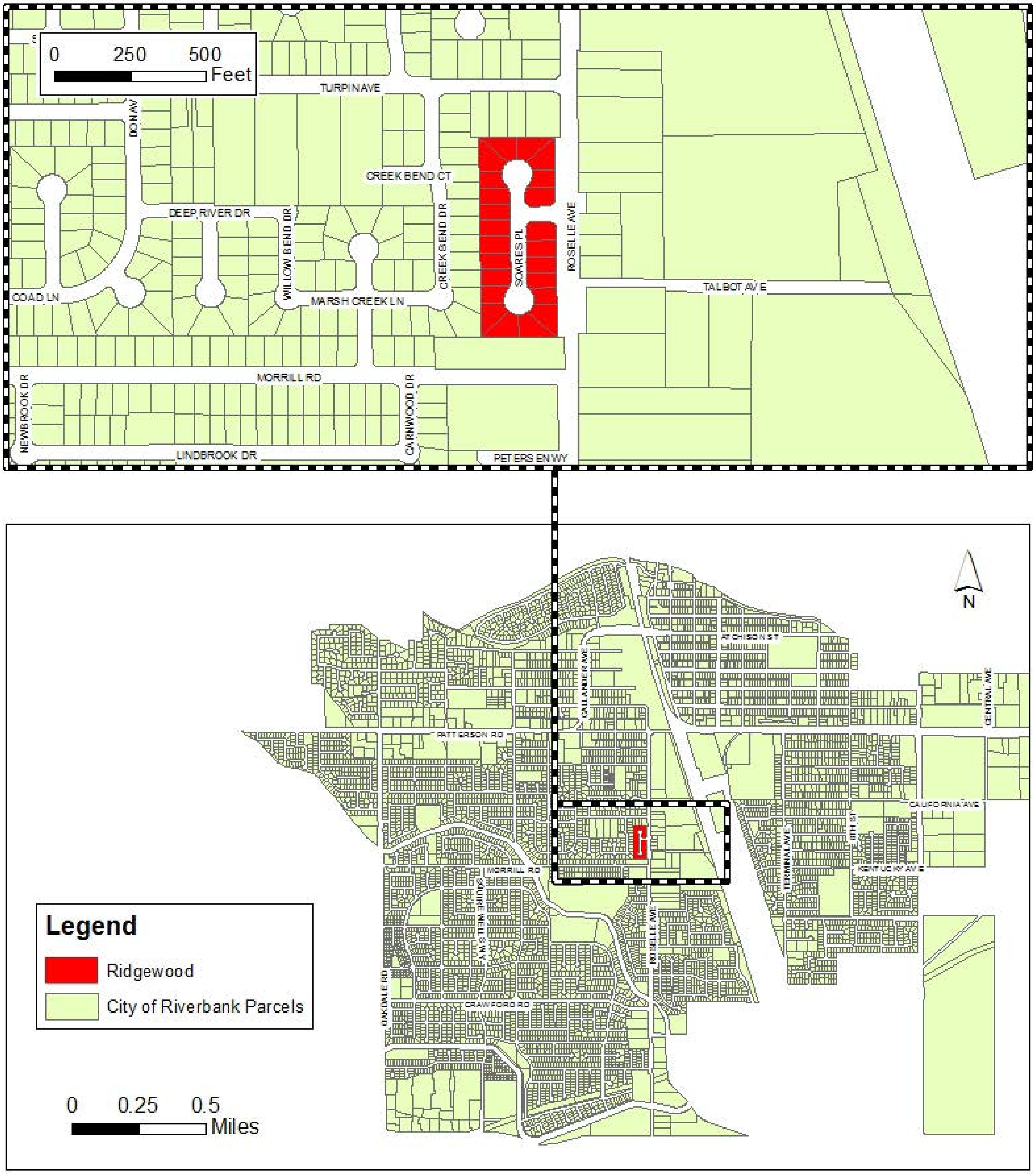
PART V — DISTRICT BOUNDARY MAPS

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.

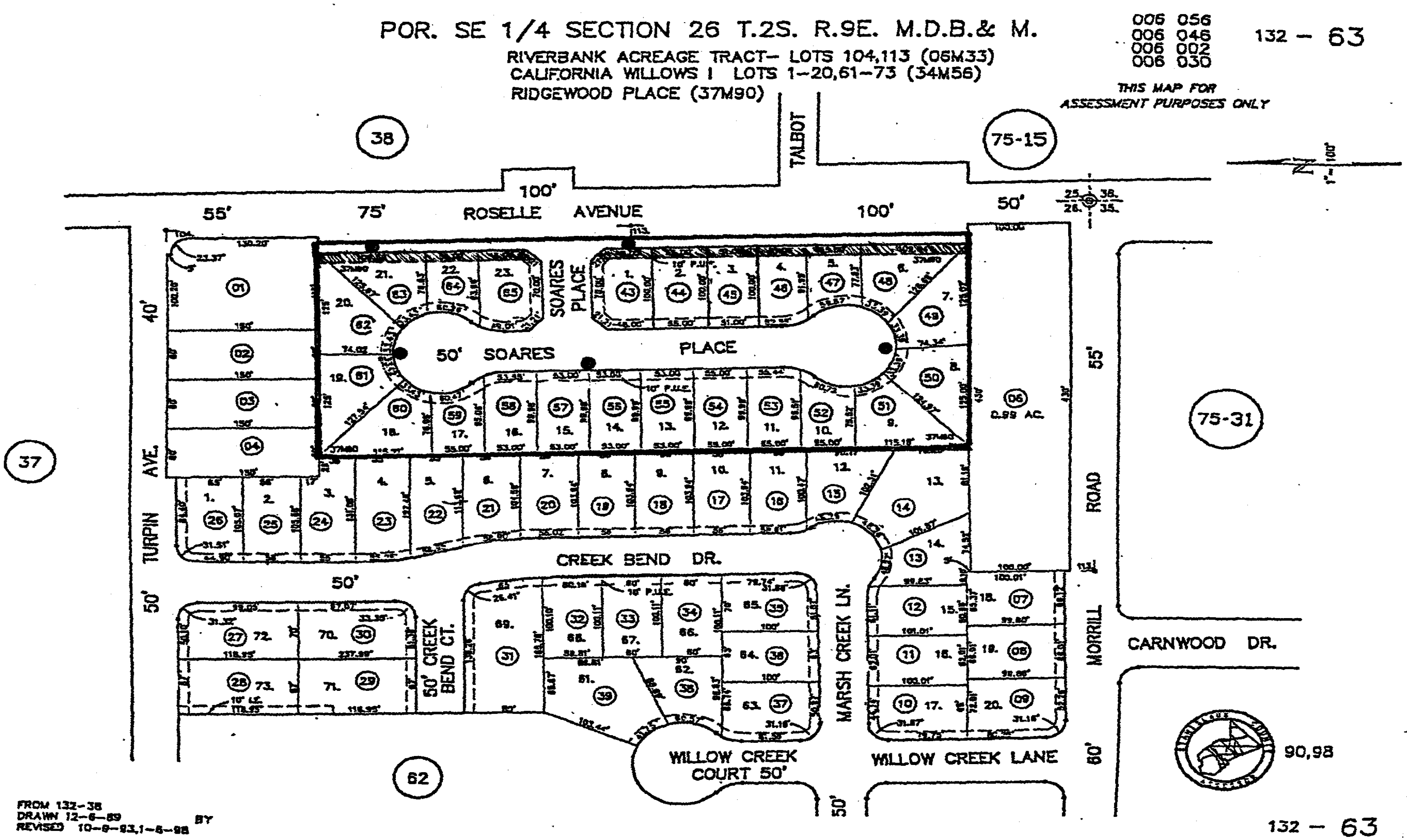
City of Riverbank
Ridgewood Place
Landscape and Lighting District



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. 5.7

SECTION 5: PUBLIC HEARING

Meeting Date: June 24, 2014

Subject/ Title: River Cove Landscaping & Lighting District:

1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2014/2015.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2014/2015.

From: Jill Anderson, City Manager

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

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the 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 2013/2014 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2014/2015. The first step to declare the City's intention to levy and collect annual assessments and establish a public hearing was approved at the June 10, 2014, City Council meeting.

Due to the additional maintenance occurring at Zerillo Park and along the Stanislaus River levee, there is currently no reserve in this District and future maintenance will continue to be watched closely.

It is recommended that the City Council adopt Resolutions to amend and/or approve the Engineer's Report and order the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 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	No Change

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2014/2015

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2014 and ending June 30, 2015; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Landscaping and Lighting District No. 01, Fiscal Year 2014/2015**" as required by the Act; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council for the Landscape and Lighting District No. 1 River Cove Subdivision as follows:

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

a. A Description of Improvements.

b. A Diagram of the District.

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

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

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2014/2015.

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION FOR FISCAL YEAR 2014/2015

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision**,** for fiscal year 2014/2015 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Tuesday, June 24, 2014 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank does hereby determine, and order by the City Council for the Landscape and Lighting District No. 1 River Cove Subdivision as follows:

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2014 and ending June 30, 2015, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

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

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

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2014 and ending June 30, 2015 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. 2014-

<u>Section 10</u> The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2014 and ending June 30, 2015.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment:

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

TABLE OF CONTENTS

PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 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 Book	Parcel Map Page	Residential Lots	Total Parcels
River Cove Unit No. 2	75	48	0	3
River Cove Unit No. 2	75	47	67	68
River Cove Unit No. 3	75	50	78	78
River Cove Unit No. 4	75	52	44	45
River Cove Unit No. 5	75	54	1	2
River Cove Unit No. 6	75	55	21	21
River Cove Unit No. 7	75	56	30	31
Totals			**241**	**248**

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

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

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

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

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

The park area within the District is clearly a special benefit to the properties and property owners within the District. Because of the Park's size and location it provides no benefit to parcels outside the District or to the public at large and therefore the entire cost of maintaining this park could be assessed to parcels within the District. However, the City currently funds the maintenance of all parks within the City of Riverbank from the General Fund. Therefore, the District budget includes a General Fund Contribution to offset the costs associated with maintaining the Park area.

PART III — METHOD OF APPORTIONMENT

A. General

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

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

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

In addition, pursuant to *Article 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.

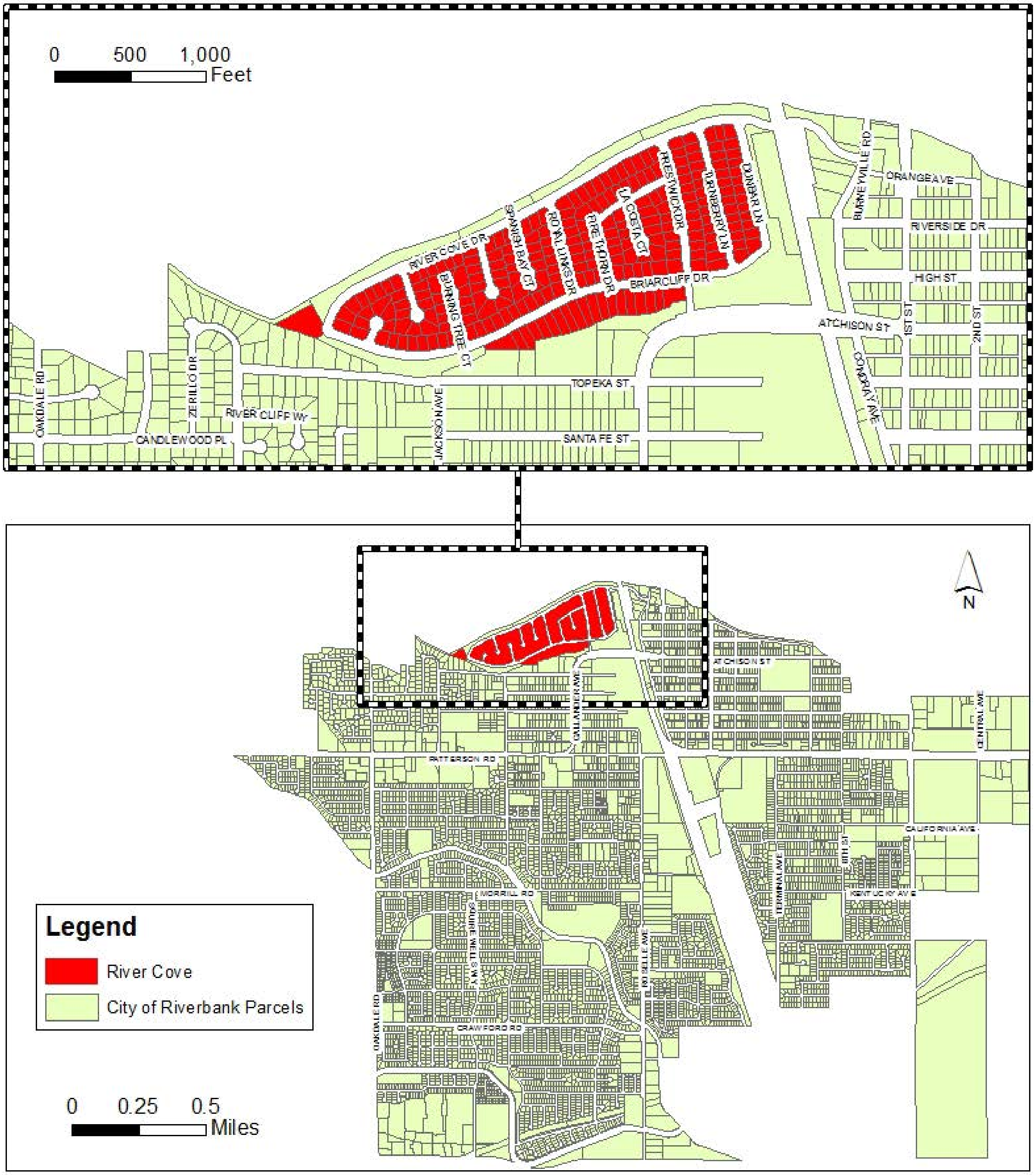
PART V — DISTRICT DIAGRAMS

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.

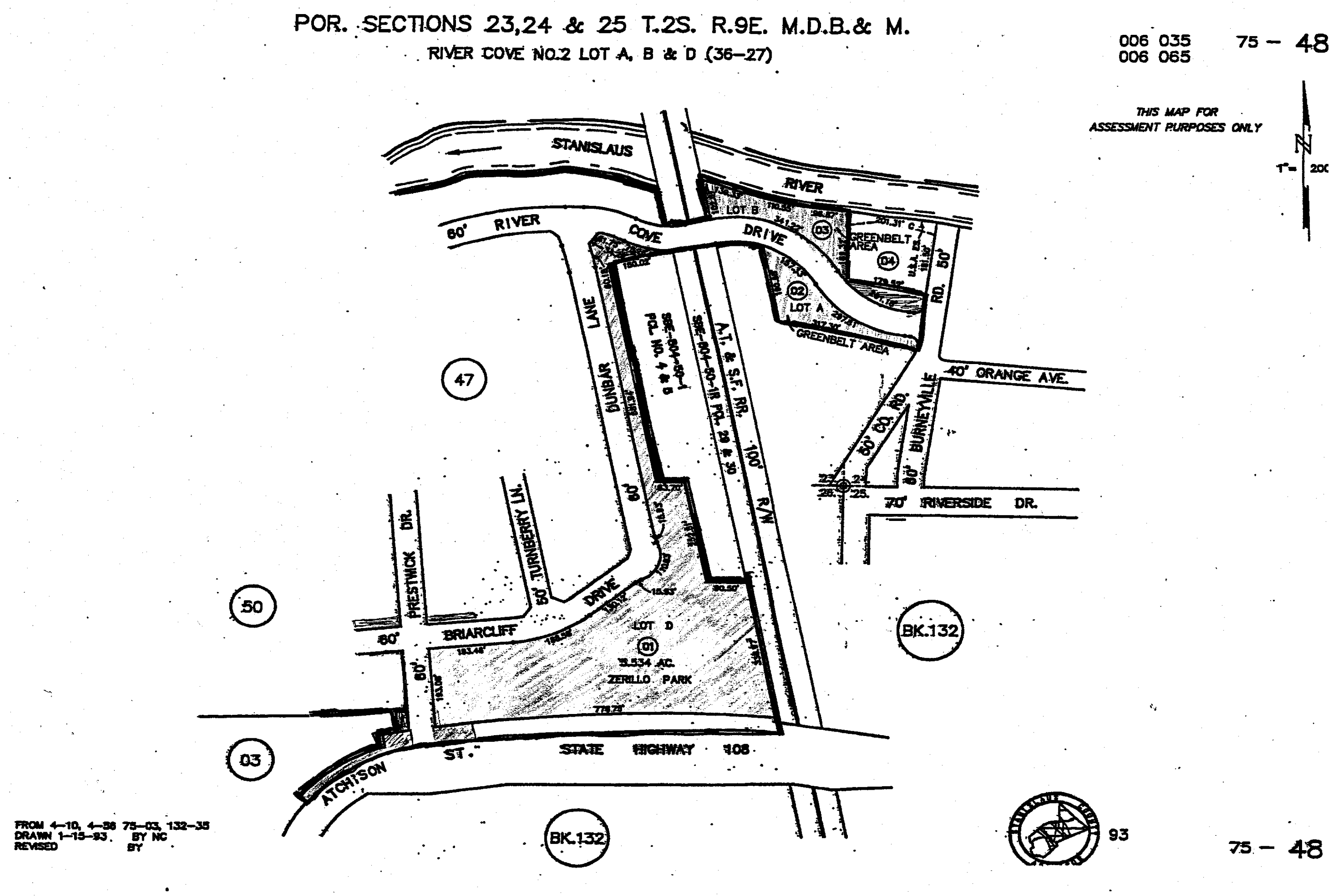
The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

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

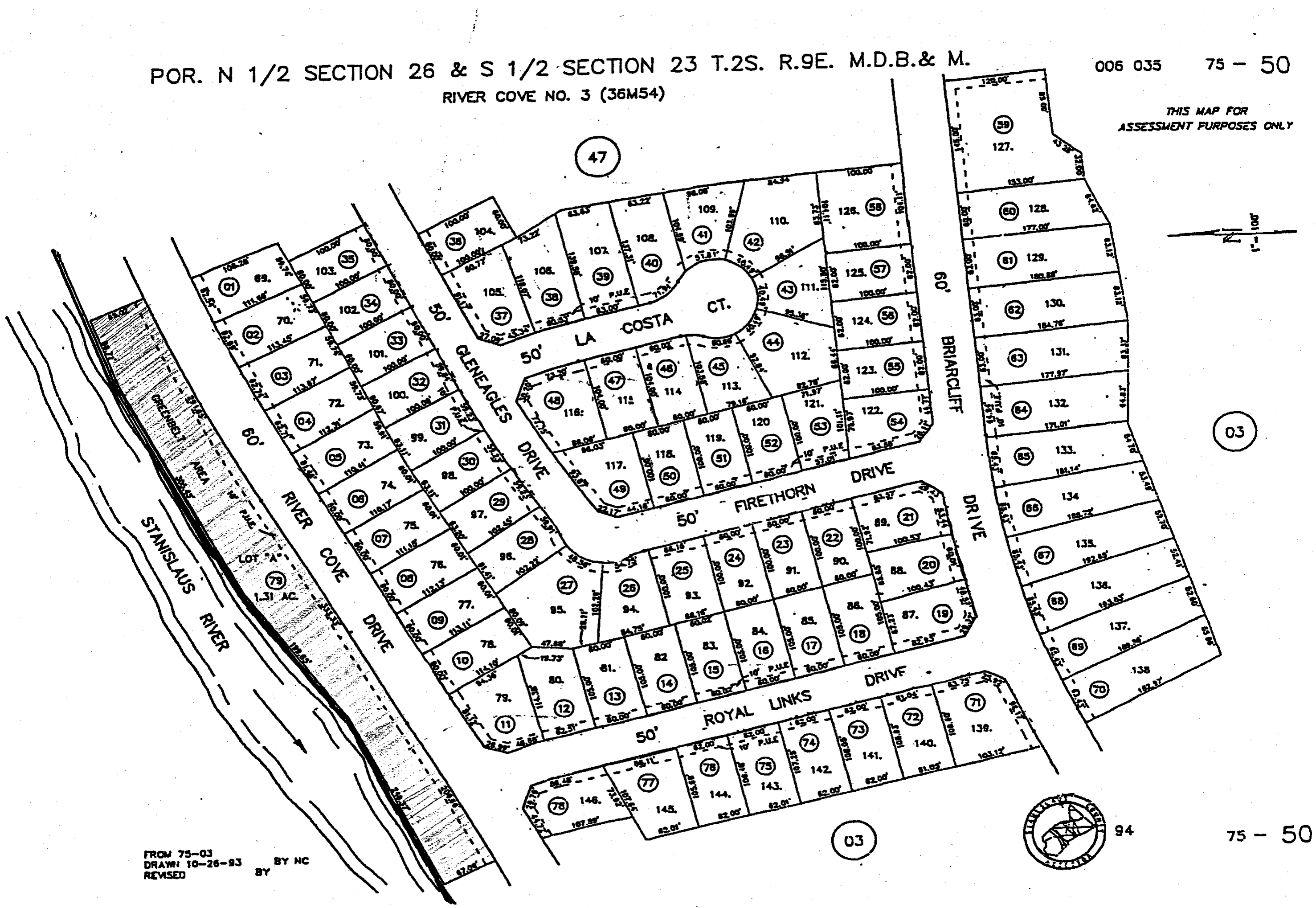
Landscaped Areas Shaded



WILLDAN Financial Services

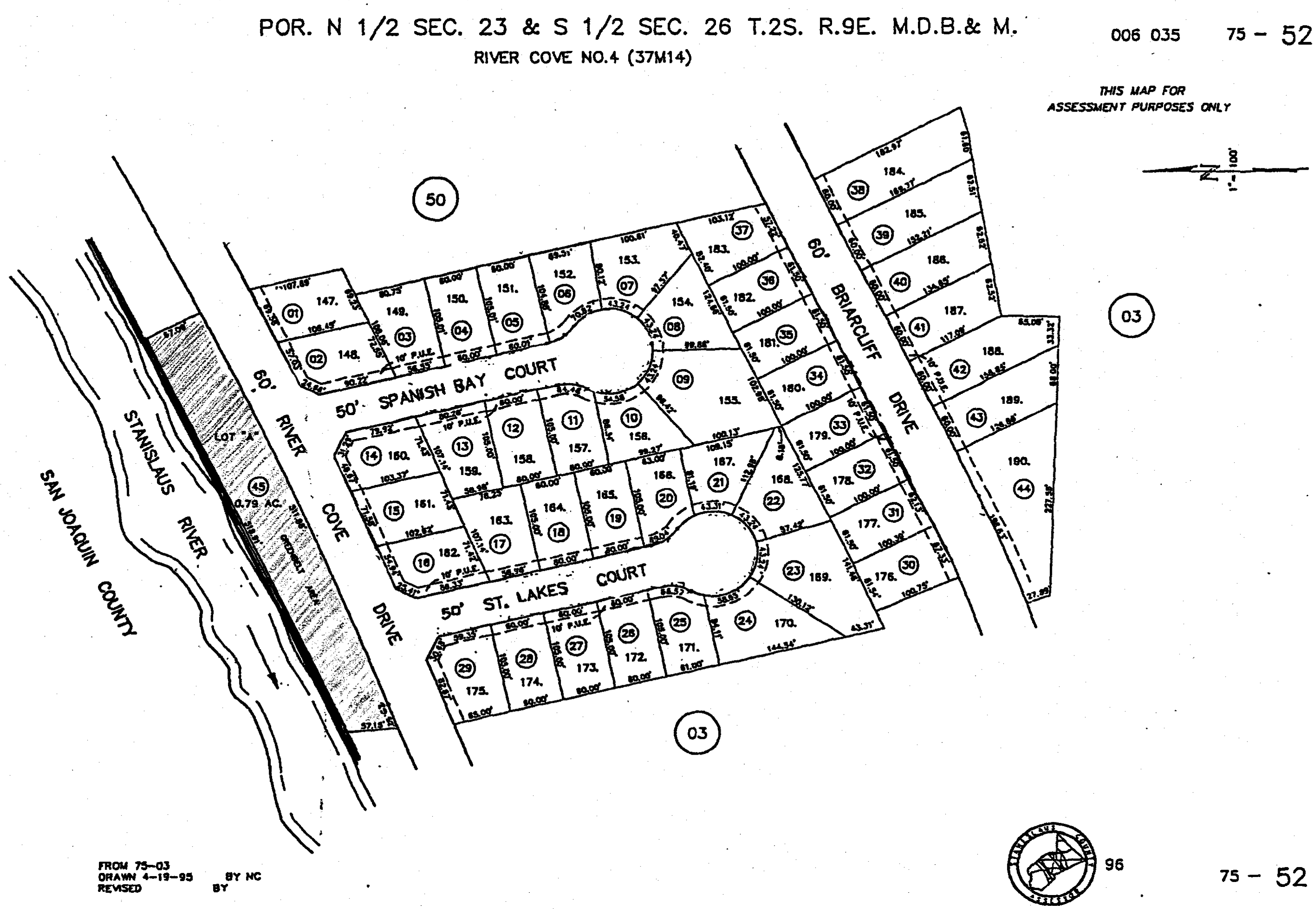
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



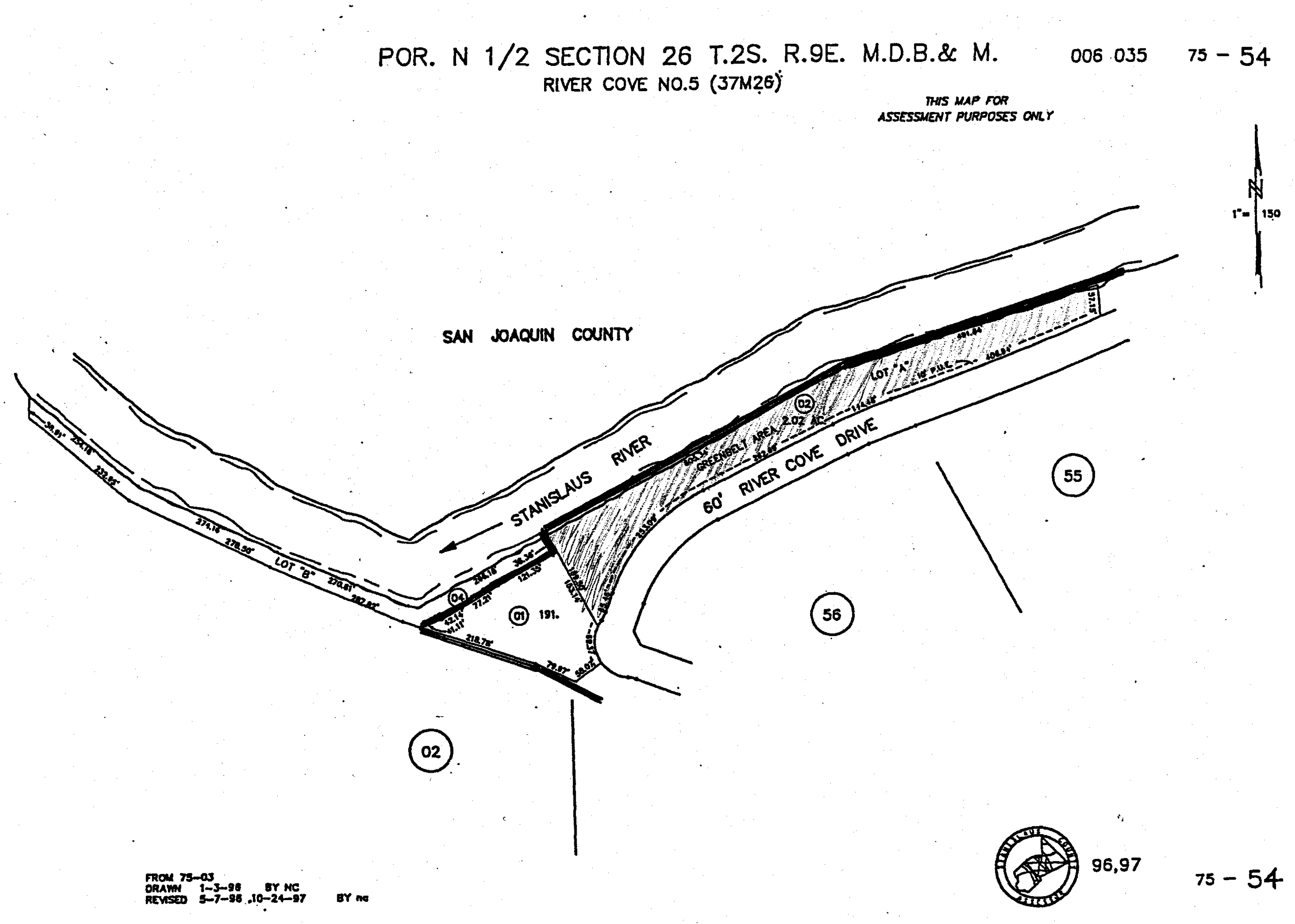
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded

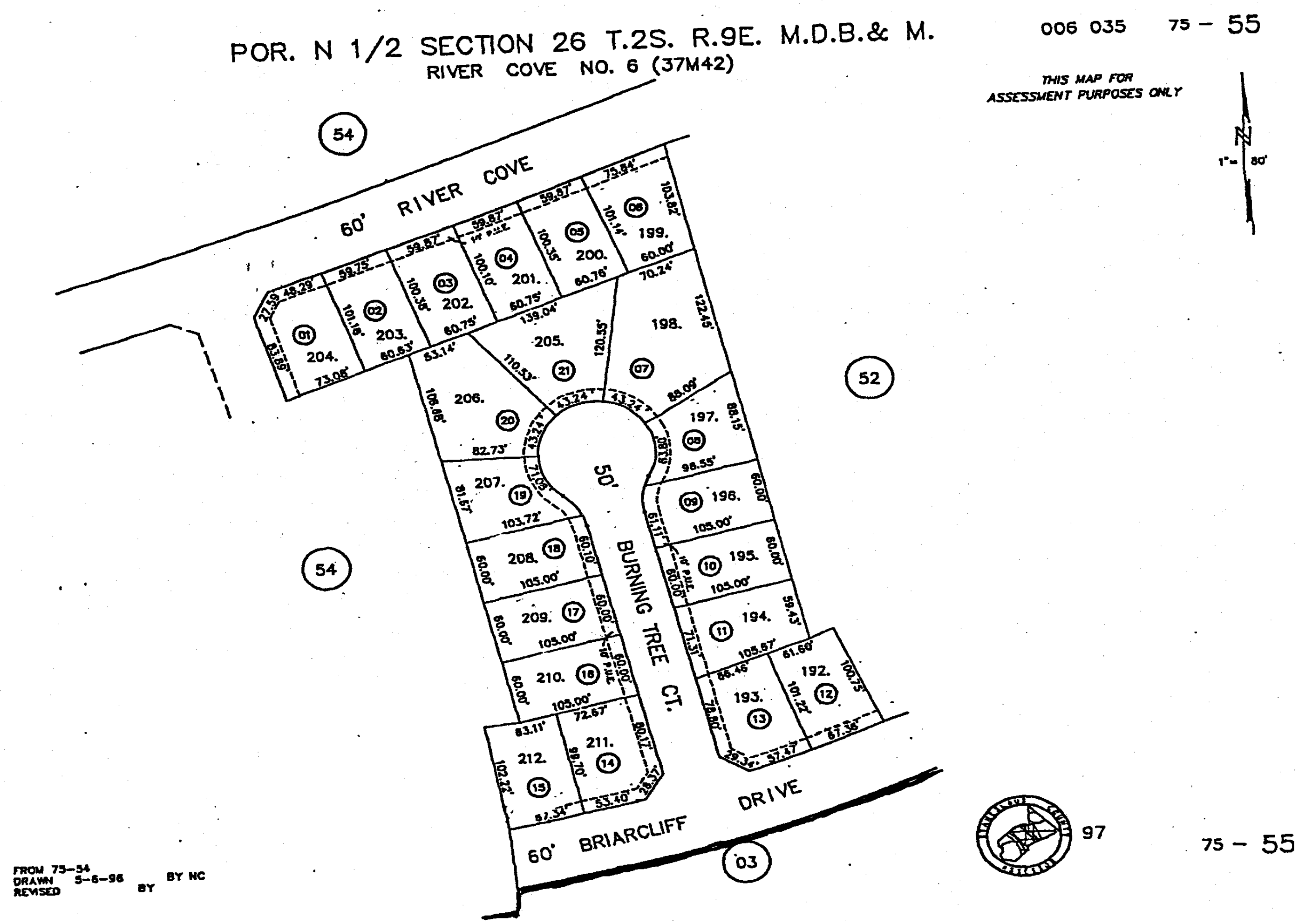


City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

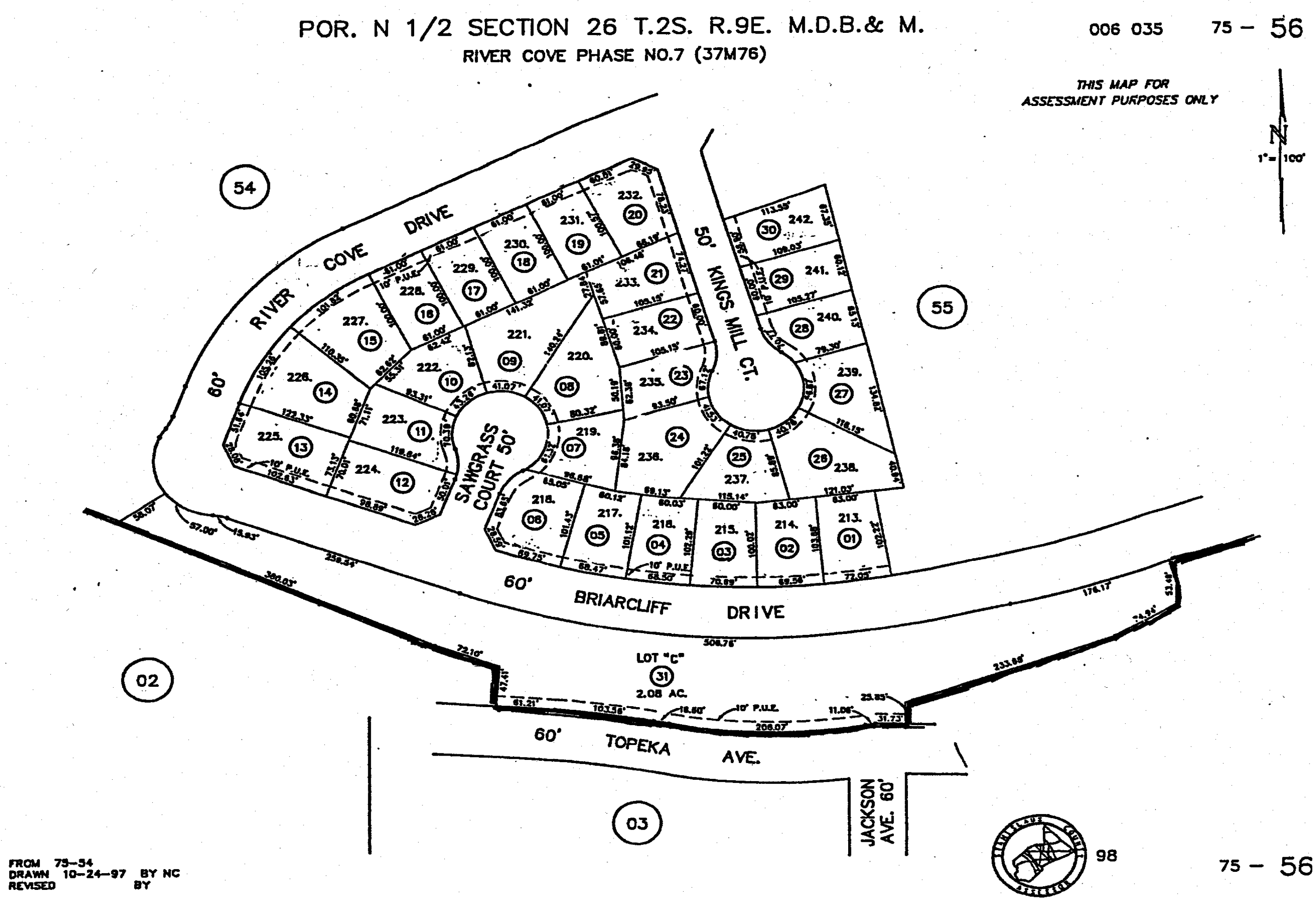
Landscaped Areas Shaded



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
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
075-047-022-000	1.0	196.90
075-047-023-000	1.0	196.90
075-047-024-000	1.0	196.90
075-047-025-000	1.0	196.90
075-047-026-000	1.0	196.90
075-047-027-000	1.0	196.90
075-047-028-000	1.0	196.90
075-047-029-000	1.0	196.90
075-047-030-000	1.0	196.90
075-047-031-000	1.0	196.90
075-047-032-000	1.0	196.90
075-047-033-000	1.0	196.90
075-047-034-000	1.0	196.90
075-047-035-000	1.0	196.90
075-047-036-000	1.0	196.90
075-047-037-000	1.0	196.90
075-047-038-000	1.0	196.90
075-047-039-000	1.0	196.90
075-047-040-000	1.0	196.90
075-047-041-000	1.0	196.90
075-047-042-000	1.0	196.90
075-047-043-000	1.0	196.90
075-047-044-000	1.0	196.90
075-047-045-000	1.0	196.90
075-047-046-000	1.0	196.90
075-047-047-000	1.0	196.90
075-047-048-000	1.0	196.90
075-047-049-000	1.0	196.90
075-047-050-000	1.0	196.90
075-047-051-000	1.0	196.90
075-047-052-000	1.0	196.90
075-047-053-000	1.0	196.90
075-047-054-000	1.0	196.90
075-047-055-000	1.0	196.90
075-047-056-000	1.0	196.90
075-047-057-000	1.0	196.90
075-047-059-000	1.0	196.90
075-047-060-000	1.0	196.90
075-047-061-000	1.0	196.90

