



CITY OF RIVERBANK
**REGULAR CITY COUNCIL AND THE
LOCAL REDEVELOPMENT AUTHORITY MEETINGS**
(The City Council also serves as the LRA Board)
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA • 95367

AGENDA

TUESDAY, JUNE 13, 2017 – 6:00 P.M.

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

- CALL TO ORDER:** Mayor/Chair Richard D. O'Brien
- FLAG SALUTE:** Mayor/Chair Richard D. O'Brien
- INVOCATION:** Riverbank Ministerial Association
- ROLL CALL:** Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Leanne Jones Cruz
Council/Authority Member District 2 Cindy Fosi
Council/Authority Member District 4 Darlene Barber-Martinez
Council/Authority Member Cal Campbell

CHANGES TO THE AGENDA: Mayor/Chair Richard D. O'Brien

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.
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1. PRESENTATIONS

Item 1.1: Proclamation – Disability Awareness Month – June 2017.

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the City Council/LRA Board.

3. CONSENT CALENDAR

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

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

Item 3.B: Approval of the May 9, 2017, City Council and Local Redevelopment Authority Minutes.

Item 3.C: Consideration of a **Resolution** Authorizing the City Manager to Sign a First Amendment to the Consulting Services Agreement with De Novo Planning Group for Sub-Consultant Services Associated with the Crossroads West Specific Plan Project.

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

- 1) Resolution of the City Council of the City of Riverbank, California, Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2017/2018.

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

- 1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2017/2018.

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.

- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.

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

- 1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2017/2018

LRA Item 3.K: Out of State Travel Request for Local Redevelopment Authority Executive Director.

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

4. UNFINISHED BUSINESS There are no items to consider.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Consideration of Associated Regulatory Decisions of Proposition 64 on Commercial Cultivation, Warehousing, and Manufacturing of Marijuana** – It is recommended that the City Council review the presented information regarding Commercial Cultivation, Warehousing and Manufacturing of Marijuana and provide direction to staff.

Item 6.2: **Consideration of a Resolution Amending Resolution No. 2016-026 Outdoor Water Use Policy** – It is recommended that the City Council consider adopting the proposed resolution amending the enforcement and restrictions of water use in accordance with the water provisions in Chapter 52 of the Riverbank Municipal Code.

Item 6.3: **Consideration of the Proposed Resolutions:**

- 1) A Resolution Consenting to the Inclusion of Properties, Within the City's Jurisdiction, in the California Home Finance Authority Community Facilities District No. 2014-1 (Clean Energy) to Finance Renewable Energy Improvements, Energy Efficiency and Water Conservation Improvements and Electric Vehicle Charging Infrastructure and Approving Associate membership in the Joint Exercise of Powers Authority Related Thereto (SB 555) (Ygrene).
- 2) A Resolution Consenting to the Inclusion of Properties, Within the City's Jurisdiction, in the California Home Finance Authority (CHFA) PACE Program to Finance Renewable Energy Generation, Energy and Water Efficiency Improvements and Electric Vehicle Charging Infrastructure and Approving Associate Membership in the Joint Exercise of Powers Authority Related Thereto (AB 811) (Ygrene Works Program).
- 3) A Resolution Consenting to the Inclusion of Properties, Within the City's Jurisdiction, in the California Municipal Finance Authority (CMFA) Open PACE Programs; Authorizing CMFA to Accept Applications from Property Owners, Conduct Contractual Assessment Proceedings and Levy Contractual Assessments Within the Territory of the City; and

Approval of Two (2) Corresponding Joint Exercise of Powers Agreements Relating to: 1) the California Home Finance Authority PACE Program, and 2) the California Municipal Finance Authority Open PACE Programs – It is recommended that the City Council consider the approval of the proposed resolutions and corresponding agreements. This approval will grant the City Manager the authority to execute the agreements and all necessary steps to carry out the intent of the three resolutions.

7. COMMENTS/REPORTS

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

Item 7.1: Staff

Item 7.2: Council/Authority Member

Item 7.3: Mayor/Chair

8. CLOSED SESSION

The public will have a limit of 5 minutes 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 LABOR NEGOTIATORS

Pursuant to Government Code § 54957.6

Agency representative: Sean Scully, City Manager

Employee organizations: Riverbank Miscellaneous Employees
Riverbank Mid-Management Bargaining Unit

9. REPORT FROM CLOSED SESSION**Item 9.1: Report on Closed Session of Item 8.1: CONFERENCE WITH LABOR NEGOTIATORS**

ADJOURNMENT (The next regular City Council meeting –Tuesday, June 27th @ 6pm)

UPCOMING EVENTS:

City Hall Friday Office Hours	• <u>City Offices are Closed Alternating Fridays</u> - o Friday: June 16 and June 30 – CLOSED - o Friday: June 23 and July 7 – OPEN from 8:00 am to 5:00 p.m.
2017 Canceled Regular City Council Meetings	• <u>City Council voted to cancel the following regular meetings:</u> - o Tuesday, May 23, 2017 - o Tuesday, July 11, 2017 - o Tuesday, December 26, 2017

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the Brown Act.

Posted this 8th day of June, 2017

/s/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 or cityclerk@riverbank.org. Notification (72) hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [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, when available, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the City Clerk's Office, 6707 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the City Council/LRA Board. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings	In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Televised / Video of Meetings	City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)
Questions	Contact the City Clerk at (209) 863-7122 or aguilar@riverbank.org

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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATIONS

Meeting Date:	June 13, 2017
Subject:	Proclamation – Disability Awareness Month – June 2017
From:	Sean Scully, City Manager
Submitted by:	Cheryl Stefani, Administrative Assistant

RECOMMENDATION

It is recommended that the City Council read the Proclamation for Disability Awareness Month – June 2017; and present to Marci Boucher, Executive Director of Society for disABILITIES.

SUMMARY

Disabilities do not discriminate and can affect anyone at any time, regardless of race, age, gender, creed, social status, etc. The Society for disABILITIES has made it their mission for over 70 years to “improve the quality of life and self-sufficiency for people with disabilities in Stanislaus County”. This notable organization possesses the largest “Loan Closet” of adaptive mobility and medical equipment; and provides a variety of recreational programs for individuals with disabilities. In addition, the organization serves as a resource and referral agency to the community. It is reported that over 71,640 people in Stanislaus County have a disability; and there is an estimated 4,158,400 people with disabilities in the State of California. By increasing public awareness to focus on diverse capabilities rather than disabilities of individuals, hopefully the stigma and prejudice sometimes experienced in employment and socialization will diminish. People with varied abilities can be independent, productive, and an integral part of the community in which they live. The Society for disABILITIES is requesting the City Council of the City of Riverbank to recognize the month of June 2017 as Disability Awareness Month and encourages residents to be cognizant of the needs and capabilities of persons with disabilities.

FINANCIAL IMPACT

There is no financial impact with the report.

ATTACHMENT

1. Proclamation



CITY OF RIVERBANK

PROCLAMATION

DISABILITY AWARENESS MONTH – JUNE 2017

WHEREAS, the City Council of the City of Riverbank has recognized healthy communities as a priority; and

WHEREAS, disabilities can affect all people, regardless of race, age, gender, or social status and the essence of life is not embodied by physical or mental perfection but it is an integral part of the human spirit; and

WHEREAS, increasing public awareness about diverse abilities is vital to fighting the stigma and discrimination that often serve as a barrier to employment, socialization, and individual well-being; and

WHEREAS, there are an estimated 4,158,400 people with disabilities in the State of California, and over 71,640 people over the age of 5 with disabilities in Stanislaus County; and

WHEREAS, within the next year, at least one out of eight Californians will experience a disability personally or through a family member; and

WHEREAS, the City of Riverbank wants to celebrate and recognize people with different abilities; and

WHEREAS, people with different abilities are independent, productive, and part of the community; and

WHEREAS, education, understanding, access engagement, and relationships are important components of a connected, livable, and healthy community; and

WHEREAS, communities thrive when residents appreciate the unique gifts inside people of all abilities; and

WHEREAS, by developing relationships with our neighbors, we make our community a place where everyone participates and is a valued member; and

WHEREAS, the Society for disABILITIES will commemorate June 2017 and each June hereafter as *Disability Awareness Month*.

NOW, THEREFORE, LET IT BE PROCLAIMED by the City Council of the City of Riverbank that June 2017 is Disability Awareness Month within the City of Riverbank and we urge all of our citizens to become aware of the needs and capabilities of persons with disabilities.

June 13, 2017

Richard D. O'Brien
Mayor

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 13, 2017
Subject:	Waiver of Readings
From:	Sean Scully, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk / LRA Recorder

RECOMMENDATION

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

SUMMARY

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

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 13, 2017
Subject:	Approval of the May 9, 2017, City Council and Local Redevelopment Authority Minutes
From:	Sean Scully, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk / LRA Recorder

RECOMMENDATION

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

SUMMARY

The Draft Minutes of the May 9, 2017, regular City Council and the Local Redevelopment Authority Board meetings have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT

1. May 9, 2017, City Council and LRA Minutes



**City of Riverbank
REGULAR CITY COUNCIL AND
LOCAL REDEVELOPMENT AUTHORITY MEETING**
(The City Council also serves as the LRA Board)

**MINUTES OF
TUESDAY, MAY 9, 2017**

Verbatim proceedings of the meetings may be viewed on-line or a copy may be provided for a fee.

CALL TO ORDER:

The City Council and 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, Suite B, Riverbank, California, with Mayor/Chair Richard D. O'Brien presiding.

FLAG SALUTE: Pack 10, Boy Scouts

INVOCATION: Reverend Charles Neal, Riverbank Ministerial Association

ROLL CALL:
Present Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Leanne Jones Cruz
Council/Authority Member District 2 Cindy Fosi
Council/Authority Member District 4 Darlene Barber-Martinez
Absent Council/Authority Member Cal Campbell

AGENDA CHANGES: Mayor/Chair Richard D. O'Brien – *No changes were made.*

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.

No declared a conflict.

1. PRESENTATIONS

Item 1.1: Proclamation – National Bike Month May 2017. *Mayor O'Brien presented the proclamation to Ms. Lisa Donahue representative of Dibs (Smart Travel, Your Way).*

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the City Council/LRA Board.

No one spoke.

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 April 25, 2017, City Council and Local Redevelopment Authority Minutes.

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

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

AYES: Fosi, Barber-Martinez, Jones Cruz, and Mayor/Chair O'Brien

NAYS: None / ABSENT: Campbell / ABSTAINED: None

4. UNFINISHED BUSINESS There were no items to consider.

5. PUBLIC HEARINGS There were no items to consider.

6. NEW BUSINESS

LRA Item 6.1: **Review of the Federal Property Transfer Process and an Update on the Conveyance of the former Riverbank Army Ammunition Plant** – It is recommended that City of Riverbank Local Redevelopment Authority ("RLRA") receive a presentation intended to refresh the RLRA Board of Directors ("Board") and public on the Base Closure and Realignment ("BRAC") process; a notional timeline for the remaining conveyance steps will be included as part of the presentation.

LRA Executive Director Debbie Olson introduced the item and LRA Attorney George Schlossberg made the presentation.

7 COMMENTS/REPORTS

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

Item 7.1: Staff

- *Planning and Building Manager Donna Kenney provided an update on weed abatement and the Lucky House Restaurant Project.*
- *City Manager Sean Scully announced the Parks and Recreation Swim Team tryouts and staff preparations to conduct a budget workshop in June.*

Item 7.2: Council/Authority Member

- *Council/Authority Member Barber-Martinez announced the Farmer's Market Event.*

Item 7.3: Mayor/Chair

Mayor/Chair O'Brien: 1) announced the current recruitment of a Riverbank Measure L Committee Member vacancy; 2) looks forward to the LRA reuse plan for use of the entire facility 3) stated a topic discussion for City Council's consideration—aggressive behavior by panhandlers or public members, aggressive communication between people; 4) stated a topic of discussion for City Council's consideration—the feral cat issue of enhanced colonies; and 5) announced the Memorial Day Commemorative Event on May 29th.

8. CLOSED SESSION

The public will have a limit of 5 minutes to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing into Closed Session.

LRA Item 8.1: CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: APN #062-031-007; 062-031-006; 062-008-009

Agency Negotiator: Sean Scully, City Manager

Property Negotiator: U.S. Army

Item 8.2: CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code § 54957.6

Agency representative: Sean Scully, City Manager

Employee organizations: Riverbank Miscellaneous Employees
Riverbank Mid-Management Bargaining Unit

Mayor/Chair O'Brien announced the Closed Session Items and opened the Items for public comment; no one spoke. The meetings were recessed and City Council and the LRA Board went into Closed Session at 6:30 p.m.

9. REPORT FROM CLOSED SESSION

Mayor/Chair O'Brien reconvened the meetings at 8:46 p.m.

LRA Item 9.1: Report on Closed Session of LRA Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS.**

Chair O'Brien reported that direction was provided to staff.

Item 9.2: Report on Closed Session of Item 8.2: **CONFERENCE WITH LABOR NEGOTIATORS**

Mayor O'Brien reported that direction was provided to staff.

ADJOURNMENT

There being no further business, Mayor/Chair O'Brien adjourned the meetings at 8:46 p.m.

ATTEST: *(Adopted 06/13/2017)*

APPROVED:

Annabelle H. Aguilar, CMC
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor / Chair

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 13, 2017
Subject:	Consideration of a Resolution Authorizing the City Manager to Sign a First Amendment to the Consulting Services Agreement with De Novo Planning Group for Sub-Consultant Services Associated with the Crossroads West Specific Plan Project
From:	Sean Scully, City Manager
Submitted by:	John B. Anderson, Consulting Planner

RECOMMENDATION

It is recommended that the City Council adopt the proposed resolution for the approval of an amendment to the De Novo Planning Group Consultant Services Agreement for sub-consultant services to prepare an Urban Decay Analysis by consulting firm Applied Development Economics, and to authorize the City Manager to sign said amended agreement.

SUMMARY

On December 13, 2016, the City Council authorized City and Consultant to enter into a Consulting Services Agreement in the amount of \$145,713 for the preparation of an EIR for the CRWSP. City staff continues to work with the developers of some 380 acres or so of land westerly of Oakdale Road. The subject property is between MID Main Irrigation lateral north of Morrill Road to the north and Claribel Road to the south to develop a Specific Plan which contemplates the development of the area. The project will include a number of General Plan Amendments, Sphere of Influence expansion, Annexation, update to the Municipal Services Plan and the establishment of an agricultural mitigation strategy. The application is supported by three major land owners in the area which represent 354 acres of the 380 acre planning area. The plan area does include the Riverbank Sports complex.

ANALYSIS OF THE ADVANCED FUNDING AGREEMENT

This amendment to the original consulting agreement was negotiated in good faith and includes an opportunity for the developers to save money over the proposal originally presented by the DeNovo Planning team. The Advanced Funding Agreement

("agreement") serves as a tool to ensure complete reimbursement of all expenses associated with entitlement processing of the CRWSP. The agreement requires the project proponents to maintain a minimum project balance of \$50,000 to accommodate professional services associated with the processing of this application. The agreement further requires the deposited funds to match future commitments of third party contracted services including CEQA work and special studies.

STATUS OF THE CRWSP APPLICATION

The Environmental work has begun on this project with the filing of the Notice of Preparation on March 22, 2017 with the public comment period closing on April 21, 2017. City staff is working with DeNovo planning to confirm which intersections need to be studied for cumulative traffic related impacts as well as defining concerns of Stanislaus Consolidated Fire and Sylvan Union School District. We are anticipating the release of the Draft EIR mid-August 2017.

ENVIRONMENTAL CONSULTANTS

By mutual agreement De Novo Planning group was selected to perform the EIR work for the CRWSP. De Novo's total contract amount authorized by the City Council is \$145,713.00 with specific exclusions for an Urban Decay Analysis and AB 610 (Water Supply Assessment). At the applicants request these items be omitted from the De Novo contract in hopes that alternative sub-contractors could be made available to perform the same tasks under modified contract terms. The proposed contract amendment would allow De Novo Planning to hire Applied Development Economics (ADE), as a sub-consultant to De Novo, for \$17,710.00. Therefore Staff is suggesting that the original De Novo contract be modified to include the extra expenditure. This proposal has been approved by the applicant and City Staff is satisfied that all concerns have been properly addressed.

FINANCIAL IMPACT

This is an action item is intended to allow the hiring of a qualified consulting team to prepare an Urban Decay Analysis to properly evaluate the CRWSP application. Pursuant to the Advanced Funding Agreement the project proponents are under obligation to compensate the City and its associated consultants for all professional services involved with the processing of the Crossroads West Specific Plan and Annexation. In this regard, this contract will have no financial impact on the City General Fund.

ATTACHMENT

1. Proposed Resolution
2. Proposed Amended Consulting Contract with De Novo Planning Group.

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SIGN A FIRST AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH DE NOVO PLANNING GROUP FOR SUB-CONSULTANT SERVICES ASSOCIATED WITH THE CROSSROADS WEST SPECIFIC PLAN PROJECT

WHEREAS, on December 13, 2017, the City Council approved entering into a Consulting Services Agreement in the amount of \$145,713.00 with De Novo Planning Group for environmental (EIR) work associated with the Crossroads West Specific Plan (CRWSP) General Plan Amendment, Development Agreement, and Annexation proposal; and

WHEREAS, the CRWSP 380 acre project, westerly of Oakdale Road, will include a number General Plan Amendments, Sphere of Influence expansion, Annexation, update to the Municipal Services Plan, and the establishment of an agricultural mitigation strategy ; and

WHEREAS, the CRWSP application is supported by three (3) major land owners which represent 352 acres of the 380 acre planning area, an area which includes the Riverbank Sports Complex; and

WHEREAS, EIR work has begun on the project with the filing of the Notice of Preparation on March 22, 2017, with a public comment period closing on April 21, 2017, and an anticipated release of the DRAFT EIR by mid-August 2017; and

WHEREAS, the amendment to the contract will include the approval of an extra expenditure of \$17,710.00 to allow De Novo Planning Group to hire Applied Development Economics (ADE) as a sub-consultant to De Novo for the preparation of an Urban Decay Analysis to properly evaluate the CRWSP application; and

WHEREAS, pursuant to the Advanced Funding Agreement, the project proponents are under obligation to compensate the City and its associated consultants for all professional services involved with the processing of the CRWSP and Annexation, which results in this contract amendment to have no financial impact on the City's General Fund.