APN	EBU	Charge
075-047-062-000	1.0	196.90
075-047-063-000	1.0	196.90
075-047-064-000	1.0	196.90
075-047-065-000	1.0	196.90
075-047-066-000	1.0	196.90
075-047-067-000	1.0	196.90
075-047-068-000	1.0	196.90
075-050-001-000	1.0	196.90
075-050-002-000	1.0	196.90
075-050-003-000	1.0	196.90
075-050-004-000	1.0	196.90
075-050-005-000	1.0	196.90
075-050-006-000	1.0	196.90
075-050-007-000	1.0	196.90
075-050-008-000	1.0	196.90
075-050-009-000	1.0	196.90
075-050-010-000	1.0	196.90
075-050-011-000	1.0	196.90
075-050-012-000	1.0	196.90
075-050-013-000	1.0	196.90
075-050-014-000	1.0	196.90
075-050-015-000	1.0	196.90
075-050-016-000	1.0	196.90
075-050-017-000	1.0	196.90
075-050-018-000	1.0	196.90
075-050-019-000	1.0	196.90
075-050-020-000	1.0	196.90
075-050-021-000	1.0	196.90
075-050-022-000	1.0	196.90
075-050-023-000	1.0	196.90
075-050-024-000	1.0	196.90
075-050-025-000	1.0	196.90
075-050-026-000	1.0	196.90
075-050-027-000	1.0	196.90
075-050-028-000	1.0	196.90
075-050-029-000	1.0	196.90
075-050-030-000	1.0	196.90
075-050-031-000	1.0	196.90
075-050-032-000	1.0	196.90
075-050-033-000	1.0	196.90
075-050-034-000	1.0	196.90
075-050-035-000	1.0	196.90

APN	EBU	Charge
075-050-036-000	1.0	196.90
075-050-037-000	1.0	196.90
075-050-038-000	1.0	196.90
075-050-039-000	1.0	196.90
075-050-040-000	1.0	196.90
075-050-041-000	1.0	196.90
075-050-042-000	1.0	196.90
075-050-043-000	1.0	196.90
075-050-044-000	1.0	196.90
075-050-045-000	1.0	196.90
075-050-046-000	1.0	196.90
075-050-047-000	1.0	196.90
075-050-048-000	1.0	196.90
075-050-049-000	1.0	196.90
075-050-050-000	1.0	196.90
075-050-051-000	1.0	196.90
075-050-052-000	1.0	196.90
075-050-053-000	1.0	196.90
075-050-054-000	1.0	196.90
075-050-055-000	1.0	196.90
075-050-056-000	1.0	196.90
075-050-057-000	1.0	196.90
075-050-058-000	1.0	196.90
075-050-059-000	1.0	196.90
075-050-060-000	1.0	196.90
075-050-061-000	1.0	196.90
075-050-062-000	1.0	196.90
075-050-063-000	1.0	196.90
075-050-064-000	1.0	196.90
075-050-065-000	1.0	196.90
075-050-066-000	1.0	196.90
075-050-067-000	1.0	196.90
075-050-068-000	1.0	196.90
075-050-069-000	1.0	196.90
075-050-070-000	1.0	196.90
075-050-071-000	1.0	196.90
075-050-072-000	1.0	196.90
075-050-073-000	1.0	196.90
075-050-074-000	1.0	196.90
075-050-075-000	1.0	196.90
075-050-076-000	1.0	196.90
075-050-077-000	1.0	196.90

APN	EBU	Charge
075-050-078-000	1.0	196.90
075-052-001-000	1.0	196.90
075-052-002-000	1.0	196.90
075-052-003-000	1.0	196.90
075-052-004-000	1.0	196.90
075-052-005-000	1.0	196.90
075-052-006-000	1.0	196.90
075-052-007-000	1.0	196.90
075-052-008-000	1.0	196.90
075-052-009-000	1.0	196.90
075-052-010-000	1.0	196.90
075-052-011-000	1.0	196.90
075-052-012-000	1.0	196.90
075-052-013-000	1.0	196.90
075-052-014-000	1.0	196.90
075-052-015-000	1.0	196.90
075-052-016-000	1.0	196.90
075-052-017-000	1.0	196.90
075-052-018-000	1.0	196.90
075-052-019-000	1.0	196.90
075-052-020-000	1.0	196.90
075-052-021-000	1.0	196.90
075-052-022-000	1.0	196.90
075-052-023-000	1.0	196.90
075-052-024-000	1.0	196.90
075-052-025-000	1.0	196.90
075-052-026-000	1.0	196.90
075-052-027-000	1.0	196.90
075-052-028-000	1.0	196.90
075-052-029-000	1.0	196.90
075-052-030-000	1.0	196.90
075-052-031-000	1.0	196.90
075-052-032-000	1.0	196.90
075-052-033-000	1.0	196.90
075-052-034-000	1.0	196.90
075-052-035-000	1.0	196.90
075-052-036-000	1.0	196.90
075-052-037-000	1.0	196.90
075-052-038-000	1.0	196.90
075-052-039-000	1.0	196.90
075-052-040-000	1.0	196.90
075-052-041-000	1.0	196.90

APN	EBU	Charge
075-052-042-000	1.0	196.90
075-052-043-000	1.0	196.90
075-052-044-000	1.0	196.90
075-054-001-000	1.0	196.90
075-055-001-000	1.0	196.90
075-055-002-000	1.0	196.90
075-055-003-000	1.0	196.90
075-055-004-000	1.0	196.90
075-055-005-000	1.0	196.90
075-055-006-000	1.0	196.90
075-055-007-000	1.0	196.90
075-055-008-000	1.0	196.90
075-055-009-000	1.0	196.90
075-055-010-000	1.0	196.90
075-055-011-000	1.0	196.90
075-055-012-000	1.0	196.90
075-055-013-000	1.0	196.90
075-055-014-000	1.0	196.90
075-055-015-000	1.0	196.90
075-055-016-000	1.0	196.90
075-055-017-000	1.0	196.90
075-055-018-000	1.0	196.90
075-055-019-000	1.0	196.90
075-055-020-000	1.0	196.90
075-055-021-000	1.0	196.90
075-056-001-000	1.0	196.90
075-056-002-000	1.0	196.90
075-056-003-000	1.0	196.90
075-056-004-000	1.0	196.90
075-056-005-000	1.0	196.90
075-056-006-000	1.0	196.90
075-056-007-000	1.0	196.90
075-056-008-000	1.0	196.90
075-056-009-000	1.0	196.90
075-056-010-000	1.0	196.90
075-056-011-000	1.0	196.90
075-056-012-000	1.0	196.90
075-056-013-000	1.0	196.90
075-056-014-000	1.0	196.90
075-056-015-000	1.0	196.90
075-056-016-000	1.0	196.90
075-056-017-000	1.0	196.90

APN	EBU	Charge
075-056-018-000	1.0	196.90
075-056-019-000	1.0	196.90
075-056-020-000	1.0	196.90
075-056-021-000	1.0	196.90
075-056-022-000	1.0	196.90
075-056-023-000	1.0	196.90
075-056-024-000	1.0	196.90
075-056-025-000	1.0	196.90
075-056-026-000	1.0	196.90
075-056-027-000	1.0	196.90
075-056-028-000	1.0	196.90
075-056-029-000	1.0	196.90
075-056-030-000	1.0	196.90
Total	**241.0**	**$47,452.90**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.8

SECTION 5: PUBLIC HEARING

Meeting Date:	June 24**,** 2014
Subject:	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, Chapter 153: Zoning, by Amending Sections 153.10 and 153.011, and Adding New Sections 153.066 Through 153.072 of the City Of Riverbank Code Of Ordinances
From:	Jill Anderson, City Manager
Submitted by:	John B. Anderson, Contract Community Development Director

RECOMMENDATION

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 July 8, 2014, regular City Council meeting and consider its adoption. (Public hearing notice published June 11, 2014, in the local newspaper.)

SUMMARY

This project consists of a proposed Zoning Ordinance Amendment to establish the Mixed Use (CX-1) Zoning District as Chapter 153, Section 166 through 172 and language amendment to Section 153.010: Districts; Boundaries and 153.011: Degree of Restrictiveness.

The City's 2005-2025 General Plan, which was adopted in April 2009, modified the General Plan Land Use Designation of numerous properties in Riverbank to Mixed Use. The General Plan Update set policy to create the corresponding Mixed Use Zone. The CX-1 Zoning District, as attached with Planning Commission Resolution 2014-004 will serve as the implementation tool for the Mixed Use General Plan Designation.

This implementation tool sets forth regulations and standards for Mixed Use developments in the City. It is consistent with the General Plan in areas such as recommended uses, density and floor area ratio as well as implements policy direction that the General Plan sets forth.

For example, Policy LAND-3.3 states "[t]he City will encourage "compact development," which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel." The CX-1 – Mixed Use Zoning District allows and encourages a mix of land uses in the same and/or site area, such as attached residential in a mixed use setting, retail sales, service uses, office uses, general commercial and entertainment uses to name some. The end result is a more compact development style with the potential for retail/service/commercial uses on the ground floor and residential uses above. This style of development, as well as off-street parking standards that require parking lots to be located to the sides and rears of buildings, will promote alternatives to vehicular travel, as the street frontage will be dedicated more to development, rather than driveways and parking lots.

In addition to the CX-1, General Plan, Implementation Strategy LAND-5 states that [t]he City will update the Zoning Code and other Municipal Code sections regulating land development to ensure consistency with the General Plan. The CX-1 Zoning District is drafted to compliment and be consistent with the General Plan Land Use Designation of Mixed Use.

Pursuant to California Government Code sections 65358, the relationship between the proposed Zoning Code Amendment and the General Plan are as follows:

a. The Resolution set forth to establish the CX-1 – Mixed Use Ordinance will be the implementation tool for the General Plan Land Use Designation of Mixed use that was established as part the 2009 update to the 2005 – 2025 General Plan.

b. The CX-1 – Mixed Use ordinance establishes applicable building and development standards, permitted uses with and without a use permit and process for which the application is submitted and reviewed.

c. Without this relationship, there would be no standards for which a Mixed Use development could be regulated. The General Plan does gives specifics about Floor Area Ratio and the type of development intended for these sites but does not provide any more specifics on building and development regulations.

Because this Zoning Ordinance Amendment will establish a new Zoning District, language must be corrected so that the Municipal Code is fluid and easy to understand. Chapter 153: Zoning, Section 153.010 and 153.011 are needed to be amended to include the newly established Mixed Use District, CX-1 Zone. Section 153.010 lists the districts that are established in Chapter 153 and Section 153.011 defines "More Restrictive Uses" as employed in Chapter 153. This language is amended as part of this proposed Ordinance.

ENVIRONMENTAL DETERMINATION

City Staff finds that the project described above will not have a significant effect on the environment in that the attached initial study (Attachment 2) identifies no potentially significant effect on the environment. The City of Riverbank Environmental Review Committee (ERC) met on May 14, 2014 and recommended that the Initial Study and Negative Declaration were appropriate for this project. The ERC recommends to the City Council that the findings found in the Initial Study are appropriate for supporting a Negative Declaration.

ANALYSIS

It has been determined through an Initial Study as identified as Attachment 2 of this Staff Report that this project to establish Mixed Use District, CX-1 Zone by the proposed ordinance will not have a significant effect on the environment, therefore no mitigation is required.

The proposed project is within City Limits and is an amendment to the Municipal Code. Nothing is being “built out” and therefore, will not have an impact to the environment through the analysis of the environmental checklist identified as Appendix G of the CEQA Guidelines. As stated above, an analysis of each of the environmental factors is attached as Attachment 2, Initial Study and Negative Declaration.

The General Plan update of 2009 established the Mixed Use Land Use Designation and the proposed project to establish the Mixed Use District, CX-1 Zone is to correspond with that designation. The CX-1 Zoning will be the regulations and standards implementing the policy direction of the General Plan in regards to Mixed Use developments.

FISCAL IMPACT

The proposed action item will have no financial impact.

PLANNING COMMISSION ACTION

On April 15, 2014, Planning Commission held a public hearing to consider the Mixed Use zone and continued the item to a special Planning Commission public hearing of May 21, 2014.

On May 21, 2014, the Planning Commission held a special public hearing to consider the CX-1 Ordinance. During the public hearing, a member of the public, Evelyn Halbert, spoke in opposition to the project; Mrs. Halbert voiced concerns are part of the administrative record. Mrs. Halbert expressed concerns with the entire mixed use concept of the General Plan and re-stated the commitment the City Council made to preserve the downtown residential areas. Mrs. Halbert was of the strong opinion that approval of the mixed use zoning would adversely affect existing residential areas because developers could apply for the mixed use zoning to comply with their Mixed Use General Plan designation. On May 21, 2014, the Planning Commission, after conducting a public hearing, adopted Resolution No. 2014-004, recommending to the City Council to approve and introduce for the first reading of a proposed Zoning Ordinance Amendment, amending Chapter 153: Zoning, adding Section 153.166 through 153.172: Mixed Use District, CX-1 Zone and language amendment to Section 153.010: Districts; Boundaries and Section 153.011: Degree of Restrictiveness of the Riverbank Municipal Code identified as Attachment 1.

CITY OF RIVERBANK STRATEGIC PLAN

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three years. The above action to establish the Mixed Use District, CX-1 Zone is part of these goals under the *Retain and Attract Businesses* section.

ACTION OF CITY COUNCIL

Staff recommends that City Council find the Initial Study / Negative Declaration be appropriate for this project, accept the findings of the Planning Commission in Resolution 2014-004, and adopt and introduce for the first reading of the proposed Ordinance attached, which will establish the Mixed Use District, CX-1 Zone in the City of Riverbank Municipal Code.

ATTACHMENT

1. Proposed Ordinance 2014-
2. Planning Commission Resolution 2014-004
3. Initial Study / Negative Declaration
4. Planning Commission Minutes of April 15, 2014 and Draft Planning Commission Minutes of May 21, 2014.

CITY OF RIVERBANK

ORDINANCE NO. 2014-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING TITLE XV: LAND USAGE, CHAPTER 153: ZONING, BY AMENDING SECTIONS 153.10 AND 153.011, AND ADDING NEW SECTIONS 153.066 THROUGH 153.072 OF THE CITY OF RIVERBANK CODE OF ORDINANCES

WHEREAS, the City of Riverbank is authorized by Title 15 Chapter 153.230 to initiate a Zoning Ordinance Amendment whenever public necessity and convenience and the general welfare require such an amendment; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, April 15, 2014 to consider Ordinance 2014-xxx to establish the CX-1 – Mixed Use Zoning District, adding Section 153.066 through 153.072 of Title XV: Land Usage, Chapter 153: Zoning of the City's Municipal Code; and

WHEREAS, language amendment to Chapter 153: Zoning Section 153.010 and 153.011 reflects the newly established Mixed Use District, CX-1 Zone; and

WHEREAS, the City Council for the City of Riverbank has made the following findings for adoption:

1. Pursuant to California Government Code section 65358, the relationship between the proposed Zoning Code Amendment and the General Plan are as follows:

a. The Ordinance 2014-XXX establishes the CX-1 Mixed Use District. The CX-1 serves as an implementation tool for the General Plan Land Use Designation of Mixed Use established as part of the 2009 update to the City's General Plan.

b. The CX-1 – Mixed Use ordinance establishes applicable building and development standards, permitted uses with and without a use permit and process for which the application are submitted and reviewed.

c. Without this relationship, there would be no standards for which a Mixed Use development could be regulated. The General Plan does give specifics about Floor Area Ratio and the type of development intended for these sites but does not provide any more specifics on building and development regulations.

2. This Ordinance enacts new Sections in Chapter 153: Zoning: 153.066 through 153.172.

3. The Planning Commission has considered the Zoning Ordinance Amendment at a duly advertised public hearing and adopted its Resolution recommending that the City Council approve the application.

4. Notice of the public hearing on the Zoning Ordinance Amendment was published in the Riverbank News, a newspaper of general circulation, on June 11, 2014.

5. A public hearing was held on June 24, 2014, and all comments were heard and considered by the City Council.

SECTION 1

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

Title XV: Land Usage, Chapter 153: Zoning, of the Riverbank Code of Ordinances shall be amended by repealing Sections 153.010 and 153.011 in their entirety and substituting in their place amended Sections 153.010 and 153.011 as follows:

Districts; Boundaries

§ 153.010 DISTRICTS ESTABLISHED.

In order to classify, regulate and segregate the uses of land and building, to regulate the heights and bulk of buildings, and to regulate the area of yards and other open spaces about buildings and to regulate the density of population, 11 classes of districts are by this chapter established to be known as follows:

R-1 Single-Family Residential District
R-2 Duplex Residential District
R-3 Multiple Family Residential District
~~R-4 Multiple Family Institutional District~~
CX – 1 Mixed Use District
C-1 Neighborhood Commercial District
C-2 General Commercial District
C-M Commercial Industrial District
M-1 Light Industrial District
M-2 Heavy Industrial District
F Flood Plain District
P-D Planned Development District

§ 153.011 DEGREE OF RESTRICTIVENESS.

MORE RESTRICTIVE USES as employed in this chapter means the following:

(A) Those uses first permitted in the R-1 district are the most restrictive.

(B) All other uses are less restrictive districts in the sequence shown P-D, R-2, R-3, ~~R-4~~, CX-1, C-1, C-2, C-M, M-1 and M-2.

SECTION 2

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

Title XV: Land Usage, Chapter 153: Zoning, of the Riverbank Code of Ordinances shall be amended by adding new Sections 153.066 through 153.172 as follows:

Mixed Use District CX-1 Zone

§ 153.066 REGULATIONS.

District land uses, approval levels, building requirements and development standards in this Chapter apply, unless altered or superseded through the use of a Planned Development Zoning District (§ 153.160 through 153.164) or adoption by the City of a Specific Plan or similar plan. The provisions of the City Code are applicable when not otherwise addressed within this Chapter or superseded through the use of a Planned Development Zoning District or adoption by the City of a Specific Plan or similar plan. Uses shall be classified by primary or dominant use. Square footage thresholds for conditional use permits are applicable to each separate use.

§ 153.067 USES PERMITTED.

(A) All attached single-family and multi-family residential uses, including duplexes, apartments, condominiums, townhouses, and live-work units provided that the living units are located above the ground floor of a commercial uses or adjacent to commercial on the same property.

(B) Detached residential uses with a minimum net density of eight (8) units per acre, including single family homes, caretaker units, and manufactured homes.

(C) Attached Higher Density Residential in a vertical and/or horizontal mixed use setting of sixteen (16) or more dwelling units per net acre. This residential use must be above (on upper stories of buildings) or adjacent to commercial operations on the same property.

(D) Office uses including administrative, professional, creative, telecommunications, flex, research, and similar office uses that are primarily worker-occupied.

(E) Retail sales of goods that can generally be carried out by the customer including food and specialty foods, open air markets, small household goods, pharmaceuticals and sundries, apparel, art and supplies, antiques, furniture, appliances, electronics, books, flowers, hardware, toys, bicycles and sporting goods, music, and similar goods.

(1) Sales of alcoholic beverages require a conditional use permit in accordance with City Code Section 153.361.

(F) Service uses including personal and business services with walk-in customer service, such as beauty parlors, spas, cleaners, repair services, banks, travel or real estate agents, medical clinics, child or adult care, photocopiers, mailing services, Laundromats, and similar uses. Rental uses of items such as party supplies, wedding apparel or tuxedos are allowed as services uses.

(G) General commercial uses including entertainment uses including bars, full service restaurants, quick service restaurants (not drive through fast food), dance and exercise studios, gyms, sports facilities, game arcades, and similar uses.

(1) Sales of alcoholic beverages require a conditional use permit in accordance with City Code Section 153.361.

(H) Civic uses including government offices and services, libraries, community centers, conference facilities, and similar uses.

(1) Public infrastructure including support uses include water, storm water, sewer, and utility infrastructure, streets, sidewalks, bicycle paths, parking garages, transit stops, parks, plazas, streetscape improvements, and other public facilities.

(I) Institutional uses including colleges, trade schools, places of worship, museums, and similar uses.

§ 153.068 USES PERMITTED WITH A USE PERMIT.

(A) Detached residential developments comprised of more than two (2) acres provided commercial development is in close proximity to the residential development. Assisted living facilities and nursing homes.

(B) Transient occupancy uses, including hotels, bed and breakfasts, timeshare units, and similar overnight occupancy uses.

(C) Retail sales of large items requiring outside storage or display, such as building materials and nursery goods.

(D) Light Industrial uses in new buildings provided they have a retail outlet on the same property and open to the public.

(E) Entertainment uses with live entertainment and/or amplified music/sound, including theaters for motion pictures and stage performance. This requirement does not include background sound used by most business to create an atmosphere for customers.

§ 153.069 EXISTING, CONTINUING, AND HISTORIC USES.

Notwithstanding City Code Sections 153.195 through 153.203, an existing use, a continuance of a prior use, or a new use similar to a prior use within an existing building, is allowed to continue or resume in the same building and/or on the same site.

§ 153.070 BUILDING REQUIREMENTS.

(A) *Height limit.*

(1) For principal buildings – not to exceed 4 stories or 50 feet, whichever is lesser.

(2) For accessory buildings – 24 feet.

(B) *Yards and open spaces required.*

(1) Front, side or rear yard – the minimum setbacks shall be as required by Section 153.183(D)

(2) Detached accessory buildings – ten feet from any other buildings on the lots.

(3) No vehicle opening of any building shall be closer than 20 feet to the property line or planned right-of-way line toward which the opening faces.

(4) Loading docks shall be located so that trucks will head in and head out and not use the public street for maneuvering, loading and unloading.

(C) *Floor area ratio requirements.*

(1) No maximum FAR.

§ 153.071 DEVELOPMENT STANDARDS.

Applicability. District development standards in this section apply, unless altered or superseded through the use of a Planned Development Zoning District (Chapter 153 Section 153.160 – 153.164) or adoption by the City of a Specific Plan or similar plan. Other City Code development standards apply if not addressed in this section.

(A) *Nuisances.* No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration or electrical interference detectable off the site.

(B) *Landscaping.* A landscaping plan for all uses (except single-family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be approved by the Community Development Director prior to issuance of any permit. Such required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with landscaping standards as adopted from time to time by the City Council.

(C) *Trash storage area.* Trash bins (except single-family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed trash storage area. This area or areas shall be provided at locations that are readily accessible to residents and sanitation collectors.

(D) *Off-Street Parking.*

(1) *Non-residential uses*. Not less than 2 ¼ spaces per 1,000 square feet of building area.

(2) Shared parking between uses with different peak demand days or times is encouraged to reduce total area used for parking. When the viability of shared parking is demonstrated by the applicant, the minimum parking ratio may be reduced by 1 space per 1,000 square feet of building area. Commercial parking spaces shall be provided within 600 feet of the site.

(3) *Residential uses.* Not less than 1 space per unit.

(4) *Assisted living facilities.* Not less than ¼ space per unit.

(5) *Transient occupancy uses.* Not less than ½ space per room.

(6) Parking lots shall be located to sides and rears of buildings. No more than 50 percent of a site's street frontage may consist of parking lot or driveway.

(7) Uses not listed shall provide parking as required in Section 153.184.

(E) *Open space requirements.* All multiple residential uses of two or more dwelling units on one lot shall provide open space of at least 50 square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. This area shall not be a lineal open space, but should have a width and depth ratio not exceeding one to two (1:2). In very large complexes (more than 50 units) this required open space can be in multiple locations and all amenities approved by the Community Development Director.

§ 153.072 APPLICATION SUBMITTAL AND REVIEW.

Proposals to construct anything other than a single-family dwelling on a parcel shall be subject to site plan review by the Planning Commission prior to issuance of a building permit. This review shall include, but not limited to, comparison of the project with the Architectural and Subdivision Design Standards as adopted by the City Council. Applications for uses requiring a conditional use permit shall conform to the requirements of City Code Section 153.216.

SECTION 3

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 June 24, 2014. Said ordinance was given a second reading at a regular meeting of said City Council on July 8, 2014, and Councilmember __________, seconded by Councilmember _________, moved the adoption of said ordinance and upon roll call was carried by the following City Council vote of___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

APPROVED AS TO FORM:

____
Tom P. Hallinan, City Attorney

CITY OF RIVERBANK
RESOLUTION NO. 2014-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF ORDINANCE 2014-___ TO ESTABLISH THE MIXED USE DISTRICT, CX-1 ZONE, ADDING NEW SECTION 153.066 THROUGH 153.072 AND LANGUAGE AMENDMENT TO SECTION 153.010 AND 153.011 IN THE CITY OF RIVERBANK MUNICIPAL CODE

WHEREAS, the 2005-2025 General Plan, adopted April of 2009, established the Land Use Designation of Mixed Use; and

WHEREAS, the General Plan Policy required the creation of a corresponding Zoning District to implement the General Plan Designation; and

WHEREAS, this project will establish the CX-1 – Mixed Use Zoning District to implement the intent of the General Plan Land Use Designation of Mixed Use; and

WHEREAS, this project will not have a significant impact on the environment and therefore no mitigation is required as identified in the Staff Report; and

WHEREAS, the Government Code section 65855 requires that the City Council receive input and a recommendation from the Planning Commission on a Zoning Amendment that imposes any regulation listed in Section 65850; and

WHEREAS, notice of the public hearing on the Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on April 2, 2014; and

WHEREAS, the Planning Commission has reviewed the Zoning Amendment and conducted a public hearing on April 15, 2014.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERBANK THAT IT RECOMMENDS THAT THE CITY COUNCIL APPROVE THE ZONING ORDINANCE AMENDENMENT BY ORDINANCE 2014-___ AS FOLLOWS:

1. Pursuant to California Government Code Section 65854, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
    a. The Resolution set forth to establish the CX-1 – Mixed Use Ordinance will be the implementation tool for the General Plan Land Use Designation of Mixed use that was established as part the 2009 update to the General Plan.
    b. The CX-1 – Mixed Use Ordinance establishes applicable building and development standards, permitted uses with and without a use permit and process for which the application is submitted and reviewed.
    c. Without this relationship, there would be no standards for which a Mixed Use development could be regulated. The General Plan does gives specifics about Floor Area Ratio and the type of development intended for these sites but does not provide any more specifics on building and development regulations.

2. That the Riverbank Municipal Code is hereby amended by Ordinance 2014-___ establishing Section 153.066 through 153.072 and language amended in Section 153.010 and 153.011 of Title XV: Land Usage, Chapter 153: Zoning.

3. That based on findings set forth in this Resolution, the evidence in the City Staff Report, and such other evidence received at the public hearings on this matter before the Planning Commission, the Planning Commission recommends the approval of the Zoning Ordinance Amendment as set forth by Ordinance 2014-___.

4. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

5. It has been determined through an Initial Study as identified as Attachment 2 of the Planning Commission Staff Report that this project will not have a significant effect on the environment, therefore no mitigation is required.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 15th day of April 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Attest:	**Approved:**
___________________________	___________________________
Secretary	**Joan Stewart**

CITY OF RIVERBANK

MAY 15 2014

RECEIVED

BY:

FILED

14 APR -4 AM 9:33

STANISLAUS CO. CLERK-RECORDER

BY Kalpana Surti
DEPUTY

City of Riverbank
6707 3rd Street
Riverbank, CA 95367

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION
AND NOTICE OF PUBLIC MEETING

Riverbank Zoning Ordinance Amendment No. 2014-XXX

Notice is hereby given that the City of Riverbank has prepared an Initial Study (IS) of environmental effects, and intends to adopt a Negative Declaration (ND), for the establishment of the Mixed use District, CX-1 Zone Ordinance No. 2014-XXX. The proposed project consists of a new Ordinance that will serve as the implementation tool for the Mixed Use General Plan Land Use Designation of Mixed Use. This zone will regulate the building and development standards for Mixed Use projects for the City of Riverbank.

The IS/ND has analyzed the potential environmental effects of the project in the range of environmental subject areas specified in the California Environmental Quality Act (CEQA) and the CEQA Guidelines. On the basis of this analysis, the IS/ND finds that the project will not involve any significant environmental effects. The City will consider the adoption of the Negative Declaration, before approval of the proposed Zoning Ordinance Amendment.

Copies of the IS/ND are available for public review at the City of Riverbank City Hall at 6707 3rd Street, California 95367.

The City of Riverbank will accept public and agency comments on the IS/ND during a 30-day review period that will begin on April 4, 2014 and end on May 4, 2013. Comments may be sent to the City of Riverbank, 6707 3rd Street, Riverbank CA, 953607, Attn: John B. Anderson, Contract Community Development Director

In addition, notice is hereby given that the City of Riverbank Planning Commission will consider adoption of the IS/ND at a public meeting scheduled for Tuesday, May 20, 2014 at 6:00 PM in the Council Chambers at Riverbank City Hall, 6707 3rd Street, Riverbank, CA 953607.

(April 4, 2014)

John B. Anderson, Contract Community Development Director

Date removed from posting 5/6/2014

FILED

14 APR -4 AM 9: 33

STANISLAUS CO. CLERK-RECORDER

BY Kalpana Surti
DEPUTY

INITIAL STUDY / NEGATIVE DECLARATION

for the

CITY OF RIVERBANK

ZONING ORDINANCE AMENDMENT NO.

City of Riverbank

April 2014

Prepared for:

City of Riverbank
6707 3rd Street
Riverbank, CA 95367

Prepared by:

CITY OF RIVERBANK
CITY OF ACTION
EST. 1922

TABLE OF CONTENTS

NEGATIVE DECLARATION

Lead Agency:
City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT NAME:

Zoning Ordinance Amendment 2014-___

PROJECT PROPONENT AND LEAD AGENCY:

Project Proponent: City of Riverbank
6707 3rd Street
Riverbank, California 95367

Lead Agency: City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT LOCATION:

This project will establish the Mixed Use District, CX-1 Zone. Project location is City-Wide.

PROJECT DESCRIPTION:

The proposed project consists of a Zoning Code Amendment to establish the Mixed Use District, CX-1 Zone as Chapter 153 Section 166 through 172 of Riverbank's (the City) Municipal Code by Resolution 2014-___, and language amendment to Section 153.010 and 153.011. The City's 2005-2025 General Plan, which was adopted in April of 2009, modified the General Plan Land Use Designation of numerous properties within the City to Mixed Use. The proposed Ordinance Amendment will serve as the implementation tool for the Mixed Use General Plan Land Use Designation, as identified in the City's 2005-2025 General Plan. This Ordinance will regulate the building and development standards for the Land Use Designation discussed above.

ENVIRONMENTAL DETERMINATION:

The Lead Agency has prepared an Initial Study, following, which considers the potential environmental effects of the proposed project. The Initial Study shows that there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a potentially significant effect on the environment.

MITIGATION MEASURES:

This project will have not have a significant effect on the environment, thus will require no mitigation measures.

Therefore, the Lead Agency proposes to adopt a Negative Declaration for the project, in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

4-4-14

Mr. John B. Anderson, Contract Community Development Director

Date

SECTION 1.0 INTRODUCTION

PROJECT TITLE

Zoning Ordinance Amendment 2014-____

LEAD AGENCY NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

CONTACT PERSON AND PHONE NUMBER

Mr. John B. Anderson, Community Development Director
(209) 599-8377
John@jbandersonplanning.com

PROJECT SPONSOR'S NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT LOCATION AND SETTING

The proposed project location is the City-Wide.

GENERAL PLAN AND ZONING DESIGNATIONS

The proposed project is to establish the Mixed Use District, CX-1 Zone in the City's Municipal Code. The proposed district will serve to implement the City's 2005-2025 General Plan by establishing a zone consistent with policy.

Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement.)

There are no other Public Agencies whose approval is required for the proposed project.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology and Soils
	Greenhouse Gas Emissions		Hazards and Hazardous Materials		Hydrology and Water Quality
	Land Use and Planning		Mineral Resources		Noise
	Population and Housing		Public Services		Recreation
	Transportation/Traffic		Utilities and Service Systems		Mandatory Findings of Significance

Lead Agency Determination:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mr. John B. Anderson, Contract Community Development Director **Date**

Section 2.0 Evaluation Instructions:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

SECTION 3.0 INITIAL STUDY CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines.

I. AESTHETICS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

I-a) The proposed project will have no effect on scenic vistas and therefore will have no environmental impact.

I-b) The proposed project is located within the City of Riverbank, and is not located on a state designated highway. Based on a review of the California Department of Transportation website (http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm), the nearest state scenic highway is Interstate 5, between the Merced County line and San Joaquin County line. The proposed project is not located on or adjacent to Interstate 5, and therefore will have no impact to a state scenic highway.

I-c) The Ordinance to establish the Mixed Use District, CX-1 has regulations that will affect the visual character of the City. These regulations have been structured to control the height, size, and use that will result in an orderly development of potential Mixed Use developments. Although the establishment of the CX -1 Zone will not affect any properties with the Mixed Use General Plan Designation immediately, it will eventually. As stated, the purpose of these regulations is to ensure the visual character and quality of Mixed Use projects and developments is high.

Furthermore, any future project within this Zoning District shall go through an Architecture and Site Plan Review, as stated in the language of the CX-1 Zoning Ordinance. Each Mixed Use Proposal will be reviewed by the Planning Commission. This review includes, but not limited to, the comparison of the project with the Architectural and Subdivision Design Standards as adopted by City Council. The proposed project will have a less than significant impact on the existing visual character or quality of the site and it surroundings.

I-d) The proposed project will not create a new source of light or glare which would adversely affect the day or nighttime views in the area. This is a city-wide project that will establish a CX-1 Zoning. Future proposed projects shall go through Architecture and Site Plan Review to ensure the size and scope of new sources of light will not degrade the day or nighttime views in the area. For this reason, the proposed project will have a less than significant impact

Mitigation Measures:

Mitigation is not required for this topic.

II. AGRICULTURE AND FORESTRY RESOURCES: WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

DISCUSSION:

II-a, b) The project site is not located in an area identified as prime farmland, nor is the site being used or zoned for agriculture use. Review of the Farmland Mapping and Monitoring Program of the California Resources Agency showed that the Project Location or the City of Riverbank is not mapped as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, the proposed project will not result in a significant impact on the City's or Region's agriculture resources and have no impact.

II-c) The proposed Zoning Ordinance to establish the CX-1 Zoning and amend language reflecting the addition of the CX-1 will create the regulations regarding Mixed Use developments in the future for the City. This does not conflict with existing zoning for agricultural use, or a Williamson Act contract. Furthermore, the City's Municipal Code does not have the zoning of forest land as defined in Public Resources Code section 4526 or Timberland zoned Timberland Production, as defined by Section 51104 (g), and therefore will conflict with existing zoning nor rezoning of these resources and therefore will have no impact.

II-d) The proposed project is City-wide which is developed as an urban environment, and will not result in the loss of forest land or conversion to non-forest land. Therefore, will have no environmental impact to this resource.

II-e) The proposed Ordinance will affect only the development and building regulations for Mixed Use projects in the City of Riverbank. This is a City-Wide Ordinance and will not result in the conversion of Farmland, to non-agriculture use. Furthermore, this Ordinance will not result in the build-out of any type of development and any future Mixed Use developments will analyze this topic through an environmental determination. Therefore, the proposed Ordinance will have no impact.

MITIGATION MEASURES:
Mitigation is not required for this topic.

III. AIR QUALITY -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

BACKGROUND DISCUSSION:

The proposed project is located in east Stanislaus County, which is a portion of the San Joaquin Valley Air Basin (SJVAB). Air quality management under the federal and state Clean Air Acts is the responsibility of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The federal and state governments have adopted ambient air quality standards (AAQS) for the primary air pollutants of concern, known as "criteria" air pollutants. Air quality is managed by the SJVAPCD to attain these standards. Primary standards are established to protect the public health; secondary standards are established to protect the public welfare. The attainment statuses of the SJVAB for Stanislaus County with respect to the applicable AAQS are shown in the following table.

The SJVAB is considered non-attainment for ozone and particulate matter (PM10 and PM2.5), because the AAQS for the pollutants are sometimes exceeded. The SJVAB is Attainment/Unclassified for carbon monoxide, but select areas, not including the City of Riverbank, are required to abide by adopted carbon monoxide maintenance plans.

The California Air Resources Board (CARB) through the Air Toxics Program is responsible for the identification and control of exposure to air toxics, and notification of people that are subject to significant air toxic exposure. A principal air toxic is diesel particulate matter, which is a component of diesel engine exhaust.