NOW, THEREFORE, be it resolved that the City Council of the City of Riverbank does hereby authorize the City Manager to sign a First Amendment to the De Novo Planning Group original contract, approving the sub-consultant ADE services at an expenditure of \$17,710.00, herein as aforementioned.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2017; 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: copy of executed First Amendment to De Novo Agreement

PROPOSED

FIRST AMENDMENT TO CONSULTANT SERVICES AGREEMENT

This **FIRST AMENDMENT TO CONSULTANT SERVICES AGREEMENT** (“Amendment”) is made and entered into this ____ day of _____ 2017, (the “Effective Date”) by and between the City of Riverbank, a California municipal corporation (“City”), and De Novo Planning Group, a California corporation (“Consultant”). City and Consultant may herein be referred to individually as a “Party” and collectively as the “Parties”. There are no other parties to this Agreement.

RECITALS

A. On December 13, 2016, the City Council authorized City and Consultant to enter into a Consultant Services Agreement (“Agreement”) in connection with the preparation of an Environmental Impact Report (“EIR”) for the Crossroads West Specific Plan (the “Project”).

B. The Parties wish to amend the Agreement to include additional analysis in the EIR, to be performed by Applied Development Economics, a California corporation (“ADE”), as a subcontractor to Consultant.

NOW, THEREFORE, in consideration of the promises and covenants set forth below, the Parties agree as follows:

AGREEMENT

1. Amendment to Scope of Services. The Scope of Services, beginning on page 15 of Exhibit A of the Agreement, is hereby revised to address ADE’s completion of an urban decay analysis in connection with the Project. Specifically, on page 16, the second sentence of the first full paragraph is deleted and the following new sentence is inserted in its place: “De Novo will contract with ADE to provide an Urban Decay Analysis for our use in the EIR.”

2. Amendment to Compensation. The Total Project Cost, set forth in the Budget beginning on page 30 of Exhibit A of the Agreement, is hereby revised to include an additional \$17,710 to cover ADE’s work to prepare an Urban Decay Analysis, for a Total Project Cost of \$163,423. In addition, the seventh sentence of Section 2 of the Agreement is deleted and the following new sentence is inserted in its place: “In no event shall the Services exceed the total budget of \$163,423, unless expressly agreed to by City and Consultant through an amendment of this Agreement or an executed change order.”

3. Integration. This Amendment and the Agreement shall be read together to constitute the entire agreement between the Parties. Except as expressly provided to the contrary in this Amendment, all provisions of the Agreement shall remain in full force and effect. In the event of any inconsistency between the Agreement and this Amendment, the provisions of this Amendment shall control. This Amendment integrates all of the unmodified terms and conditions of the Agreement and supersedes all negotiations or previous agreements, oral or in writing, between the Parties.

4. **Counterparts.** This Amendment may be executed in counterparts, each of which shall constitute an original and all of which, together, shall be deemed a single agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above-referenced Effective Date.

CITY:

CITY OF RIVERBANK, a California
municipal corporation

By: _____
Sean Scully, City Manager

CONSULTANT:

DE NOVO PLANNING GROUP, a California
corporation

By: Steve McMurtry
Name: Steve McMurtry
Title: Principal

Approved as to Form:

Robin Baral, Deputy City Attorney

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.D

SECTION 3: CONSENT CALENDAR

Meeting Date: June 13, 2017

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt the following Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.

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

The Engineer's Annual Levy Report for Fiscal Year 2017/2018 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report

details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Consolidated Landscaping and Lighting District for Fiscal Year 2017/2018.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

STRATEGIC PLAN

This is directly related to the City's Strategic Plan, which can be found at www.riverbank.org.

FISCAL IMPACT:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
Courtney Estates	\$ 25.50	\$ 25.50	\$0.00
South Bend Estates	\$ 74.52	\$ 74.52	\$0.00
Elmwood Estates	\$ 24.72	\$ 24.72	\$0.00
Chianti	\$ 57.54	\$ 57.54	\$0.00
Sterling Ridge	\$129.92	\$129.92	\$0.00
Eastwood Estates	\$ 88.00	\$ 88.00	\$0.00

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

ATTACHMENTS:

1. (3) Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2017/2018.

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

“Consolidated Landscaping and Lighting District”

Section 4 **Proposed Assessment Amounts:** For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 **Time of Public Hearing:** Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

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

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

Consolidated Landscaping and Lighting District

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017
Public Hearing: June 27, 2017

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

Consolidated Landscaping and Lighting District

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/2018, 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____
Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I - OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2017/2018. 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 2017/2018.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the California Constitution

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

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

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

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 located within the residential subdivision on Greenoaks Court, Aspen Court, Rosebrook Drive, Greenoaks Drive and Aspen Lane;
- Approximately 830 linear feet of parkway landscaping adjacent to the subdivision along the east side of Roselle Avenue (the entire length of the Elmwood Estates Unit 1 subdivision).
- Ten (10) street lights are located within the residential subdivision Unit 2 on South Rosebrook Drive, Pierce Lane, Walnut Lane and Sutton Road;

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

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

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

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

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

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

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

Benefit Zones

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

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The CPI used to calculate the Maximum Assessment for FY 17-18 is 3.44%.

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 2017/2018

	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	\$15,300	\$221	\$20,266
Landscape Utilities	121	1,000	640	110	2,591	155	4,617
Utilities	0	0	0	0	0	0	0
Repairs/Abatement	71	1,064	810	0	1,454	0	3,399
Street Lighting	40	144	40	46	504	34	808
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	188	7	469
Total Parcels Levied	12	71	178	13	183	7	464
Total Equivalent Dwelling Units (EDU)	12.00	71.00	178.00	13.00	183.00	7.00	464.00
Levy Per EDU	\$25.50	\$74.52	\$24.72	\$57.54	\$129.92	\$88.00	
Maximum Levy per EDU	\$42.64	\$95.00	\$59.60	\$160.39	\$293.43	\$228.34	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	\$216	\$4,211	\$3,301	\$2,456	\$118,045	\$1,971	\$130,200
Reserve Fund Activity	0	0	0	0	0	0	0
Ending Reserve Fund Balance (Projected)	\$216	\$4,211	\$3,301	\$2,456	\$118,045	\$1,971	\$130,200
Beginning Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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.

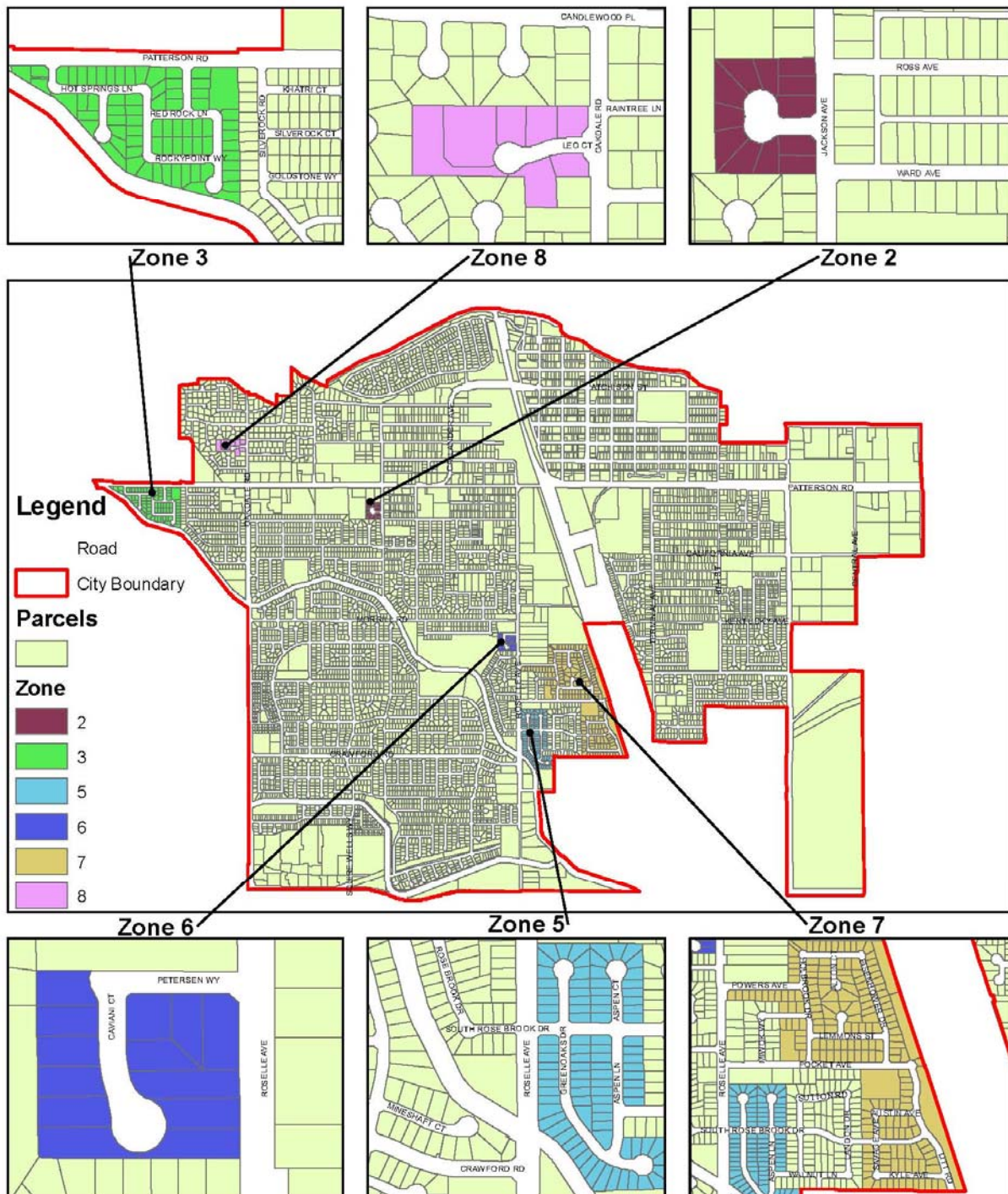
PART V - DISTRICT BOUNDARY MAPS

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.

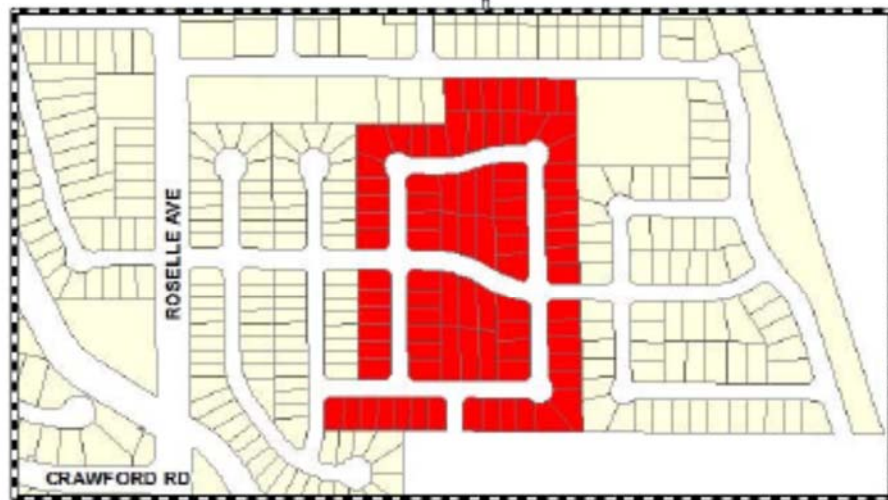
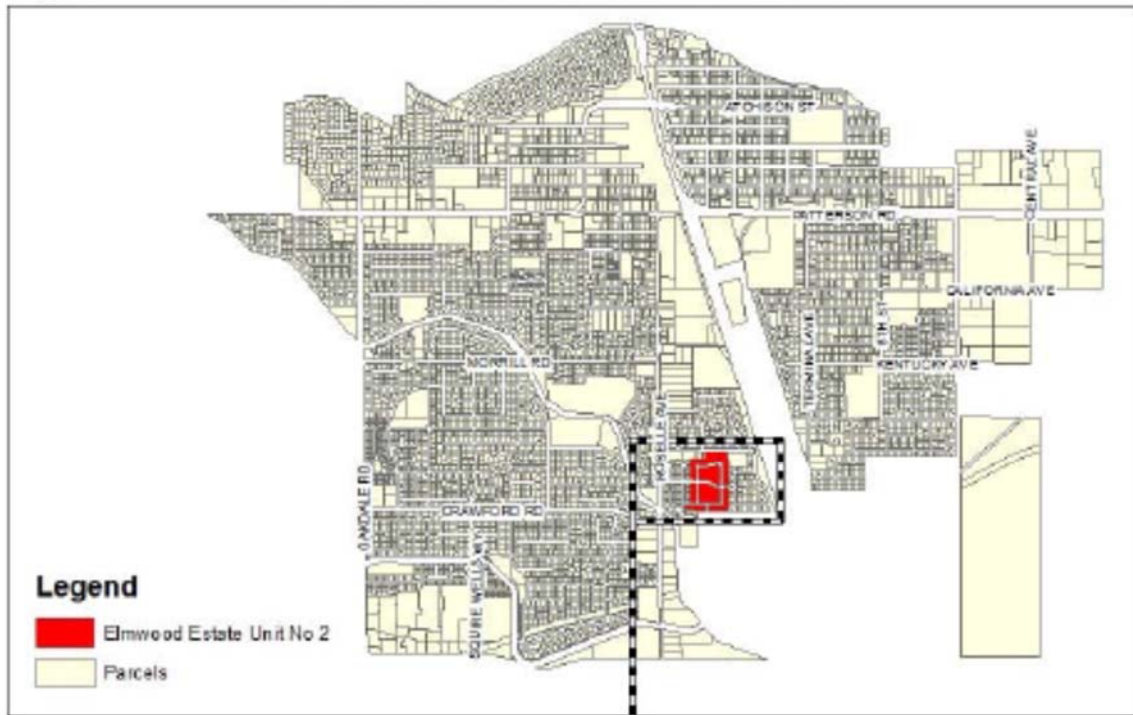
The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District





Riverbank Elmwood Estate Unit No 2



PART VI — 2017/2018 ASSESSMENT ROLL

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

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

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

APN	EDUs	Zone	Charge
075-043-056-000	1.0	2	\$25.50
075-043-057-000	1.0	2	25.50
075-043-058-000	1.0	2	25.50
075-043-059-000	1.0	2	25.50
075-043-060-000	1.0	2	25.50
075-043-061-000	1.0	2	25.50
075-043-062-000	1.0	2	25.50
075-043-063-000	1.0	2	25.50
075-043-064-000	1.0	2	25.50
075-043-065-000	1.0	2	25.50
075-043-066-000	1.0	2	25.50
075-043-067-000	1.0	2	25.50
Total:	12.0		\$306.00
074-022-001-000	1.0	3	\$74.52
074-022-002-000	1.0	3	74.52
074-022-003-000	1.0	3	74.52
074-022-004-000	1.0	3	74.52
074-022-005-000	1.0	3	74.52
074-022-006-000	1.0	3	74.52
074-022-007-000	1.0	3	74.52
074-022-008-000	1.0	3	74.52
074-022-009-000	1.0	3	74.52
074-022-010-000	1.0	3	74.52
074-022-011-000	1.0	3	74.52
074-022-012-000	1.0	3	74.52
074-022-013-000	1.0	3	74.52
074-022-014-000	1.0	3	74.52
074-022-015-000	1.0	3	74.52
074-022-016-000	1.0	3	74.52
074-022-017-000	1.0	3	74.52
074-022-018-000	1.0	3	74.52
074-022-019-000	1.0	3	74.52
074-022-020-000	1.0	3	74.52
074-022-021-000	1.0	3	74.52
074-022-022-000	1.0	3	74.52
074-022-023-000	1.0	3	74.52
074-022-024-000	1.0	3	74.52
074-022-025-000	1.0	3	74.52
074-022-026-000	1.0	3	74.52
074-022-029-000	1.0	3	74.52
074-022-030-000	1.0	3	74.52
074-022-031-000	1.0	3	74.52
074-022-032-000	1.0	3	74.52
074-022-033-000	1.0	3	74.52
074-022-034-000	1.0	3	74.52
074-022-035-000	1.0	3	74.52
074-022-036-000	1.0	3	74.52
074-022-037-000	1.0	3	74.52
074-022-038-000	1.0	3	74.52

APN	EDUs	Zone	Charge
074-022-039-000	1.0	3	74.52
074-022-040-000	1.0	3	74.52
074-022-041-000	1.0	3	74.52
074-022-042-000	1.0	3	74.52
074-022-043-000	1.0	3	74.52
074-022-044-000	1.0	3	74.52
074-022-045-000	1.0	3	74.52
074-022-046-000	1.0	3	74.52
074-022-047-000	1.0	3	74.52
074-022-048-000	1.0	3	74.52
074-022-049-000	1.0	3	74.52
074-022-050-000	1.0	3	74.52
074-022-051-000	1.0	3	74.52
074-022-052-000	1.0	3	74.52
074-022-053-000	1.0	3	74.52
074-022-054-000	1.0	3	74.52
074-022-055-000	1.0	3	74.52
074-022-056-000	1.0	3	74.52
074-022-057-000	1.0	3	74.52
074-022-058-000	1.0	3	74.52
074-022-059-000	1.0	3	74.52
074-022-060-000	1.0	3	74.52
074-022-061-000	1.0	3	74.52
074-022-062-000	1.0	3	74.52
074-022-063-000	1.0	3	74.52
074-022-064-000	1.0	3	74.52
074-022-065-000	1.0	3	74.52
074-022-066-000	1.0	3	74.52
074-022-067-000	1.0	3	74.52
074-022-068-000	1.0	3	74.52
074-022-069-000	1.0	3	74.52
074-022-070-000	1.0	3	74.52
074-022-075-000	1.0	3	74.52
074-022-076-000	1.0	3	74.52
074-022-077-000	1.0	3	74.52
Total:	71.0		\$5,290.92
075-049-001-000	1.0	5	\$24.72
075-049-002-000	1.0	5	24.72
075-049-003-000	1.0	5	24.72
075-049-004-000	1.0	5	24.72
075-049-005-000	1.0	5	24.72
075-049-006-000	1.0	5	24.72
075-049-007-000	1.0	5	24.72
075-049-008-000	1.0	5	24.72
075-049-009-000	1.0	5	24.72
075-049-010-000	1.0	5	24.72
075-049-011-000	1.0	5	24.72
075-049-012-000	1.0	5	24.72
075-049-013-000	1.0	5	24.72