The SJVAPCD has adopted regulations establishing control over air pollutant emissions associated with land development and related activities. These regulations include:

Regulation VIII (Fugitive Dust Rules)
Rule 4101 (Visible Emissions)
Rule 9510 (Indirect Source Review)

SAN JOAQUIN VALLEY FEDERAL AND STATE AAQS ATTAINMENT STATUS

Pollutant	Designation / Classification Federal Standards[a]	State Standards[b]
Ozone, 1-hour	No federal standard[f]	Nonattainment / Severe
Ozone, 8-hour	Nonattainment / Extreme[e]	Nonattainment
PM10	Attainment[c]	Nonattainment
PM2.5	Nonattainment[d]	Nonattainment
Carbon Monoxide	Attainment / Unclassified	Attainment / Unclassified
Nitrogen Dioxide	Attainment / Unclassified	Attainment
Sulfur Dioxide	Attainment / Unclassified	Attainment
Lead (particulate)	No designation	Attainment
Hydrogen Sulfide	No federal standard	Unclassified
Sulfates	No federal standard	Attainment
Visibility-Reducing Particles	No federal standard	Unclassified
Vinyl Chloride	No federal standard	Attainment

[a]See 40 CFR Part 81

[b]See CCR Title 17 Sections 60200-60210

[c]On September 25, 2008, EPA redesignated the San Joaquin Valley to Attainment for the PM10 National AAQS and approvd the PM10 Maintenance Plan

[d]The SJV is designated nonattainment for the 1997 PM2.5 NAAQS. EPA designated the SJV as nonattainment for the 2006 PM2.5 on November 13, 2009 (effective December 14, 2009).

[e]Though the SJV was initially classified as serious nonattainment for the 1997 8-hour ozone standard, EPA approved reclassification of the SJV to extreme nonattainment in the Federal Register on May, 2010 (effective June 4, 2010.

[f]Effective June 15, 2005, the EPA revoked the federal 1-hour ozone standard, including associated designations and classifications. EPA has previously classified the SJV as extreme nonattainment for this standard. EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan on March 8, 2010 (effective April 7, 2010). Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SJVAB.

The SJVAPCD has adopted a CEQA impact analysis guideline titled *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). The GAMAQI is utilized in the following air quality impact analysis where applicable. The GAMAQI establishes impact significance thresholds for the non-attainment pollutant PM10 and precursors to the non-attainment pollutant ozone: reactive organic gases (ROG) and oxides of nitrogen (NOx).

ROG	10 tons/year
NOx	10 tons/year
PM10	15 tons/year

Projects that do not generate emissions in excess of these thresholds are considered to have less than significant air quality impacts. In accordance with Table 5-3(a) of GMAQI, the proposed zoning ordinance is not considered a Small Project Analysis Level (SPAL), as it will not result in any type of development or units. Because the proposed project does not qualifies as SPAL, GMAQI notes that it has no possibility of exceeding emission thresholds.

The ordinance amendment will not generate any new on-road traffic and associated ROG, NOx and PM emissions nor will generate any substantial air emissions.

DISCUSSION:

III-a) The proposed project will not involve any conflict with, or potential to obstruct, implementation of, applicable Air Quality Attainment Plans. As discussed above, the ordinance amendment will not result in an increase in air emissions and is not considered a Small Project Analysis Level (SPAL) Therefore, the proposed project will have a no impact.

III-b) As discussed above, the proposed ordinance amendment will not violate SJVAPCD thresholds of significance, nor contribute substantially to an existing or projected air quality violation. The proposed project will not involve any substantial operational emissions. Therefore, the proposed project will have a less than significant impact.

III-c) The proposed ordinance amendment will not result in ROG, NOx, and particulate matter emissions which will contribute to existing non-attainment status of the SJVAB for ozone and particulate matter. Rule 9510 and the subsequent Indirect Source Review will not be required for the proposed ordinance amendment. Therefore, the proposed project will have a less than significant impact.

III-d) Sensitive receptors are defined as facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors.

The proposed ordinance amendment is City-Wide but will not result in anything built-out for this project specifically. The proposed Ordinance only affects the building and development standards for future Mixed Use projects such as height, FAR, setbacks, and density. Proposed Mixed Use projects will need an environmental determination, which will analyze this topic. Therefore, the proposed project will have a less than significant impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

DISCUSSION:

IV-a) As noted previously, the proposed project is located city-wide. Based on a review of the City's 2005-2025 General Plan EIR, and most notably, Figure 4.5-1 the proposed ordinance amendment will have no effect on habitat areas or any species identified as a candidate, sensitive, or special status. Furthermore, the project will not result in the immediate build-out of Mixed Use developments; the project will just amend the RMC to establish the Mixed Use District, CX-1 Zone. Therefore, the proposed project will have no impact.

IV-b) Based on a review of the City's 2025-2030 General Plan and EIR, proposed project is not located within an area known to contain riparian habitat. Most, if not all, of the riparian habitat located within the City is located along the Stanislaus River. Even though the proposed ordinance is considered to be located City-wide, it will not have any effect on the riparian habitat or other sensitive natural community identified by the City's 2005-2025 General Plan EIR. Therefore, the proposed project will have no impact.

IV-c) Based on a review of the City's 2005-2025 General Plan and EIR, there are no identified wetlands within the City. Therefore, the proposed ordinance amendment will have no impact.

IV-d) The proposed ordinance amendment would not result in the immediate build-out and only affects the development and building standards for Mixed Use developments in Riverbank. As the City continues to urbanize and more Mixed Use developments are built, both vehicular traffic levels and nighttime light levels would increase, which would serve to deter wildlife movement. However, the proposed project is and will be located within the urbanized areas of Riverbank and will result in the effect of wildlife corridors. Therefore, the proposed ordinance amendment will have a less than significant impact.

IV-e) The proposed ordinance amendment is not in conflict with the General Plan or the City's Municipal Code protecting biological resources. The ordinance amendment would serve as the development and building standards for Mixed Use developments in the future. Therefore, the proposed ordinance amendment will have no impact.

IV-f) Based on a review of the City's 2005-2025 General Plan EIR, the City is adjacent to San Joaquin County, which has an adopted habitat conservation plan, the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and although the City itself is located in Stanislaus County, its wastewater treatment facility and other properties are in San Joaquin County. Therefore, they are also located within the area covered by the SJMSCP. In addition, the Conservation/Open Space Element of the Stanislaus County General Plan includes goals, policies and implementation measures intended to protect natural resources throughout the county, including the planning area of the City of Riverbank. The proposed ordinance amendment, however, will only affect the development and building standards of Mixed Use projects in the future and will not conflict with the SJMSCP or the goals, polices and implementation measures in the Stanislaus County General Plan. Therefore, the proposed ordinance amendment will have no impact.

Mitigation Measures:

No mitigation is required for this topic.

V. CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

DISCUSSION:

V-a,b) The proposed oridinance amendment will affect only the development and building standards of Mixed Use projects within the City limits of Riverbank and will not impact any historical resources or archaeological resources as defined in the 2005-2025 General Plan EIR or as defined by Section 15064.5 of the Government Code. Therefore, the proposed ordinance amendment will have no impact.

V-c) As discussed above, the proposed ordinance amendment will affect only the development and building standards of Mixed Use projects within the City and will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, the proposed project will have no impact.

V-d) It is not anticipated that the proposed project will disturb any human remains. However, through development and construction of the proposed project, human remains may be identified, particularly during activities requiring ground disturbance (i.e. grading, trench digging, etc.). As such, the proposed project shall incorporate Mitigation Measure No. V-1, specified below, in accordance with Section 15064.5(e) of the CEQA Guidelines, to reduce any potentially significant impacts to a level of less than significant.

MITIGATION MEASURES:

Mitigation is not required for this topic.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

DISCUSSION:

VI-a) Based on the review of the City's 2005-2025 General Plan EIR, the City is not located within an earthquake fault zone as designated by the Alquist-Priolo Earthquake Fault Zone Act (California Geological Survey 2007). The nearest active fault is the San Joaquin Fault, which is located approximately 22 miles southwest of the city and is a potential source of risk for seismic events. Because no known faults are located in the city, the potential for surface rupture (cracking or breaking of the ground during an earthquake) would be less than significant. Even though the Mixed Use Ordinance amendment would affect the building regulations of Mixed Use projects in the City, because of the City's distance from an earthquake fault, the impact would be less than significant.

VI-b,c) The proposed ordinance amendment to establish the Mixed Use District, CX-1 Zone is not located on a specific property but would be the implementation and regulation tool for the Mixed Use General Plan Land Use Designation. For this reason, the proposed ordinance amendment would not result in soil erosion or the loss of topsoil and is not located on a geologic unit or soil that is unstable. Therefore, the proposed project will have no impact.

VI-d,e) The proposed ordinance amendment is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) it is an ordinance amendment to the Municipal Code and location is not specific but would only affect future Mixed Use developments and an environmental determination would need to be done on a project by project basis. Because of this VI-e does not apply. Therefore, the proposed ordinance amendment will have no impact.

Mitigation Measures:

Mitigation is not required for this topic.

VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas emissions, either directly or in directly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

BACKGROUND DISCUSSION:

Human-generated emissions greenhouse gases (GHGs) are understood to be an important cause of global climate change, which is a subject of increasing scientific, public concern, and government action. Atmospheric concentrations of GHGs that trap heat in the earth's atmosphere and lead to a variety of effects, including increasing temperature, changes in patterns and intensity of weather and various secondary effects resulting from those changes, including potential effects on public health and safety.

California AB 32 identifies global climate change as a "serious threat to the economic well-being, public health, natural resources and the environment of California." As a result, global climate change is an issue that needs to be considered under CEQA.

GHGs include carbon dioxide (CO2), the most abundant GHG, as well as methane, nitrous oxide and other gases, each of which have GHG potential that is several times that of CO2. GHG emissions result from combustion of carbon-based fuels; major GHG sources in California include transportation (40.7%), electric power generation (20.5%), industrial (20.5%), agriculture and forestry (8.3%) and others (8.3%).

The State of California is actively engaged in developing and implementing strategies for reducing GHG emissions. State programs for GHG reduction include a regional cap-and-trade program, new industrial and emission control technologies, alternative energy generation technologies, advanced energy conservation in lighting, heating, cooling and ventilation, reduced-carbon fuels, hybrid and electric vehicles, and other methods of improving vehicle mileage reduction programs. Using these and other strategies, the State's Global Climate Change Scoping Plan, adopted in December 2008, proposes to achieve a 29% reduction in projected business-as-usual emission levels for 2020.

The SJVAPCD adopted a Climate Change Action Plan in 2008, and issued guidance for development project compliance with the plan in 2009. The guidance adopted an approach that relies on the use of Best Performance Standards to reduce GHG emissions. Projects implementing Best Performance Standards would be determined to have a less than cumulatively significant impact. For projects not implementing Best Performance Standards, demonstration of a 29% reduction in GHG emissions from business-as-usual conditions is required to determine that a project would have a less than cumulatively significant impact.

DISCUSSION:

VII-a) The proposed project will not generate any greenhouse gas emissions. The ordinance amendment will not result in the immediate build-out of any type of development, so there will be no increase in vehicular traffic nor any construction. Therefore, the proposed project will have no impact.

VII-b) The proposed project will not involve any known conflict with any adopted plan, policy, or regulation for reducing greenhouse gas emissions. Therefore, the proposed project will have a less than significant impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion:

VIII-a-h)The proposed project is to establish the Mixed Use District, CX-1 Zone and only affects the building and development standards for Mixed Use projects, including their height, FAR, setbacks, open space requirements, and density. The proposed ordinance will not interfere with any emergency response plan or emergency evacuation plan, will not create any potential health hazard or expose people to existing sources of health hazard. Therefore, the proposed project will have no impact.

Mitigation Measures:

No mitigation is required for this topic.

IX. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

IX-a) The proposed Ordinance will establish the Mixed Use District, CX-1 Zone and affects only the development and building standards for future Mixed Use projects. The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, the proposed project will have no impact.

IX-b-d) The proposed Ordinance will regulate the building and development standards for future Mixed Use projects. Although the proposed ordinance itself would not affect the groundwater supplies, or the existing drainage patterns of the site or area, future Mixed Use developments could. Each Mixed Use project, however, will have to have an environmental determination in which these environmental impacts will be examined. Therefore, the proposed project will have a less than significant impact.

IX-e,f) The proposed Ordinance will regulate the building and development standards for future Mixed use projects and will not create or contribute to the storm water runoff system or provide substantial additional sources of polluted runoff. Future Mixed Use developments, regulated by this Ordinance, could possibly affect this topic, but as stated previously, those projects will be evaluated in the future. This Ordinance will also not degrade the water quality for the City of Riverbank. Therefore, the proposed project will have no impact.

IX-g,h) After a review of the City's 2005-2025 General Plan EIR, the current City limits of Riverbank are outside of the 100-year floodplain, and thus would not be at risk from flooding hazards. This ordinance to regulate Mixed Use developments located within the city limits. However, areas in the northwestern portion of the Riverbank Planning Area are within a designated 100-year flood zone. The proposed ordinance will not result in the immediate build-out of Mixed Use developments in the Planning Area and this topic will be analyzed on a project by project basis in the future. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:
Mitigation is not required for this topic.

X. LAND USE AND PLANNING - Would the project:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

DISCUSSION:

X-a) The proposed ordinance will regulate the building and development standards for future Mixed Use projects in the City of Riverbank. This will not result in the divide of an established community because this project located is city-wide. Therefore, the proposed project will have no impact.

X-b) The proposed ordinance will compliment and be the implementation tool for the Mixed Use Land Use Designation in the City's 2005-2025 General Plan. It is consistent with the General Plan in that fashion and will not conflict with any Specific Plan or other zoning ordinance. Therefore, the proposed project will have no impact.

X-c) The proposed ordinance is not part of any applicable habitat conservation plan or natural community conservation plan and therefore will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XI. MINERAL RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

XI-a,b) The proposed Ordinance is located within the Planning Area as it is defined in the 2005-2025 General Plan, and is consistent with the land use designation of Mixed Use prescribed by the General Plan. Therefore, the proposed project will have no impact to mineral resources of Statewide or local importance.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XII. NOISE -- WOULD THE PROJECT RESULT IN:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:

XII-a-f) The proposed Ordinance will establish the Mixed Use District, CX-1 Zone that will regulate the building and development standards for Mixed Use projects in the future and would not affect ambient noise level Citywide. Future Mixed Use projects will have to be reviewed for this environmental topic at a project by project basis. This Ordinance will not result in an increase or decrease ambient noise levels. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

XIII-a) The proposed Ordinance will serve as the implementation tool for the Mixed Use Land Use Designation in the City's 2005-2025 General Plan. The ordinance itself would not result in an induce of population growth in the City and therefore will have no impact.

XIII-b) The proposed project will not require the displacement of existing housing which would necessitate the construction of replacement housing. Therefore, the proposed project will have no impact.

XIII-c) The proposed Ordinance will regulate the building and development standards for Mixed Use projects in the future for the City of Riverbank. The project location, as discussed above, is City-wide and will not displace substantial numbers of people. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

DISCUSSION:

XIV-a) The proposed Ordinance will regulate the building and development standards for future Mixed Use projects in the City and would not increase the demand on urban services. Future Mixed Use developments will be generally focused within the City limits and public services will be determined on a project by project basis. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XV. RECREATION

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION:

XV-a,b) The proposed Ordinance will establish the Mixed Use District, CX-1 Zone and only affects the development and building standards for future Mixed Use developments, including height, density, FAR, setbacks, and uses allowed. This Ordinance, however, does affect open space. All multiple residential uses of two or more dwelling units on one lot shall provide open space of at least 50 square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. For large complexes, more than 50 units, this required open space can be in multiple locations. The open space requirements for this Ordinance will not increase the use of existing neighborhood and regional parks because it requires these spaces be provided by a project by project basis, on location. The size and scope of the open space may include park amenities but it will depend on the size of the development. Therefore, the proposed project will have a less than significant impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XVI. TRANSPORTATION/TRAFFIC -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account tall modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards establishes by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities:				X

DISCUSSION:

XVI-a) The proposed Ordinance will only affect the building and development regulations for future Mixed Use projects and will not conflict with the City's 2005-2025 General Plans Circulation Element or Municipal Code. This Mixed Use ordinance will serve as the implementation tool for the General Plan Land Use Designation of Mixed Use. Therefore, the proposed project will have no impact.

XVI-b) As noted above, the proposed project will serve as the implementation tool for the Mixed Use General Plan Land Use Designation and will not result in an increase or conflict to the level of service standards and travel demand for the City of Riverbank. Future Mixed Use developments that this Ordinance will regulate will be required to conform to the circulation standards and policies set forth by the City's 2005-2025 General Plan. Therefore, the proposed project will have no impact.

XVI-c) The proposed project will not result in the change of air patterns. Therefore, the proposed project will have no impact.

XVI-d) Street improvements installed as part of future Mixed Use developments and the proposed project will not result in immediate construction or design of new or existing roads. As such, hazards due to a design feature are not anticipated to occur. Therefore, the proposed project will have no impact.

XVI-e) The proposed Ordinance will not result in inadequate emergency access. Therefore, the proposed project will have no impact.

XVI-f) The proposed Ordinance will not conflict with any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities and will have no impact.

MITIGATION MEASURES:
Mitigation is not required for this topic.

XVII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

DISCUSSION:

XVII-a-g)The proposed Ordinance will affect the development and building standards for Mixed Use projects in the future for the City of Riverbank. These future Mixed Use projects will most likely be within the City limits of Riverbank and would be subject to the requirements for wastewater treatment and water supplies would be analyzed on a project by project basis. The same goes for landfill capacity and compliance with federal, state, and local statutes and regulation related to solid waste. The proposed Ordinance will only affect the building and development regulations, not project specific issues, such as wastewater and solid waste and therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

	Potentially Significant Impact	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DISCUSSION:

XVIII-a) Finding (a) is checked as "Less Than Significant with Mitigation Incorporated" on the basis of the proposed project's potential impacts on biological resources, as described in Section 3.0-IV of this Initial Study. Potentially impacts were identified in this issue area but they were identified to be less than significant.

XVIII-b) As described in this Initial Study, the potential environmental effects of the proposed Ordinance will either be less than significant, or will have no impact at all. The Ordinance is a city-wide regulatory tool for the Mixed Use General Plan Land Use Designation and any future project will have its own environmental determination and analysis. Therefore, finding (b) is checked as "No Impact".

XVIII-c) This Initial Study has considered the potential environmental impacts of the proposed project in the discrete issue areas outlined in the CEQA Environmental Checklist. During the environmental analysis, the potential for the proposed project to result in substantial impacts on human beings in these issue areas, as well as the potential for substantial impacts on human beings to occur outside of these issue areas, was considered, and no other such impacts were identified.

SECTION 4.0 REFERENCES

In accordance with Section 15063(a)(3) of the CEQA Guidelines, the following expert opinion, technical studies, and substantial evidence has been referenced and/or cited in the discussion included in Section 3.0, Initial Study Checklist:

1. City of Riverbank 2005 – 2025 General Plan, dated April 2009.

2. City of Riverbank 2005 - 2025 General Plan Environmental Impact Report (EIR), dated April 2009.

3. City of Riverbank Zoning Ordinance.

4. City of Riverbank Noise Control Ordinance, Article IX, Chapter 93.

5. California Department of Transportation Online Database of State Scenic Highways (www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm).

6. California Department of Conservation Farmland Mapping and Monitoring Program, published October 2007.

7. Guide for Assessing and Mitigating Air Quality Impacts, adopted August 20, 1998, and as revised January 10, 2002, prepared by the San Joaquin Valley Air Pollution Control District.

8. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA, dated December 17, 2009, prepared by the San Joaquin Valley Air Pollution Control District.

9. Flood Insurance Rate Map (FIRM) No. 06099C0335E, dated September 26, 2008, and No. 06099C0330E, dated September 26, 2008 prepared by the Federal Emergency Management Association (FEMA).

City Of Riverbank
Planning Commission Meeting
MINUTES
Tuesday, April 15, 2014

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Stewart, Commissioner Villapudua, Commissioner McKinney and Commissioner Degele

Absent: Vice Chair Hughes (Excused)

CONFLICT OF INTEREST: Any Planning Commissioner 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.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 Planning Commission. 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 Planning Commission.

2. CONSENT CALENDAR: All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item No. 2.A: Posting of the April 15, 2014, Planning Commission Meeting.
ACTION: *By motion moved/second (Villapudua / Degele / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Villapudua, Degele and McKinney

Nays: None

Absent: Hughes (Excused)

Abstained: None

Item No. 2.B: The Agenda for the April 15, 2014, Planning Commission Meeting.
ACTION: *By motion moved/second (Villapudua / Degele / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Degele, Villapudua and McKinney

Nays: None

Absent: Hughes (Excused)

Abstained: None

Item No. 2.C: The Minutes of the January 21, 2014, Planning Commission Meeting.
ACTION: *By motion moved/second (Villapudua / Degele / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Degele, Villapudua and McKinney

Nays: None

Absent: Hughes (Excused)

Abstained: None

Item No. 2.D: Correction of Minutes from December 17, 2013 Planning Commission Meeting and Resolution number 2013-013 Standard Conditions to be applied to Development Projects. The corrected Minutes to reflect the corrected Resolution number that should have been Resolution number 2013-014.
ACTION: *By motion moved/second (Degele / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Degele, Villapudua and McKinney

Nays: None

Absent: Hughes (Excused)

Abstained: None

3. NEW BUSINESS

Item 3.1: The City Clerk will conduct a random drawing of Planning Commissioners Stewart, Hughes, Degele and Villapudua to determine: a) Who will serve in the (3) seats that expire December, 2015: and b) Who will serve in the (1) seat to expire December, 2017.

- Jill Anderson, City Manager conducted the drawing: The drawing reports as follows, the Planning Commissioner terms for Commissioners Stewart, Degele and Hughes will expire December 2015 and the Planning Commission term for Villapudua will expire December 2017.

4. PUBLIC HEARINGS

Item 4.1: **Architecture & Site Plan Review (02-2013) to develop a 72 Unit Multi-Family Affordable Apartment Complex, the site is currently zoned R-3 Multi-Family Residential with a General Plan Zone of Higher-Density Residential 16-Units Per Net Acre. APN: 062-022-001 Claus Rd., south of California Ave.**

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report and introduced the map of the Bruinville Area that shows the tentative maps that are still valid within that area.
- Planning Commission discussed item and asked questions to John B. Anderson, about the project. John responded back and answered the Planning Commissioners' questions.
- Chair Stewart opened the public hearing.
- Persons wishing to speak against the Item was Norma Torres-Manriquez.
- Persons wishing to speak for the project was Ken Koss with TK Development.
- Being there were no further comments the public hearing was closed.
- Planning Commissioners' discussed project and made changes to Resolution 2014-004 item #6 to read as follows: Applicant shall be required to construct a Masonry CMU wall along the projects Northern property line. Applicant to work with Community Development Department to design and construct a fence of substantial construction along the East and Southern property lines.

ACTION: *By motion moved/second (Villapudua / Degele / passed 4-0) Resolution 2014-004; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Degele, Villapudua and McKinney

Nays: None

Absent: Hughes (Excused)

Abstained: None

Item 4.2: **CX-1 Mixed Use Zoning. The project consists of a Zoning Ordinance Amendment to establish the Mixed Use (CX-1) Zoning District as Chapter 153, Section 166 through 172 and language amendment to Section 153.010; Districts; Boundaries and 153.011: Degree of Restrictiveness by Resolution 2014-005 to recommend to City Council the approval of Ordinance 2014-___. The City's 2005-2025 General Plan, which was adopted in April 2009, modified the General Plan Land Use Designation of numerous properties in Riverbank to Mixed Use. The General Plan Update set policy to create the corresponding Mixed Use Zone. The CX-1 Zoning District as attached with Planning Commission Resolution 2014-005 will serve as the implementation tool for the Mixed Use General Plan Designation.**

- John B. Anderson, City of Riverbank Consulting Planning Director opened the public hearing for item 4.2, then David Niskanen associate of J.B. Anderson Land Use Planning, presented the staff report.
- John B. Anderson then answered the Commissioners' questions.
- Chair Stewart opened the public hearing.
- Persons wishing to speak against the item was Evelyn Halbert.
- Public Hearing was left opened item to be continued to the next Planning Commission hearing scheduled for May 20, 2014.

ACTION: *By motion moved/second (McKinney / Villapudua / to continue item 4.2 until the May 20, 2014 Planning Commission Meeting.)*

Ayes: Planning Commissioners: Stewart, Degele, Villapudua and McKinney

Nays: None

Absent: Hughes (Excused)

Abstained: None

5. COMMISSION ITEMS

Item 5.1: Michael Riddell, Deputy Development Services of Operations answered questions for the Planning Commission on some areas of concern and questions they had on city streets and bicycle paths.

Item 5.2: John provided the Commission with City Spheres of Influence Report from Stanislaus County LAFCO.

Item 5.3: Received feedback from the Planning Commissioners on the 2014 California League of Cities Planning Commissioners Conference. From those that attended thought it was a great opportunity and enjoyed all the speakers and information gained.

Item 5.4: Updated Commissioners that the Annual Stanislaus County Planning Directors Workshop will be held on May 10, 2014 in Oakdale, CA.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

None.

7. UP-COMING MEETING AGENDA ITEMS

Item 6.1: Architecture & Site Plan Review for Silgan Container Inc. to construct a detached storage building, located at 3250 Patterson Rd.; APN: 132-039-016.

Item 6.2: Request for a CUP from Rocio Taqueria to sell and serve beer and wine located at 2761 Patterson Rd. #130, APN: 075-009-049.

Item 6.3: Request for a CUP for Yuriy Smolinskiy to construct a detached accessory building, located at 5806 Alton Ct.; APN: 075-089-046.

Item 6.4: Architecture & Site Plan Review for Inez Boss to convert a residential home into a Commercial Quilting Business, located at 3227 Atchison; APN: 132-004-054.

Item 6.5: Downtown Specific Plan (FEIR has been previously certified).

8. ADJOURNMENT

There being no further business, Chair Stewart adjourned the meeting.

ATTEST:	APPROVED:
John B. Anderson Recording Secretary	Joan Stewart, Chair Planning Commissioner

City Of Riverbank
Special
Planning Commission Meeting
MINUTES
Wednesday, May 21, 2014

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Vice Chair Hughes, Commissioner McKinney and Commissioner Degele

Absent: Chair Stewart (Excused), Commissioner Villapudua (Excused)

CONFLICT OF INTEREST: Any Planning Commissioner 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.PUBLIC~~1. PUBLIC COMMENTS (No Action Can Be Taken): At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. 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 Planning Commission.

2. CONSENT CALENDAR: All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item No. 2.A: Posting of the May 21, 2014, Special Planning Commission Meeting.
ACTION: *By motion moved/second (Degele / McKinney / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele and McKinney

Nays: None

Absent: Stewart and Villapudua (Excused)

Abstained: None

Item No. 2.B: The Agenda for the May 21, 2014, Special Planning Commission Meeting.
ACTION: *By motion moved/second (Degele / McKinney / passed 3-0) was approved as submitted; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele, and McKinney

Nays: None

Absent: Stewart and Villapudua (Excused)

Abstained: None

Item No. 2.C: The Minutes of the April 15, 2014, Planning Commission Meeting. No action was taken. We lacked a quorum of the Planning Commissioners present at the April 15, 2014 meeting, so the matter was postponed till the ~~Due to the two absent Commissioners the minutes will be approved at the~~ June 17, 2014, Planning Commission meeting.

3. PUBLIC HEARINGS

Item 3.1: CUP 02-2013 – Rocio Taqueria / Resolution 2014-006 – Requesting to sell and serve beer and wine (Class 41 License – On Sale Beer and Wine for Bona Fide Public Eating Place) within a C-2 General Commercial Zoning District; Location 2761 Patterson Rd. #130, APN: 075-009-049.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report.
- Planning Commission discussed item.
- Vice Chair Hughes opened the public hearing.
- Persons wishing to speak for the project was Ramon Bermuitas (check with the City clerk this persons attends several CC mtgs. ? who translated for Juan Vela business owner.
- Being there were no further comments the public hearing was closed.
- Planning Commissioners' discussed item.

ACTION: *By motion moved/second (Degele / McKinney / passed 3-0) Resolution 2014-006; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele, and McKinney

Nays: None

Absent: Stewart and Villapudua (Excused)

Abstained: None

Formatted: Bulleted + Level: 1 + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Highlight

Formatted: Underline

Formatted: Underline, Highlight

Formatted: Highlight

Formatted: Font: Bold, Underline

<u>Item 3.2:</u> CUP 01-2014 – Yuriy Smolinskiy / Resolution 2014-007 – Requesting to construct a detached 1,045 sq. ft. accessory building for a personal gym. The proposed structure will have a bathroom, wet and dry sauna rooms, exercise room and storage room. The property is within an R-1 Single Family Zoning District; Location: 5806 Alton Ct., APN: 075-089-046.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report.
- Planning Commission ask Mr. Anderson~~John some~~ questions regarding notifications and City Standards.
- Vice Chair Hughes opened the public hearing.
- ~~Persons wishing to speak against the item was~~Persons wishing to speak against the item ~~were Rick~~included Rick Hilgen who stated he represented other neighbors who could not make the meeting. Mr. Hilgen expressed concerns regarding the building size and concern for the neighborhood if a commercial gym were allowed~~.~~
- ~~Persons wishing to speak for the project was~~Persons wishing to speak for the project were Yuriy Smolinskiy applicant/owner for the~~of the~~ project.
- Commissioners asked Mr. Smolinskiy questions about his project.
- Public Hearing was closed.
- Commissioners discussed and asked John B. Anderson ~~a questions~~questions regarding ~~to~~ Mr. ~~Smolinskiy's~~Smolinskiy' s project including options available for Mr. Smolinskiy.
- John B. Anderson informed the Planning Commission they could deny the application, consider an alternate design or Mr. Smolinskiy could reduce the size of the accessory structure to comply with the City code and not require CUP approval~~.~~
- Vice Chair Hughes reopened the public hearing.
- Persons wishing to speak for the project Yuriy Smolinskiy came back up to the podium.
- Commissioners McKinney and Hughes asked Mr. Smolinskiy some questions to consider an alternate design plan.
- Persons wishing to speak against the project Rick Hilgen came back up to the podium.
- Vice Chair Hughes closed the Public Hearing.
- Concerns expressed by the Commission included the size and massing of the structure, the lack of architectural detail and how the structure might fit into the neighborhood and the over-all scale of the proposal.

Formatted: Font: 10 pt, Bold

ACTION: *By motion moved/second (McKinney / Degele denied 3-0) Resolution 2014-007; motion carried by unanimous roll call vote.*

Ayes: None

Nays: Planning Commissioners: Hughes, Degele, and McKinney

Absent: Stewart and Villapudua (Excused)

Abstained: None

Item 3.3: Architecture & Site Plan Review 02-2014 – Silgan Container Inc. / Resolution 2014-008 – To construct a detached 19,800 sq. ft. steel building for can storage in the southern portion of the site. The proposed structure includes (2) overhead doors, (4) man doors, fire sprinklers and ceiling lights. The property is zoned M-1 Light Industrial; Location: 3250 Patterson Rd., APN: 132-039-016.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report.
- Vice Chair Hughes opened the public hearing.

- Persons wishing to speak in favor of the~~for the~~ project was Reggie Katzakian representative for
- the Silgan Container ~~applicant~~ and Brian Miller who is a project engineer for Silgan.
- Planning Commission asked both Mr. Katzakian and Mr. Miller some questions about their project. Mr. Miller represented that this new warehouse would allow Silgan to remove about 40 trucks per day off of the local loads due to current logistics. No new jobs are anticipated.
- Vice Chair Hughes closed the public hearing.

Formatted: Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

ACTION: *By motion moved/second (Degele / McKinney / passed 3-0) Resolution 2014-008; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele, and McKinney

Nays: None

Absent: Stewart and Villapudua (Excused)

Abstained: None

Item 3.4: CX-1 Mixed Use Zoning / Resolution 2014-005 - The project consists of a Zoning Ordinance Amendment to establish the Mixed Use (CX-1) Zoning District as Chapter 153, Section 166 through 172 and language amendment to Section 153.010; Districts; Boundaries and 153.011: Degree of Restrictiveness by

Resolution 2014-005 to recommend to City Council the approval of Ordinance 2014-___. The City's 2005-2025 General Plan, which was adopted in April 2009, modified the General Plan Land Use Designation of numerous properties in Riverbank to Mixed Use. The General Plan Update set policy to create the corresponding Mixed Use Zone. The proposed CX-1 Zoning District as attached with Planning Commission Resolution 2014-005 will serve as the implementation tool for the Mixed Use General Plan Designation. No properties are being rezoned at this time.

- This item was continued from the April 15, 2014, Planning Commission and was re-noticed for this Special Planning Commission meeting~~.~~
- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report once again.
- Commissioner Degele asked John B. Anderson some question.
- Vice Chair Hughes opened the public hearing.
- ~~Persons wishing to speak against the item was~~Persons wishing to speak against the item included~~were~~ Evelyn Halbert. Mrs. Halbert expressed concerns with the entire mixed use concept of the General Plan and the commitment of the City Council to preserve the downtown residential areas. Mrs. Halbert was of the strong opinion that approval of the mixed use zoning would adversely affect existing residential areas because developers could apply for the mixed use zoning to comply with their Mixed Use General Plan designation.
- Vice Chair Hughes closed the public hearing.
- Commissioners discussed and item and asked John B. Anderson some questions.
- John B. Anderson addressed the Commissioners questions.
- Vice Chair Hughes reopened the public hearing.
- ~~Persons wishing to speak against the item was~~Persons wishing to speak against the item Included~~were~~ Evelyn Halbert who urged the Planning Commission to deny the mixed use zoning action because it would set precedence.~~t.~~
- Vice Chair Hughes closed the public hearing and returned the matter to the Commission for consideration.
- Mrs. Halbert at that time presented the Commission with a written letter of concerns. At that time staff advised the Commission that the written testimony was not admissible into the administrative record because the public hearing had formally closed for the second time~~.~~

Formatted: Font: Bold

ACTION: *By motion moved/second (McKinney / Degele / passed 3-0) Resolution 2014-004; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Hughes, Degele, and McKinney

Nays: None

Absent: Stewart and Villapudua (Excused)

Abstained: None

4. NEW BUSINESS

None.

5. COMMISSION ITEMS

Item 5.1: Received feedback from the Planning Commissioners on the Stanislaus County Planning Directors Annual Planning Commissioners ~~Workshop, that~~Workshop that was held on May 10, 2014 in Oakdale, CA.

- All Commissioners thought it was a great workshop and enjoyed it.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

Item 6.1: Received CEQA Referral Initial Study and Notice of Intent to Adopt a Negative Declaration from Stanislaus County for General Plan Amendment and Rezone Application No. PLN2012-0038 – Brite Tansport Systems, Inc., located at 5101 Claus Rd., APN:075-024-008,009 and 011. Project Description: Request to amend the current General Plan and zoning designation of three (3) parcels totaling 20.98 +/- acres to Planned Development to expand an existing agricultural trucking business to include an RV storage/parking facility on an adjacent property. The applicant is proposing RV parking on the north parcel and to continue with the existing agricultural truck parking on the south parcel. The agricultural truck parking has been allowed on this site since 1978 (UP 78-121). The existing operation has an office, truck maintenance/repair shop, and several Accessory storage buildings. The parcel to the west includes storage of truck beds utilized during harvest season for the agricultural trucking operation. If this project is approved, a lot line adjustment is proposed which will adjust the north and south property lines to separate the RV parking and agricultural truck parking operations. The site is served by well and septic facilities.

- Inform Commissioners of the notice we had received from Stanislaus County on the above project.

7. UP-COMING MEETING AGENDA ITEMS

Item 6.4: Architecture & Site Plan Review for Inez Boss to convert a residential home into a Commercial Quilting Business, located at 3227 Atchison; APN: 132-004-054.

- Informed Planning Commissioners that applicant may withdrawal application.

Item 6.5: Downtown Specific Plan (FEIR has been previously certified).

8. ADJOURNMENT

There being no further business, Vice Chair Hughes adjourned the meeting.

ATTEST: APPROVED:

John B. Anderson Recording Secretary	Patricia Hughes, Vice Chair Planning Commissioner

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 5.9

SECTION 5: PUBLIC HEARING

Meeting Date:	June 24, 2014
Subject:	A **Resolution** of the Local Redevelopment Authority Board of the City Of Riverbank, California, Approving the Budget for Fiscal Year 2014-2015
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 (LRA) Board of Directors (Board) adopt a Resolution approving the Fiscal Year 2014-2015 LRA Budget.

SUMMARY

At the June 10, 2014 City Council/LRA Board meeting, the Board received a presentation of the proposed LRA FY 2014-2015 Budget with details of the revenue and expenditure changes anticipated in this next fiscal year.

BACKGROUND:

A recap of the revenue/expenditures is shown below including updated budgetary numbers received since the last discussion. We have highlighted any changes for ease of reading.

RESERVE PROJECTIONS

Estimated Beginning Reserve (July 1, 2014)	$ 629,023
Estimated Revenues	$ 3,079,113
Estimated Expenditures	$ 2,909,757
% of Reserve to Budget	25.92%
Anticipated Ending Reserve (June 30, 2015)	$ 798,379

These numbers reflect an anticipated $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 $2,909,757 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.

Expenditures 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 Those repairs are estimated at $400,000. Please note that adjustments have been made in several areas based on this year's anticipated expenditures and critical needs.

Site Revenue Projections

Revenues in this category are made up of Rents, Sale of Personal Property, Department of Defense (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. During this time, the Memorandum of Agreement (MOA) to the Economic Development Conveyance is anticipated to be signed which will provide the LRA with bills of sale for personal property. Once in hand, the LRA will have the legal authority to sell equipment currently being leased by tenants as well as non-contaminated personal property set aside for sale during the recent ESCA.