APN	EDUs	Zone	Charge
075-049-014-000	1.0	5	24.72
075-049-015-000	1.0	5	24.72
075-049-016-000	1.0	5	24.72
075-049-017-000	1.0	5	24.72
075-049-018-000	1.0	5	24.72
075-049-019-000	1.0	5	24.72
075-049-020-000	1.0	5	24.72
075-049-021-000	1.0	5	24.72
075-049-022-000	1.0	5	24.72
075-049-023-000	1.0	5	24.72
075-049-024-000	1.0	5	24.72
075-049-025-000	1.0	5	24.72
075-049-026-000	1.0	5	24.72
075-049-027-000	1.0	5	24.72
075-049-028-000	1.0	5	24.72
075-049-029-000	1.0	5	24.72
075-049-030-000	1.0	5	24.72
075-049-031-000	1.0	5	24.72
075-049-032-000	1.0	5	24.72
075-049-033-000	1.0	5	24.72
075-049-034-000	1.0	5	24.72
075-049-035-000	1.0	5	24.72
075-049-036-000	1.0	5	24.72
075-049-037-000	1.0	5	24.72
075-049-038-000	1.0	5	24.72
075-049-039-000	1.0	5	24.72
075-049-040-000	1.0	5	24.72
075-049-041-000	1.0	5	24.72
075-049-042-000	1.0	5	24.72
075-049-043-000	1.0	5	24.72
075-049-044-000	1.0	5	24.72
075-049-045-000	1.0	5	24.72
075-049-046-000	1.0	5	24.72
075-049-047-000	1.0	5	24.72
075-049-048-000	1.0	5	24.72
075-049-049-000	1.0	5	24.72
075-049-050-000	1.0	5	24.72
075-049-051-000	1.0	5	24.72
075-049-052-000	1.0	5	24.72
075-049-053-000	1.0	5	24.72
075-049-054-000	1.0	5	24.72
075-049-055-000	1.0	5	24.72
075-049-056-000	1.0	5	24.72
075-049-057-000	1.0	5	24.72
075-049-058-000	1.0	5	24.72
075-049-059-000	1.0	5	24.72
075-049-060-000	1.0	5	24.72
075-049-061-000	1.0	5	24.72
075-049-062-000	1.0	5	24.72

APN	EDUs	Zone	Charge
075-049-063-000	1.0	5	24.72
075-049-064-000	1.0	5	24.72
075-049-065-000	1.0	5	24.72
075-049-066-000	1.0	5	24.72
075-049-067-000	1.0	5	24.72
075-049-068-000	1.0	5	24.72
075-049-069-000	1.0	5	24.72
075-049-070-000	1.0	5	24.72
075-049-071-000	1.0	5	24.72
075-049-072-000	1.0	5	24.72
075-049-073-000	1.0	5	24.72
075-049-074-000	1.0	5	24.72
075-049-075-000	1.0	5	24.72
075-049-076-000	1.0	5	24.72
075-049-077-000	1.0	5	24.72
075-049-078-000	1.0	5	24.72
075-049-079-000	1.0	5	24.72
075-049-080-000	1.0	5	24.72
075-049-081-000	1.0	5	24.72
075-049-082-000	1.0	5	24.72
075-049-083-000	1.0	5	24.72
075-049-084-000	1.0	5	24.72
075-049-085-000	1.0	5	24.72
075-049-086-000	1.0	5	24.72
075-049-087-000	1.0	5	24.72
075-049-088-000	1.0	5	24.72
075-049-089-000	1.0	5	24.72
075-049-090-000	1.0	5	24.72
075-049-091-000	1.0	5	24.72
075-049-092-000	1.0	5	24.72
075-095-001-000	1.0	5	24.72
075-095-002-000	1.0	5	24.72
075-095-003-000	1.0	5	24.72
075-095-004-000	1.0	5	24.72
075-095-005-000	1.0	5	24.72
075-095-006-000	1.0	5	24.72
075-095-007-000	1.0	5	24.72
075-095-008-000	1.0	5	24.72
075-095-009-000	1.0	5	24.72
075-095-010-000	1.0	5	24.72
075-095-011-000	1.0	5	24.72
075-095-012-000	1.0	5	24.72
075-095-013-000	1.0	5	24.72
075-095-014-000	1.0	5	24.72
075-095-015-000	1.0	5	24.72
075-095-016-000	1.0	5	24.72
075-095-017-000	1.0	5	24.72
075-095-018-000	1.0	5	24.72
075-095-019-000	1.0	5	24.72

APN	EDUs	Zone	Charge
075-095-020-000	1.0	5	24.72
075-095-021-000	1.0	5	24.72
075-095-022-000	1.0	5	24.72
075-095-023-000	1.0	5	24.72
075-095-024-000	1.0	5	24.72
075-095-025-000	1.0	5	24.72
075-095-026-000	1.0	5	24.72
075-095-027-000	1.0	5	24.72
075-095-028-000	1.0	5	24.72
075-095-029-000	1.0	5	24.72
075-095-030-000	1.0	5	24.72
075-095-031-000	1.0	5	24.72
075-095-032-000	1.0	5	24.72
075-095-033-000	1.0	5	24.72
075-095-034-000	1.0	5	24.72
075-095-035-000	1.0	5	24.72
075-095-036-000	1.0	5	24.72
075-095-037-000	1.0	5	24.72
075-095-038-000	1.0	5	24.72
075-095-039-000	1.0	5	24.72
075-095-040-000	1.0	5	24.72
075-095-041-000	1.0	5	24.72
075-095-042-000	1.0	5	24.72
075-095-043-000	1.0	5	24.72
075-095-044-000	1.0	5	24.72
075-095-045-000	1.0	5	24.72
075-095-046-000	1.0	5	24.72
075-095-047-000	1.0	5	24.72
075-095-048-000	1.0	5	24.72
075-095-049-000	1.0	5	24.72
075-095-050-000	1.0	5	24.72
075-095-051-000	1.0	5	24.72
075-095-052-000	1.0	5	24.72
075-095-053-000	1.0	5	24.72
075-095-054-000	1.0	5	24.72
075-095-055-000	1.0	5	24.72
075-095-056-000	1.0	5	24.72
075-095-057-000	1.0	5	24.72
075-095-058-000	1.0	5	24.72
075-095-059-000	1.0	5	24.72
075-095-060-000	1.0	5	24.72
075-095-061-000	1.0	5	24.72
075-095-062-000	1.0	5	24.72
075-095-063-000	1.0	5	24.72
075-095-064-000	1.0	5	24.72
075-095-065-000	1.0	5	24.72
075-095-066-000	1.0	5	24.72
075-095-067-000	1.0	5	24.72
075-095-068-000	1.0	5	24.72

APN	EDUs	Zone	Charge
075-095-069-000	1.0	5	24.72
075-095-070-000	1.0	5	24.72
075-095-071-000	1.0	5	24.72
075-095-072-000	1.0	5	24.72
075-095-073-000	1.0	5	24.72
075-095-074-000	1.0	5	24.72
075-095-075-000	1.0	5	24.72
075-095-076-000	1.0	5	24.72
075-095-077-000	1.0	5	24.72
075-095-078-000	1.0	5	24.72
075-095-079-000	1.0	5	24.72
075-095-080-000	1.0	5	24.72
075-095-081-000	1.0	5	24.72
075-095-082-000	1.0	5	24.72
075-095-083-000	1.0	5	24.72
075-095-084-000	1.0	5	24.72
075-095-085-000	1.0	5	24.72
075-095-086-000	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	EDUs	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	EDUs	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	EDUs	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	EDUs	Zone	Charge
075-090-043-000	1.0	7	129.92
075-090-044-000	1.0	7	129.92
075-090-045-000	1.0	7	129.92
075-090-046-000	1.0	7	129.92
075-090-047-000	1.0	7	129.92
075-090-048-000	1.0	7	129.92
075-090-049-000	1.0	7	129.92
075-090-050-000	1.0	7	129.92
075-090-051-000	1.0	7	129.92
075-090-052-000	1.0	7	129.92
075-090-053-000	1.0	7	129.92
075-090-054-000	1.0	7	129.92
075-090-055-000	1.0	7	129.92
075-090-056-000	1.0	7	129.92
075-090-057-000	1.0	7	129.92
075-090-058-000	1.0	7	129.92
075-090-059-000	1.0	7	129.92
075-090-060-000	1.0	7	129.92
075-090-061-000	1.0	7	129.92
075-090-063-000	1.0	7	129.92
Total:	183.0		\$23,775.36
074-018-052-000	1.0	8	\$88.00
074-018-055-000	1.0	8	88.00
074-018-056-000	1.0	8	88.00
074-018-057-000	1.0	8	88.00
074-018-058-000	1.0	8	88.00
074-018-059-000	1.0	8	88.00
074-018-060-000	1.0	8	88.00
Total:	7.0		\$616.00

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.E

SECTION 3: CONSENT CALENDAR

Meeting Date: June 13, 2017

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2017/2018.

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt the following Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2017/2018.

SUMMARY:

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

The Engineer's Annual Levy Report for Fiscal Year 2017/2018 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report

details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2017/2018.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

During the recession in Fiscal Year 2012/2013, the assessment for the Crossroads District Benefit was reduced from \$102.20 to \$78.17, and reduced again slightly in Fiscal Year 2015/2016 to \$74.25. We were able to reduce these assessments due to the large reserve we had within the District. For Fiscal Year 2017/2018 we can no longer rely on the reserve to make up the assessment amount we need to maintenance. Because of this there will be an annual increase to the assessment for the maintenance under the District Benefit of \$17.88. This will bring the total assessment for Fiscal Year 2017/2018 to \$92.13, which is still lower than the \$102.20 that was charged in 2011/2012. This increase is warranted due to the matured landscaping within Crossroads, the aging irrigation systems, and replanting which have increased in the District Benefit areas within Crossroads. There will be no requested increases to the other districts within Crossroads.

STRATEGIC PLAN

This is directly related to the City's Strategic Plan, which can be found at www.riverbank.org.

FISCAL IMPACT:

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2017/2018 are as follows:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
District Benefit:	\$74.25	\$92.13	\$17.88
Zone 1:	\$20.23	\$20.23	\$ 0.00
Zone 2:	\$30.01	\$30.01	\$ 0.00
Zone 3:	\$ 0.00	\$ 0.00	\$ 0.00
Zone 4:	\$25.37	\$25.37	\$ 0.00

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

ATTACHMENTS:

1. (3) Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District
Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR THE CROSSROADS LANDSCAPE AND LIGHTING DISTRICT DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2017/2018

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

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereinafter referred to as the "District"), and initiated proceedings for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2017/2018.

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

“Crossroads Landscaping and Lighting District”

Section 4 **Proposed Assessment Amounts:** For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 **Time of Public Hearing:** Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

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

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Richard D. O'Brien, Mayor
City of Riverbank

Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

Crossroads Landscaping and Lighting District

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017
Public Hearing: June 27, 2017

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Crossroads Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2017/2018, 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

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

Crossroads Landscaping and Lighting District

(hereafter referred to as “District”). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as “City”), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018. 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 2017/2018. 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 2017/2018 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 2017/2018 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 XIID, Section 4*. (Enacted by the passage of Proposition 218 in November 1996). Accordingly, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels and the assessments and assessment range formula described in this Report have been or shall be approved by the property owners through a property owner protest ballot proceeding. The maximum assessments including the assessment range formula for the Regional (District-wide) improvements as well as Zones 1, 2 and 3 were approved by the property owners when the District was formed. Subsequently, Zone 4 was established in March 2003 in connection with several new residential developments within the District and those property owners approved the assessments associated with the Zone's improvements.

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

Part I

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

Part II

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

Part III

District Budget: An estimate of the annual costs to maintain and service the improvements installed and constructed as part of the development of properties within the District. The maximum assessments and assessment range formula established for this District was originally based on the development plans and estimated annual cost and expenses associated with the proposed improvements and developments at build-out. The proposed assessments to provide the improvements for Fiscal Year 2017/2018 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 2017/2018

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 consists of dense shrub areas, numerous trees, large turf areas and ball fields as well as other recreational facilities totaling an estimated 370,260 square feet of landscape improvements. Although this park is located

well within the boundaries of the District, it is considered a Community Park and as such, will likely be utilized by property owners outside the District on a regular basis, however since the park is in the middle of the Crossroads, and utilized mostly by residents of the Crossroads, only a small portion of this park's maintenance and operation costs has been identified as a general benefit and is not assessed to property owners within the District. (It has been determined that up to a third of this park's total maintenance cost is considered general benefit).

- **Neighborhood Parks:** There are approximately twenty-one acres of land that have been completed as neighborhood parks. The neighborhood parks were specifically planned for the use and benefit of properties within the District. There are two primary neighborhood parks located within the District boundaries to optimize their use by the property owners. One park is located near the MID Main Canal trail system in the northeast region of the District and the other park is located just north of the Hetch Hetchy right-of-way in the southeast region of the District, which is also accessible by the trail system. The two neighborhood parks include approximately 914,760 square feet of landscaping that includes various types of landscape amenities ranging from natural non-irrigated open space area to large turf areas.

Local Benefit Improvements (Zone Specific)

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

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

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

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

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

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

- The maintenance, abatement and minor repairs of the block wall (approximately 3,350 linear feet) located along the south side of the MID Main Canal adjacent to the parcels within the Zone. Maintenance and abatement may include the occasional clearing and removal of weeds, debris, rubbish, and other solid wastes within the public right-of-way next to the wall; and the cleaning, sandblasting, and painting of the wall deemed necessary to remove or cover graffiti.
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 02 is located south of Morrill Road, east of Oakdale Road, generally north of Novi Drive and west of the MID Main Canal. This Zone includes all the residential parcels and subdivisions known as Hayes No. 2; Stonebridge at Crossroads; and Morrill Ranch. These subdivisions and parcels include three hundred 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. The parcels within this zone are currently only assessed for their proportional share of the Regional Improvements. As properties within this Zone are developed and subdivided, they will likely be incorporated into one of the District's other local Zones or a new local Zone may be established to address their specific improvement and benefits. In either case, these changes will facilitate increased assessments for the affected properties. All such assessment increases will be subject to the substantive and procedural requirements of Article XIID.

Zone 04 incorporates a significant portion of the residential developments within the District and generally includes all residential subdivisions south and east of Zone 02 and north of the Commercial Center. The parcels and subdivisions of Zone 04 (including the four new residential subdivisions known as the Heartlands, the Cottages, the Gables and Prospector's Court) represent one thousand six hundred and eleven (1,611) single-family residential parcels, two (2) multifamily parcels, and one hundred seventeen (117) nonresidential or vacant parcels. In addition to Regional improvements, these properties benefit and are assessed for the following:

- Parkway landscaping including planting areas and turf along portions of Crawford Road and Roselle Avenue;
- Parkway landscaping (planting area, turf stamped concrete, and entryway, totaling approximately 131,534 square feet (57,110 square feet for planting area, 68,324 square feet for turf and 6,100 square feet for stamped concrete);

Entrance medians, plant and turf areas and stamped concrete on a traffic circle located on Crawford Road and turf areas on Chancellor Way roundabouts;

- Split sidewalk landscaping on the north side of Prospector Way and the east side of Saxon Way adjacent to the school/park site and on the north side of Blacksand Creek Way adjacent to Hetch Hetchy;
- Entryway monument into the District at Roselle Avenue and Oakdale Road;
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

PART II — METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

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

costs of ensuring the maintenance and operation of the improvements are considered a direct and special benefit to the properties within the District.

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

Special Benefits

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

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

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

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

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

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

General Benefit

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

C. ASSESSMENT METHODOLOGY

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

Equivalent Dwelling Units:

To assess benefits equitably, it is necessary to relate the different type of parcel development to each other. The Equivalent Dwelling Unit method of assessment

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

Land Use Codes and Equivalent Dwelling Units

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

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

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

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

to each parcel's assigned EDU to determine the parcel's proportionate benefit and assessment obligation for the improvement.

$$\begin{aligned}\text{Total Balance to Levy} / \text{Total EDU} &= \text{Rate per EDU} \\ \text{Rate per EDU} \times \text{Parcel EDU} &= \text{Parcel Levy Amount}\end{aligned}$$

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

D. ASSESSMENT RANGE FORMULA

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

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

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

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

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

PART III — DISTRICT BUDGETS

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2017/2018:

- The Maximum Assessment Rate for District-wide Improvements is \$235.94/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is \$77.11/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is \$85.38/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is \$0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is \$88.20/EDU.

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

- | | | |
|-----------|----------|--------------------|
| • Zone 01 | \$313.05 | (\$235.94+\$77.11) |
| • Zone 02 | \$321.32 | (\$235.94+\$85.38) |
| • Zone 03 | \$235.94 | (\$235.94+\$0.00) |
| • Zone 04 | \$324.14 | (\$235.94+\$88.20) |

The following page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2017/2018. 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 2017/2018.

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

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

District Budget Fiscal Year 2017/2018

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	70,153	2,886	4,319	0	0	77,358
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	\$204,330	\$3,011	\$9,143	\$0	\$40,319	\$264,823
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	\$217,715	\$3,046	\$9,213	\$0	\$42,933	\$280,927
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	\$217,715	\$3,046	\$9,213	\$0	\$42,933	\$280,927
Reserve Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Contributions	0	0	0	0	0	0	0
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	0	0	0	0	0	0	0
Balance to Levy	\$8,020	\$217,715	\$3,046	\$9,213	\$0	\$42,933	\$280,927
DISTRICT STATISTICS							
Total Parcels		2,218	140	307	41	1730	
Total Parcels Levied		2,183	140	307	37	1699	
Total Equivalent Dwelling Units (EDU)		2,363.11	150.60	307.00	213.27	1692.24	
Levy per EDU		\$92.13	\$20.23	\$30.01	\$0.00	\$25.37	
Maximum Levy per EDU		\$235.94	\$77.11	\$85.38	\$0.00	\$88.20	
RESERVE INFORMATION							
Reserve Fund Balance		\$7,594	\$9,366	\$26,754	\$0	\$20,986	\$64,700
Reserve Fund Activity		0	0	0	0	0	0
Projected Ending Reserve Fund Balance		\$7,594	\$9,366	\$26,754	\$0	\$20,986	\$64,700
Capital Improvement Project Fund Balance		\$26,400	\$0	\$20,000	\$0	\$20,000	\$66,400
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		\$26,400	\$0	\$20,000	\$0	\$20,000	\$66,400
Total Projected Available Fund Balance		\$33,994	\$9,366	\$46,754	\$0	\$40,986	\$131,100