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	$1,703,700	$152,200	10%

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 maintaining uninterrupted 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 a 5MVA Transformer with a 15MVA Transformer. This replacement is critical to the continued ability to provide electricity to the site. It is anticipate that this upgrade will meet the expected future needs of the site and allow tenant build out for increased revenue. The cost for this has been estimated at $300,000. This number has been reflected in the budget as well.

With the increase in California minimum wage, the CIS contract has increased by $10,000 to absorb the additional expense for 24 hour security on site. In addition, a line item has been added for Fire Assessment fees due on the Northern endcap once the MOA is signed. At the time of signing, the undeveloped, northern endcap property (aprox. 27 acres) will transfer by deed to the LRA. Assessment fees were estimated from a 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, an environmental services cooperative agreement (ESCA) was executed and included a one-time grant of more than $10 million to remove equipment from the site as well as funding from the Office of Economic Adjustment Grant (OEA). This year, the revenue consists estimated funding from the Office of Economic Adjustment only.

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 fiscal year, 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.

FINANCIAL IMPACT

As noted in the staff report.
The proposed budget will leave a 25.92% reserve.

STRATEGIC PLANNING ALIGNMENT

The presentation of the LRA's FY 2014-15 budget supports the City's mission and reinforces the City's core values of transparency and fiscal responsibility.

ATTACHMENT

1. Resolution
2. FY 2014-15 Budget

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY

RESOLUTION NO. 2014-

A RESOLUTION OF THE LOCAL REDEVELOPMENT AUTHORITY BOARD OF THE CITY OF RIVERBANK, CALIFORNIA, APPROVING THE BUDGET FOR FISCAL YEAR 2014-2015

WHEREAS, the Riverbank Local Redevelopment Authority ("LRA") acts in accordance with the Defense Base Closure and Realignment Act of 1990; and,

WHEREAS, the LRA has obtained a lease to operate and manage the 175 acre premises, including the private sector businesses leasing space on the site; and,

WHEREAS, as a condition of the lease with the Army, the LRA must obligate all of its revenues to be spent on the protection, maintenance and improvement of the facilities; and,

WHEREAS, the LRA has executed leases with said tenants and incurred obligations to expend funds in maintaining and improving the site, and is projecting financing the project in accordance with the attached budget. .

NOW, THEREFORE, BE IT RESOLVED that the Local Redevelopment Authority Board of the City of Riverbank hereby approves the budget for Fiscal Year 2014-2015 as follows:

1. Revenues and reserves are estimated to be approximately $3,708,136;
2. Expenditures are estimated to be approximately $2,909,757;
3. Ending balance is estimated to be approximately $798,379

PASSED AND ADOPTED by the Local Redevelopment Authority Board of the City of Riverbank, California, at a meeting held on the 24th day of June, 2014; motioned by Authority Member ______, seconded by Authority Member ______, and upon roll call was carried by the following LRA Board vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:	**APPROVED:**
___________________________	___________________________
Annabelle Aguilar, CMC	**Richard D. O'Brien**
LRA Recorder	**Chair**

Attachment: LRA Budget FY 2014/15

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		629,023	-18,655	-3%
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**	**3,708,136**	**-9,824,278**	**-73%**

Expenditures	FY 2012-13 Actual	2013-14 Budget	2013-14 Actual 5/1/2014	2014-15 Budget	Difference	% Change
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	155,000	10,000	7%
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**	**2,909,757**	**-10,255,327**	**-78%**
Net Revenues Less Expenditures	**581,590**	**367,330**	**507,441**	**798,379**	**431,049**	**117%**

*Northern Endcap once MOA signed

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.10

SECTION 5: NEW BUSINESS

Meeting Date:	June 24, 2014
Subject:	A **Resolution** of the City Council of the City of Riverbank, California, Adopting an Operational Budget for Fiscal Year 2014-2015, Including the Reorganization Plan of the Development Services Department
From:	Jill Anderson, City Manager
Submitted by:	Marisela H. Garcia, Director of Finance

RECOMMENDATION

It is recommended that the City Council adopt a **Resolution** approving (1) the Fiscal Year 2014-2015 Annual Operating Budget, and (2) the Reorganization Plan for the Development Services Department.

SUMMARY

At the May 21, 2014 Budget Workshop, the City Council was presented with the details of the proposed FY 2014-2015 Annual Operating Budget. Amendments based on the direction received at the workshop were incorporated into the final operating budget, and is being presented tonight for consideration. State statute requires the adoption of a budget prior to June 30th in order to begin expending funds in the new fiscal year beginning July 1, 2014.

GENERAL FUND RESERVE PROJECTIONS

The Finance Department has calculated initial projections for General Fund Reserve, Revenue, and Expenditures for the 2014-15 Fiscal Year. Projections for the status of the General Fund is as follows:

Beginning Reserve	**$ 819,204 (9.8%)**
Estimated Revenues	$ 8,263,700
Estimated Expenditures	$ 8,235,550
Anticipated Ending Reserve	**$ 847,354 (10.3%)**
Required Minimum Reserve (10%)	$ 826,370
Reserve Overage	$ 20,984

Operating Structural Surplus	$ 28,150

Currently, staff is projecting a **structural operating surplus (revenues exceeding expenditures) of $28,150.** This operating surplus includes the recommended allocation of $50,000 for the required Housing Element update which was directed to be included during the Budget Workshop discussion.

GENERAL FUND REVENUE PROJECTIONS

General Fund revenue projections were discussed with the Committee at the March 26, 2014 meeting. Overall, staff is projecting a 1.46% decrease in General Fund Revenues when compared to the FY 2013-14 projections.

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$8,384,127	$8,263,700	-$120,427	-1.4%

Several factors have contributed to an overall net decrease of 1.4% in anticipated General Fund Revenue and include the following:

1. Assessed Values throughout the City continue to increase. Although figures have not yet been released by the Stanislaus County Assessor's Office, initial information from their staff has been positive. Conservative increases in Assessed Value have been factored in to several revenue sources including:

    - 9.96% Increase in Property Tax Revenue = $108,900 increase
    - 7.22% Increase In Property Tax in Lieu of VLF = $97,118

2. Discussions with our sales tax consultants have resulted in obtaining positive figures for the upcoming fiscal year. Although we remain optimistic that our sales tax will continue to increase, we remain conservative with our projections. A 2% increase has been factored which equates to $53,000.

3. During the current fiscal year the City obtained a grant for the purchase of Energy Efficient utility vehicles for $57,000. These are one-time revenues that will not occur during the next fiscal year leading to a decrease in grant funding.

4. Negotiations with Stanislaus County for the reimbursement of Property Tax Administration Fees resulted in the City receiving $147,500 in revenues during the current year. These are also one-time revenues that will not occur in the upcoming fiscal year which has also contributed to the overall decrease in revenues.

5. A decrease in the Transfer In of Management Fee Revenue has been factored in to account for the vacant Director of Development Services position.

6. The completion and adoption of the Specific Plan for the Riverbank Industrial Complex which was funded through an ED Bank loan obtained from Stanislaus County has resulted in a final drawdown of funds this fiscal year with no funds being requested in the upcoming year.

GENERAL FUND EXPENDITURE PROJECTIONS

General Fund expenditures for the fiscal year are projected to decrease as reflected below:

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$8,311,994	$8,235,550	-$76,444	-0.9%

Proposed Expenditure changes in the General Fund include the following:

Department	Recommended Adjustments
City Council	$49,000 Decrease due to final payment of Housing Authority Assessments to SCFPD in current fiscal year
City Manager	$7,000 Increase for the proposed merit increase for the City Manager.
Finance	$33,000 Increase in Personnel Costs due to Merit Increases for eligible employees & Part-Time staffing assistance
Economic Development	$103,400 Reduction due to LRA Specific Plan having been completed and the closure of a grants received for vehicles.
Administrative Services	$20,000 Increase for the November 2014 Elections $36,000 Decrease in Computer Components due to the completion of the computer upgrade project
Police Services	$18,000 Increase in the County's Vehicle Mileage Fee $15,000 Increase for Special Enforcement $22,000 Increase for the 2014-15 Sheriff's Contract
Building Maintenance	$42,000 Decrease in Equipment/Projects for one-time capital projects that have been completed
Parks	$12,000 Decrease in Bark/Fiber Account. This project will be delayed until the 2015-16 FY.
Planning	$71,900 Increase in Personnel Costs as a result of the proposed reorganization of the

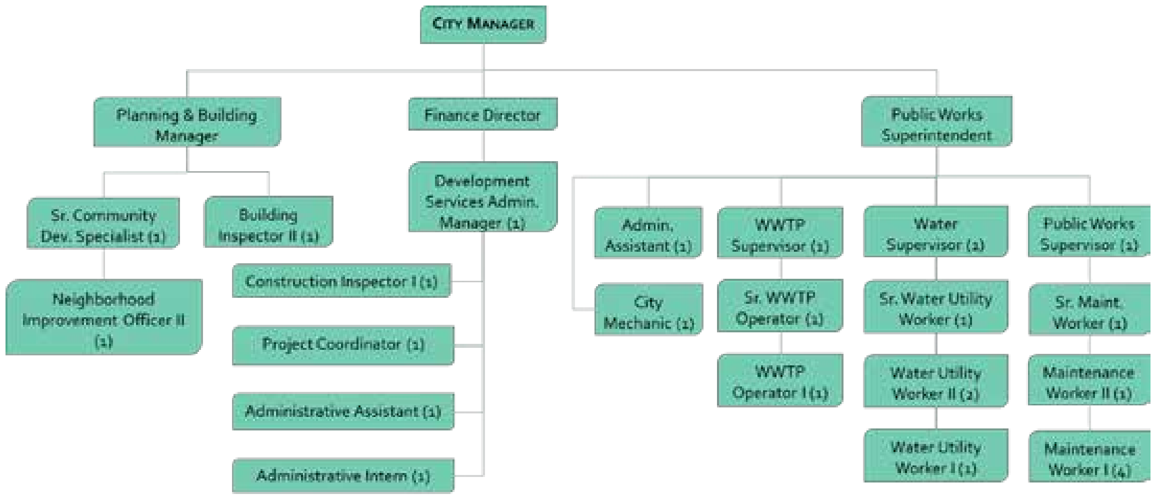
	Development Services Department. $46,400 Decrease in Professional Services due to the reduced scope of services for our current contract planning staff. $48,000 Increase in Other Contract Services for the preparation of the Housing Element Update.
Development Services Admin.	$20,000 Decrease in Professional Services due to the completion of the ADA Transition Plan $10,000 Decrease in Contract Engineering based on historical billings

REORGANIZATION PLAN FOR THE DEVELOPMENT SERVICES DEPARTMENT

Over the course of the year, the Development Services Department has been functioning without a Director of Development Services. In the interim, the City Manager and the Finance Director have collaborated to provide general oversight of the department. Kathleen Cleek, Sr. Management Analyst has been assigned additional duties that encompass a variety of regional planning issues, such as the North County Corridor and serves as the City's representative on a variety of committees and task forces in the County. To provide the City with the necessary planning support, we currently contract with J.B. Anderson Land Use Planning. With the renewed interest in the development community, as well as the numerous day-to-day local and regional planning concerns that affect Riverbank, it has become evident that the need for a full-time planning staff member is necessary to fully address these issues as well as to begin preparing the City for future development.

To this end, the City Manager is proposing the reorganization of the Development Services Department with the creation of three distinct divisions within the department with Managers to provide the necessary guidance and oversight over each division but who would continue to work together to make the department function as a whole to serve the needs of the City.

The proposed organizational chart for the Development Services Department is as follows:



As noted on the proposed organizational chart, this reorganization would create the following divisions and manager position:

Division	Manager
Planning & Building	Planning & Building Manager
Development Services Administration	Development Services Admin. Manager
Public Works	Public Works Superintendent

The reorganization plan requests that a new position be included as well as the reclassification and title change of two current positions as follows:

Current Position	Proposed Position
Contract Planning Staff	Planning & Building Manager (New)
Sr. Management Analyst	Development Services Admin. Manager
Deputy Director of Development Services-Operations	Public Works Superintendent

The proposed General Fund budget currently includes allocations for the proposed Planning & Building Manager Position along with any costs associated with the reclassification of current positions. The costs that have been allocated are as follows:

Position	Proposed Allocation (Salary & Benefit)
Planning & Building Manager	$132,200
Sr. Management Analyst Reclassification	$+5,300
Deputy Director Title Change	$0
Development Services Director Savings	$-173,700
Total Savings	**$36,200**

In the interim, the City will continue to contract with J.B. Anderson Land Use Planning to work on major on-going projects such as the Downtown Specific Plan, North County Corridor, Nexus Fee Study, amongst others. The savings projected above help to offset the allocation of $50,000 towards this contract. It is the City Manager's intent that the contracted services slowly reduce over time as the new Planning & Building Manager gains institutional knowledge regarding our city.

As part of this budget adoption, it is recommended that the City Council consider approving this Development Services Department Reorganization Plan and the job descriptions for the Planning & Building Manager and the Development Services Administrative Manager.

GENERAL FUND FUTURE ITEMS TO CONSIDER

Several items for future consideration that could potentially have an effect on the General Fund are as follows:

1. Legal Fees associated with Open matters
    a. Skate Park Litigation
2. Future impacts of the State Budget
3. District Elections
4. Non-Motorized Transportation Plan
5. Sheriff Contract Negotiations
6. Retention issues at the Sheriff's Department
7. Meet & Confer
    a. Labor Negotiations with Bargaining Units will begin in July 2014
8. Outdated Finance Software
9. Outdated Communications System
10. Website Update
11. Building repairs at the Scout Hall and Castleburg Park
12. HVAC Upgrades at the Museum and the Scout Hall for energy efficiency

SEWER FUND RESERVE PROJECTIONS

The Sewer Fund remains in a precarious position with a $220,000 deficit anticipated in the upcoming fiscal year. This operating deficit directly reflects the lack of revenues available to fund the day to day operations of the Sewer Collection system as well as the Waste Water Treatment Plant system. For the 2014-15 Fiscal Year, the Finance Department has made the following reserve projections:

Beginning Reserve	**$ 318,694 (15%)**
Estimated Revenues	$ 2,061,650
Estimated Expenditures	$ 2,282,300
Anticipated Ending Reserve	**$ 98,044 (5%)**
Structural Deficit	$ 220,650

SEWER FUND REVENUE PROJECTIONS

The Sewer Fund receives 94% of its revenue from user fees charged to customers (residential, commercial, and industrial). Based on historical billings over the past year, a net decrease of 1.5% is anticipated in Sewer Fund revenues.

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$2,093,151	$2,061,650	-$31,501	-1.5%

In June 2013, the Budget Advisory Committee recommended that the City Council consider engaging a consultant to perform a Sewer Rate Study that would provide the City with information for a potential rate increase that would provide sufficient funding for current operations, funding for delayed maintenance, as well as future capital projects. At the March 2014 Strategic Planning Session, the City Council provided direction to staff to issue a Request for Proposal (RFP) for a combined Sewer & Water Rate Study. The City Council approved the awarding of a contract to Bartle Wells Associates for the preparation of this study at the May 27, 2014 Council meeting.

SEWER FUND EXPENDITURE PROJECTIONS

Overall, Sewer Fund expenditures are projected to increase by .75%.

Division	FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
Sewer Collection	$1,343,608	$1,359,100	+$15,492	+1%
Sewer Treatment	$947,112	$923,200	-$23,912	-3%

Significant Expenditure Adjustments for the Sewer Fund are as follows:

Sewer Collection:

Account	Projected Reductions
Personnel Expenses	<u>$19,400 Increase</u> due to an employee who was on leave during the current year and is anticipated to work full-time next fiscal year
Equipment/Projects	<u>$33,000 Decrease</u> due to the completion of several one-time projects this fiscal year

Sewer Treatment:

Account	Projected Reductions
Maintenance of Operations	<u>$22,400 Decrease</u> due to the completion of the

Equipment	repairs on the Headworks Grinder at the WWTP

WATER FUND RESERVE PROJECTIONS

For the 2014-15 Fiscal Year, the Water Fund is anticipated to run an operating structural surplus of $27,000 and will end with a health reserve of 42%.

Beginning Reserve	**$ 697,581 (41%)**
Estimated Revenues	$ 1,715,300
Estimated Expenditures	$ 1,687,950
Anticipated Ending Reserve	**$ 724,931 (42%)**
Structural Surplus	$ 27,350

WATER FUND REVENUES

The Water Fund receives 99% of its revenues from residential, commercial, and industrial customers throughout the City. For the upcoming fiscal year, revenues are projected to increase by 2% overall.

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$1,681,590	$1,715,300	$33,710	+2%

Governor Brown has issued an Executive Order to strengthen the State's ability to manage our water in drought conditions and has asked all residents to redouble their efforts to conserve water. As the drought continues and our residents continue their water conservation efforts, we will continually watch our revenues to ensure that our structural surplus remains. The proposed Water & Sewer Rate study will take such information into consideration.

WATER FUND EXPENDITURES

This current fiscal year the Water Fund issued its final payment on a 1998 bond issuance for water improvements and is therefore debt free. With debt service no longer an expense in this fund, we are able to present a structural surplus. Overall, fund expenditures are estimated to decrease by 3%.

FY 2013-14 Budget	FY 2014-15 Budget	Difference	% Change
$1,733,760	$1,687,950	-$70,810	-4%

Significant expenditure adjustments are noted in the following accounts:

Account	Projected Reductions
Equipment/Projects	$88,000 Decrease due to the completion of several one-time projects this fiscal year

CITY-WIDE OPERATING BUDGET

Tonight's adoption of the proposed final operating budget also includes the appropriation of funds to a variety of Special Revenue, System Development Fee, Housing, Sewer, and Water Enterprise Funds. These funds are legally restricted to be spent in a specific manner and are therefore eligible to be classified as a separate fund from the General Fund. As a result, the adoption of these budgets is also necessary. The following table reflects a breakdown of appropriations by fund class:

Fund Type	Beginning Reserve	Revenues	Expenditures	Ending Reserve
Special Revenue	$924,036	$2,207,999	$2,219,540	$912,495
Sys. Dev. Fees	$4,955,688	$763,800	$1,042,900	$4,676,588
Housing	$700,294	$166,100	$164,880	$701,514
Sewer Enterprise	$5,334,304	$2,923,340	$6,612,193	$1,701,561
Water Enterprise	$2,644,943	$1,892,650	$2,817,800	$1,719,793

RECOMMENDATION

It is recommended that the City Council adopt a Resolution approving the Fiscal Year 2014-2015 Annual Operating Budget.

As part of this budget adoption, it is recommended that the City Council consider approving this Development Services Department Reorganization Plan and the job descriptions for the Planning & Building Manager and the Development Services Administrative Manager.

The Final Budget Document will be published and distributed to the City Council and posted onto our City website at www.riverbank.org in July.

FINANCIAL IMPACT

The adoption of the FY 2014-15 Annual Operating Budget will result in an appropriation of $21,092,863 in new revenue and reserves.

STRATEGIC PLAN

This report has been prepared to accomplish the following strategic objective established at the March 3, 2014 Strategic Planning Session:

> "Present to the City Council for consideration a FY 2014-2015 structurally-balanced budget."

ATTACHMENT

1. FY 2014-15 Annual Operating Budget
2. Development Services Reorganization Job Descriptions

CITY OF RIVERBANK

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ADOPTING AN OPERATIONAL BUDGET FOR FISCAL YEAR 2014-2015, INCLUDING THE REORGANIZATION PLAN OF THE DEVELOPMENT SERVICES DEPARTMENT

WHEREAS, The Riverbank City Council has reviewed the submittals from staff for the Fiscal Year 2014-2015 operational budget; and

WHEREAS, The City is required by State statute to adopt a budget by June 30, 2013 in order to begin expending funds on July 1, 2013; and

WHEREAS, The City will continue to closely monitor the State fiscal process and will make adjustments as needed, and

WHEREAS, Article XIII (B) of the California Constitution provides that the Appropriations limit for the 2014-2015 fiscal year is calculated by adjusting the Appropriations limit for the 2013-2014 fiscal year by the changes in both the California Per Capita Cost of Living and the Population for the City of Riverbank; and

WHEREAS, The State of California Department of Finance has established a 0.23% decrease in Per Capita Personal Income and a 0.62% increase in the City of Riverbank's population; and

WHEREAS, the Appropriations limit for Fiscal Year 2014-15 has been calculated by the Finance Department to be $17,130,767; and

WHEREAS, the City of Riverbank has complied with all the provisions of Article XIII (B) in determining the Appropriations Limit for Fiscal Year 2014-15; and

WHEREAS, the City Council accepts the reorganization plan for the Development Services Department and the new job classifications of Planning and Building Manager and Development Services Administrative Manager proposed as part of this reorganization; and

WHEREAS, an operating budget is presented for approval by the City Council which reflects the anticipated revenues and expenditures for the 2014-2015 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the preliminary annual operational budget as presented and furthermore encourages prudent expenditures by staff in implementing the Fiscal Year 2014-2015 budget.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 24th 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:
ABSTAIN:

Attest:

____
Annabelle Aguilar, CMC
City Clerk

Approved:

____
Richard D. O'Brien
Mayor

CITY OF RIVERBANK
FUND SUMMARIES
2014-2015 ANNUAL OPERATING BUDGET

REFER TO CORRECTED PAGE

FUND NO.	FUND NAME	ESTIMATED REVENUES	TRANSFERS IN	ESTIMATED TOTAL REVENUES	TRANSFERS OUT	SALARIES AND BENEFITS	OPERATIONS AND MAINTENANCE	CAPITAL OUTLAY	DEBT SERVICE	ESTIMATED TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	FUND BALANCE 6/30/2014	FUND BALANCE 6/30/2015	RESERVE %	FUND NO.
101	**GENERAL FUND**	6,578,600	1,685,100	8,263,700	391,350	2,735,150	4,996,800	10,000	102,250	8,235,550	28,150	819,204	847,354	10.3%	**101**
	SPECIAL REVENUE FUNDS														
102	**Gas Tax Fund**	555,859	166,200	722,059	30,900	376,000	289,200	73,000	0	769,100	(47,041)	267,658	[illegible]	[illegible]	**102**
103	**Storm Drain Fund**	0	0	0	0	0	0	0	0	0	0	4,198	4,198	[illegible]	**103**
104	**Prop 1B Fund**	0	0	0	0	0	0	0	0	0	0	0	0	0%	**104**
117	**Code Enforcement Fund**	21,500	65,350	86,850	0	79,000	7,850	0	0	86,850	0	0	0	0%	**117**
118	**Community Center Fund**	108,500	5,000	113,500	0	46,900	85,500	0	0	[illegible]	[illegible]	[illegible]	0	0%	**118**
119	**Equipment Pool Fund**	319,890	0	319,890	0	91,900	211,890	16,100	0	[illegible]	0	0	0	0%	**119**
125	**Special Projects Fund**	80,100	0	80,100	0	0	0	0	0	0	80,100	114,046	194,146	242%	**125**
126	**Vehicle Tow Fund/Grants**	13,000	0	13,000	0	0	31,600	0	0	[illegible]	(18,600)	49,900	31,300	241%	**126**
132	**Weed Abatement Fund**	2,600	0	2,600	0	0	7,000	0	0	7,000	(4,400)	52,646	48,246	1856%	**132**
134	**Recreation & Park Develop.**	34,400	321,000	355,400	0	322,600	[illegible]	0	0	355,400	0	0	0	0%	**134**
137	**Worker's Comp Liability**	234,200	0	234,200	0	0	[illegible]	0	0	234,000	200	213,830	214,030	91%	**137**
138	**General Liability**	193,300	0	193,300	[illegible]	0	183,300	10,000	0	193,300	0	87,330	87,330	45%	**138**
162	**Quimby Fees**	100	0	100	0	0	0	0	0	0	100	108,313	108,413	108413%	**162**
176	**P.S. Augmentation Fund**	85,000	0	85,000	[illegible]	0	0	0	0	85,000	0	0	0	0%	**176**
196	**Teen Center Fund**	2,000	0	2,000	0	0	0	5,000	0	5,000	(3,000)	7,215	4,215	211%	**196**
	SYSTEM DEVELOPMENT FUNDS	[illegible]	[illegible]	**2,207,999**	**115,900**	**916,400**	**1,083,140**	**104,100**	**0**	**2,219,540**	**-11,541**	**924,036**	**912,495**		
140	**Sys Dev. Fees - Bridges/Roads**	100	0	100	0	0	0	0	0	0	100	23,266	23,366	23366%	**140**
145	**Sys Dev. Fees - Overpasses**	300	0	300	0	0	5,600	0	0	5,600	(5,300)	181,396	176,096	58699%	**145**
[illegible]	**Sys Dev. Fees - RR Crossing**	0	0	0	0	0	0	0	0	0	0	398	398	0%	**146**
205	**Sys Dev. Fees-Streets/PW**	234,600	0	234,600	22,800	0	0	940,400	0	963,200	(728,600)	2,728,156	1,999,556	852%	**205**
208	**Sys Dev. Storm Drainage**	262,700	0	262,700	0	0	0	54,100	0	54,100	208,600	211,981	420,581	160%	**208**
209	**Sys Dev. Parks & Recreation**	41,500	0	41,500	0	0	0	0	0	0	41,500	289,100	330,600	797%	**209**
210	**Sys Dev. Police/General Gov.**	210,100	0	210,100	0	0	20,000	0	0	20,000	190,100	135,675	325,775	155%	**210**
211	**System Admin. Fees**	0	0	0	0	0	0	0	0	0	0	2,970	2,970	0%	**211**
212	**Sys Dev. Imaging Fee**	2,500	0	2,500	0	0	0	0	0	0	2,500	1,375	3,875	155%	**212**
222	**Crossroads Undergrouding**	12,000	0	12,000	0	0	0	0	0	0	12,000	1,381,371	1,393,371	11611%	**222**

CITY OF RIVERBANK
FUND SUMMARIES
2014-2015 ANNUAL OPERATING BUDGET

REFER TO CORRECTED PAGE

FUND NO.	FUND NAME	ESTIMATED REVENUES	TRANSFERS IN	ESTIMATED TOTAL REVENUES	TRANSFERS OUT	SALARIES AND BENEFITS	OPERATIONS AND MAINTENANCE	CAPITAL OUTLAY	DEBT SERVICE	ESTIMATED TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	FUND BALANCE 6/30/2014	FUND BALANCE 6/30/2015	RESERVE %	FUND NO.
	HOUSING FUNDS			**763,800**	**22,800**	**0**	**25,600**	**994,500**	**0**	**1,042,900**	**-279,100**	**4,955,688**	**4,676,588**		
139	**HCD Old Program Income**	1,000	0	1,000	0	20,000	180	0	0	20,180	(19,180)	61,480	42,300	4230[illegible]%	**1[illegible]**
153	**HCD CDBG Fund**	27,700	0	27,700	0	20,000	1,200	0	0	21,200	6,500	385,370	391,870	141[illegible]%	**153**
154	**HCD HOME Fund**	0	0	0	0	0	20,200	0	0	20,200	(20,200)	83,840	6[illegible]40	0%	**154**
155	**HCD CAL-HOME Fund**	100	0	100	0	0	0	0	0	0	100	88,450	8[illegible]50	885[illegible]%	**155**
168	**LMI Housing Asset Fund**	34,000	0	34,000	0	0	0	0	0	0	34,000	[illegible]1,154	115,154	339%	**168**
213	**Federal & State Grants**	103,300	0	103,300	0	103,300	0	0	0	103,300	0	[illegible]	0	0%	**213**
	SEWER ENTERPRISE FUNDS			**166,100**	**0**	**143,300**	**21,580**	**0**	**0**	**164,88[illegible]**	**1,22[illegible]**	**700,294**	**701,514**		
106	**Sewer Fund**	1,943,950	117,700	2,061,650	1,075,800	468,300	726,800	0	[illegible]1,40[illegible]	2,[illegible]82,300	(220,650)	318,694	98,044	5%	**106**
107	**Sewer Debt Service**	4,600	498,800	503,400	65,600	0	56,100	0	643,350	765,050	(261,650)	924,834	719,284	143%	**107**
108	**Sewer Capital Imp. Fund**	100	37,000	37,100	0	0	[illegible]	3,[illegible]64,843	0	3,564,843	(3,527,743)	3,751,073	223,330	602%	**108**
124	**S.W. Sewer Fund**	0	0	0	0	0	[illegible]	0	0	0	0	0	0	0%	**124**
158	**Sewer Connection Fund**	31,000	0	31,000	[illegible]	0	0	0	0	0	31,000	240,128	271,128	875%	**158**
207	**System Development-WW**	290,200	0	290,200	0	0	0	0	0	0	290,200	99,575	389,775	134%	**207**
	WATER ENTERPRISE FUNDS			**2,923,350**	**1,141,[illegible]**	**468,300**	**782,900**	**3,564,843**	**654,750**	**6,612,193**	**-3,688,843**	**5,334,304**	**1,701,561**		
114	**Water Fund**	[illegible],715,30[illegible]	0	1,715,300	582,400	459,300	591,250	55,000	0	1,687,950	27,350	697,581	724,931	42%	**114**
116	**Water Capital Imp. Fund**	[illegible]	51,000	51,700	0	0	0	50,000	0	50,000	1,700	395,475	397,175	768%	**116**
157	**Water Connec[illegible]n Fund**	[illegible]6,000	0	46,000	0	0	0	972,750	0	972,750	(926,750)	979,339	52,589	114%	**157**
161	**Wa[illegible] Master P[illegible]n P[illegible]paration**	150	0	150	0	0	0	0	0	0	150	32,233	32,383	21589%	**161**
[illegible]	**Sys[illegible] Development Water**	79,500	0	79,500	0	0	0	107,100	0	107,100	(27,600)	540,315	512,715	645%	**206**
				1,892,650	**582,400**	**459,300**	**591,250**	**1,184,850**	**0**	**2,817,800**	**-925,150**	**2,644,943**	**1,719,793**		
	GRAND TOTAL ALL FUNDS	13,270,449	2,947,150	24,171,498	4,116,350	6,709,750	10,005,740	11,706,586	1,411,750	33,950,176	(9,778,678)	29,937,733	20,271,255		

CITY OF RIVERBANK
FUND SUMMARIES
2014-2015 ANNUAL OPERATING BUDGET

(06/23/14) CORRECTED PAGE

FUND NO.	FUND NAME	ESTIMATED REVENUES	TRANSFERS IN	ESTIMATED TOTAL REVENUES	TRANSFERS OUT	SALARIES AND BENEFITS	OPERATIONS AND MAINTENANCE	CAPITAL OUTLAY	DEBT SERVICE	ESTIMATED TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	FUND BALANCE 6/30/2014	FUND BALANCE 6/30/2015	RESERVE %	FUND NO.
101	**GENERAL FUND**	6,578,600	1,685,100	8,263,700	391,350	2,735,150	4,996,800	10,000	102,250	8,235,550	28,150	819,204	847,354	10.3%	**101**
SPECIAL REVENUE FUNDS															
102	**Gas Tax Fund**	555,859	166,200	722,059	30,900	376,000	289,200	73,000	0	769,100	(47,041)	267,658	220,617	31%	**102**
103	**Storm Drain Fund**	0	0	0	0	0	0	0	0	0	0	4,198	4,198	0%	**103**
104	**Prop 1B Fund**	0	0	0	0	0	0	0	0	0	0	0	0	0%	**104**
117	**Code Enforcement Fund**	21,500	65,350	86,850	0	79,000	7,850	0	0	86,850	0	0	0	0%	**117**
118	**Community Center Fund**	108,500	5,000	113,500	0	46,900	85,500	0	0	132,400	(18,900)	18,900	0	0%	**118**
119	**Equipment Pool Fund**	319,890	0	319,890	0	91,900	211,890	16,100	0	319,890	0	0	0	0%	**119**
125	**Special Projects Fund**	80,100	0	80,100	0	0	0	0	0	0	80,100	114,046	194,146	242%	**125**
126	**Vehicle Tow Fund/Grants**	13,000	0	13,000	0	0	31,600	0	0	31,600	(18,600)	49,900	31,300	241%	**126**
132	**Weed Abatement Fund**	2,600	0	2,600	0	0	7,000	0	0	7,000	(4,400)	52,646	48,246	1856%	**132**
134	**Recreation & Park Develop.**	34,400	321,000	355,400	0	322,600	32,800	0	0	355,400	0	0	0	0%	**134**
137	**Worker's Comp Liability**	234,200	0	234,200	0	0	234,000	0	0	234,000	200	213,830	214,030	91%	**137**
138	**General Liability**	193,300	0	193,300	0	0	183,300	10,000	0	193,300	0	87,330	87,330	45%	**138**
162	**Quimby Fees**	100	0	100	0	0	0	0	0	0	100	108,313	108,413	108413%	**162**
176	**P.S. Augmentation Fund**	85,000	0	85,000	85,000	0	0	0	0	85,000	0	0	0	0%	**176**
196	**Teen Center Fund**	2,000	0	2,000	0	0	0	5,000	0	5,000	(3,000)	7,215	4,215	211%	**196**
SYSTEM DEVELOPMENT FUNDS															
140	**Sys Dev. Fees - Bridges/Roads**	100	0	100	0	0	0	0	0	0	100	23,266	23,366	23366%	**140**
145	**Sys Dev. Fees - Overpasses**	300	0	300	0	0	5,600	0	0	5,600	(5,300)	181,396	176,096	58699%	**145**
146	**Sys Dev. Fees - RR Crossing**	0	0	0	0	0	0	0	0	0	0	398	398	0%	**146**
205	**Sys Dev. Fees-Streets/PW**	234,600	0	234,600	22,800	0	0	940,400	0	963,200	(728,600)	2,728,156	1,999,556	852%	**205**
208	**Sys Dev. Storm Drainage**	262,700	0	262,700	0	0	0	54,100	0	54,100	208,600	211,981	420,581	160%	**208**
209	**Sys Dev. Parks & Recreation**	41,500	0	41,500	0	0	0	0	0	0	41,500	289,100	330,600	797%	**209**
210	**Sys Dev. Police/General Gov.**	210,100	0	210,100	0	0	20,000	0	0	20,000	190,100	135,675	325,775	155%	**210**
211	**System Admin. Fees**	0	0	0	0	0	0	0	0	0	0	2,970	2,970	0%	**211**
212	**Sys Dev. Imaging Fee**	2,500	0	2,500	0	0	0	0	0	0	2,500	1,375	3,875	155%	**212**
222	**Crossroads Undergrouding**	12,000	0	12,000	0	0	0	0	0	0	12,000	1,381,371	1,393,371	11611%	**222**

CITY OF RIVERBANK
FUND SUMMARIES
2014-2015 ANNUAL OPERATING BUDGET

06/23/14) CORRECTED PAGE

FUND NO.	FUND NAME	ESTIMATED REVENUES	TRANSFERS IN	ESTIMATED TOTAL REVENUES	TRANSFERS OUT	SALARIES AND BENEFITS	OPERATIONS AND MAINTENANCE	CAPITAL OUTLAY	DEBT SERVICE	ESTIMATED TOTAL EXPENDITURES	STRUCTURAL SURPLUS (DEFICIT)	FUND BALANCE 6/30/2014	FUND BALANCE 6/30/2015	RESERVE %	FUND NO.
HOUSING FUNDS															
139	**HCD Old Program Income**	1,000	0	1,000	0	20,000	180	0	0	20,180	(19,180)	61,480	42,300	4230%	**139**
153	**HCD CDBG Fund**	27,700	0	27,700	0	20,000	1,200	0	0	21,200	6,500	385,370	391,870	1415%	**153**
154	**HCD HOME Fund**	0	0	0	0	0	20,200	0	0	20,200	(20,200)	83,840	63,640	0%	**154**
155	**HCD CAL-HOME Fund**	100	0	100	0	0	0	0	0	0	100	88,450	88,550	88550%	**155**
168	**LMI Housing Asset Fund**	34,000	0	34,000	0	0	0	0	0	0	34,000	81,154	115,154	339%	**168**
213	**Federal & State Grants**	103,300	0	103,300	0	103,300	0	0	0	103,300	0	0	0	0%	**213**
SEWER ENTERPRISE FUNDS															
106	**Sewer Fund**	1,943,950	117,700	2,061,650	1,075,800	468,300	726,800	0	11,400	2,282,300	(220,650)	318,694	98,044	5%	**106**
107	**Sewer Debt Service**	4,600	498,800	503,400	65,600	0	56,100	0	643,350	765,050	(261,650)	924,834	719,284	143%	**107**
108	**Sewer Capital Imp. Fund**	100	37,000	37,100	0	0	0	3,564,843	0	3,564,843	(3,527,743)	3,751,073	223,330	602%	**108**
124	**S.W. Sewer Fund**	0	0	0	0	0	0	0	0	0	0	0	0	0%	**124**
158	**Sewer Connection Fund**	31,000	0	31,000	0	0	0	0	0	0	31,000	240,128	271,128	875%	**158**
207	**System Development-WW**	290,200	0	290,200	0	0	0	0	0	0	290,200	99,575	389,775	134%	**207**
WATER ENTERPRISE FUNDS															
114	**Water Fund**	1,715,300	0	1,715,300	582,400	459,300	591,250	55,000	0	1,687,950	27,350	697,581	724,931	42%	**114**
116	**Water Capital Imp. Fund**	700	51,000	51,700	0	0	0	50,000	0	50,000	1,700	395,475	397,175	768%	**116**
157	**Water Connection Fund**	46,000	0	46,000	0	0	0	972,750	0	972,750	(926,750)	979,339	52,589	114%	**157**
161	**Water Master Plan Preparation**	150	0	150	0	0	0	0	0	0	150	32,233	32,383	21589%	**161**
206	**Sys. Development-Water**	79,500	0	79,500	0	0	0	107,100	0	107,100	(27,600)	540,315	512,715	645%	**206**
GRAND TOTAL ALL FUNDS		13,270,449	2,947,150	16,217,599	2,253,850	4,722,450	7,501,270	5,858,293	757,000	21,092,863	(4,875,264)	15,378,468	10,559,304		