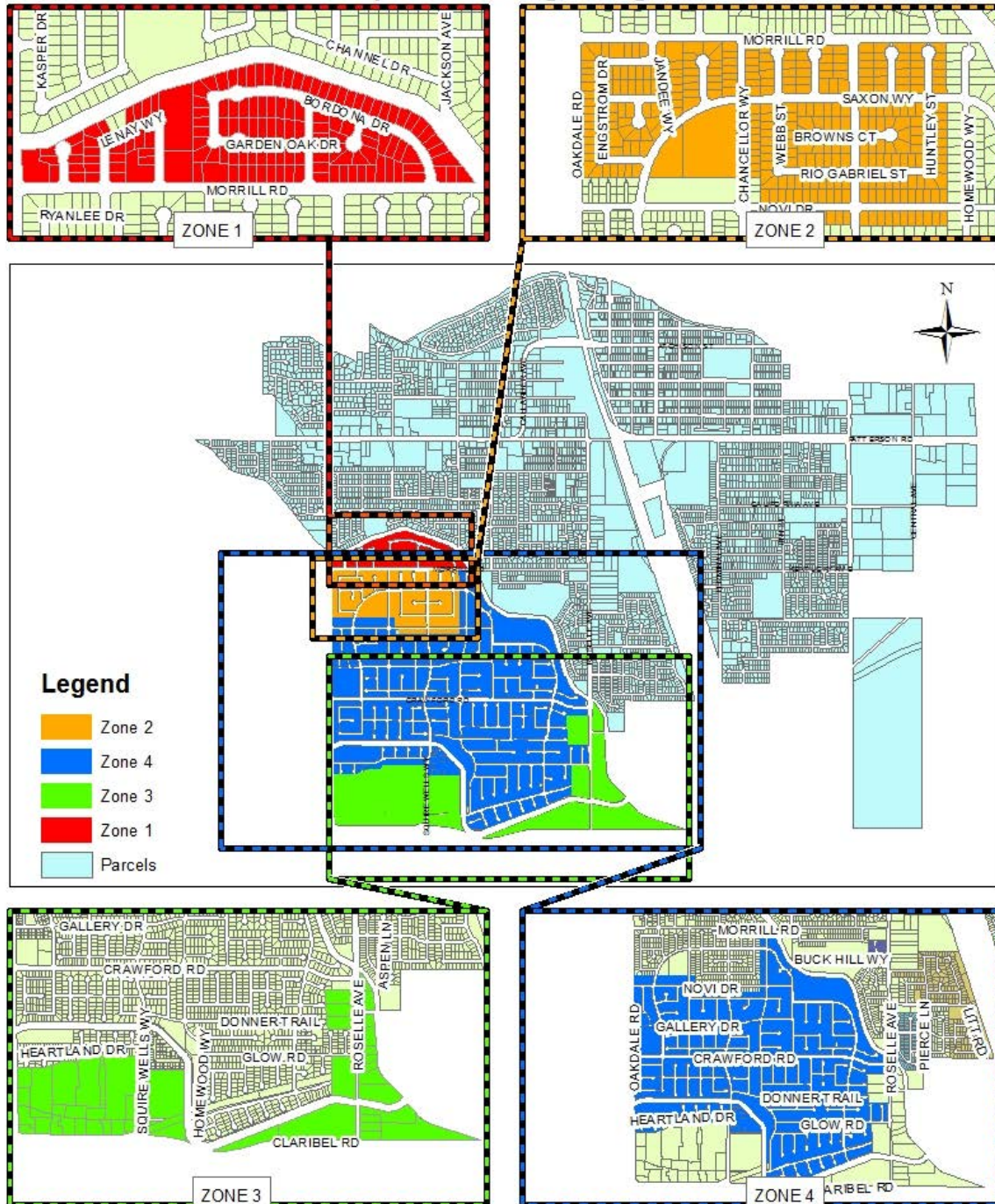
PART V — DISTRICT DIAGRAMS

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 2017/2018. Details regarding the lines and dimensions of the parcels within the District are shown on the Stanislaus County Assessor’s Parcel Maps (APN Maps) and by reference the APN Maps are made part of this Report.

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



**Riverbank Crossroads
Landscape and Lighting District**



PART VI — 2017/2018 ASSESSMENT ROLL

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

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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-051-001-000	01	1.00	\$92.13	\$20.23	\$112.34
075-051-002-000	01	1.00	92.13	20.23	112.34
075-051-003-000	01	1.00	92.13	20.23	112.34
075-051-004-000	01	1.00	92.13	20.23	112.34
075-051-005-000	01	1.00	92.13	20.23	112.34
075-051-006-000	01	1.00	92.13	20.23	112.34
075-051-007-000	01	1.00	92.13	20.23	112.34
075-051-008-000	01	1.00	92.13	20.23	112.34
075-051-009-000	01	1.00	92.13	20.23	112.34
075-051-010-000	01	1.00	92.13	20.23	112.34
075-051-011-000	01	1.00	92.13	20.23	112.34
075-051-012-000	01	1.00	92.13	20.23	112.34
075-051-013-000	01	1.00	92.13	20.23	112.34
075-051-014-000	01	1.00	92.13	20.23	112.34
075-051-015-000	01	1.00	92.13	20.23	112.34
075-051-016-000	01	1.00	92.13	20.23	112.34
075-051-017-000	01	1.00	92.13	20.23	112.34
075-051-018-000	01	1.00	92.13	20.23	112.34
075-051-019-000	01	1.00	92.13	20.23	112.34
075-051-020-000	01	1.00	92.13	20.23	112.34
075-051-021-000	01	1.00	92.13	20.23	112.34
075-051-022-000	01	1.00	92.13	20.23	112.34
075-051-023-000	01	1.00	92.13	20.23	112.34
075-051-024-000	01	1.00	92.13	20.23	112.34
075-051-025-000	01	1.00	92.13	20.23	112.34
075-051-026-000	01	1.00	92.13	20.23	112.34
075-051-027-000	01	1.00	92.13	20.23	112.34
075-051-028-000	01	1.00	92.13	20.23	112.34
075-051-029-000	01	1.00	92.13	20.23	112.34
075-051-030-000	01	1.00	92.13	20.23	112.34
075-051-032-000	01	1.00	92.13	20.23	112.34
075-051-033-000	01	1.00	92.13	20.23	112.34
075-051-034-000	01	1.00	92.13	20.23	112.34
075-051-035-000	01	1.00	92.13	20.23	112.34
075-051-036-000	01	1.00	92.13	20.23	112.34
075-051-037-000	01	1.00	92.13	20.23	112.34
075-051-038-000	01	1.00	92.13	20.23	112.34
075-051-039-000	01	1.00	92.13	20.23	112.34
075-051-040-000	01	1.00	92.13	20.23	112.34
075-051-041-000	01	1.00	92.13	20.23	112.34
075-051-042-000	01	1.00	92.13	20.23	112.34
075-051-043-000	01	1.00	92.13	20.23	112.34
075-051-044-000	01	1.00	92.13	20.23	112.34
075-051-045-000	01	1.00	92.13	20.23	112.34
075-051-046-000	01	1.00	92.13	20.23	112.34
075-051-047-000	01	1.00	92.13	20.23	112.34
075-051-048-000	01	1.00	92.13	20.23	112.34
075-051-049-000	01	1.00	92.13	20.23	112.34
075-051-050-000	01	1.00	92.13	20.23	112.34
075-051-051-000	01	1.00	92.13	20.23	112.34
075-051-052-000	01	1.00	92.13	20.23	112.34
075-051-053-000	01	1.00	92.13	20.23	112.34
075-051-054-000	01	1.00	92.13	20.23	112.34
075-051-055-000	01	1.00	92.13	20.23	112.34
075-051-056-000	01	1.00	92.13	20.23	112.34
075-051-057-000	01	1.00	92.13	20.23	112.34
075-051-058-000	01	1.00	92.13	20.23	112.34
075-051-059-000	01	1.00	92.13	20.23	112.34
075-051-060-000	01	1.00	92.13	20.23	112.34