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 101: General Fund

Projected Reserve @ July 1, 2014 **9.8%** **$819,204**

Add:

Projected FY 2014-2015 Revenues **$8,263,700**

Less:

Requested Appropriations by Department

CITY COUNCIL	401	$104,500
CITY MANAGER	402	213,600
FINANCE	403	634,100
LEGAL	404	217,300
PLANNING	405	364,100
BUILDING	406	236,400
BUILDING MAINTENANCE	407	154,800
ADMINISTRATIVE SERVICES	408	618,850
POLICE	409	3,739,250
CODE COMPLIANCE	411	223,750
DEVELOP. SERVICES ADMIN	412	629,700
STREET MAINTENANCE	413	47,800
PARKS	414	623,150
ECONOMIC DEVELOPMENT	439	102,250
RECREATION	459	326,000

Total Appropations **$8,235,550**

Projected Reserve @ June 30, 2015 **$847,354**

% of Reserve To Revenues **10.3%**

10% Reserve Requirement **$826,370**

Surplus/(Deficit) to Reserve Requirement **$20,984**

Structural Surplus/(Deficit) [Rev vs. Exp] **$28,150**

CITY OF RIVERBANK

GENERAL FUND REVENUE PROJECTIONS -- FISCAL YEAR 2014-2015

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	FY 12-13 ACTUAL	FY 13-14 BUDGET	FY 13-14 REVENUES TO DATE	PROJECTED FY 14-15 REVENUES	PROJECTED INCREASE (DECREASE)	% CHANGE
400.010	PROP TAX CURRENT SECURED	$992,134	$1,093,125	$1,038,470	$1,202,000	$108,875	9.96%
400.020	PROP TAX CURRENT UNSECURED	57,919	56,804	58,329	64,100	$7,296	12.84%
400.030	PROP TAX PRIOR SECURED	9,750	980	3,730	1,400	$420	42.86%
400.040	PROP TAX PRIOR UNSECURED	2,886	1,800	2,013	1,800	$0	0.00%
400.050	SALES TAX	2,793,989	2,647,000	$2,222,485	2,700,000	$53,000	2.00%
400.060	PROP TRANSFER TAX	36,379	38,861	30,106	40,800	$1,939	4.99%
400.070	UNITARY TAXES	21,651	0	21,146	0	$0	0.00%
400.080	PAYMENT IN LIEU OF TAXES (PILOT)	29,511	29,192	29,503	29,600	$408	1.40%
400.090	MOTOR VEHICLE IN LIEU TAX	11,751	9,800	9,821	0	($9,800)	-100.00%
400.100	HOMEOWNERS PROP TAX RELIEF	17,859	15,680	14,865	16,400	$720	4.59%
400.130	S/B 813 SUPPL. TAXES	9,804	8,600	14,915	8,800	$200	2.33%
400.131	STATE APPORTIONMENTS	0	0	150	0	$0	0.00%
400.190	PROPERTY TAX IN LIEU OF VLF	1,293,156	1,344,882	1,373,333	1,442,000	$97,118	7.22%
450.000	BUSINESS LICENSE	61,373	61,693	67,211	61,200	($493)	-0.80%
450.010	ANIMAL CONTROL FEES	7,879	5,359	9,995	6,600	$1,241	23.16%
450.020	MISC LIC-BIKE/YARD SALE	990	1,000	790	1,000	$0	0.00%
450.030	BUILDING PERMIT FEES	75,033	71,705	110,979	50,000	($21,705)	-30.27%
501.000	COPS GRANT	101,057	100,000	99,939	100,000	$0	0.00%
501.001	GRANTS	112,003	57,400	95,236	0	($57,400)	-100.00%
501.002	SPECIFIC PLAN LOAN	39,777	45,000	39,536	0	($45,000)	0.00%
600.000	FRANCHISE FEES - GARBAGE	234,147	230,711	244,477	249,000	$18,289	7.93%
600.010	POLICE SERVICES	5,222	2,000	6,255	500	($1,500)	-75.00%
600.030	POLICE/TRAFFIC REPORTS	681	500	452	500	$0	0.00%
600.040	SB 1186 REVENUES	214	400	506	300	($100)	-25.00%
600.050	BOOKING FEES	1,611	1,000	1,064	1,000	$0	0.00%
600.060	PLANNING FEES/SPECIFIC PLAN	3,809	0	0	0	$0	0.00%
600.090	PLAN CHECK FEES	6,692	19,615	30,429	9,600	($10,015)	-51.06%
600.100	PLANNING & ZONING FEES	6,453	2,000	2,667	2,000	$0	0.00%
600.120	PEG FEES	20,069	15,000	15,587	16,100	$1,100	7.33%
600.130	FRANCHISE FEES - OTHER	264,200	258,596	243,844	262,000	$3,404	1.32%
600.160	MISC CURRENT SERVICES	2,699	2,000	1,995	2,300	$300	15.00%
600.170	VEHICLE CODE FINES	91,077	102,724	94,447	108,500	$5,776	5.62%
655.000	FINES, FORFEITURES,PENALTIES	29,942	33,364	32,314	32,100	($1,264)	-3.79%
660.040	VEHICLE RELEASES	21,500	18,156	21,800	18,500	$344	1.89%
664.000	INTEREST INCOME	47,273	30,000	48,285	48,600	$18,600	62.00%
665.000	RENTS	50	0	0	0	$0	0.00%
673.040	LEGAL FEE REIMBURSEMENT	185,000	0	0	0	$0	0.00%
673.050	PTAF REIMBURSEMENT	0	147,500	147,480	0	($147,500)	-100.00%
675.050	AB 939 REIMBURSEMENT	1,101	500	-354	500	$0	0.00%
675.060	MISC REVENUE-OTHER AGENCIES	10,843	0	0	0	$0	0.00%
675.090	MISCELLANEOUS REVENUES	45,057	5,000	43,507	5,000	$0	0.00%
675.340	PUBLIC WORKS FEES	594	700	1,885	700	$0	0.00%
675.350	CAPTIAL PROJECT REIMBURSEMENTS	0	82,207	733	65,700	($16,507)	-20.08%
675.550	UNCLAIMED MONEY REVENUE	729	0	0	0	$0	0.00%
680.025	MISC PROGRAM INCOME	15,980	27,766	19,159	30,000	$2,234	8.05%
680.034	REALIZED GAIN ON INVESTMENTS	2,826	3,900	4,548	0	($3,900)	-100.00%
699.000	TRANSFERS IN	205,451	604,000	0	630,000	$26,000	4.30%
699.000	TRANSFERS IN OF MGMT FEES	1,179,215	1,207,607	560,391	1,055,100	($152,507)	-12.63%
TOTAL GENERAL FUND REVENUES		**$8,057,336**	**$8,384,127**	**$6,764,023**	**$8,263,700**	**($120,427)**	**-1.44%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund: 101	**GENERAL FUND**	Department:	**401**
Function:	**General Government**		**CITY COUNCIL**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries & Benefits						
701.001	PERSONNEL REGULAR	19,875	21,600	19,275	21,950	350	1.6%
708.005	MEDICARE	277	313	266	300	-13	-4.2%
708.006	PERS RETIREMENT	1,171	1,129	1,199	1,500	371	32.9%
	Total Personnel Salaries & Benefits	**$21,323**	**$23,042**	**$20,740**	**$23,750**	**708**	**3.1%**
	Operating Expenses						
702.031	RENTS & LEASES	10,221	10,000	2,047	10,000	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES*	4,062	11,500	18,274	21,200	9,700	84.3%
703.024	POSTAGE	11	300	51	300	0	0.0%
703.025	OFFICE EXPENSE	2,942	2,800	3,035	2,800	0	0.0%
706.026	MISCELLANEOUS EXPENSE	75	350	259	350	0	0.0%
706.033	PROMOTIONAL EXPENSE	2,904	3,000	2,227	3,000	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	10,242	10,060	9,741	10,100	40	0.4%
706.037	CONFERENCES & MEETINGS	8,599	6,000	8,002	10,000	4,000	66.7%
706.056	STATE/COUNTY FEES	71,040	72,000	71,697	23,000	-49,000	-68.1%
	Total Operating Expenses	**$110,096**	**$116,010**	**$115,333**	**$80,750**	**-35,260**	**-30.4%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	0	**0.0%**
	Total Department Appropriations	**$131,419**	**$139,052**	**$136,073**	**$104,500**	**-34,552**	**-24.8%**

*Professional/Special Service Increase Description

Increase in Newsletter Costs	4,500
Additional Request: Color Newsletter	5,200
Total Increase	9,700

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	GENERAL FUND	Department:	402
Function:		General Government		CITY MANAGER

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	137,500	138,000	127,423	145,000	7,000	5.1%
701.002	PERSONNEL PART-TIME	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	11,885	2,365	-16,285	2,400	35	1.5%
708.005	MEDICARE	1,931	1,994	1,776	2,100	106	5.3%
708.006	PERS RETIREMENT	10,789	11,674	10,216	11,600	-74	-0.6%
708.007	PAYROLL TAXES	437	434	434	400	-34	-7.8%
708.008	HEALTH DENTAL VISION INSURANCE	8,254	8,173	8,380	7,500	-673	-8.2%
708.009	NATIONAL RETIREMENT	2,371	2,631	2,197	2,900	269	10.2%
708.010	WORKERS' COMPENSATION	18,604	20,934	19,075	20,800	-134	-0.6%
708.012	DEFERRED COMPENSATION	5,250	5,000	4,615	5,000	0	0.0%
	Total Personnel Salaries & Benefits	**$197,021**	**$191,205**	**$157,831**	**$197,700**	**$6,495**	**3.4%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	566	550	650	550	0	0.0%
702.031	RENTS & LEASES	3,323	3,200	837	3,700	500	15.6%
702.032	PROFESSIONAL/SPECIAL SERVICES	4,343	3,000	3,445	3,000	0	0.0%
703.024	POSTAGE	63	300	2	300	0	0.0%
703.025	OFFICE EXPENSE	928	1,100	957	1,100	0	0.0%
704.022	COMMUNICATIONS	0	0	0	0	0	0.0%
706.015	EMPLOYEE FUNCTIONS	1,992	2,800	2,368	2,800	0	0.0%
706.026	MISCELLANEOUS EXPENSE	0	0	1,217	0	0	0.0%
706.035	INSURANCE & SURETY BONDS	625	625	625	650	25	4.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	1,540	1,800	400	1,800	0	0.0%
706.037	CONFERENCES & MEETINGS	1,534	2,000	3,202	2,000	0	0.0%
706.038	STAFF DEVELOPMENT	0	0	0	0	0	0.0%
	Total Operating Expenses	**$14,914**	**$15,375**	**$13,703**	**$15,900**	**$525**	**3.4%**
	CAPITAL OUTLAY						
707.006	OFFICE EQUIPMENT	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$211,935**	**$206,580**	**$171,534**	**$213,600**	**$7,020**	**3.4%**

TRANSFER IN OF MANAGEMENT FEES	SEWER FUND	($39,515)
	WATER FUND	($39,515)
	LOCAL REDEVELOPMENT AUTHORITY	($15,806)
	NET GENERAL FUND ALLOCATION	$118,764

*Personnel Regular Increase Description:

Increase in Personnel Costs due to Merit Increase Eligibility 9,000

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**101**	**GENERAL FUND**	Department:	**403**
Function:		**General Government**		**FINANCE**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	307,010	319,606	283,563	333,300	13,694	4.3%
701.002	PERSONNEL PART-TIME	894	0	9,525	11,800	11,800	0.0%
708.004	MISC EMPLOYEE BENEFITS	-1,148	492	-40,720	500	8	1.6%
708.005	MEDICARE	4,221	4,675	4,032	5,000	325	7.0%
708.006	PERS RETIREMENT	31,642	40,546	35,348	44,900	4,354	10.7%
708.007	PAYROLL TAXES	2,281	2,170	3,351	3,400	1,230	56.7%
708.008	HEALTH DENTAL VISION INSURANCE	52,236	52,611	93,516	52,700	89	0.2%
708.009	NATIONAL RETIREMENT	11,854	13,155	10,221	14,500	1,345	10.2%
708.010	WORKERS' COMPENSATION	41,406	48,167	42,084	47,500	-667	-1.4%
708.012	DEFERRED COMPENSATION	11,107	11,107	10,278	11,100	-7	-0.1%
	Total Personnel Salaries & Benefits	**$461,503**	**$492,529**	**$451,198**	**$524,700**	**$32,171**	**6.5%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	11,282	15,400	11,709	15,700	300	1.9%
702.031	RENTS & LEASES	20,587	20,050	2,613	20,800	750	3.7%
702.032	PROFESSIONAL/SPECIAL SERVICES	49,561	49,600	49,312	47,500	-2,100	-4.2%
702.034	OTHER CONTRACT SERVICES	10,001	9,779	6,120	10,000	221	2.3%
703.024	POSTAGE	3,324	5,750	5,015	5,000	-750	-13.0%
703.025	OFFICE EXPENSE	7,818	7,775	7,194	6,800	-975	-12.5%
706.023	ADVERTISING	353	550	234	550	0	0.0%
706.035	INSURANCE & SURETY BONDS	625	625	625	650	25	4.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	375	375	444	400	25	6.7%
706.037	CONFERENCES & MEETINGS	1,467	2,000	2,042	2,000	0	0.0%
706.999	BAD DEBT EXPENSE - GARBAGE	19,721	0	0	0	0	0.0%
	Total Operating Expenses	**$125,114**	**$111,904**	**$85,308**	**$109,400**	**-$2,504**	**-2.2%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	10,903	0	0	0	0	0.0%
	Total Capital Outlay	**$10,903**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$597,520**	**$604,433**	**$536,506**	**$634,100**	**$29,667**	**4.9%**

TRANSFER IN OF MANAGEMENT FEES	SEWER FUND	($165,670)
	WATER FUND	($169,086)
	SYS DEV FUND	($22,767)
	NET GENERAL FUND ALLOCATION	$276,577

EMPLOYEES:
1 DIRECTOR OF FINANCE
1 ACCOUNTING MANAGER
3 ACCOUNT CLERK II
1 *PART-TIME COLLECTIONS CLERK

*Personnel Regular Increase Description:
Increase in Personnel Costs due to Merit Increase Eligibility 13,694

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**101**	**GENERAL FUND**	Department:	**404**
Function:		**General Government**		**LEGAL**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	42,750	0	0	0	0	0.0%
702.033	SPECIAL LEGAL COUNSEL	282,126	217,250	117,249	217,300	50	0.0%
702.034	OTHER CONTRACT SERVICES	0	0	0	0	0	0.0%
	Total Operating Expenses	**$324,876**	**$217,250**	**$117,249**	**$217,300**	**$50**	**0.0%**
	Total Department Appropriations	**$324,876**	**$217,250**	**$117,249**	**$217,300**	**$50**	**0.0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**101**	**GENERAL FUND**	Department:	**405**
Function:		**Community Development**		**PLANNING**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	252,636	83,400	59,232	154,200	70,800	84.9%
701.003	PERSONNEL OVERTIME	0	0	69	0	0	0.0%
701.005	PLANNING COMMISSIONER COMP.	1,900	6,000	3,400	6,000	0	0.0%
701.080	SALARY & BENEFIT REQUEST	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	-20,463	1,858	519	1,200	-658	-35.4%
708.005	MEDICARE	3,462	2,819	822	2,200	-619	-22.0%
708.006	PERS RETIREMENT	23,095	23,480	7,386	14,200	-9,280	-39.5%
708.007	PAYROLL TAXES	868	868	434	900	32	3.7%
708.008	HEALTH DENTAL VISION INSURANCE	3,306	3,463	1,731	19,400	15,937	460.2%
708.009	NATIONAL RETIREMENT	4,551	5,262	2,197	5,800	538	10.2%
708.010	WORKERS' COMPENSATION	28,079	26,765	8,598	22,000	-4,765	-17.8%
708.012	DEFERRED COMPENSATION	3,446	3,546	2,074	3,500	-46	-1.3%
	Total Personnel Salaries & Benefits	**$300,880**	**$157,461**	**$86,462**	**$229,400**	**$71,939**	**45.7%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	615	300	0	1,800	1,500	500.0%
702.031	RENTS & LEASES	2,566	2,500	183	2,500	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	13,547	104,200	85,560	57,800	-46,400	-44.5%
702.034	OTHER CONTRACT SERVICES (ED)	15,002	13,700	4,581	61,700	48,000	350.4%
703.024	POSTAGE	1,768	1,800	418	1,800	0	0.0%
703.025	OFFICE EXPENSE	1,939	2,000	2,282	2,200	200	10.0%
704.022	COMMUNICATIONS	994	1,200	739	1,200	0	0.0%
706.023	ADVERTISING	2,829	2,500	1,996	2,500	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	4,298	3,500	1,358	700	-2,800	-80.0%
706.037	CONFERENCES & MEETINGS	2,150	5,000	4,774	2,500	-2,500	-50.0%
	Total Operating Expenses	**$45,708**	**$136,700**	**$101,891**	**$134,700**	**-$2,000**	**-1.5%**
	Total Department Appropriations	**$346,588**	**$294,161**	**$188,353**	**$364,100**	**$69,939**	**23.8%**

Professional Services

Contract Planner	$50,000

Other Contract Services

Housing Element	$50,000

Transfer In of Management Fees:

Sewer	(32,917)
Water	(32,917)
Net General Fund Allocation	$298,266

Staffing:
1 Sr. Community Development Specialist
1 Planning & Building Manager

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**101**	**GENERAL FUND**	Department:	**406**
Function:		**Community Development**		**BUILDING**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	133,017	133,998	123,797	137,500	3,502	2.6%
701.002	PERSONNEL OVERTIME	0	300	1,071	0	-300	-100.0%
708.004	MISC EMPLOYEE BENEFITS	1,367	0	-13,506	0	0	0.0%
708.005	MEDICARE	1,755	1,975	1,656	2,000	25	1.3%
708.006	PERS RETIREMENT	13,846	17,128	15,443	18,500	1,372	8.0%
708.007	PAYROLL TAXES	868	868	868	900	32	3.7%
708.008	HEALTH DENTAL VISION INSURANCE	34,692	35,784	39,012	36,200	416	1.2%
708.009	NATIONAL RETIREMENT	4,742	5,262	4,395	5,800	538	10.2%
708.010	WORKERS' COMPENSATION	17,997	19,943	18,078	19,600	-343	-1.7%
	Total Personnel Salaries & Benefits	**$208,284**	**$215,258**	**$190,814**	**$220,500**	**$5,242**	**0.0%**
	Operating Expenses						
702.031	RENTS & LEASES (VEHICLES)	8,234	8,000	22	8,000	0	0.0%
703.024	POSTAGE	182	400	70	300	-100	-25.0%
703.025	OFFICE EXPENSE	1,124	1,000	1,250	1,400	400	40.0%
704.022	COMMUNICATIONS	2,009	2,000	1,388	2,000	0	0.0%
706.027	BOOT/ JACKET ALLOWANCE, UNIFORMS	150	700	150	700	0	0.0%
706.028	SMALL TOOLS	28	100	0	100	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	0	1,500	2,118	500	-1,000	-66.7%
706.037	CONFERENCES & MEETINGS	0	400	36	400	0	0.0%
706.038	STAFF DEVELOPMENT	569	2,500	465	2,500	0	0.0%
	Total Operating Expenses	**$12,296**	**$16,600**	**$5,499**	**$15,900**	**-$700**	**-4.2%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$220,580**	**$231,858**	**$196,313**	**$236,400**	**$4,542**	**2.0%**

Staffing: 1 Building Inspector II
1 Construction Inspector II

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund: 101	**GENERAL FUND**	Department:	**407**
Function:	**Parks & Recreation**		**BUILDING MAINTENANCE**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	45,767	49,388	45,593	49,800	412	0.8%
701.002	PERSONNEL PART-TIME	0	0	0	1,000	1,000	0.0%
701.003	PERSONNEL OVERTIME	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	3,443	0	-3,577	0	0	0.0%
708.005	MEDICARE	602	710	601	700	-10	-1.4%
708.006	PERS RETIREMENT	4,771	6,156	5,671	6,700	544	8.8%
708.007	PAYROLL TAXES	434	434	434	900	466	107.4%
708.008	HEALTH DENTAL VISION INSURANCE	12,927	12,893	14,842	12,800	-93	-0.7%
708.009	NATIONAL RETIREMENT	2,371	2,631	2,197	2,900	269	10.2%
708.010	WORKERS' COMPENSATION	6,192	7,402	6,723	7,100	-302	-4.1%
	Total Personnel Salaries & Benefits	**$76,507**	**$79,614**	**$72,484**	**$81,900**	**$2,286**	**2.9%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	1,820	2,000	1,783	2,000	0	0.0%
702.031	RENTS & LEASES (VEHICLES)	5,760	5,000	0	5,000	0	0.0%
702.032	PROFESSIONAL/SPECIAL SERVICES	19,745	19,430	14,333	16,600	-2,830	-14.6%
703.028	SMALL TOOLS	163	200	0	200	0	0.0%
704.021	UTILITIES	27,094	24,000	20,367	24,000	0	0.0%
704.022	COMMUNICATIONS	8,843	8,500	9,576	8,500	0	0.0%
706.027	BOOT & JACKET ALLOWANCE	150	150	0	150	0	0.0%
706.029	MAINT. OF BLDG. & STRUCTURES	12,770	12,000	8,405	12,000	0	0.0%
706.056	STATE/COUNTY FEES	2,393	2,950	2,208	2,950	0	0.0%
706.073	UNIFORMS & RAGS	1,737	1,500	1,026	1,500	0	0.0%
	Total Operating Expenses	**$80,475**	**$75,730**	**$57,698**	**$72,900**	**-$2,830**	**-3.7%**
	Capital Outlay						
707.003	EQUIPMENT/PROJECTS	0	47,675	34,269	0	-47,675	-100.0%
	Total Capital Outlay	**$0**	**$47,675**	**$34,269**	**$0**	**-$47,675**	**-100.0%**
	Total Department Appropriations	**$156,982**	**$203,019**	**$164,451**	**$154,800**	**-$48,219**	**-23.8%**

EQUIPMENT/PROJECTS

No Equipment/Projects

STAFFING: 1 SR. FACILITIES MAINTENANCE WORKER

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	**GENERAL FUND**	Department:	**408**
Function:		**General Government**		**Administrative Services**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	258,764	269,885	247,441	273,500	3,615	1.3%
701.002	PERSONNEL PART-TIME	62,708	79,570	65,908	79,600	30	0.0%
701.003	PERSONNEL OVERTIME	386	900	905	0	-900	0.0%
708.004	MISC EMPLOYEE BENEFITS	11,755	0	-17,740	0	0	0.0%
708.005	MEDICARE	4,383	5,017	4,245	5,200	183	3.6%
708.006	PERS RETIREMENT	27,858	38,474	36,173	43,300	4,826	12.5%
708.007	PAYROLL TAXES	5,513	2,170	2,492	2,100	-70	-3.2%
708.008	HEALTH DENTAL VISION INSURANCE	50,744	52,420	56,166	51,600	-820	-1.6%
708.009	NATIONAL RETIREMENT	9,485	10,524	9,022	11,600	1,076	10.2%
708.010	WORKERS' COMPENSATION	35,011	40,596	36,569	39,000	-1,596	-3.9%
708.012	DEFERRED COMPENSATION	4,225	5,200	4,750	5,200	0	0.0%
	Total Personnel Salaries & Benefits	**$470,832**	**$504,756**	**$445,931**	**$511,100**	**$6,344**	**1.3%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	9,175	10,963	12,341	9,700	-1,263	-11.5%
702.031	RENTS & LEASES	4,622	4,550	1,650	4,600	50	1.1%
702.032	PROFESSIONAL SERVICES	39,337	37,800	34,508	37,800	0	0.0%
702.034	OTHER CONTRACT SERVICES	3,446	5,200	4,355	5,200	0	0.0%
702.039	SPECIAL COMMUNITY SERVICES	7,542	15,000	13,158	15,000	0	0.0%
703.023	ADVERTISING	387	1,000	625	1,000	0	0.0%
703.024	POSTAGE	220	500	231	500	0	0.0%
703.025	OFFICE EXPENSE	4,164	4,000	2,759	4,000	0	0.0%
706.014	MISC. PERSONNEL EXPENSE	1,150	1,500	1,394	1,500	0	0.0%
706.026	MISCELLANEOUS EXPENSE	593	0	0	0	0	0.0%
706.035	INSURANCE & SURETY BOND	318	350	318	350	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	513	850	730	1,100	250	29.4%
706.037	CONFERENCES & MEETINGS*	1,879	500	333	1,500	1,000	200.0%
706.042	SAFETY	319	500	389	500	0	0.0%
706.047	WEBSITE	0	1,000	0	1,000	0	0.0%
706.066	**ELECTIONS	67,039	0	-7	20,000	20,000	0.0%
	Total Operating Expenses	**$140,704**	**$83,713**	**$72,784**	**$103,750**	**$20,037**	**23.9%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
707.017	COMPUTER COMPONENTS	25,025	40,000	37,958	4,000	-36,000	-90.0%
	Total Capital Outlay	**$25,025**	**$40,000**	**$37,958**	**$4,000**	**-$36,000**	**-90.0%**
	Total Department Appropriations	**$636,561**	**$628,469**	**$556,673**	**$618,850**	**-$9,619**	**-1.5%**

TRANSFER IN OF MANAGEMENT FEES:	SEWER FUND	($47,478)
	WATER FUND	($58,732)
	NET GENERAL FUND ALLOCATION	$512,640

COMPUTER COMPONENTS:
COMPUTER REPLACEMENT PROGRAM $4,000

**Elections Increase:
Nov 2014 Elections (2 seats) 20,000

EMPLOYEES:
1 PART-TIME HUMAN RESOURCE MANAGER
1 CITY CLERK
1 ADMINISTRATIVE ASSISTANT/CONFIDENTIAL
1 HUMAN RESOURCE ANALYST
1 HUMAN SERVICES SPECIALIST/ADMINISTRATIVE ANALYST II

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	GENERAL FUND	Department:	409
Function:		Public Safety		POLICE SERVICES

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	4,563	1,500	1,075	1,500	0	0.0%
702.031	RENTS & LEASES/BLDG REPLACE.	19,972	19,500	3,833	19,500	0	0.0%
702.034	VEHICLE MILEAGE FEE	136,591	122,000	106,113	140,000	18,000	14.8%
702.039	SPECIAL COMMUNITY SERVICES	0	0	0	15,000	15,000	0.0%
702.060	CONTRACT SHERIFF SERVICES	3,293,255	3,452,986	3,163,598	3,474,950	21,964	0.6%
703.024	POSTAGE	1,030	1,500	1,065	1,500	0	0.0%
703.025	OFFICE EXPENSE	2,250	2,000	1,038	2,000	0	0.0%
704.021	UTILITIES	35,201	45,000	27,876	40,000	-5,000	-11.1%
704.022	COMMUNICATIONS	3,051	3,000	2,092	3,000	0	0.0%
706.023	ADVERTISING	0	100	0	100	0	0.0%
706.026	MISCELLANEOUS EXPENSE	99	180	353	200	20	11.1%
706.029	MAINT. OF BLDG. & STRUCTURES	633	1,500	1,076	1,500	0	0.0%
706.072	SDEA CONTRIBUTION	36,335	37,062	19,503	40,000	2,938	7.9%
	Total Operating Expenses	**$3,532,980**	**$3,686,328**	**$3,327,622**	**$3,739,250**	**$52,922**	**1.4%**
	Capital Outlay						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$3,532,980**	**$3,686,328**	**$3,327,622**	**$3,739,250**	**$52,922**	**1.4%**

STAFFING:

1 Lieutenant (Chief of Police)
2 Sergeants
15 Deputy Sheriff/Detective
1 Supervising Legal Clerk
2 Legal Clerks
1 Community Services Officer

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	**GENERAL FUND**	Department:	**411**
Function:		**Public Safety**		**CODE COMPLIANCE**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.034	ANIMAL CONTROL SERVICES	156,115	155,831	131,845	158,400	2,569	1.6%
999.000	TRANSFERS OUT TO FUND 117	55,509	65,733	0	65,350	-383	-0.6%
	Total Operating Expenses	**$211,624**	**$221,564**	**$131,845**	**$223,750**	**$2,186**	**1.0%**
	Total Department Appropriations	**$211,624**	**$221,564**	**$131,845**	**$223,750**	**$2,186**	**1.0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	GENERAL FUND	Department:	412
Function:		Public Works		DEVELOPMENT SERVICES ADMIN

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	333,169	349,673	322,897	357,400	7,727	2.2%
701.002	PERSONNEL PART-TIME	548	15,280	13,969	15,700	420	2.7%
701.080	SALARY & BENEFIT REQUEST	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	2,218	0	-6,705	0	0	0.0%
708.005	MEDICARE	4,492	5,265	4,520	5,400	135	2.6%
708.006	PERS RETIREMENT	32,295	39,599	36,207	43,500	3,901	9.9%
708.007	PAYROLL TAXES	2,238	3,675	3,698	2,700	-975	-26.5%
708.008	HEALTH DENTAL VISION INSURANCE	85,450	79,796	88,969	74,100	-5,696	-7.1%
708.009	NATIONAL RETIREMENT	11,856	13,155	10,987	14,500	1,345	10.2%
708.010	WORKERS' COMPENSATION	45,078	52,435	47,276	51,000	-1,435	-2.7%
708.012	DEFERRED COMPENSATION	3,900	3,900	3,600	3,900	0	0.0%
	Total Personnel Salaries & Benefits	**$521,244**	**$562,778**	**$525,418**	**$568,200**	**$5,422**	**1.0%**
	Operating Expenses						
702.031	RENTS & LEASES	4,860	3,600	2,723	3,600	0	0.0%
702.032	PROFESSIONAL SERVICES	931	21,500	2,918	1,500	-20,000	-93.0%
702.035	CONTRACT ENGINEERING	21,158	50,000	41,148	40,000	-10,000	-20.0%
703.023	ADVERTISING	-264	200	1,080	200	0	0.0%
703.024	POSTAGE	1,485	2,000	1,833	2,000	0	0.0%
703.025	OFFICE EXPENSE	3,180	2,000	2,520	2,400	400	20.0%
704.021	UTILITIES	3,542	3,000	1,653	3,000	0	0.0%
704.022	COMMUNICATIONS	1,094	1,500	670	1,500	0	0.0%
706.026	MISCELLANEOUS EXPENSE	1,133	300	455	300	0	0.0%
706.027	BOOT/ JACKET ALLOWANCE/UNIFORMS	0	300	0	300	0	0.0%
706.029	MAINT. OF BLDG. & STRUCTURES	209	500	0	500	0	0.0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	532	600	223	1,000	400	66.7%
706.037	CONFERENCES & MEETINGS	392	1,000	987	1,000	0	0.0%
706.038	STAFF DEVELOPMENT	933	3,800	2,388	4,200	400	10.5%
	Total Operating Expenses	**$39,185**	**$90,300**	**$58,598**	**$61,500**	**-$28,800**	**-31.9%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0.0%
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$560,429**	**$653,078**	**$584,016**	**$629,700**	**-$23,378**	**-3.6%**

TRANSFER IN OF MANAGEMENT FEES:	SEWER FUND	($168,648)
	WATER FUND	($219,304)
	LTF	($6,707)
	GAS TAX	($30,912)
	LANDSCAPE & LIGHTING	($5,153)
	NET GENERAL FUND ALLOCATION	$198,976

Staffing:
- 1 Deputy Director of Development Services
- 1 Sr. Management Analyst
- 1 Project Coordinator
- 2 Administrative Assistants
- 1 Part-Time Administrative Clerk

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**101**	**GENERAL FUND**	Department:	**413**
Function:		**Public Works**		**STREET MAINTENANCE**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	51,812	0	0	0	0	0.0%
701.003	PERSONNEL OVERTIME	224	0	0	0	0	0.0%
701.004	STANDBY PAY	0	0	0	0	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	-1,935	0	0	0	0	0.0%
708.005	MEDICARE	0	0	0	0	0	0.0%
708.006	PERS RETIREMENT	5,306	0	0	0	0	0.0%
708.007	PAYROLL TAXES	434	0	0	0	0	0.0%
708.008	HEALTH DENTAL VISION INSURANCE	20,226	0	0	0	0	0.0%
708.009	NATIONAL RETIREMENT	2,371	0	0	0	0	0.0%
708.010	WORKERS' COMPENSATION	7,010	0	0	0	0	0.0%
	Total Personnel Salaries & Benefits	**$85,448**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	13,143	15,000	15,410	15,000	0	0.0%
702.031	RENTS & LEASES	15,438	15,000	1,252	15,000	0	0.0%
702.032	PROFESSIONAL SERVICES	2,695	13,900	13,163	8,200	-5,700	-41.0%
703.055	BARRICADES	95	800	1,275	800	0	0.0%
704.021	UTILITIES	6,258	8,100	2,513	8,100	0	0.0%
706.027	BOOT & JACKET ALLOWANCE	150	0	0	0	0	0.0%
706.029	MAINT. OF BLDG. & STRUCTURES	11,409	0	902	0	0	0.0%
706.056	STATE/COUNTY FEES	666	600	645	700	100	16.7%
706.073	UNIFORMS & RAGS	0	0	0	0	0	0.0%
	Total Operating Expenses	**$49,854**	**$53,400**	**$35,160**	**$47,800**	**-$5,600**	**-10.5%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0.0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0.0%**
	Total Department Appropriations	**$135,302**	**$53,400**	**$35,160**	**$47,800**	**-$5,600**	**-10.5%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	**GENERAL FUND**	Department:	**414**
Function:		**Parks & Recreation**		**PARKS**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	205,980	207,982	192,417	206,700	-1,282	-0.6%
701.002	PERSONNEL PART-TIME	16,183	22,540	23,204	22,300	-240	-1.1%
701.003	PERSONNEL OVERTIME	547	1,100	1,995	1,000	-100	-9.1%
701.004	STANDBY PAY	3,716	4,000	3,979	4,000	0	0.0%
708.004	MISC EMPLOYEE BENEFITS	-487	0	-9,362	0	0	0.0%
708.005	MEDICARE	3,082	3,129	3,022	3,300	171	5.5%
708.006	PERS RETIREMENT	21,179	25,629	23,673	27,800	2,171	8.5%
708.007	PAYROLL TAXES	3,616	3,224	4,530	3,500	276	8.6%
708.008	HEALTH DENTAL VISION INSURANCE	68,598	68,834	75,235	66,300	-2,534	-3.7%
708.009	NATIONAL RETIREMENT	9,485	10,524	8,790	11,600	1,076	10.2%
708.010	WORKERS' COMPENSATION	27,574	30,829	28,042	29,400	-1,429	-4.6%
708.012	DEFERRED COMPENSATION	1,950	1,950	1,800	2,000	50	2.6%
	Total Personnel Salaries & Benefits	**$361,423**	**$379,741**	**$357,325**	**$377,900**	**-$1,841**	**-0.5%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	294	300	289	300	0	0.0%
702.031	RENTS & LEASES	62,125	51,800	1,582	51,800	0	0.0%
702.032	PROFESSIONAL SERVICES	85,201	93,780	81,904	93,800	20	0.0%
703.025	OFFICE EXPENSE	176	200	183	200	0	0.0%
703.028	SMALL TOOLS	498	500	243	500	0	0.0%
703.049	CHEMICALS	8,444	5,000	1,973	5,000	0	0.0%
703.050	POOL CHEMICALS	19,150	22,000	17,328	22,000	0	0.0%
703.051	BARK/FIBER	0	12,000	9,715	0	-12,000	-100.0%
704.021	UTILITIES	33,369	26,000	22,223	26,000	0	0.0%
704.022	COMMUNICATIONS	595	600	538	400	-200	-33.3%
706.027	BOOT & JACKET ALLOWANCE	600	600	608	600	0	0.0%
706.029	MAINT. OF BLDG & STRUCTURES	30,302	28,000	26,362	28,000	0	0.0%
706.038	STAFF DEVELOPMENT	1,269	1,000	530	3,000	2,000	200.0%
706.050	SAFETY EQUIPMENT	376	350	15	350	0	0.0%
706.056	STATE/COUNTY FEES	3,393	3,600	3,486	3,600	0	0.0%
706.073	UNIFORMS & RAGS	366	700	0	700	0	0.0%
706.081	DOWNTOWN & WATERFALL MAINT.	2,523	2,200	2,218	3,000	800	36.4%
	Total Operating Expenses	**$248,681**	**$248,630**	**$169,197**	**$239,250**	**-$9,380**	**-3.8%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	6,500	0	0	-6,500	-100.0%
707.003	EQUIPMENT/PROJECTS	15,024	6,000	4,913	6,000	0	0.0%
	Total Capital Outlay	**$15,024**	**$12,500**	**$4,913**	**$6,000**	**-$6,500**	**-52.0%**
	Total Department Appropriations	**$625,128**	**$640,871**	**$531,435**	**$623,150**	**-$17,721**	**-2.8%**

EQUIPMENT AND PROJECTS:

PLAYGROUND EQUIPMENT REPLACEMENT PROGRAM	$6,000		SALARY REIMBURSEMENT	(12,000)
SCOUT HALL & PIONEER PARK DRY ROT REMOVAL	$0		NET GENERAL FUND EFFECT	$611,150
CASTLEBURG PARK RESTROOM DRY ROT REMOVAL	$0			
BOBCAT EQUIPMENT	$0			
	$6,000			

STAFFING:

1 PARKS SUPERVISOR
2 SR. PARKS MAINTENANCE WORKERS
1 PARKS MAINTENANCE WORKER II
2 PT PARKS MAINTENANCE AIDES (SEASONAL)

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	101	GENERAL FUND	Department:	439
Function:		Community Development		ECONOMIC DEVELOPMENT

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.043	AMMO PLANT SPECIFIC PLAN	28,081	45,000	34,606	0	-45,000	0%
702.032	SR 108 RELINQUISHMENT GRANT	60,330	0	82,311	0	0	0%
707.122	PUBLIC BENEFIT GRANT	0	57,400	57,402	0	-57,400	-100%
706.026	DEBT SERVICE - ED BANK LOAN	79,000	103,250	103,250	102,250	-1,000	-1%
	Total Operating Expenses	**$167,411**	**$205,650**	**$277,569**	**$102,250**	**-$103,400**	**-50%**
	Total Department Appropriations	**$167,411**	**$205,650**	**$277,569**	**$102,250**	**-$103,400**	**-50%**

*THE AMMO PLANT SPECIFIC PLAN EXPENSES ARE FULLY REIMBURSED BY THE STANISLAUS COUNTY ED BANK LOAN. REPAYMENT IS SECURED BY THE LOCAL REDEVELOPMENT AUTHORITY AND IS DUE IN DECEMBER 2014.

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**101**	**GENERAL FUND**	Department:	**459**
Function:		**Culture & Liesure**		**RECREATION**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
706.026	MISCELLANEOUS EXPENSE	0	5,000	0	0	-5,000	-100.0%
999.000	TRANSFERS OUT TO FUND 134	295,615	321,281	133,625	326,000	4,719	1.5%
	Total Operating Expenses	**$295,615**	**$326,281**	**$133,625**	**$326,000**	**-$281**	**-0.1%**
	Total Department Appropriations	**$295,615**	**$326,281**	**$133,625**	**$326,000**	**-$281**	**-0.1%**

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 102: Gas Tax Fund

Projected Reserve @ July 1, 2014		**$267,658**
Add:		
Projected '14-'15 Revenues		**$722,059**
Less:		
Requested Appropriations		
SALARIES & BENEFITS	$376,000	
CONTRACT SERVICES	121,500	
UTILITIES	80,000	
OTHER OPERATING EXPENSES	87,700	
TRANSFERS OUT	30,900	
CAPITAL OUTLAY	73,000	
Total Gas Tax Appropriations		**$769,100**
Projected Reserve @ June 30, 2015		**$220,617**
% Of Revenues		**30.6%**

GAS TAX REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
SECTION 2103 GAS TAX	$243,131	$262,370	$227,600
SECTION 2105 GAS TAX	101,736	84,441	104,600
SECTION 2106 GAS TAX	72,002	61,642	85,900
SECTION 2107 GAS TAX	151,468	137,882	128,500
SECTION 2107.5 GAS TAX	5,000	0	5,000
INTEREST INCOME	0	84	100
STREET SWEEPING	4,159	2,080	4,159
MISCELLANEOUS REVENUE	0	642	0
TRANSFER IN OF MGMT FEES	163,904	84,044	166,200
	$741,400	**$633,185**	**$722,059**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	102	GAS TAX	Department:	418
Function:		Public Works		STREETS

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	121,868	231,838	209,669	228,100	-3,738	-2%
701.002	PERSONNEL PART-TIME	7,201	4,500	5,360	0	-4,500	-100%
701.003	PERSONNEL OVERTIME	2,644	2,500	2,745	2,500	0	0%
701.004	STANDBY PAY	6,746	4,000	5,455	4,000	0	0%
708.004	MISC EMPLOYEE BENEFITS	4,744	0	-22,009	0	0	0%
708.005	MEDICARE	1,473	2,660	1,918	2,500	-160	-6%
708.006	PERS RETIREMENT	11,690	25,944	20,734	25,800	-144	-1%
708.007	PAYROLL TAXES	2,182	2,515	2,585	2,200	-315	-13%
708.008	HEALTH DENTAL VISION INSURANCE	40,489	61,104	65,571	64,000	2,896	5%
708.009	NATIONAL RETIREMENT	7,114	13,155	10,221	14,500	1,345	10%
708.010	WORKERS' COMPENSATION	16,489	32,051	28,409	32,400	349	1%
	Total Personnel Salaries & Benefits	**$222,640**	**$380,267**	**$330,658**	**$376,000**	**-$4,267**	**-1%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	1,626	3,000	258	3,000	0	0%
702.031	RENTS & LEASES (VEHICLE REP/MAINT)	15,694	10,000	100	10,000	0	0%
702.032	PROFESSIONAL/SPECIAL SERVICES	27,190	42,000	8,926	22,000	-20,000	-48%
702.036	STREET SWEEPING CONTRACT	84,525	85,200	78,086	84,500	-700	-1%
702.037	STREET LIGHT REPAIR	117	2,000	11	2,000	0	0%
703.028	SMALL TOOLS	1,770	1,000	809	1,000	0	0%
703.062	STREET SIGNS/STRIPING	55,717	56,000	46,275	56,000	0	0%
704.021	UTILITIES	90,503	85,500	75,144	80,000	-5,500	-6%
706.026	MISCELLANEOUS EXPENSE	948	2,000	1,512	2,000	0	0%
706.027	BOOT & JACKET ALLOWANCE	247	750	281	750	0	0%
706.029	MAINT. OF BLDG. & STRUCTURES	22,541	21,000	7,876	21,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS,ETC.	511	1,500	655	1,500	0	0%
706.037	CONFERENCES & MEETINGS	0	250	458	250	0	0%
706.038	STAFF DEVELOPMENT	1,350	1,800	1,694	1,800	0	0%
706.050	SAFETY EQUIPMENT	1,455	1,600	1,252	1,600	0	0%
706.073	UNIFORMS & RAGS	520	2,100	1,351	1,800	-300	-14%
999.000	TRANSFER OUT OF MGMT FEES	22,425	24,256	14,889	30,900	6,644	27%
	Total Operating Expenses	**$327,139**	**$339,956**	**$239,577**	**$320,100**	**-$19,856**	**-6%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	95,315	85,000	48,644	73,000	-12,000	-14%
	Total Capital Outlay	**$95,315**	**$85,000**	**$48,644**	**$73,000**	**-$12,000**	**-14%**
	Total Department Appropriations	**$645,094**	**$805,223**	**$618,879**	**$769,100**	**-$36,123**	**-4%**

TRANSFER IN OF MANAGEMENT FEES:

SEWER FUND	($85,713)
LTF	($20,322)
WATER FUND	($11,319)
STERLING RIDGE STORM DRAIN DISTRICT	($10,425)
HEARTLANDS STORM DRAIN DISTRICT	($10,425)
CROSSROADS LANDSCAPE & LIGHTING DISTRICT	($27,991)
NET GAS TAX FUND ALLOCATION	$602,905

EQUIPMENT/PROJECTS:

ADA IMPROVEMENTS	50,000
EQUIP. PARKING STRUCTURE	23,000
	$ 73,000

STAFFING:

1 PUBLIC WORKS SUPERVISOR
2 SR. MAINTENANCE WORKERS
2 MAINTENANCE WORKER I

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 103: Storm Drain Fund

Reserve @ July 1, 2014 **$4,198**

Add:

Projected '14-'15 Revenues **$0**

Less:

Requested Appropriations

OPERATING EXPENSES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$4,198**

STORM DRAIN REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	10	9	0
TRANSFERS IN	0	0	0
	$10	**$9**	**$0**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**103**	**STORM DRAIN FUND**	Department:	**419**
Function:		**Public Works**		**STORM**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	1,630	1,700	0	0	-1,700	-100%
	Total Operating Expenses	**$1,630**	**$1,700**	**$0**	**$0**	**-$1,700**	**-100%**
	Total Department Appropriations	**$1,630**	**$1,700**	**$0**	**$0**	**-$1,700**	**-100%**

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 104: Proposition 1B Fund

Projected Reserve @ July 1, 2014		**$0**
Add:		
Projected '14-'15 Revenues		**$0**
Less:		
Requested Appropriations		
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$0**

PROPOSITION 1B REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	0	28	0
	$0	**$28**	**$0**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**104**	**PROP 1B FUND**	Department:	**420**
Function:		**Public Works**		**CURB & GUTTER**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.003	PRESTWICK BRIDGE PROJECT	50,403	19,476	0	0	-19,476	-100%
	Total Capital Outlay	**$50,403**	**$19,476**	**$0**	**$0**	**-$19,476**	**100%**
	Total Department Appropriations	**$50,403**	**$19,476**	**$0**	**$0**	**-$19,476**	**100%**

EQUIPMENT & PROJECTS:

No Equipment/Projects

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 106: Sewer Fund Summary

Projected Reserve @ July 1, 2014	**$318,694**
Add:	
Projected '14-'15 Revenues	**$2,061,650**
Less:	
Requested Appropriations	

	SEWER COLLECTION	**SEWER TREATMENT**
SALARIES & BENEFITS	$147,500	$320,800
CONTRACT SERVICES	85,000	132,500
UTILITIES	25,000	400,000
OPERATING EXPENSES	25,800	58,500
BOND EXPENSES	0	11,400
CAPITAL OUTLAY	0	0
TRANSFERS OUT	1,075,800	0
	$1,359,100	$923,200

Total Appropriations	**$2,282,300**
Projected Reserve @ June 30, 2015	**$98,044**
% of Reserve to Budget	4.76%
Structural Surplus (Deficit)	**($220,650)**

SEWER REVENUES

	BUDGET 13/14	**ACTUAL 13/14**	**BUDGET 14/15**
SEWER SERVICE CHARGES	1,909,435	1,561,404	1,871,900
FINES, FORFEITURES, PENALTIES	34,162	34,826	34,500
INTEREST INCOME	3,000	3,948	3,000
INDUSTRIAL PERMITS	30,000	43,592	34,300
INSPECTION FEES (FOG)	1,000	3,024	0
MISCELLANEOUS REVENUES	250	4,474	250
TRANSFER IN for SRF LOAN PYMT	65,563	77,233	65,600
TRANSFER IN MANAGEMENT FEES	49,741	24,687	52,100
TRANSFER IN OF LOAN PROCEEDS	0	0	0
	$2,093,151	**$1,753,188**	**$2,061,650**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**106**	**SEWER FUND**	Department:	**423**
Function:		**Public Works**		**SEWER COLLECTION**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	80,207	63,865	56,939	84,900	21,035	33%
701.003	PERSONNEL OVERTIME	212	500	888	500	0	0%
701.004	STANDBY PAY	12,075	11,000	9,593	8,000	-3,000	-27%
708.004	MISC EMPLOYEE BENEFITS	3,260	0	-7,694	0	0	0%
708.005	MEDICARE	1,117	1,191	806	1,200	9	1%
708.006	PERS RETIREMENT	6,958	8,819	5,494	9,200	381	4%
708.007	PAYROLL TAXES	868	868	868	900	32	4%
708.008	HEALTH DENTAL VISION INSURANCE	29,673	27,144	30,663	24,900	-2,244	-8%
708.009	NATIONAL RETIREMENT	4,742	5,262	3,407	5,800	538	10%
708.010	WORKERS' COMPENSATION	10,852	9,863	8,665	12,100	2,237	23%
	Total Personnel Salaries & Benefits	**$149,964**	**$128,512**	**$109,629**	**$147,500**	**$18,988**	**15%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIP.	15,154	15,000	6,640	15,000	0	0%
702.031	RENTS & LEASES (VEHICLE REP/MAINT)	37,189	30,000	2,179	30,000	0	0%
702.032	PROFESSIONAL SERVICES*	7,954	35,000	7,030	30,000	-5,000	-14%
702.034	OTHER CONTRACT SERVICES	9,893	9,779	7,771	10,000	221	2%
703.023	ADVERTISING	271	250	0	250	0	0%
703.024	POSTAGE	6,169	7,000	8,816	7,000	0	0%
703.025	OFFICE EXPENSE	1,137	1,000	658	1,000	0	0%
703.049	CHEMICALS	873	1,000	884	1,000	0	0%
704.021	UTILITIES	24,368	25,000	21,067	25,000	0	0%
704.022	COMMUNICATIONS	1,743	2,000	1,784	2,000	0	0%
706.010	DEPRECIATION EXPENSE	161,829	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	439	2,000	1,530	2,000	0	0%
706.027	BOOT & JACKET ALLOWANCE	393	450	310	450	0	0%
706.028	SMALL TOOLS	114	500	25	500	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	1,808	7,000	4,495	7,000	0	0%
706.036	MEMBERSHIP,DUES,BOOKS,ETC.	75	500	344	500	0	0%
706.038	STAFF DEVELOPMENT	1,755	2,000	1,136	2,000	0	0%
706.050	SAFETY EQUIPMENT	624	1,300	216	1,300	0	0%
706.073	UNIFORMS & RAGS	173	1,000	453	800	-200	-20%
706.099	BAD DEBTS (SEWER SERVICES)	19,883	0	0	0	0	0%
999.000	TRANSFERS OUT (BOND/CIP FUND)	534,486	532,800	447,935	535,900	3,100	1%
999.000	TRANSFER OUT MANAGEMENT FEE	473,703	508,517	231,807	539,900	31,383	6%
	Total Operating Expenses	**$1,300,033**	**$1,182,096**	**$745,080**	**$1,211,600**	**$29,504**	**2%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	29,748	33,000	14,398	0	-33,000	-100%
707.003	EQUIPMENT/PROJECTS-LOAN	216,530	0	0	0	0	0%
	Total Capital Outlay	**$246,278**	**$33,000**	**$14,398**	**$0**	**-$33,000**	**-100%**
	Total Department Appropriations	**$1,696,275**	**$1,343,608**	**$869,107**	**$1,359,100**	**$15,492**	**1%**

STAFFING 2 - MAINTENANCE WORKERS

*Professional Services Request $20,000 Completion of the SSMP Required by the State

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	106	**SEWER FUND**	Department:	**424**
Function:		**Public Works**		**SEWER TREATMENT**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	177,984	175,425	160,675	176,900	1,475	1%
701.003	PERSONNEL OVERTIME	26,718	30,000	27,274	25,000	-5,000	-17%
708.004	MISC EMPLOYEE BENEFITS	1,449	0	-17,313	0	0	0%
708.005	MEDICARE	2,806	2,544	2,547	2,600	56	2%
708.006	PERS RETIREMENT	18,495	22,061	20,019	23,800	1,739	8%
708.007	PAYROLL TAXES	1,302	1,302	1,302	1,300	-2	0%
708.008	HEALTH DENTAL VISION INSURANCE	46,467	50,973	55,316	53,900	2,927	6%
708.009	NATIONAL RETIREMENT	7,114	7,893	6,592	8,700	807	10%
708.010	WORKERS' COMPENSATION	23,928	25,956	23,487	25,200	-756	-3%
708.012	DEFERRED COMPENSATION	3,300	3,450	1,385	3,400	-50	-1%
	Total Personnel Salaries & Benefits	**$309,563**	**$319,604**	**$281,284**	**$320,800**	**$1,196**	**0%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	25,087	47,400	34,066	25,000	-22,400	-47%
702.031	RENTS & LEASES (VEH REP./MAINT)	30,013	25,000	1,541	25,000	0	0%
702.032	PROFESSIONAL SERVICES	44,653	80,000	57,732	80,000	0	0%
702.056	TAXES	2,430	2,500	1,362	2,500	0	0%
703.025	OFFICE EXPENSE	3,639	4,000	1,883	4,000	0	0%
703.049	CHEMICALS	2,579	2,500	1,665	2,500	0	0%
704.021	UTILITIES	373,529	400,000	236,153	400,000	0	0%
704.022	COMMUNICATIONS	560	850	340	850	0	0%
706.010	DEPRECIATION EXPENSE	250,048	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	1,310	2,845	724	2,850	5	0%
706.027	BOOT & JACKET ALLOWANCE	442	600	263	600	0	0%
706.028	SMALL TOOLS	3,228	3,000	1,174	3,000	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	13,603	20,000	10,415	20,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	1,291	3,000	1,637	3,000	0	0%
706.038	STAFF DEVELOPMENT	2,459	3,000	1,399	3,000	0	0%
706.050	SAFETY EQUIPMENT	2,192	3,300	1,722	3,300	0	0%
706.053	LEVEE REPAIR & A.C.	5,363	8,000	7,148	8,000	0	0%
706.060	INTEREST PAYMENTS (I-F LOAN)	7,149	5,793	0	4,400	-1,393	-24%
706.073	UNIFORMS & RAGS	3,696	3,000	3,129	3,000	0	0%
706.076	SRF LOAN INTEREST EXPENSE	14,071	12,720	4,499	11,400	-1,320	-10%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$787,342**	**$627,508**	**$366,852**	**$602,400**	**-$25,108**	**-4%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
707.043	AERATOR REPLACEMENT	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**100%**
	Total Department Appropriations	**$1,096,905**	**$947,112**	**$648,136**	**$923,200**	**-$23,912**	**-3%**

STAFFING:
1 WASTE WATER TREATMENT PLANT SUPERVISOR
1 SR. WATER WATER TREATMENT PLANT OPERATOR
1 WASTE WATER TREATMENT PLANT OPERATOR

Equipment/Projects
No Equipments/Projects

Fund 107: Sewer Debt Service

Projected Reserve @ July 1, 2014 **$924,834**

Add:

Projected '14-'15 Revenues **$503,400**

Less:

Requested Appropriations

BOND DEBT SERVICES	643,350	
TRANSFER OUT FOR DEBT SERVICE	65,600	
ADMINISTRATIVE EXPENSES (Non-Cash)	56,100	
Total Appropriations		**765,050**
Projected Reserve @ June 30, 2015		**$719,284**

SEWER DEBT SERVICE REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	2,358	4,476	4,600
REALIZED GAIN/LOSS ON INV.	0	1,380	0
TRANSFERS IN	470,000	410,714	498,800
	$472,358	**$416,570**	**$503,400**

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**107**	**Sewer Debt Services**	Department:	**426**
Function:		**Bond Administration**		**SEWER DEBT SERVICES**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Debt Service Expenses						
706.054	DEBT SERVICES	335,000	250,000	250,000	453,300	203,300	81.3%
706.071	ADMIN EXPENSES	1,725	1,800	1,800	0	-1,800	-100.0%
706.076	BOND INTEREST EXPENSE	101,388	90,838	90,838	190,050	99,212	109.2%
706.078	BOND AMORTIZATION EXPENSE	7,984	7,984	0	56,100	48,116	602.7%
999.000	TRANSFERS OUT FOR SRF LOAN	0	65,563	65,563	65,600	37	0.1%
999.000	TRANSFERS OUT LOAN FUNDS	0	0	3,944,270	0	0	0.0%
	Total Debt Service Expenses	**$446,097**	**$416,185**	**$4,352,471**	**$765,050**	**$348,865**	**83.8%**
	Total Department Appropriations	**$446,097**	**$416,185**	**$4,352,471**	**$765,050**	**$348,865**	**83.8%**

Fund 108: Sewer Capital Improvement Fund

Projected Emergency Reserve @ July 1, 2014		**$201,230**
Projected Schneider Electric Reserve @ July 1, 2014		**$3,549,843**
Add:		
Projected Emergency Reserve '14-'15 Revenues		**$37,100**
Less:		
Requested Appropriations		
CAPITAL OUTLAY	15,000	
WASTE WATER TREATMENT PLANT UPGRADE	3,549,843	
Total Appropriations		**$3,564,843**
Projected Reserve @ June 30, 2015		**$223,330**

SEWER CAPITAL IMPROVEMENT REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	100	100	100
TRANSFERS IN-SINKING FUND	43,800	37,221	37,000
TRANSFERS IN-LINE REPLACEMENT (F 124)	5,300	5,280	0
TRANSFER IN - SCHNEIDER ELECTRIC	0	3,944,270	0
	$49,200	**$3,986,871**	**$37,100**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	108	SEWER CAPITAL IMPROVEMENT	Department:	427 CAPITAL IMPROVEMENT

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	15,000	11,670	15,000	0	0%
707.124	SCHNEIDER ELECTRIC PROJECT	0	0	394,427	3,549,843	3,549,843	0%
	Total Capital Outlay	**$0**	**$15,000**	**$406,097**	**$3,564,843**	**$3,549,843**	**23666%**
	Total Department Appropriations	**$0**	**$15,000**	**$406,097**	**$3,564,843**	**$3,549,843**	**23666%**

EQUIPMENT & PROJECTS:

EMERGENCY SEWER LINE REPAIRS	$15,000
WASTE WATER TREATMENT PLANT UPGRADE	$3,549,843
	$3,564,843

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 114: Water Fund Summary

Projected Reserve @ July 1, 2014			**$697,581**
Add:			
Projected '14-'15 Revenues			**$1,715,300**
Less:			
Requested Appropriations			
	WATER COLLECTION	**WATER CONNECTION**	
SALARY & BENEFITS	$459,300	$0	
CONTRACT SERVICES	193,000	0	
UTILITIES	300,000	0	
OPERATING EXPENSES	98,250	0	
BOND EXPENSES	0	0	
CAPITAL OUTLAY	55,000	0	
TRANSFERS OUT	582,400	0	
	$1,687,950	$0	
Total Appropriations			**1,687,950**
Projected Reserve @ June 30, 2015			**$724,931**
% of Reserve to Budget			**42.3%**
Structural Surplus			**$27,350**

WATER REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15		
WATER SERVICE CHARGES	$1,630,022	$1,470,371	$1,666,000	$1,712,100	0.99813
GRANTS	$0	60,000	$0		
BACKFLOW INSPECTIONS	300	446	300		
FINES, FORFEITURES, PENALTIES	48,268	47,576	46,100		
INSPECTION FEES	0	525	0		
INTEREST INCOME	3,000	3,936	2,400		
MISCELLANEOUS REVENUES	0	1,426	500		
TRANSFERS IN (FIXED ASSETS)	0	0	0		
	$1,681,590	**$1,584,280**	**$1,715,300**		

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**114**	**WATER**	Department:	**433**
Function:		**Public Works**		**WATER COLLECTION**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	260,867	268,322	246,912	268,900	578	0%
701.003	PERSONNEL OVERTIME	21,964	24,000	25,247	19,000	-5,000	-21%
701.004	STANDBY PAY	11,655	18,000	14,183	13,000	-5,000	-28%
708.004	MISC EMPLOYEE BENEFITS	-7,759	0	-25,899	0	0	0%
708.005	MEDICARE	2,926	2,764	2,803	2,800	36	1%
708.006	PERS RETIREMENT	27,281	31,641	29,018	33,900	2,259	7%
708.007	PAYROLL TAXES	2,170	2,170	2,170	2,200	30	1%
708.008	HEALTH DENTAL VISION INSURANCE	61,130	61,700	69,468	64,700	3,000	5%
708.009	NATIONAL RETIREMENT	11,856	13,155	10,987	14,500	1,345	10%
708.010	WORKERS' COMPENSATION	35,870	39,552	35,748	38,300	-1,252	-3%
708.012	DEFERRED COMPENSATION	1,877	1,300	1,675	2,000	700	54%
	Total Personnel Salaries & Benefits	**$429,837**	**$462,604**	**$412,312**	**$459,300**	**-$3,304**	**-0.7%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	55,647	68,000	51,830	68,000	0	0%
702.031	RENTS & LEASES	41,180	22,000	8,588	22,000	0	0%
702.032	PROFESSIONAL SERVICES*	80,890	95,000	68,196	93,000	-2,000	-2%
702.034	OTHER CONTRACT SERVICES	12,851	9,779	7,889	10,000	221	2%
703.023	ADVERTISING	175	250	0	250	0	0%
703.024	POSTAGE	6,462	7,000	8,816	7,000	0	0%
703.025	OFFICE EXPENSE	2,009	2,000	904	2,000	0	0%
703.064	BACKFLOW INSPECTION EXPENSES	852	3,000	1,544	3,000	0	0%
703.067	WATER CONSERVATION PROGRAM	0	25,000	0	25,000	0	0%
704.021	UTILITIES	354,950	300,000	266,588	300,000	0	0%
704.022	COMMUNICATIONS	1,002	1,000	1,393	1,000	0	0%
706.010	DEPRECIATION EXPENSE	285,082	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	1,060	2,200	1,250	2,200	0	0%
706.027	BOOT & JACKET ALLOWANCE	575	700	1,068	750	50	7%
706.028	SMALL TOOLS	1,077	1,500	0	1,500	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	22,637	25,000	8,785	25,000	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	776	1,750	2,002	1,750	0	0%
706.038	STAFF DEVELOPMENT	4,386	4,500	4,159	4,500	0	0%
706.050	SAFETY EQUIPMENT	3,958	2,800	2,808	2,800	0	0%
706.056	STATE & COUNTY WATER FEES	15,169	19,000	12,295	19,000	0	0%
706.073	UNIFORMS & RAGS	1,753	2,900	2,284	2,500	-400	-14%
706.999	BAD DEBTS (WATER SERVICE)	9,696	0	0	0	0	0%
706.997	LOSS ON FIXED ASSET	7,713	0	0	0	0	0%
999.000	TRANSFERS OUT	51,357	51,000	43,049	51,500	500	1%
999.000	TRANSERS OUT MANAGEMENT FEE	501,791	508,777	235,531	530,900	22,123	4%
	Total Operating Expenses	**$1,463,048**	**$1,153,156**	**$728,979**	**$1,173,650**	**$20,494**	**2%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	1,052	0	0	0	0	0%
707.003	EQUIPMENT/PROJECTS	61,660	88,000	240	0	-88,000	-100%
707.010	WATER METERS	45,835	50,000	43,224	50,000	0	0%
707.011	TWO INCH WATER METERS	0	5,000	0	5,000	0	0%
	Total Capital Outlay	**$108,547**	**$143,000**	**$43,464**	**$55,000**	**-$88,000**	**-100%**
	Total Department Appropriations	**$2,001,432**	**$1,758,760**	**$1,184,755**	**$1,687,950**	**-$70,810**	**-4%**

EQUIPMENT AND PROJECTS:
No Equipment & Projects

STAFFING:
1 - WATER SUPERVISOR
1 - SR. WATER MW
2 - WATER MW II
1 - WATER MW I

*Professional Services $23,000 Groundwater Basin Association-Report Update to Meet DWR Requirement

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**114**	**WATER**	Department:	**437**
Function:		**Public Works**		**WATER CONNECTION**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
706.010	DEPRECIATION EXPENSE	19,445	0	0	0	0	0%
706.054	DEBT SERVICES	180,000	0	0	0	0	0%
706.075	BOND COST EXPENSE	0	0	0	0	0	0%
706.076	BOND INTEREST EXPENSE	5,040	0	0	0	0	0%
706.078	BOND AMORTIZATION EXPENSE	40,740	0	0	0	0	0%
	Total Operating Expenses	**$245,225**	**$0**	**$0**	**$0**	**$0**	**0%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
707.010	WATER METERS	25,999	0	0	0	0	0%
707.011	TWO INCH WATER METERS	0	0	0	0	0	0%
	Total Capital Outlay	**$25,999**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$271,224**	**$0**	**$0**	**$0**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 116: Water Capital Improvement Fund

Projected Reserve @ July 1, 2014		**$395,475**
Add:		
Projected '14-'15 Revenues		**$51,700**
Less:		
Requested Appropriations		
CAPITAL OUTLAY	50,000	
Total Appropriations		**$50,000**
Projected Reserve @ June 30, 2015		**$397,175**

WATER CAPITAL IMPROVEMENT REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
TRANSFERS IN	51,000	43,050	51,000
MISCELLANEOUS REVENUES	0	0	0
INTEREST INCOME	700	334	700
	$51,700	**$43,384**	**$51,700**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	116	WATER CAPITAL IMPROVEMENT	Department:	436 CAPITAL IMPROVEMENTS

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	50,000	29,424	50,000	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$50,000**	**$29,424**	**$50,000**	**$0**	**0%**
	Total Department Appropriations	**$0**	**$50,000**	**$29,424**	**$50,000**	**$0**	**0%**

CAPITAL EXPENDITURES:

EMERGENCY WATER LINE REPAIRS	$50,000

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 117: Neighborhood Improvement Fund

Reserve @ July 1, 2014		**$0**
Add:		
Projected '14-'15 Revenues		**$86,850**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$79,000	
OPERATING EXPENSES	7,850	
TRANSFERS OUT	0	
CAPITAL OUTLAY	0	
Total Appropriations		**86,850**
Projected Reserve @ June 30, 2015		**$0**

NEIGHBORHOOD IMPROVEMENT REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
ABANDONED VEHICLE	16,000	13,907	16,000
FINES, FORFEITURES, PENALTIES	5,000	4,098	5,000
INTEREST INCOME	0	0	0
MISCELLANEOUS REVENUES	500	650	500
OTHER FINANCIAL RESOURCES	0	0	0
TRANSFERS IN OF MGMT FEES	65,733	0	65,350
	$87,233	**$18,655**	**$86,850**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	117	NEIGHBORHOOD IMPROVEMENT	Department:	411
Function:		Administration		CODE COMPLIANCE

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	48,256	56,506	53,570	58,000	1,494	3%
701.002	PERSONNEL PART-TIME	1,632	0	0	0	0	0%
701.003	PERSONNEL OVERTIME	0	0	0	0	0	0%
708.004	MISC EMPLOYEE BENEFITS	65	0	-231	0	0	0%
708.005	MEDICARE	638	834	690	800	-34	-4%
708.006	PERS RETIREMENT	4,610	6,855	6,328	7,400	545	8%
708.007	PAYROLL TAXES	636	434	434	400	-34	-8%
708.008	HEALTH DENTAL VISION INSURANCE	1,725	1,732	1,731	1,700	-32	-2%
708.009	NATIONAL RETIREMENT	1,963	2,631	2,197	2,900	269	10%
708.010	WORKERS' COMPENSATION	6,123	8,591	7,505	7,800	-791	-9%
	Total Personnel Salaries & Benefits	**$65,648**	**$77,583**	**$72,224**	**$79,000**	**$1,417**	**2%**
	Operating Expenses						
702.034	OTHER CONTRACT SERVICES	85	500	0	500	0	0%
702.042	RELEASE OF LIENS	0	0	0	0	0	0%
703.025	OFFICE EXPENSE	1,047	500	826	700	200	40%
704.022	COMMUNICATIONS	558	600	338	600	0	0%
706.025	WEED & RUBBISH REMOVAL	200	5,000	0	3,000	-2,000	-40%
706.027	BOOT & JACKET ALLOWANCE	150	350	0	350	0	0%
706.028	SMALL TOOLS	30	300	9	300	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	339	100	349	100	0	0%
706.037	CONFERENCES & MEETINGS	588	1,300	1,160	1,300	0	0%
706.073	UNIFORMS EXPENSE	0	0	0	0	0	0%
706.077	SPRING CLEAN/ALLEY CLEANUP	1,000	1,000	0	1,000	0	0%
	Total Operating Expenses	**$3,997**	**$9,650**	**$2,682**	**$7,850**	**-$1,800**	**-19%**
	CAPITAL OUTLAY						
707.013	EQUIPMENT GRANT	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$69,645**	**$87,233**	**$74,906**	**$86,850**	**-$383**	**0%**

TRANSFER IN OF MANAGEMENT FEES:	GENERAL FUND	($65,350)
	NET NEIGHBORHOOD IMPROVEMENT ALLOCATION	$21,500

STAFFING: 1 NEIGHBORHOOD IMPROVEMENT OFFICER II

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 118: Recreation Enterprise Fund

Projected Reserve @ July 1, 2014 **$18,900**

Add:

Projected '14-'15 Revenues **$113,500**

Less:

Requested Appropriations

SALARY & BENEFITS	$46,900	
OPERATING EXPENSES	85,500	
CAPITAL OUTLAY	0	
TRANSFERS OUT	0	

Total Appropriations **$132,400**

Projected Reserve @ June 30, 2015 **$0**

COMMUNITY CENTER REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
DONATIONS	4,500	4,398	500
JACOB MEYER PARKING FEES	33,500	33,209	27,500
CUSTOMER DEPOSITS FORFEITED	0	0	0
MISCELLANEOUS REVENUES	8,500	13,864	8,500
COMMUNITY CENTER FEES	26,000	35,183	26,000
CONTRACT PROGRAMS	31,000	26,155	28,000
MISC PROGRAM INCOME	18,000	23,734	18,000
TRANSFERS IN	0	0	5,000
	$121,500	**$136,543**	**$113,500**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund: 118	COMMUNITY CENTER	Department:	441
Function:	Recreation & Park Development		COMMUNITY CENTER

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.002	PERSONNEL PART-TIME	42,148	40,000	40,465	40,000	0	0%
701.003	PERSONNEL OVERTIME	0	200	120	0	-200	-100%
708.005	MEDICARE	611	667	601	700	33	5%
708.006	PERS RETIREMENT	19	0	277	500	500	0%
708.007	PAYROLL TAXES	4,964	5,704	4,566	5,700	-4	0%
	Total Personnel Salaries & Benefits	**$47,742**	**$46,571**	**$46,029**	**$46,900**	**$329**	**1%**
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	1,931	1,500	2,074	1,500	0	0%
703.030	CONTRACT PROGRAMS	12,479	13,000	16,365	13,000	0	0%
703.066	JMP PARKING EXPENSE	22,626	31,300	24,419	22,000	-9,300	-30%
704.021	UTILITIES	29,713	29,000	23,728	29,000	0	0%
706.010	DEPRECIATION EXPENSE	9,363	0	0	0	0	0%
706.026	MISCELLANEOUS EXPENSE	11,973	10,000	10,447	10,000	0	0%
706.029	MAINT. OF BLDG & STRUCTURES	2,942	5,000	2,672	5,000	0	0%
706.035	INSURANCE & SURETY BONDS	3,400	2,500	3,507	2,500	0	0%
706.056	STATE/COUNTY FEES	493	500	508	500	0	0%
706.079	PARK HOST	1,715	1,680	1,993	2,000	320	19%
999.000	TRANSFERS OUT	0	0			0	0%
	Total Operating Expenses	**$96,635**	**$94,480**	**$85,713**	**$85,500**	**-$8,980**	**-10%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$144,377**	**$141,051**	**$131,742**	**$132,400**	**-$8,651**	**-6%**

CAPITAL EXPENDITURES:

NO CAPITAL EXPENDITURES	0
	$0

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 119: Vehicle Maintenance Fund

Reserve @ July 1, 2014		**$0**
Add:		
Projected '14-'15 Revenues		**$319,890**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$91,900	
OPERATING EXPENSES	211,890	
TRANSFER OUT	0	
CAPITAL OUTLAY	16,100	
Total Appropriations		**$319,890**
Projected Reserve @ June 30, 2015		**$0**

EQUIPMENT POOL REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
SALE OF FUEL	15,000	12,749	15,000
VEHICLE & EQUIP RENTAL	125,000	0	125,000
MAINT. CHARGES - LABOR	89,896	0	91,900
MAINT. CHARGES - PARTS	82,364	0	87,740
SALE OF CAPITAL ASSETS	5,500	9,000	0
MISCELLANEOUS REVENUES	250	0	250
TRANSFERS IN	0	0	0
	$318,010	**$21,749**	**$319,890**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	119	**EQUIPMENT POOL**	Department:	**442**
Function:		**Public Works**		**Vehicle Maintenance**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	56,720	57,547	53,458	58,600	1,053	2%
708.004	MISC EMPLOYEE BENEFITS	2,546	0	-8,086	0	0	0%
708.005	MEDICARE	738	834	698	900	66	8%
708.006	PERS RETIREMENT	5,904	7,237	6,660	7,900	663	9%
708.007	PAYROLL TAXES	434	434	434	400	-34	-8%
708.008	HEALTH DENTAL VISION INSURANCE	20,226	18,011	20,116	12,800	-5,211	-29%
708.009	NATIONAL RETIREMENT	2,371	2,631	2,197	2,900	269	10%
708.010	WORKERS' COMPENSATION	7,674	8,726	7,913	8,400	-326	-4%
	Total Personnel Salaries & Benefits	**$96,613**	**$95,420**	**$83,390**	**$91,900**	**-$3,520**	**-4%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	902	3,200	757	3,200	0	0%
702.038	SPRINT LEASE/PURCHASE	2,640	2,640	2,640	2,640	0	0%
702.044	CNG FUELING PUMP MAINTENANCE	49,276	20,000	6,936	20,000	0	0%
703.025	OFFICE EXPENSE	219	300	152	300	0	0%
704.021	UTILITIES	27,413	30,000	17,428	30,000	0	0%
704.022	COMMUNICATIONS	1,688	1,500	766	1,500	0	0%
705.040	VEHICLE MAINTENANCE EXPENSE	50,999	65,000	60,583	65,000	0	0%
705.041	VEHICLE FUEL	68,335	90,000	58,846	80,000	-10,000	-11%
706.026	MISCELLANEOUS EXPENSE	275	300	121	300	0	0%
706.027	BOOT & JACKET ALLOWANCE	150	200	150	200	0	0%
706.028	SMALL TOOLS	817	800	487	800	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	101	250	0	250	0	0%
706.037	TRAVEL,CONF & MEETINGS	0	500	35	500	0	0%
706.040	PERMITS & LICENSES	2,703	3,000	2,467	3,000	0	0%
706.050	SAFETY EQUIPMENT	683	1,100	1,101	1,100	0	0%
706.056	STATE/COUNTY FEES	947	1,100	978	1,100	0	0%
706.073	UNIFORMS & RAGS	2,171	2,700	1,120	2,000	-700	-26%
	Total Operating Expenses	**$209,319**	**$222,590**	**$154,567**	**$211,890**	**-$10,700**	**-5%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	16,100	16,100	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$16,100**	**$16,100**	**0%**
	Total Department Appropriations	**$305,932**	**$318,010**	**$237,957**	**$319,890**	**$1,880**	**1%**

STAFFING: 1 CITY MECHANIC

Equipment/Projects

Forklift Replacement	$16,100

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 124: S.W. Sewer Fund

Projected Reserve @ July 1, 2014		**$0**
Add:		
Projected '14-'15 Revenues		**$0**
Less:		
Requested Appropriations		
TRANSFERS OUT	0	
CAPITAL OUTLAY	0	
Total Appropriations		**0**
Projected Reserve @ June 30, 2015		**$0**

S.W. SEWER FUND REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	0	0	0
	$0	$0	$0

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	124	S.W. SEWER FUND Public Works	Department:	450 S.W. SEWER FUND

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.002	VAC TRUCK DUMP STATION	232,773	0	0	0	0	0%
999.000	LINE REPLACEMENT ACCT-FUND 108	0	5,273	5,280	0	-5,273	-100%
	Total Capital Outlay	**$232,773**	**$5,273**	**$5,280**	**$0**	**-$5,273**	**-100%**
	Total Department Appropriations	**$232,773**	**$5,273**	**$5,280**	**$0**	**-$5,273**	**-100%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 125: Special Building Projects Fund

Projected Reserve @ July 1, 2014		**$114,046**
Add:		
Projected '14-'15 Revenues		**$80,100**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$0	
OPERATING EXPENSES	0	
CAPITAL OUTLAY	0	
TRANSFERS OUT	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$194,146**
		242%

SPECIAL BUILDING PROJECT REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	200	177	4,500
MISCELLANEOUS REVENUE	0	75	0
GRANT REIMBURSEMENTS	0	0	0
DEVELOPER FEES	1,000	0	0
SYSTEM ADMIN FEES	5,000	17,270	5,000
TRANSFERS IN (REPAY DUE FROM)	75,000	0	70,600
	$81,200	**$17,522**	**$80,100**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**125**	**SPECIAL BUILDING PROJECTS**	Department:	**448**
Function:		**Public Works**		**SPECIAL BUILDING PROJECTS**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	0	0	0	0	0	0%
701.002	PERSONNEL PART-TIME	0	0	0	0	0	0%
708.004	MISC EMPLOYEE BENEFITS	0	0	0	0	0	0%
708.005	MEDICARE	0	0	0	0	0	0%
708.006	PERS RETIREMENT	0	0	0	0	0	0%
708.007	PAYROLL TAXES	0	0	0	0	0	0%
708.008	HEALTH DENTAL VISION INSURANCE	0	0	0	0	0	0%
708.009	NATIONAL RETIREMENT	0	0	0	0	0	0%
708.010	WORKERS' COMPENSATION	0	0	0	0	0	0%
708.012	DEFERRED COMPENSATION	0	0	0	0	0	0%
	Total Personnel Salaries & Benefits	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	0	0	0	0	0	0%
702.031	RENTS & LEASES	0	0	0	0	0	0%
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
702.034	OTHER CONTRACT SERVICES	0	0	0	0	0	0%
702.061	GENERAL PLAN UPDATE	0	0	0	0	0	0%
703.024	POSTAGE	0	0	0	0	0	0%
703.025	OFFICE EXPENSE	0	0	0	0	0	0%
704.022	COMMUNICATIONS	0	0	0	0	0	0%
706.027	BOOT & JACKET ALLOWANCE	0	0	0	0	0	0%
706.028	SMALL TOOLS	0	0	0	0	0	0%
706.036	MEMBERSHIP, DUES, BOOKS, ETC.	0	0	0	0	0	0%
706.037	CONFERENCES & MEETINGS	0	0	0	0	0	0%
999.000	TRANSFER OUT OF MGMT FEE TO GF	203,630	210,634	105,370	0	-210,634	-100%
	Total Operating Expenses	**$203,630**	**$210,634**	**$105,370**	**$0**	**-$210,634**	**-100%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$203,630**	**$210,634**	**$105,370**	**$0**	**-$210,634**	**-100%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 126: Vehicle Tow Fund/Equitable Sharing/AB 109

Reserve @ July 1, 2014		**$49,900**
Add:		
Projected '14-'15 Revenues		**$13,000**
Less:		
Requested Appropriations		
OPERATING EXPENSES-TOW FUND	2,000	
OPERATING EXPENSES-ARRA GRANT	0	
OPERATING EXPENSES-EQUITABLE SHARING	4,600	
OPERATING EXPENSES-AB 109 REALIGNMENT	25,000	
Total Appropriations		**$31,600**
Projected Reserve @ June 30, 2015		**$31,300**
		241%

VEHICLE TOW FUND - EQUITABLE SHARING REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
VEHICLE RELEASE	8,000	10,900	11,000
ASSET SEIZURE/FORFEITURES	0	0	0
MISCELLANEOUS REVENUES	0	0	0
GRANT REIMBURSEMENTS	0	0	0
EQUITABLE SHARING REVENUE	0	2,671	2,000
AB 109 REALIGNMENT FUNDS	32,600	32,597	0
TRANSFERS IN	0	0	0
	$40,600	**$46,168**	**$13,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**126**	**TOW FUND/POLICE GRANTS**	Department:	**449**
Function:		**Police Services**		**POLICE SERVICES**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses-TOW						
706.029	MAINT. OF BLDG STRUCTURES GRNDS	6,534	2,000	261	2,000	0	0%
702.034	OTHER CONTRACT SERVICES	0	0	0	0	0	0%
	Total Operating Expenses	**$6,534**	**$2,000**	**$261**	**$2,000**	**$0**	**0%**
	Operating Expenses-ARRA GRANT						
702.032	PROFESSIONAL/SPECIAL SERVICES	7,373	0	0	0	0	0%
706.029	MAINT. OF BLDG STRUCTURES GRNDS	0	0	0	0	0	0%
	Total Operating Expenses	**$7,373**	**$0**	**$0**	**$0**	**$0**	**0%**
	Operating Expenses-EQUITABLE SHARING						
702.032	PROFESSIONAL/SPECIAL SERVICES	7,774	10,393	8,457	4,600	-5,793	-56%
706.029	MAINT. OF BLDG STRUCTURES GRNDS	0	0	0	0	0	0%
	Total Operating Expenses	**$7,774**	**$10,393**	**$8,457**	**$4,600**	**-$5,793**	**-56%**
	Operating Expenses-AB 109 REALIGNMENT						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	20,000	35,049	25,000	5,000	25%
706.029	MAINT. OF BLDG STRUCTURES GRNDS	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$20,000**	**$35,049**	**$25,000**	**$5,000**	**25%**
	Total Department Appropriations	**$21,681**	**$32,393**	**$43,767**	**$31,600**	**-$793**	**-2%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 132: Weed Abatement Fund

Reserve @ July 1, 2014		**$52,646**
Add:		
Projected '14-'15 Revenues		**$2,600**
Less:		
Requested Appropriations		
OPERATING EXPENSES	7,000	
Total Appropriations		**$7,000**
Projected Reserve @ June 30, 2015		**$48,246**
		1856%

WEED ABATEMENT FUND

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	100	85	100
WEED & LOT CLEANING	2,500	6,890	2,500
	$2,600	**$6,975**	**$2,600**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**132**	**WEED ABATEMENT FUND**	Department:	**457**
Function:		**Code Compliance**		**CODE COMPLIANCE**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses-TOW						
702.032	PROFESSIONAL/SPECIAL SERVICES	9,183	7,000	2,278	7,000	0	0%
706.025	WEED & RUBBISH REMOVAL	0	0	0	0	0	0%
	Total Operating Expenses	**$9,183**	**$7,000**	**$2,278**	**$7,000**	**$0**	**0%**
	Total Department Appropriations	**$9,183**	**$7,000**	**$2,278**	**$7,000**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 134: Recreation & Park Development

Reserve @ July 1, 2014		**$0**
Add:		
Projected '14-'15 Revenues		**$355,400**
Less:		
Requested Appropriations		
SALARY & BENEFITS	$322,600	
OPERATING EXPENSES	32,800	
TRANSFERS OUT	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$355,400**
Projected Reserve @ June 30, 2015		**$0**

RECREATION REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
POOL REVENUE	27,000	23,162	23,000
POOL CONCESSIONS	100	164	100
POOL/RECREATION DONATIONS	800	0	800
MISCELLANEOUS REVENUES	1,500	0	0
OPEN GYM	10,500	14,303	10,500
SUMMER PROGRAMS	0	174	0
MISC PROGRAM INCOME	0	0	0
GENERAL FUND SUBSIDY-TR. IN	316,281	133,625	321,000
	$356,181	**$171,428**	**$355,400**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	134	RECREATION & PARK DEVELOPMENT	Department:	459	RECREATION

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	172,674	173,064	161,152	174,500	1,436	1%
701.002	PERSONNEL PART-TIME	63,343	62,771	49,606	69,800	7,029	11%
708.004	MISC EMPLOYEE BENEFITS	1,723	409	-6,595	400	-9	-2%
708.005	MEDICARE	3,260	3,684	2,916	3,500	-184	-5%
708.006	PERS RETIREMENT	18,876	21,282	21,351	23,200	1,918	9%
708.007	PAYROLL TAXES	7,026	10,512	5,172	5,700	-4,812	-46%
708.008	HEALTH DENTAL VISION INSURANCE	14,061	11,590	13,884	9,000	-2,590	-22%
708.009	NATIONAL RETIREMENT	4,619	5,262	4,395	5,800	538	10%
708.010	WORKERS' COMPENSATION	22,957	25,966	23,656	24,900	-1,066	-4%
708.012	DEFERRED COMPENSATION	5,841	5,841	5,391	5,800	-41	-1%
	Total Personnel Salaries & Benefits	**$314,380**	**$320,381**	**$280,928**	**$322,600**	**$2,219**	**1%**
	Operating Expenses						
702.030	MAINT. OF OPERATIONS EQUIPMENT	106	300	167	300	0	0%
702.031	RENTS & LEASES	142	1,500	47	1,500	0	0%
702.032	PROFESSIONAL SERVICES	1,860	1,000	7	1,000	0	0%
703.024	POSTAGE	254	300	231	300	0	0%
703.025	OFFICE EXPENSE	1,269	1,000	964	1,000	0	0%
703.027	RECREATION PROGRAM SUPPLIES	2,915	3,200	2,561	3,200	0	0%
704.022	COMMUNICATIONS	864	1,200	810	1,200	0	0%
706.023	ADVERTISING	1,868	1,500	2,024	1,500	0	0%
706.027	BOOT & JACKET ALLOWANCE	161	300	446	300	0	0%
706.037	CONFERENCES & MEETINGS	2,977	1,800	1,947	2,500	700	39%
706.052	GYM EXPENSES	11,096	19,600	14,053	16,000	-3,600	-18%
706.065	PRINTING EXPENSE	3,536	4,000	4,041	4,000	0	0%
	Total Operating Expenses	**$27,048**	**$35,700**	**$27,298**	**$32,800**	**-$2,900**	**-8%**
	CAPITAL OUTLAY						
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$341,428**	**$356,081**	**$308,226**	**$355,400**	**-$681**	**-0.2%**

STAFFING:
1 PARKS & RECREATION DIRECTOR
1 RECREATION SUPERVISOR
V PART-TIME (ADMIN, AQUATICS, TEEN CENTER, REC PROGRAMS)

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 137: Workers' Comp Liability Reserve

Reserve @ July 1, 2014	**$213,830**

Add:

Projected '14-'15 Revenues	**$234,200**

Less:

Requested Appropriations

CONTRACT SERVICES	0
INSURANCE & SURETY BONDS	234,000
MISC. MEDICAL EXPENSES	0

Total Appropriations	**$234,000**
Projected Reserve @ June 30, 2015	**$214,030**

WORKERS' COMP LIABILITY RESERVE REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	350	216	200
PREMIUM REBATE	0	8,033	0
WORKERS' COMP PREMIUM ASSMT	217,584	210,324	234,000
	$217,934	**$218,573**	**$234,200**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**137**	**WORKERS COMP LIABILITY RESERVE**	Department:	**460 WC LIABILITY**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL SERVICES	0	0	0	0	0	0%
706.035	INSURANCE & SURETY BONDS	211,603	217,584	240,141	234,000	16,416	7.54%
708.015	MISC. MEDICAL EXPENSE	0	0	0	0	0	0%
	Total Operating Expenses	**$211,603**	**$217,584**	**$240,141**	**$234,000**	**$16,416**	**8%**
	Total Department Appropriations	**$211,603**	**$217,584**	**$240,141**	**$234,000**	**$16,416**	**8%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 138: General Liability Reserve

Reserve @ July 1, 2014 **$87,330**

Add:

Projected '14-'15 Revenues **$193,300**

Less:

Requested Appropriations

CONTRACT SERVICES	25,000
INSURANCE & SURETY BONDS	158,300
CAPITAL OUTLAY	10,000

Total Appropriations **$193,300**

Projected Reserve @ June 30, 2015 **$87,330**

GENERAL LIABILITY RESERVE REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
GENERAL LIABILITY PREMIUM ASSMT	178,748	151,821	193,300
PREMIUM REBATE	0	0	0
MISCELLANEOUS REVENUES	0	0	0
	$178,748	**$151,821**	**$193,300**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	138	GENERAL LIABILITY RESERVE (RMA)	Department:	461 GENERAL LIABILTY

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
706.034	LEGAL FEES	10,910	25,000	16,829	25,000	0	0%
706.035	INSURANCE & SURETY BONDS	137,199	143,748	140,089	158,300	14,552	10%
	Total Operating Expenses	**$148,109**	**$168,748**	**$156,918**	**$183,300**	**$14,552**	**9%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	6,803	10,000	5,990	10,000	0	0%
	Total Capital Outlay	**$6,803**	**$10,000**	**$5,990**	**$10,000**	**$0**	**0%**
	Total Department Appropriations	**$154,912**	**$178,748**	**$162,908**	**$193,300**	**$14,552**	**8%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 139: Housing Old Program Income

Reserve @ July 1, 2014		**$61,480**
Add:		
Projected '14-'15 Revenues		**$1,000**
Less:		
Requested Appropriations		
SALARY & BENEFITS	20,000	
OTHER EXPENSES	180	
BAD DEBTS	0	
Total Appropriations		**$20,180**
Projected Reserve @ June 30, 2015		**$42,300**

OLD PROGRAM INCOME REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	140	87	100
SALE OF CAPITAL ASSETS	0	0	0
NOTE PAYMENTS	2,100	750	900
	$2,240	**$837**	**$1,000**

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	139	HCD Old Program Income Fund	Department:	462 HCD 86-STBG-185

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
701.007	SALARY ALLOCATION	13,265	20,000	26,791	20,000	0	0%
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	66	0	0	0%
702.034	OTHER CONTRACT SERVICES	120	120	110	120	0	0%
702.053	GENERAL ADMINISTRATION	53	60	564	60	0	0%
706.999	BAD DEBTS	0	0	0	0	0	0%
	Total Operating Expenses	**$13,438**	**$20,180**	**$27,531**	**$20,180**	**$0**	**0%**
	Total Department Appropriations	**$13,438**	**$20,180**	**$27,531**	**$20,180**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 140: Sys Development: Bridges/Roads

Reserve @ July 1, 2014	**$23,266**
Add:	
Projected '14-'15 Revenues	**$100**
Less:	
Requested Appropriations	

CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$23,366**

SYS DEVELOPMENT - BRIDGES/ROADS REVENUE

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	100	150	100
	$100	**$150**	**$100**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	140	SYS DEV-BRIDGES/ROADS	Department:	463
		PUBLIC WORKS		BRIDGES/ROADS

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	64,788	64,788	0	-64,788	-100%
707.101	OAKDALE & MORRILL SIGNAL	95,450	0	0	0	0	0%
	Total Capital Outlay	**$95,450**	**$64,788**	**$64,788**	**$0**	**-$64,788**	**-100%**
	Total Department Appropriations	**$95,450**	**$64,788**	**$64,788**	**$0**	**-$64,788**	**-100%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 145: Sys Development - Overpasses Fund

Reserve @ July 1, 2014		**$181,396**
Add:		
Projected '14-'15 Revenues		**$300**
Less:		
Requested Appropriations		
OPERATING EXPENSES	5,600	
Total Appropriations		**$5,600**
Projected Reserve @ June 30, 2015		**$176,096**

SYS DEVELOPMENT - OVERPASSES REVENUE

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	300	355	300
	$300	**$355**	**$300**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	145	SYS DEV-OVERPASSES	Department:	468
		PUBLIC WORKS		OVERPASSES

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	OPERATING EXPENSES						
702.032	PROFESSIONAL/SPECIAL SERVICES	7,277	0	11,122	5,600	5,600	0%
	Total Operating Expenses	**$7,277**	**$0**	**$11,122**	**$5,600**	**$5,600**	**0%**
	Total Department Appropriations	**$7,277**	**$0**	**$11,122**	**$5,600**	**$5,600**	**0%**

EQUIPMENT & PROJECTS:

DOWNTOWN SPECIFIC PLAN	$ 5,600

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 146: Sys Development - Railroad Crossing Fund

Reserve @ July 1, 2014		**$398**
Add:		
Projected '14-'15 Revenues		**$0**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$398**

SYS DEVELOPMENT - RAILROAD CROSSING REVENUE

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	0	0	0
	$0	**$0**	**$0**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 153: CDBG Program Income Fund

Reserve @ July 1, 2014		**$385,370**
Add:		
Projected '14-'15 Revenues		**$27,700**
Less:		
Requested Appropriations		
SALARY & BENEFITS	20,000	
OTHER EXPENSES	1,200	
BAD DEBTS	0	
Total Appropriations		**$21,200**
Projected Reserve @ June 30, 2015		**$391,870**

CDBG PROGRAM INCOME REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	2,500	2,499	2,700
SALE OF CAPITAL ASSETS	0	0	0
LOAN PAYMENTS	15,000	93,176	25,000
TRANSFER IN (NEW LOANS)	0	59,690	0
	$17,500	**$155,365**	**$27,700**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	153	CDBG PROGRAM INCOME FUND	Department:	462 HCD CDBG

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
701.007	SALARY ALLOCATION	12,767	10,000	28,028	20,000	10,000	100%
702.032	PROFESSIONAL SERVICES	0	0	849	0	0	0%
702.034	OTHER CONTRACT SERVICES	220	240	185	200	-40	-17%
702.053	GENERAL ADMINISTRATION	999	600	1,004	1,000	400	67%
702.054	REHABILITATION LOANS	0	0	2,132	0	0	0%
706.999	BAD DEBTS	172,715	0	-62,695	0	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$186,701**	**$10,840**	**-$30,497**	**$21,200**	**$10,360**	**96%**
	Total Department Appropriations	**$186,701**	**$10,840**	**-$30,497**	**$21,200**	**$10,360**	**96%**

Fund 154: HOME Program Income Fund

Reserve @ July 1, 2014 **$83,840**

Add:

Projected '14-'15 Revenues **$0**

Less:

Requested Appropriations

OTHER EXPENSES	20,200	
BAD DEBTS	0	
Total Appropriations		**$20,200**
Projected Reserve @ June 30, 2015		**$63,640**

HOME Program Income Revenues

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	0	6,178	0
SALE OF CAPITAL ASSETS	0	0	0
NOTE PAYMENTS	0	0	0
TRANSFER IN (NEW LOANS)	0	123,753	0
	$0	**$129,931**	**$0**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	154	HOME PROGRAM INCOME FUND	Department:	480 HCD 98-STBG-480

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
701.007	SALARY ALLOCATION	6,389	0	10,984	20,000	20,000	0%
702.053	GENERAL ADMINISTRATION	0	0	326	200	200	0%
706.999	BAD DEBTS	97,750	0	0	0	0	0%
999.000	TRANSFERS OUT	61,200	0	0	0	0	0%
	Total Operating Expenses	**$165,339**	**$0**	**$11,310**	**$20,200**	**$20,200**	**0%**
	Total Department Appropriations	**$165,339**	**$0**	**$11,310**	**$20,200**	**$20,200**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 155: CAL-HOME Program Income Fund

Projected Reserve @ July 1, 2014	**$88,450**
Add:	
Projected '14-'15 Revenues	**$100**
Less:	
Requested Appropriations	

OTHER EXPENSES	0	
BAD DEBTS	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$88,550**

CAL-HOME Program Income Revenues

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	100	65	100
SALE OF CAPITAL ASSETS	0	0	0
NOTE PAYMENTS	0	0	0
	$100	**$65**	**$100**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 157: Water Connection

Reserve @ July 1, 2014	**$979,339**

Add:

Projected '14-'15 Revenues	**$46,000**

Less:

Requested Appropriations

CONTRACT SERVICES	0	
CAPITAL OUTLAY	972,750	
Total Appropriations		**$972,750**
Projected Reserve @ June 30, 2015		**$52,589**

WATER CONNECTION REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
WATER CONNECTION FEES	5,000	7,448	45,000
INTEREST INCOME	1,200	939	1,000
MISCELLANEOUS REVENUES	0	0	0
	$6,200	**$8,387**	**$46,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	157	WATER CONNECTION	Department:	437 WATER CONNECTION

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
706.010	DEPRECIATION EXPENSE	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	0	0	0	0	0	0%
707.003	EQUIPMENT/PROJECTS-CIP BUDGET	174,531	177,571	0	0	-177,571	-100%
707.119	WATER METER READING SYSTEM	0	980,000	7,250	972,750	-7,250	-1%
	Total Capital Outlay	**$174,531**	**$1,157,571**	**$7,250**	**$972,750**	**-$184,821**	**-16%**
	Total Department Appropriations	**$174,531**	**$1,157,571**	**$7,250**	**$972,750**	**-$184,821**	**-16%**

EQUIPMENT & PROJECTS - CIP

RETROFIT WATER METER READING SYSTEM	$972,750

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 158: Sewer Connection

Reserve @ July 1, 2014 **$240,128**

Add:

Projected '14-'15 Revenues **$31,000**

Less:

Requested Appropriations

CONTRACT SERVICES	0
CAPITAL OUTLAY	0

Total Appropriations **$0**

Projected Reserve @ June 30, 2015 **$271,128**

SEWER CONNECTION REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
SEWER CONNECTION FEES	8,000	6,400	30,000
INTEREST INCOME	600	2,227	1,000
TRANSFERS IN	0	0	0
	$8,600	**$8,627**	**$31,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 161: Water Master Plan Preparation

Reserve @ July 1, 2014 **$32,233**

Add:

Projected '14-'15 Revenues **$150**

Less:

Requested Appropriations

CONTRACT SERVICES	0
CAPITAL OUTLAY	0

Total Appropriations **$0**

Projected Reserve @ June 30, 2015 **$32,383**

WATER MASTER PLAN REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
PLAN PREPARATION	100	440	100
INTEREST INCOME	40	24	50
MISCELLANEOUS REVENUES	0	0	0
	$140	**$464**	**$150**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 162: Quimby Park Fees

Reserve @ July 1, 2014		**$108,313**
Add:		
Projected '14-'15 Revenues		**$100**
Less:		
Requested Appropriations		
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$108,413**

QUIMBY FEE REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
QUIMBY FEES	0	0	0
INTEREST INCOME	222	63	100
MISCELLANEOUS REVENUES	0	0	0
	$222	**$63**	**$100**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 168: LMI Housing Fund

Reserve @ July 1, 2014		**$81,154**
Add:		
Projected '14-'15 Revenues		**$34,000**
Less:		
Requested Appropriations		
HOUSING LOAN EXPENDITURES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$115,154**

LMI HOUSING REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
PAYMENT IN LIEU OF TAXES	0	37,163	30,000
INTEREST INCOME	0	4,129	4,000
	$0	**$41,292**	**$34,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 176: Public Safety Augmentation Fund

Reserve @ July 1, 2014		**$0**
Add:		
Projected '14-'15 Revenues		**$85,000**
Less:		
Requested Appropriations		
TRANSFERS OUT	85,000	
Total Appropriations		**$85,000**
Projected Reserve @ June 30, 2015		**$0**

PSAF REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
P.S. AUGMENTATION FEES	80,000	77,526	85,000
INTEREST INCOME	0	0	0
MISCELLANEOUS REVENUES	0	0	0
	$80,000	**$77,526**	**$85,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**176**	**P.S. AUGMENTATION FUND** **PROP 172**	Department:	**591** **PUBLIC SAFETY**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	OPERATING EXPENSES						
999.000	TRANSFER FOR SHERIFF CONTRACT	89,141	80,000	0	85,000	5,000	0%
	Total Capital Outlay	**$89,141**	**$80,000**	**$0**	**$85,000**	**$5,000**	**0%**
	Total Department Appropriations	**$89,141**	**$80,000**	**$0**	**$85,000**	**$5,000**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 196: Riverbank Teen Center Donations Fund

Reserve @ July 1, 2014		**$7,215**
Add:		
Projected '14-'15 Revenues		**$2,000**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
CAPITAL OUTLAY	5,000	
Total Appropriations		**$5,000**
Projected Reserve @ June 30, 2015		**$4,215**

TEEN CENTER DONATION REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	0	15	0
DONATIONS	2,000	2,554	2,000
MISCELLANEOUS REVENUE	0	0	0
	$2,000	**$2,569**	**$2,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	196	RIVERBANK POOL FUND TEEN CENTER DONATIONS	Department:	496 TEEN CENTER

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	OPERATING EXPENSES						
702.032	PROFESSIONAL SERVICES	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	CAPITAL OUTLAY						
707.003	EQUIPMENT/PROJECTS	7,355	8,000	4,730	5,000	-3,000	0%
	Total Capital Outlay	**$7,355**	**$8,000**	**$4,730**	**$5,000**	**-$3,000**	**0%**
		$7,355	**$8,000**	**$4,730**	**$5,000**	**-$3,000**	**0%**

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 205: System Development Fees - Streets/Public Works

Reserve @ July 1, 2014		**$2,728,156**
Add:		
Projected '14-'15 Revenues		**$234,600**
Less:		
Requested Appropriations		
OTHER OPERATING EXPENSES	0	
CAPITAL OUTLAY-SDF PROJECTS	940,400	
TRANSFERS OUT	22,800	
Total Appropriations		**$963,200**
Projected Reserve @ June 30, 2015		**$1,999,556**

System Development Fee: Streets/Public Works Revenues

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	30,000	34,671	30,000
DEVELOPER FEES	20,000	49,303	204,600
REALIZED GAIN ON INVESTMENT	1,500	9,122	0
TRANSFERS IN (FUND 221)	0	0	0
	$51,500	**$93,096**	**$234,600**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**205**	**System Dev. Fees**	Department:	**473**
Function:		**Streets/Public Works**		**Sys Dev. Streets/Public Works**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	39	0	34	0	0	0%
999.000	TRANSFERS OUT-PROJECT MATCH	0	0	0	0	0	0%
999.000	TRANSFERS OUT-MGMT FEE	19,811	21,579	10,439	22,800	1,221	6%
999.000	TRANSFERS OUT-SEWER LOAN	195,834	26,000	0	0	-26,000	-100%
	Total Operating Expenses	**$215,684**	**$47,579**	**$10,473**	**$22,800**	**-$24,779**	**-52%**
	Capital Outlay						
707.069	SYS. DEV. STREET PROJECTS	4,298	450,000	0	450,000	0	0%
707.101	OAKDALE/MORRILL TRAFFIC SIGNAL		0	0	337,500	0	0%
707.107	CLARIBEL/ROSELLE TRAFFIC SIGNAL		0	0	152,900	0	0%
	Total Capital Outlay	**$4,298**	**$450,000**	**$0**	**$940,400**	**$0**	**0%**
	Total Department Appropriations	**$219,982**	**$497,579**	**$10,473**	**$963,200**	**-$24,779**	**-52%**

SYS DEV STREET PROJECTS	
RAILROAD CROSSING IMPROVEMENTS	$450,000
SIGNAL OAKDALE & MORRILL	$337,500
SIGNAL ROSELLE & CLARIBEL	$152,900
	$940,400

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 206: System Development Fees - Water

Reserve @ July 1, 2014		**$540,315**
Add:		
Projected '14-'15 Revenues		**$79,500**
Less:		
Requested Appropriations		
CAPITAL OUTLAY-CIP PROJECTS	107,100	
Total Appropriations		**$107,100**
Projected Reserve @ June 30, 2015		**$512,715**

System Development Fee: Water Revenues

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	2,000	1,403	1,500
DEVELOPER FEES	2,000	14,075	78,000
TRANSFERS IN	0	0	0
	$4,000	**$15,478**	**$79,500**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**206**	**System Dev. Fees**	Department:	**474**
Function:		**Water**		**Sys Dev. Water Improvements**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Capital Outlay						
707.003	NOVI DRIVE PROJECT	0	40,000	0	0	-40,000	-100%
707.085	WATER PROJECTS-CIP	0	0	5,891	107,100	107,100	0%
999.000	TRANSFER OUT (WELL #12)	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$40,000**	**$5,891**	**$107,100**	**$67,100**	**168%**
	Total Department Appropriations	**$0**	**$40,000**	**$5,891**	**$107,100**	**$67,100**	**168%**

WATER PROJECTS - CIP

CENTRAL (KENTUCKY TO CALIFORNIA)	$107,100

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 207: System Development Fees - Waste Water

Reserve @ July 1, 2014		**$99,575**
Add:		
Projected '14-'15 Revenues		**$290,200**
Less:		
Requested Appropriations		
DEBT SERVICE	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$389,775**

System Development Fee: Waste Water Revenues

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	200	135	200
DEVELOPER FEES	10,000	19,398	290,000
	$10,200	**$19,533**	**$290,200**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**207**	**System Dev. Fees**	Department:	**467**
Function:		**Waste Water**		**Sys Dev. Waste Water**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Capital Outlay						
702.032	DEBT SERVICE-ED BANK LOAN	0	0	0	0	0	0%
707.002	CAPITAL EXPENDITURES	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 208: System Development Fees Storm Drainage

Reserve @ July 1, 2014		**$211,981**
Add:		
Projected '14-'15 Revenues		**$262,700**
Less:		
Requested Appropriations		
CAPITAL OUTLAY-CIP PROJECTS	54,100	
Total Appropriations		**$54,100**
Projected Reserve @ June 30, 2015		**$420,581**

System Development Fee: Storm Drainage Revenues

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	700	464	700
DEVELOPER FEES	5,000	23,106	262,000
TRANSFERS IN	0	0	0
	$5,700	**$23,570**	**$262,700**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**208**	**System Dev. Fees**	Department:	**474**
Function:		**Storm Drainage**		**Sys Dev. Storm Drainage**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Capital Outlay						
707.086	STORM DRAIN PROJECTS-CIP	0	60,000	5,891	54,100	-5,900	-10%
	Total Capital Outlay	**$0**	**$60,000**	**$5,891**	**$54,100**	**-$5,900**	**-10%**
	Total Department Appropriations	**$0**	**$60,000**	**$5,891**	**$54,100**	**-$5,900**	**-10%**

STORM DRAIN PROJECTS - CIP	
CENTRAL AVE. STORM DRAIN SYSTEM	$54,100

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 209: System Development Fees - Park Development

Reserve @ July 1, 2014		**$289,100**
Add:		
Projected '14-'15 Revenues		**$41,500**
Less:		
Requested Appropriations		
DEBT SERVICE-ED BANK LOAN	0	
CAPITAL OUTLAY-SDF PROJECTS	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$330,600**

System Development Fee - Parks

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	500	268	300
DEVELOPER FEES	2,000	6,185	41,200
GRANTS	0	0	0
TRANSFERS IN (Match Funds)	0	0	0
	$2,500	**$6,453**	**$41,500**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**209**	**System Dev. Fees**	Department:	**467**
Function:		**Parks & Recreation**		**System Dev. Parks**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	0	0	0	0	0	0%
706.054	DEBT SERVICE-ED BANK LOAN	0	0	0	0	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Capital Outlay						
707.003	PARK PROJECTS	0	60,000	765	0	-60,000	-100%
	Total Capital Outlay	**$0**	**$60,000**	**$765**	**$0**	**-$60,000**	**-100%**
	Total Department Appropriations	**$0**	**$60,000**	**$765**	**$0**	**-$60,000**	**-100%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 210: System Development Fees - Police & General Gov.

Projected Reserve @ July 1, 2014		**$135,675**
Add:		
Projected '14-'15 Revenues		**$210,100**
Less:		
Requested Appropriations		
OTHER OPERATING EXPENSES	20,000	
CAPITAL OUTLAY-SDF PROJECTS	0	
Total Appropriations		**$20,000**
Projected Reserve @ June 30, 2015		**$325,775**

System Development Fee: Police/General Government

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
INTEREST INCOME	700	83	100
DEVELOPER FEES	5,000	18,514	210,000
TRANSFERS IN	0	0	0
	$5,700	**$18,597**	**$210,100**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**210**	**System Dev. Fees**	Department:	**467**
Function:		**Police & General Govt.**		**Sys Dev. Police & General Govt.**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICES	59,474	20,000	27,416	20,000	0	0%
999.000	TRANSFERS OUT	0	0	0	0	0	0%
	Total Operating Expenses	**$59,474**	**$20,000**	**$27,416**	**$20,000**	**$0**	**0%**
	Capital Outlay						
707.002	CAPITAL EXPENDITURES-WWTP	0	0	0	0	0	0%
	Total Capital Outlay	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$59,474**	**$20,000**	**$27,416**	**$20,000**	**$0**	**0%**

CAPITAL EXPENDITURES

NO CAPITAL EXPENDITURES

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 211: System Administration Fees

Reserve @ July 1, 2014		**$2,970**
Add:		
Projected '14-'15 Revenues		**$0**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$2,970**

SYSTEM ADMIN. REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
SYSTEM ADMIN FEES	0	0	0
INTEREST INCOME	0	0	0
	$0	**$0**	**$0**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**211**	**System Dev. Fees**	Department:	**467**
Function:		**System Administration**		**Administration**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.053	GENERAL ADMINISTRATION	0	0	388	0	0	0%
999.000	TRANSFER OUT OF MGMT FEE	0	3,357	0	0	-3,357	0%
	Total Capital Outlay	**$0**	**$3,357**	**$388**	**$0**	**-$3,357**	**0%**
	Total Department Appropriations	**$0**	**$3,357**	**$388**	**$0**	**-$3,357**	**0%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 212: System Development Imaging Fee

Projected Reserve @ July 1, 2014		**$1,375**
Add:		
Projected '14-'15 Revenues		**$2,500**
Less:		
Requested Appropriations		
SALARIES & BENEFITS	0	
OPERATING EXPENSES	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$3,875**

SYSTEM ADMIN. REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
IMAGING FEES	1,100	2,362	1,200
ZONING,GP,BASE MAP UPDATES	0	1,314	1,300
INTEREST INCOME	0	0	0
	$1,100	**$3,676**	**$2,500**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	**212**	**System Dev. Imaging Fee**	Department:	**597**
Function:		**Administration**		**Sys. Dev. Imaging Fees**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.053	GENERAL ADMINISTRATION	0	0	6,500	0	0	0%
	Total Operating Expenses	**$0**	**$0**	**$6,500**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$0**	**$0**	**$6,500**	**$0**	**$0**	**0%**

City of Riverbank

Annual Operating Budget -- Fiscal Year 2014-2015

Fund 213: Federal & State Grants

Reserve @ July 1, 2014	**$0**
Add:	
FY 2014-15 Grant/Match Reimbursement	**$103,300**
Less:	
Requested Appropriations	

	HOUSING GRANT SALARIES
SALARY & BENEFITS	$103,300
GENERAL ADMINISTRATION	0
FIRST TIME HOMEBUYER LOANS	0
TRANSFERS OUT	0
Total	$103,300

Total Grant Fund Appropriations	**103,300**
Estimated Reserve @ June 30, 2015	**$0**

GRANT REVENUES

	CDBG/CALHOME GRANT
GRANT REIMBURSEMENT	$103,300
TRANSFERS IN - MATCH FUNDS	0
	$103,300

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	213	**Federal Grants**	Department:	**438.000**
Function:		**Housing**		**Grant Salaries**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Personnel Salaries and Benefits						
701.001	PERSONNEL REGULAR	59,399	63,220	13,350	63,700	480	1%
701.002	PERSONNEL PART-TIME	0	0	671	0	0	0%
708.004	MISC EMPLOYEE BENEFITS	0	0	-11,901	0	0	0%
708.005	MEDICARE	792	917	190	900	-17	-2%
708.006	PERS RETIREMENT	6,224	7,951	1,679	8,600	649	8%
708.007	PAYROLL TAXES	434	434	83	400	-34	-8%
708.008	HEALTH DENTAL VISION INSURANCE	15,930	16,389	4,340	17,700	1,311	8%
708.009	NATIONAL RETIREMENT	602	2,631	433	2,900	269	10%
708.010	WORKERS' COMPENSATION	8,037	8,345	2,248	9,100	755	0%
708.012	DEFERRED COMPENSATION	0	0	0	0	0	0%
	Total Personnel Salaries & Benefits	**$91,418**	**$99,887**	**$11,093**	**$103,300**	**$3,413**	**3%**
	Total Department Appropriations	**$91,418**	**$99,887**	**$11,093**	**$103,300**	**$3,413**	**3%**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund 222: Crossroads Undergrounding

Reserve @ July 1, 2014		**$1,381,371**
Add:		
Projected '14-'15 Revenues		**$12,000**
Less:		
Requested Appropriations		
OPERATING EXPENSES	0	
CAPITAL OUTLAY	0	
Total Appropriations		**$0**
Projected Reserve @ June 30, 2015		**$1,393,371**

CROSSROADS UNDERGROUNDING REVENUES

	BUDGET 13/14	ACTUAL 13/14	BUDGET 14/15
SYSTEM ADMIN FEES	0	0	0
MID UNDERGROUNDING	0	0	0
REALIZED GAIN/(LOSS) ON INVESTMENT	0	-2,108	0
INTEREST INCOME	6,000	16,957	12,000
	$6,000	**$14,849**	**$12,000**

City of Riverbank
Annual Operating Budget -- Fiscal Year 2014-2015

Fund:	222	**Crossroads Undergrounding**	Department:	**405**
Function:		**Planning**		**PLANNING**

APPROPRIATION DETAIL

Account	Account Description	FY 2012-13 Actual	FY 2013-14 Budget	2013-14 Expenses To Date	FY 2014-15 Budget	Difference	% Change
	Operating Expenses						
702.032	PROFESSIONAL/SPECIAL SERVICE	11	0	34	0	0	0%
	Total Operating Expenses	**$11**	**$0**	**$34**	**$0**	**$0**	**0%**
	Capital Outlay						
707.101	OAKDALE & MORRILL SIGNAL PROJECT	48,550	0	0	0	0	0%
	Total Capital Outlay	**$48,550**	**$0**	**$0**	**$0**	**$0**	**0%**
	Total Department Appropriations	**$48,561**	**$0**	**$34**	**$0**	**$0**	**0%**

CITY OF RIVERBANK

DEVELOPMENT SERVICES ADMINISTRATIVE MANAGER

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

The Development Services Department is under the City Manager or designee, and provides and maintains development services for the City of Riverbank, which improve the quality of life and ensure the health and safety of our residents. The Department includes Planning, Building, Engineering, Development Financing, Code Enforcement, and Public Works, and is a "One Stop" center for development in the City of Riverbank.

The Development Services Department prepares or reviews planning documents for all new streets, storm drains, sewers and water mains, conducts public works inspections, and supervises special construction projects; coordinates activities with other Departments, City Council, Planning Commission, and outside agencies or organizations. The Department specializes in information about all aspects of planning and developing property and/or projects within the City. The Department receives and processes development applications, which can include conditional use permits, subdivision mapping, design review, building permits, and building inspections. The Department provides a broad array of community services to Riverbank residents and businesses.

The Development Services Administrative Manager is under general direction of the Development Services Director or designee; performs administrative duties and policy interpretation related to the management of the Department. Key responsibilities include developing Department goals and objectives, managing staff through direct and subordinate supervisors, developing policies and procedures related to Department activities, developing and administering Department budgets, conducting short- and long-range planning, and performing related work as required.

QUALIFICATIONS: (*The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

The education and experience that has provided the knowledge, skills, and abilities necessary for a **Development Services Administrative Manager** to perform the essential functions of the job. Qualifications include the equivalent of six-years of increasingly responsible experience related to Development Services, including expertise in a supervisory or management capacity, and a bachelor's degree in planning, urban development, business, public administration, or a related field. A master's degree is highly desirable.

License/Certificate:

Possession of, or ability to obtain, a valid Class C California driver's license.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Modern principles and practices of administration, management, and supervision; public sector budgeting principles and practices; principles of effective leadership; applicable Federal, State, and local laws, rules, ordinances, and regulations; theories, principles, and operational practices applicable to the area of assignment; methods and techniques of scheduling work assignments; standard office procedures, practices, and equipment; modern office equipment including a computer and applicable software; methods and techniques for record keeping and report preparation and writing; proper English, spelling and grammar; occupational hazards and standard safety practices; techniques for effectively representing the City, including making effective public presentations and dealing with a variety of individuals from various socio-economic, cultural and ethnic backgrounds, in person and over the telephone.

Ability to:

Plan, direct, manage, and coordinate the work of the Development Services Department; developing Department activities, goals, and objectives, creating program evaluation tools and evaluating the effectiveness of the Department; applying theories, principles, and procedures in the area of the assignment; analyzing complex capital improvement projects, local improvement projects, and administrative issues; managing consultant contracts and agreements; supervising and evaluating staff, directly and through multiple levels of supervision; managing multiple tasks, often with competing deadlines; providing leadership and motivation to staff.

Skill to:

Operate an office computer and a variety of word processing, spreadsheet, and other software applications.

CITY OF RIVERBANK

PLANNING AND BUILDING MANAGER

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under general direction, performs a variety of supervisory, administrative, and technical work in the development, implementation, and maintenance of the City's Planning Division; evaluates and manages the processes of various development projects, including subdivisions, annexations and commercial, and industrial projects; maintains the General Plan Land Use and Zoning Maps; implements policies and procedures for the planning division; coordinates activities with other City divisions and departments, outside agencies, and organizations; organizes, supervises, reviews, and participates in the work of professional, technical, and office support staff; makes recommendations to the City Council, Planning Commission, and other City staff and commissions on planning issues; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS:

The **City Planner** is the management level position that exercises full responsibility for planning, organizing, and directing the work activities of the City's Planning Division. This classification is distinguished from the next higher classification of Director of Community Development in that the latter has overall management responsibility for the City's Community Development Department.

SUPERVISION RECEIVED/EXERCISED:

Receives general direction from the Director of Community Development. Exercises direct and indirect supervision over professional, technical, and office support staff.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Accepts management responsibility for the activities, operations, and services of the Planning Division; directs, coordinates, reviews, and participates in the work of professional and technical employees in data collection, analysis, plan formulation, implementation, and maintenance of a wide variety of planning and zoning, and architectural review; provides interpretation of the General Plan, zoning, and subdivision ordinances; coordinates activities with other divisions, City departments, outside agencies, and organizations.

- Supervises and participates in the development, implementation, and maintenance of division goals, objectives, policies, and procedures; reviews and evaluates work methods and procedures for improving organizational performance and meeting division goals; ensures that goals are achieved.

- Assists in the selection, orientation, training, and evaluation programs for assigned personnel; provides or coordinates staff training; provides positive motivation for employee performance; identifies and resolves staff deficiencies; fulfills discipline procedures; reviews the work of staff to ensure compliance with applicable federal, state, and local laws, codes, and regulations.

- Prepares and administers the Planning Division's budget; participates in the forecast of necessary funds for staffing, materials, services, and supplies; administers and monitors the approved division budget; discusses and resolves budget issues with appropriate staff; implements adjustments as necessary.

- Prepares a variety of General Plan and Specific Plan updates and modifications; assesses land use entitlements; negotiates and writes conditions of approval.

- Provides technical and professional advice; prepares and coordinates reports and presentations on current planning issues for City Council, Planning Commission, community groups, and regulatory agencies; ensures timely action on City Council and Planning Commission directives and initiatives.

- Monitors and keeps informed of current trends in the field of urban planning and community development, including legislation, court rulings and professional practices, and techniques; evaluates their impact and recommends policy and procedural modifications accordingly.

- Responds to the most complex and difficult inquiries and requests for information; provides information and resolves service issues and complaints; represents the Department with other City departments, other agencies, civic groups, and the public.

- Plans, coordinates, and directs planning activities involved in the performance of ordinance administration, city and area planning studies, research and coordination, subdivision, and historic preservation.

- Establishes and maintains liaisons with appropriate governmental bodies, private firms, organizations, and individuals to assist in achieving objectives and ensuring compliance with appropriate laws and development standards.

- Represents the City's interests in local, regional, and state activities and organizations.

- Negotiates and administers contracts, manages contract employees, and/or consultants.

- Monitors case law, state, and federal legislation and their impact on the City of Riverbank.

- Coordinates annexation proceedings.

- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public.

PHYSICAL, MENTAL, AND ENVIRONMENTAL WORKING CONDITIONS:

Position requires prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, and stooping in the performance of daily activities. The position also requires grasping, repetitive hand movement, and fine coordination in preparing reports using a computer keyboard. Additionally, the position requires near and far vision in reading written reports and work related documents. Acute hearing is required when providing phone and personal service. The need to lift, drag, and push files, paper, and documents weighing up to 25 pounds also is required.

Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills, and abilities necessary for a **City Planner**. A typical way of obtaining the required qualifications is to possess the equivalent of five years of increasingly responsible experience in urban planning, including two years supervisory experience, and possess a bachelor's degree in urban or regional planning, public administration, architecture, engineering, or a related field. A master's degree is highly desirable.

License/Certificate:

Possession of, or ability to obtain, a valid Class C California driver's license.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position.)*

Knowledge of:

Theories, trends, concepts, principles, and legal aspects of city and regional planning, urban development and design, redevelopment, and zoning administration; the impact of physical, economic, aesthetic, and social factors on city and regional planning, including development of urban and suburban environments; governmental organizations and operations and community organizations/agencies; methods and techniques of supervision, training, and motivation; basic principles of mathematics; applicable federal, state, and local laws and regulations relating to municipal planning and zoning; standard office procedures, practices, and equipment; modern office practices, methods, and equipment, including a computer and applicable software; methods and techniques for record keeping and report preparation and writing; proper English, spelling, and grammar; occupational hazards and standard safety practices.

Ability to:

Plan, coordinate, and direct the work of professionals in planning and urban design; engage in highly complex planning studies and policy formulation processes; explain City codes, practices, procedures, and objectives to public and private agencies, organizations, and individuals; work effectively with a variety of community groups and agencies; prepare analytical reports of a budgetary, technical, and evaluative nature; train, supervise, and evaluate subordinate staff; maintain records and write reports; follow written and oral directions; observe safety principles and work in a safe manner; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships.

Skill to:

Operate an office computer and a variety of word processing and software applications.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 5.11

SECTION 5: PUBLIC HEARING

Meeting Date:	June 24, 2014
Subject/ Title:	**A Resolution of the City Council of the City of Riverbank, California, Approving and Adopting a 5-Year Capital Improvement Plan (CIP) For Fiscal Years 2014-2019 the City Of Riverbank**
From:	Jill Anderson, City Manager
Submitted by:	Marisela Hernandez, Director of Finance Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION:

It is recommended that the City Council review and provide input on the 5–Year Capital Improvement Plan (CIP) for Fiscal Years 2014-2019. If the CIP is acceptable to Council, it is recommended that the City Council adopt the 5-Year Capital Improvement Plan (CIP) for the City of Riverbank.

STAFF SUMMARY:

The 5-year Capital Improvement Plan (CIP) is being presented to the City Council for the opportunity to review and provide input on the proposed CIP for Fiscal Year 2014-2019. The CIP is a management, planning, and fiscal tool used to insure public improvements are initiated and provides for the orderly development of projects in Riverbank. This program provides the blueprint for identifying the City's improvement needs so that projects can be prioritized, scheduled, and funded.

The City of Riverbank's 5-Year Capital Improvement Plan is reviewed and updated annually to make sure major public improvements are planned and an overall view of the City's needs are presented and reviewed by Council. The CIP is a work in progress and is a document to show transparency in the projects staff is managing, planning, and researching funding sources to complete the projects.

The inclusion of new projects in this CIP list does not automatically mean that Council has authorized the project to proceed. The City Council must approve each project plan concept, funding plan, and schedule.

PLANNING TOOL:

It is important to note that the CIP is not a budget document but rather a planning tool to be used in conjunction with the budget document. Inclusion of a new project in the proposed CIP project list does not in and of itself constitute final project approval. Each project, or grouping of projects, such as street projects, require a specific implementation and financing plan, possible environmental review, and collaboration with other agencies such as Burlington Northern Santa Fe Railroad, and Caltrans, and separate City Council approval. Each capital improvement or equipment purchase requires specific City Council action at each major milestone. A comprehensive review of proposed Capital Improvement Plan projects is conducted each year by City departments and the City Manager.

The proposed CIP represents total improvement costs of $28,509,946 over a five year period. These funds are spread over eight investment categories representing the full range of public services and facilities offered by Riverbank. The CIP proposes $11,288,698 of road improvements over the next 5 years. Storm drain improvements of $1,416,082, Sewer system improvements of $836,000, Wastewater Treatment improvements of $3,659,843, Water system improvements of $5,235,724, Motor Pool equipment of $316,100, Building facility improvements of $179,554, and Parks and Recreation improvements totaling $5,577,945. This year's CIP attempts to balance the wide array of City services while realizing budget constraints. The capital improvements earmarked for 2014-2015 will be presented tonight in the Fiscal Year 2014-2015 budget and federal aid projects are identified in the 2013 Federal Transportation Improvement Program.

Therefore, if the City Council finds the Capital Improvement Plan acceptable it is recommended that City Council adopt the 5-Year Capital Improvement Plan developed for the City of Riverbank.

FISCAL IMPACT:

For Fiscal Year 2014-2015 the financial impact to the City is as follows. This list indicates funds requested in the Fiscal Year 2014-2015 Budget or at a previous City Council meeting.

Local Transportation Funds	$201,824
Regional Surface Transportation Funds	$479,703
Congestion Mitigation Air Quality Funds	$510,569
Park Development Fees	$ 26,791
Fund 102 – Gas Tax	$ 73,000
Fund 106 – Sewer Fund	$ 18,000
Fund 114 – Water Fund	$ 18,000
Fund 119 – Motor Pool	$ 16,100
Fund 205 - SDF – Streets Public Works	$202,500
Fund 206 – SDF – Water	$113,000
Fund 208 – SDF – Storm Drain	$ 60,000
Landscape & Lighting Districts	$ 91,154
Schneider Electric/Energy Savings	$3,500,000

<u>ATTACHMENTS:</u>

1. City of Riverbank 2014-2019 Capital Improvement Plan
2. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, APPROVING AND ADOPTING A 5-YEAR CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2014-2019 THE CITY OF RIVERBANK

WHEREAS, The Riverbank City Council has reviewed the 5-Capital Improvement Plan (CIP) presented by staff for the Fiscal Years 2014-2019; and

WHEREAS, The Capital Improvement Plan (CIP) has been determined by the Planning Commission to conform with the City's General Plan; and

WHEREAS, The City will continue to closely monitor funding and fiscal processes and make adjustments to plan as needed; and

WHEREAS, the Appropriations listed for Fiscal Year 2014-2015 have been previously approved and listed in the Fiscal Year 2014-2015 budget; and

WHEREAS, the 5-Year Capital Improvement Plan will be used as a planning tool to be used in conjunction with the budget document; and

WHEREAS, each Capital Improvement or Equipment purchase requires specific City Council action at each major milestone; and

WHEREAS, each year a comprehensive review of proposed Capital Improvement Plan projects will be conducted and presented to Council;

NOW, THEREFORE, BE IT RESOLVBED that the City Council of the City of Riverbank hereby approves the 5-Year Capital Improvement Plan as presented and furthermore encourages prudent expenditures by staff in implementing the 5-Year Capital Improvement Plan for Fiscal Years 2014-2019.

Passed and adopted by the City Council of the City of Riverbank at a regular meeting held on the 24th day of June 2014, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Attest:	**Approved:**
______________________	______________________
Annabelle Aguilar **City Clerk**	**Richard D. O'Brien** **Mayor**

City of Riverbank

Capital Improvement Plan

Fiscal Year 2014-2019

5-YEAR CAPITAL IMPROVEMENT PROGRAM - FUNDING SOURCES						
	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Totals
PROJECT FUNDING SOURCES						
Fund 101 - General Fund	$0	$59,400	$78,000	$35,000	$0	**$172,400**
Local Transportation Fund	$201,824	$220,000	$220,000	$220,000	$220,000	**$1,081,824**
Regional Surface Transportation Funds	$479,703	$0	$631,145	$227,345	$227,345	**$1,565,538**
Congestion Mitigation Air Quality Funds	$510,569	$860,710	TBD	$147,710	TBD	**$1,518,989**
Park Development Fees/Grants	$26,791	$0	$3,000,000	$0	$2,080,000	**$5,106,791**
Fundraising Efforts	$20,000	$10,000	$300,000	$0	$0	**$330,000**
Fund 102 - Gas Tax	$73,000	$186,545	$625,822	$50,000	$50,000	**$985,367**
Fund 106 - Sewer	$18,000	$121,385	$75,000	$0	$0	**$214,385**
Fund 114 - Water	$18,000	$619,264	$25,000	$539,844	$0	**$1,202,108**
Fund 119 - Motor Pool	$16,100	$0	$0	$0	$0	**$16,100**
Fund 205 - SDF - Streets Public Works	$202,500	$243,000	$270,000	$472,500	$270,000	**$1,458,000**
Fund 206 - SDF - Water	$113,000	$150,000	$300,000	$0	$0	**$563,000**
Fund 208 - SDF - Storm	$60,000	$0	$0	$830,200	$0	**$890,200**
Developer Funds	$0	$0	$0	$42,680	$0	**$42,680**
Landscape & Lighting Districts	$91,154	$0	$0	$0	$0	**$91,154**
Schneider Electric/Energy Savings	$3,549,843	$0	$0	$0	$0	**$3,549,843**
To Be Determined - Funding Source Unknown	$3,500,000	$270,000	$760,000	$2,741,567	$2,450,000	**$9,721,567**
TOTAL FUNDING SOURCES	**$8,880,484**	**$2,740,304**	**$6,284,967**	**$5,306,846**	**$5,297,345**	**$28,509,946**

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
STREETS								
Slurry Seal / Street Maintenance	STR-024	LTF	201,824	220,000	220,000	220,000	220,000	1,081,824
ADA Improvements - Various Locations	STR-041	Fund 102	50,000	50,000	50,000	50,000	50,000	250,000
Central Avenue Overlay	STR-058	RSTP	184,400					184,400
Morrill Road Overlay & ADA Improvements - Jackson to Roselle	STR-059	RSTP	295,303					295,303
Signal Light Roselle @ Claribel (PE/CON) (Stan. Co. Project)	STR-037	CMAQ/205	355,359					355,359
Signal Light Patterson @ Roselle/Ped Railroad Crossing/Sidewalk Infill along Roselle & Patterson Roads	STR-035	CMAQ	210,000	713,000				923,000
Roselle Avenue Sidewalks - Ross to Turpin - Infill (west side)	STR-063	CMAQ	147,710					147,710
Alley Improvements - Between Texas & Kansas	STR-031	Fund 102			100,100			100,100
Bicycle Lanes along Claus Road	STR-039	CMAQ		147,710				147,710
Terminal Avenue Overlay - Kentucky to Patterson	STR-060	RSTP			176,900			176,900
RR Xing Improvements Patterson near Terminal	STR-054	Fund 205		243,000				243,000
RR Xing Improvements First Street near Patterson	STR-052	Fund 205			270,000			270,000
Morrill Road Overlay - Oakdale to Jackson	STR-061	RSTP			226,900			226,900
Patterson Road Sidewalk - First to Terminal (South Side) - Infill	STR-046	TBD/CMAQ			100,000			100,000
Bicycle Lanes along Oakdale Road	STR-040	CMAQ				147,710		147,710
Patterson Road Bioretention Improvements (North Side) - First to Terminal	STR-047	TBD				250,000		250,000
Oakdale Road Overlay - Morrill to Patterson Road	STR-062	RSTP			227,345			227,345
Patterson Road Sidewalk - Terminal to Claus (South Side) - Infill	STR-057	TBD/CMAQ			70,000			70,000
RR Xing Improvements Third Street near Patterson	STR-051	Fund 205				270,000		270,000
Patterson Road Bioretention Improvements (North Side) - Terminal to Eighth	STR-055	TBD				250,000		250,000
Patterson Road Bioretention Improvements (North Side) - Eighth to Claus	STR-056	TBD					250,000	250,000
RR Xing Improvements Eighth Street near Patterson	STR-053	Fund 205					270,000	270,000
Reconstruction/Overlay - Road to be Determined	STR-064	RSTP				227,345	227,345	454,690

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
STREETS (Cont.)								
Roselle @ Morrill Intersection Improvements - ROW/Design/Construction	STR-049	Fund 205/CMAQ			90,000	475,117		565,117
First @ 108 Intersection Improvements	STR-048	TBD				1,500,000		1,500,000
Claus @ 108 Intersection Improvements	STR-050	TBD					2,000,000	2,000,000
Roselle Avenue Sidewalks, ROW, Drainage - Patterson to Fern (East Side)	STR-066	TBD/CMAQ			50,000			50,000
Roselle Avenue Sidewalks, ROW, Drainage - MID Canal to N. of Glow (West Side)	STR-065	TBD/CMAQ				85,000		85,000
Roselle Avenue Sidewalks, ROW, Curb & Gutter - Turpin to Pocket (East Side)	STR-067	TBD/CMAQ			250,000			250,000
Parsley Lane - Alley Improvements	STR-068	DEV/TBD				146,630		146,630
STREETS TOTAL			**1,444,596**	**1,373,710**	**1,831,245**	**3,621,802**	**3,017,345**	**11,288,698**
STORM DRAIN SYSTEM								
Central Avenue - Storm Drain Improvements	SD-020	Fund 208	60,000					60,000
Storm Drain Outfall Improvements - Candlewood	SD-011	Fund 102		57,960				57,960
Study of Eighth Street Storm Drain System	SD-009	Fund 102		25,000				25,000
Storm Drain Improvements - Kentucky	SD-001	Fund 102			164,761			164,761
Storm Drain Improvements - Topeka & Santa Fe	SD-005	Fund 102			235,961			235,961
Connect OID Snedigar Pipeline to Storm Drain System	SD-019	Fund 102		42,200				42,200
First Street Basin Reconstruction	SD-013	Fund 208				830,200		830,200
STORM DRAIN SYSTEM TOTAL			**60,000**	**125,160**	**400,722**	**830,200**	**0**	**1,416,082**
SEWER SYSTEM								
Utility Service Separation - Jackson Avenue	SS-013	Fund 106/114	36,000					36,000
Cross Connection Reduction	SS-012	TBD		200,000	200,000	200,000	200,000	800,000
SEWER SYSTEM TOTAL			**36,000**	**200,000**	**200,000**	**200,000**	**200,000**	**836,000**
WASTEWATER TREATMENT								

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
Biolac System	WWTP-02	Schneider Electric/ Energy Savings	3,549,843					3,549,843
Equipment Protection - Overhead Structure	WWTP-02	Fund 106		10,000				10,000
Road Improvements Entering WWTP	WWTP-02	Fund 106		100,000				100,000
WASTEWATER TREATMENT TOTAL			3,549,843	110,000	0	0	0	3,659,843

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
WATER SYSTEM								
Central Avenue Water Line Installation	WTR-087	Fund 206	113,000					113,000
Water Meter Replacement Program	WTR-088	TBD	3,500,000					3,500,000
Line Replacement Third St. Alley Sierra/Patterson	WTR-075	Fund 114		89,243				89,243
Main Replacement Alley between 3rd and 8th	WTR-063	Fund 114		388,689				388,689
Water Conservation - Implementation of DMMs	WTR-078	Fund 114		25,000	25,000	25,000		75,000
Line Replacement Prospector's to Claribel/Roselle	WTR-074	Fund 114		104,948				104,948
Water Main - Oakdale Road	WTR-022	Fund 206		150,000				150,000
Novi Drive Well Site - Enclosure	WTR-077	Fund 206			300,000			300,000
Talbot/Kentucky Connection (1,330 LF of 12-in pipe)	WTR-079	Fund 114				514,844		514,844
WATER SYSTEM TOTAL			**3,613,000**	**757,880**	**325,000**	**539,844**	**0**	**5,235,724**
MOTOR POOL								
Loader	MP-002	Fund 102/106			150,000			150,000
Replacement Vehicles	MP-001	TBD		70,000		80,000		150,000
Fork Lift	MP-003	Fund 119	16,100					16,100
MOTOR POOL TOTAL			**16,100**	**70,000**	**150,000**	**80,000**	**0**	**316,100**
BUILDING FACILITIES								
Carnegie Library - HVAC	BF-007	General Fund		5,500				5,500
Scout Hall - Dry Rot Repair	BF-008	General Fund		2,500				2,500
Castleburg Park - Dry Rot Repair	BF-009	General Fund		4,900				4,900
Corporation Yard - Enclose Bays for Storage Area	BF-005	Fund 102	23,000					23,000
Fencing around Public Works Facility	BF-006	102/106/114		34,154				34,154
Generator - Sheriff's Building	BF-004	General Fund		30,000				30,000
HVAC Replacement / City Buildings	BF-002	General Fund		16,500	28,000	35,000		79,500
BUILDING FACILITIES TOTAL			**23,000**	**93,554**	**28,000**	**35,000**	**0**	**179,554**

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
PARKS AND RECREATION								
Pool Heater Replacement	PRK-002	General Fund/ Low			30,000			30,000
Booster Pump for Sports Complex	PRK-008	General Fund			20,000			20,000
Dog Park	PRK-007	Fundraising	20,000	10,000				30,000
Harless Park - Improvements	PRK-010	L & L District	7,653					7,653
Crossroads - Benches along Bike Path Trail and in Neighborhood Parks	PRK-011	L & L District	17,795					17,795
Homewood Basin - Benches/Tables/Baseball Backstop	PRK-009	L & L District	40,000					40,000
Silva Park Phase II - Restroom, Ping Pong Tables, Shade Cover & Picnic Table	PRK-006	L & L District/PDF	52,497					52,497
Jacob Myers Park Development Phase III (Amphitheatre @ Parking)	PRK-004	Grants/PDF			3,000,000			3,000,000
Silva Park Phase III (Water Park)	PRK-012	Fundraising			300,000			300,000
Sports Complex Phase II (Soccer Field & BMX Park)	PRK-005	Grants/PDF					2,080,000	2,080,000
PARKS AND RECREATION TOTAL			137,945	10,000	3,350,000	0	2,080,000	5,577,945
GRAND TOTAL			8,880,484	2,740,304	6,284,967	5,306,846	5,297,345	28,509,946

CMAQ - Congestion Mitigation Air Quality
LTF - Local Transportation Funds
RSTP - Regional Surface Transportation Program
PDF - Park Development Fees
Fund 102 - Gas Tax
Fund 106 - Sewer Fund
Fund 114 - Water Fund
Fund 119 - Motor Pool
Fund 205 - System Development Fees Public Works
Fund 206 - System Development Fees Water
Fund 208 - System Development Fees Drainage

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date:	June 24, 2014
Subject:	Acceptance of the Slurry Seal Project 2013 and Authorization to File a Notice of Completion
From:	Jill Anderson, City Manager
Submitted by:	Marisela Garcia, Director of Finance/City Treasurer Laura Graybill, Project Coordinator

RECOMMENDATION:

It is recommended that the City Council accept the completion of the Slurry Seal Project 2013 and authorize staff to file a Notice of Completion.

SUMMARY:

California Pavement Maintenance Co., Inc. has completed the construction of the Slurry Seal Project 2013. William Kull, City Engineer and City staff have completed a final inspection, and determined that construction has been completed per the plans and specifications.

This project consisted of an asphalt slurry seal on 640,333 square feet of local roads. The purpose of the project is to extend the service life and prevent further deterioration of the identified roadways. The Stanislaus Council of Governments (StanCOG) selected Nichols Consulting Engineers to perform a regional update of the Pavement Management Program for all member agencies. Through this analysis a maintenance and rehabilitation decision tree was established, which identifies preventive maintenance treatments based on the Pavement Condition Index (PCI). The PCI is a measurement of pavement grade or condition that ranges from 0-100. An example would be a newly constructed road will have a PCI of 100, while a failed road will have a PCI of 25 or less.

The contract was awarded on October 28, 2013, to California Pavement Maintenance Co., Inc. in the amount of $113,781.28. One (1) balancing Contract Change Order was issued for this project due to change in quantities in the amount of $832.29 (.73%).

It is recommended that the Council accept the Slurry Seal Project 2013 as complete and authorize the Project Coordinator to record the Notice of Completion.

FISCAL IMPACT:

Total cost of construction including change order was $114,613.57. The project was funded by Local Transportation Funds (LTF). This project was completed on budget.

ATTACHMENTS:

1. Notice of Completion.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

STREET ADDRESS

CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is City of Riverbank (Print Full Name)
3. The complete address of the undersigned is 6707 Third Street, Riverbank, CA 95367 (Address, City, State, Zip)
4. The nature of the title of the undersigned is:

   [X] Owner in Fee, **or** [ ] Vendee (Buyer) under Contract of Purchase, **or**

   [ ] Lessee, **or** [ ] Other

   If "Other," briefly list or describe appropriate designation or title
5. The full names and complete addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

   Co-owner's Name(s) Co-owner's Complete Address (Number and Street, City, State, Zip)

   N/A
6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to, include, but are not limited to the following individual(s) (if no transfer was made, insert the word "none"):

   Co-owner's Name(s) Co-owner's Complete Address (Number and Street, City, State, Zip)

   N/A
7. A work of improvement on the property described below was completed on June 24, 2014 (Date of Completion).

8. The name of the original contractor, if any, for the work of improvement was (if no contractor for the work of improvement as a whole, insert the word "none") California Pavement Maintenance Co., Inc.

If notice covers completion of contract for only part of the work of improvement, check box and complete:

[X] The kind of work done or finished was asphault slurry seal on 640,333sq.ft. of local roads.

(Give General Description of Work Completed, e.g., Furnishing of Concrete for Sidewalks, etc.)

9. The property on which the work of improvement was completed is in the City of Riverbank, County of Stanislaus, State of California, and is described as follows: Slurry Seal Project 2013

(Set Forth Description of Jobsite Sufficient for Identification, Using Legal Description if Possible)

10. The street address of the said property is various roads in Riverbank, CA 95367

(Address, City, State, Zip, or if No Official Street Address, Insert the Word "None")

Dated this 24th (Day) day of June (Month), 2014 (Year)

(Owner's Signature)

City of Riverbank
Laura Graybill, Project Coordinator
(Owner's Typed or Printed Name)

VERIFICATION

I the undersigned, say:

I am the person who signed the foregoing notice. I have read and understand the above notice and know its contents, and the facts stated therein are true and correct to the best of my knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in City of Riverbank, County of Stanislaus, State of California on this 24th (Day) day of June (Month), 2014 (Year)

(Signature of Person Signing Notice of Completion)
Laura Graybill, Project Coordinator
City of Riverbank

This form is the notice of completion that a property owner may record to limit the time in which mechanics' liens may be recorded against a construction project (see CA Civil Code § 3093). For this purpose an "owner" is the person who causes a building, improvement, or structure to be constructed, altered, or repaired, whether the interest or estate is in fee, as a vendee (buyer) under contract or purchase, as lessee, or other interest or estate less that fee. If the interest is held by two or more persons as joint tenants or tenants in common, any one or more of the co-tenants may be deemed to be the owner. (CA Civil Code §§ 3092(g), 3093). **This form is for use with a private work of improvement only, and is not intended for public sector applications.**

If the owner records the notice within the applicable time period, the original contractor has sixty (60) days from the day the notice is recorded to record a claim of lien against the project (CA Civil Code § 3115); and all other persons who furnished labor, services, equipment, or materials must record their liens within thirty (30) days after the notice of completion is recorded (CA Civil Code § 3116). Otherwise, all persons who furnished labor, services, equipment, or materials have ninety (90) days after completion of the work of improvement in which to record their liens (CA Civil Code §§ 3115, 3116).

The owner must record the notice in the office of the county recorder of the county where the site is located within ten (10) days after the work of improvement is completed (CA Civil Code § 3093(e)). This applies equally to the project which is completed in phases. A notice of completion must be filed within ten (10) days after the completion of each phase of the project to shield owner properly (CA Civil Code § 3117).

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	June 24, 2014
Subject:	Acceptance of the Slurry Seal Project 2014 (Phase 2) and Authorization to File a Notice of Completion
From:	Jill Anderson, City Manager
Submitted by:	Marisela Garcia, Director of Finance/City Treasurer Laura Graybill, Project Coordinator

RECOMMENDATION:

It is recommended that the City Council accept the completion of the Slurry Seal Project 2014 (Phase 2) and authorize staff to file a Notice of Completion.

SUMMARY:

California Pavement Maintenance Co., Inc. has completed the construction of the Slurry Seal Project 2014 (Phase 2). William Kull, City Engineer and City staff have completed a final inspection, and determined that construction has been completed per the plans and specifications.

The Slurry Seal Project 2014 (Phase 2) consists of an asphalt slurry seal on 1,161,050 square feet of local roads. The purpose of the project is to extend the service life and prevent further deterioration of the identified roadways. The Stanislaus Council of Governments (StanCOG) selected Nichols Consulting Engineers to perform a regional update of the Pavement Management Program for all member agencies. Through this analysis a maintenance and rehabilitation decision tree was established, which identifies preventive maintenance treatments based on the Pavement Condition Index (PCI). The PCI is a measurement of pavement grade or condition that ranges from 0-100. An example would be a newly constructed road will have a PCI of 100, while a failed road will have a PCI of 25 or less.

The contract was awarded on April 8, 2014, to California Pavement Maintenance Co., Inc. in the amount of $185,457.95. One (1) balancing Contract Change Order was issued for this project due to change in quantities in the amount of $6,160.77 (3.32%).

It is recommended that the Council accept the Slurry Seal Project 2014 (Phase 2) as complete and authorize the Project Coordinator to record the Notice of Completion.

FISCAL IMPACT:

Total cost of construction including change orders was $191,618.72. The project was funded by Local Transportation Funds (LTF). This project was completed on budget.

ATTACHMENTS:

1. Notice of Completion.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

STREET ADDRESS

CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is City of Riverbank
   (Print Full Name)
3. The complete address of the undersigned is 6707 Third Street, Riverbank, CA 95367
   (Address, City, State, Zip)
4. The nature of the title of the undersigned is:

   [X] Owner in Fee, **or** [ ] Vendee (Buyer) under Contract of Purchase, **or**

   [ ] Lessee, **or** [ ] Other

   If "Other," briefly list or describe appropriate designation or title ______

5. The full names and complete addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

   Co-owner's Name(s) Co-owner's Complete Address (Number and Street, City, State, Zip)

   N/A

6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to, include, but are not limited to the following individual(s) (if no transfer was made, insert the word "none"):

   Co-owner's Name(s) Co-owner's Complete Address (Number and Street, City, State, Zip)

   N/A

7. A work of improvement on the property described below was completed on June 24, 2014.
   (Date of Completion)

8. The name of the original contractor, if any, for the work of improvement was (if no contractor for the work of improvement as a whole, insert the word "none") California Pavement Maintenance Co., Inc.

If notice covers completion of contract for only part of the work of improvement, check box and complete:

☒ The kind of work done or finished was asphalt slurry seal on 1,161,050sq.ft. of local roads.

(Give General Description of Work Completed, e.g., Furnishing of Concrete for Sidewalks, etc.)

9. The property on which the work of improvement was completed is in the City of Riverbank, County of Stanislaus, State of California, and is described as follows: Slurry Seal Project 2014 (Phase 2)

(Set Forth Description of Jobsite Sufficient for Identification, Using Legal Description if Possible)

10. The street address of the said property is various roads in Riverbank, CA 95367

(Address, City, State, Zip, or if No Official Street Address, Insert the Word "None")

Dated this 24th (Day) day of June (Month), 2014 (Year)

_______________________ (Owner's Signature)

City of Riverbank
Laura Graybill, Project Coordinator
(Owner's Typed or Printed Name)

VERIFICATION

I the undersigned, say:

I am the person who signed the foregoing notice. I have read and understand the above notice and know its contents, and the facts stated therein are true and correct to the best of my knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in City of Riverbank, County of Stanislaus, State of California on this 24th (Day) day of June (Month), 2014 (Year)

_______________________ (Signature of Person Signing Notice of Completion)

Laura Graybill, Project Coordinator
City of Riverbank

This form is the notice of completion that a property owner may record to limit the time in which mechanics' liens may be recorded against a construction project (see CA Civil Code § 3093). For this purpose an "owner" is the person who causes a building, improvement, or structure to be constructed, altered, or repaired, whether the interest or estate is in fee, as a vendee (buyer) under contract or purchase, as lessee, or other interest or estate less that fee. If the interest is held by two or more persons as joint tenants or tenants in common, any one or more of the co-tenants may be deemed to be the owner. (CA Civil Code §§ 3092(g), 3093). **This form is for use with a private work of improvement only, and is not intended for public sector applications.**

If the owner records the notice within the applicable time period, the original contractor has sixty (60) days from the day the notice is recorded to record a claim of lien against the project (CA Civil Code § 3115); and all other persons who furnished labor, services, equipment, or materials must record their liens within thirty (30) days after the notice of completion is recorded (CA Civil Code § 3116). Otherwise, all persons who furnished labor, services, equipment, or materials have ninety (90) days after completion of the work of improvement in which to record their liens (CA Civil Code §§ 3115, 3116).

The owner must record the notice in the office of the county recorder of the county where the site is located within ten (10) days after the work of improvement is completed (CA Civil Code § 3093(e)). This applies equally to the project which is completed in phases. A notice of completion must be filed within ten (10) days after the completion of each phase of the project to shield owner properly (CA Civil Code § 3117).