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-051-061-000	01	1.00	92.13	20.23	112.34
075-051-062-000	01	1.00	92.13	20.23	112.34
075-051-063-000	01	1.00	92.13	20.23	112.34
075-051-064-000	01	1.00	92.13	20.23	112.34
075-051-065-000	01	1.00	92.13	20.23	112.34
075-051-066-000	01	1.00	92.13	20.23	112.34
075-051-067-000	01	1.00	92.13	20.23	112.34
075-051-068-000	01	1.00	92.13	20.23	112.34
075-051-069-000	01	1.00	92.13	20.23	112.34
075-051-070-000	01	1.00	92.13	20.23	112.34
075-053-001-000	01	1.00	92.13	20.23	112.34
075-053-002-000	01	1.00	92.13	20.23	112.34
075-053-003-000	01	1.00	92.13	20.23	112.34
075-053-004-000	01	1.00	92.13	20.23	112.34
075-053-005-000	01	1.00	92.13	20.23	112.34
075-053-006-000	01	1.00	92.13	20.23	112.34
075-053-007-000	01	1.00	92.13	20.23	112.34
075-053-008-000	01	1.00	92.13	20.23	112.34
075-053-009-000	01	1.00	92.13	20.23	112.34
075-053-010-000	01	1.00	92.13	20.23	112.34
075-053-011-000	01	1.00	92.13	20.23	112.34
075-053-012-000	01	1.00	92.13	20.23	112.34
075-053-013-000	01	1.00	92.13	20.23	112.34
075-053-014-000	01	1.00	92.13	20.23	112.34
075-053-015-000	01	1.00	92.13	20.23	112.34
075-053-016-000	01	1.00	92.13	20.23	112.34
075-053-017-000	01	1.00	92.13	20.23	112.34
075-053-018-000	01	1.00	92.13	20.23	112.34
075-053-019-000	01	1.00	92.13	20.23	112.34
075-053-020-000	01	1.00	92.13	20.23	112.34
075-053-021-000	01	1.00	92.13	20.23	112.34
075-053-022-000	01	1.00	92.13	20.23	112.34
075-053-023-000	01	1.00	92.13	20.23	112.34
075-053-024-000	01	1.00	92.13	20.23	112.34
075-053-025-000	01	1.00	92.13	20.23	112.34
075-053-026-000	01	1.00	92.13	20.23	112.34
075-053-027-000	01	1.00	92.13	20.23	112.34
075-053-028-000	01	1.00	92.13	20.23	112.34
075-053-029-000	01	1.00	92.13	20.23	112.34
075-053-030-000	01	1.00	92.13	20.23	112.34
075-053-031-000	01	1.00	92.13	20.23	112.34
075-053-032-000	01	1.00	92.13	20.23	112.34
075-053-033-000	01	1.00	92.13	20.23	112.34
075-053-034-000	01	1.00	92.13	20.23	112.34
075-053-035-000	01	1.00	92.13	20.23	112.34
075-053-036-000	01	1.00	92.13	20.23	112.34
075-053-037-000	01	1.00	92.13	20.23	112.34
075-057-001-000	01	2.60	239.54	52.59	292.12
075-057-002-000	01	1.00	92.13	20.23	112.34
075-057-003-000	01	1.00	92.13	20.23	112.34
075-057-004-000	01	1.00	92.13	20.23	112.34
075-057-005-000	01	1.00	92.13	20.23	112.34
075-057-006-000	01	1.00	92.13	20.23	112.34
075-057-007-000	01	1.00	92.13	20.23	112.34
075-057-008-000	01	1.00	92.13	20.23	112.34
075-057-009-000	01	1.00	92.13	20.23	112.34
075-057-010-000	01	1.00	92.13	20.23	112.34
075-057-011-000	01	1.00	92.13	20.23	112.34
075-057-012-000	01	1.00	92.13	20.23	112.34

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-057-013-000	01	1.00	92.13	20.23	112.34
075-057-014-000	01	1.00	92.13	20.23	112.34
075-057-015-000	01	1.00	92.13	20.23	112.34
075-057-016-000	01	1.00	92.13	20.23	112.34
075-057-019-000	01	1.00	92.13	20.23	112.34
075-057-020-000	01	1.00	92.13	20.23	112.34
075-057-021-000	01	1.00	92.13	20.23	112.34
075-057-022-000	01	1.00	92.13	20.23	112.34
075-057-026-000	01	1.00	92.13	20.23	112.34
075-057-027-000	01	1.00	92.13	20.23	112.34
075-057-028-000	01	1.00	92.13	20.23	112.34
075-057-029-000	01	1.00	92.13	20.23	112.34
075-057-030-000	01	1.00	92.13	20.23	112.34
075-057-031-000	01	1.00	92.13	20.23	112.34
075-057-032-000	01	1.00	92.13	20.23	112.34
075-057-033-000	01	1.00	92.13	20.23	112.34
075-057-034-000	01	1.00	92.13	20.23	112.34
075-057-035-000	01	1.00	92.13	20.23	112.34
075-057-036-000	01	1.00	92.13	20.23	112.34
075-057-037-000	01	1.00	92.13	20.23	112.34
075-057-038-000	01	1.00	92.13	20.23	112.34
075-057-039-000	01	10.00	921.31	202.26	1,123.56
075-059-001-000	02	1.00	92.13	30.01	122.14
075-059-002-000	02	1.00	92.13	30.01	122.14
075-059-003-000	02	1.00	92.13	30.01	122.14
075-059-004-000	02	1.00	92.13	30.01	122.14
075-059-005-000	02	1.00	92.13	30.01	122.14
075-059-006-000	02	1.00	92.13	30.01	122.14
075-059-007-000	02	1.00	92.13	30.01	122.14
075-059-008-000	02	1.00	92.13	30.01	122.14
075-059-009-000	02	1.00	92.13	30.01	122.14
075-059-010-000	02	1.00	92.13	30.01	122.14
075-059-011-000	02	1.00	92.13	30.01	122.14
075-059-012-000	02	1.00	92.13	30.01	122.14
075-059-013-000	02	1.00	92.13	30.01	122.14
075-059-014-000	02	1.00	92.13	30.01	122.14
075-059-015-000	02	1.00	92.13	30.01	122.14
075-059-016-000	02	1.00	92.13	30.01	122.14
075-059-017-000	02	1.00	92.13	30.01	122.14
075-059-018-000	02	1.00	92.13	30.01	122.14
075-059-019-000	02	1.00	92.13	30.01	122.14
075-059-020-000	02	1.00	92.13	30.01	122.14
075-059-021-000	02	1.00	92.13	30.01	122.14
075-059-022-000	02	1.00	92.13	30.01	122.14
075-059-023-000	02	1.00	92.13	30.01	122.14
075-059-024-000	02	1.00	92.13	30.01	122.14
075-059-025-000	02	1.00	92.13	30.01	122.14
075-059-026-000	02	1.00	92.13	30.01	122.14
075-059-027-000	02	1.00	92.13	30.01	122.14
075-059-028-000	02	1.00	92.13	30.01	122.14
075-059-029-000	02	1.00	92.13	30.01	122.14
075-059-030-000	02	1.00	92.13	30.01	122.14
075-059-031-000	02	1.00	92.13	30.01	122.14
075-059-032-000	02	1.00	92.13	30.01	122.14
075-059-033-000	02	1.00	92.13	30.01	122.14
075-059-034-000	02	1.00	92.13	30.01	122.14
075-059-035-000	02	1.00	92.13	30.01	122.14
075-059-036-000	02	1.00	92.13	30.01	122.14
075-059-037-000	02	1.00	92.13	30.01	122.14

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-059-038-000	02	1.00	92.13	30.01	122.14
075-059-039-000	02	1.00	92.13	30.01	122.14
075-059-041-000	02	1.00	92.13	30.01	122.14
075-059-042-000	02	1.00	92.13	30.01	122.14
075-059-043-000	02	1.00	92.13	30.01	122.14
075-059-044-000	02	1.00	92.13	30.01	122.14
075-059-045-000	02	1.00	92.13	30.01	122.14
075-059-046-000	02	1.00	92.13	30.01	122.14
075-059-047-000	02	1.00	92.13	30.01	122.14
075-059-048-000	02	1.00	92.13	30.01	122.14
075-059-049-000	02	1.00	92.13	30.01	122.14
075-059-050-000	02	1.00	92.13	30.01	122.14
075-059-051-000	02	1.00	92.13	30.01	122.14
075-059-052-000	02	1.00	92.13	30.01	122.14
075-059-053-000	02	1.00	92.13	30.01	122.14
075-059-054-000	02	1.00	92.13	30.01	122.14
075-059-055-000	02	1.00	92.13	30.01	122.14
075-059-056-000	02	1.00	92.13	30.01	122.14
075-059-057-000	02	1.00	92.13	30.01	122.14
075-059-058-000	02	1.00	92.13	30.01	122.14
075-059-059-000	02	1.00	92.13	30.01	122.14
075-059-060-000	02	1.00	92.13	30.01	122.14
075-059-062-000	02	1.00	92.13	30.01	122.14
075-059-063-000	02	1.00	92.13	30.01	122.14
075-060-001-000	02	1.00	92.13	30.01	122.14
075-060-002-000	02	1.00	92.13	30.01	122.14
075-060-003-000	02	1.00	92.13	30.01	122.14
075-060-004-000	02	1.00	92.13	30.01	122.14
075-060-005-000	02	1.00	92.13	30.01	122.14
075-060-006-000	02	1.00	92.13	30.01	122.14
075-060-007-000	02	1.00	92.13	30.01	122.14
075-060-008-000	02	1.00	92.13	30.01	122.14
075-060-009-000	02	1.00	92.13	30.01	122.14
075-060-010-000	02	1.00	92.13	30.01	122.14
075-060-011-000	02	1.00	92.13	30.01	122.14
075-060-013-000	02	1.00	92.13	30.01	122.14
075-060-014-000	02	1.00	92.13	30.01	122.14
075-060-015-000	02	1.00	92.13	30.01	122.14
075-060-016-000	02	1.00	92.13	30.01	122.14
075-060-017-000	02	1.00	92.13	30.01	122.14
075-060-018-000	02	1.00	92.13	30.01	122.14
075-060-019-000	02	1.00	92.13	30.01	122.14
075-060-020-000	02	1.00	92.13	30.01	122.14
075-060-021-000	02	1.00	92.13	30.01	122.14
075-060-022-000	02	1.00	92.13	30.01	122.14
075-060-023-000	02	1.00	92.13	30.01	122.14
075-060-024-000	02	1.00	92.13	30.01	122.14
075-060-025-000	02	1.00	92.13	30.01	122.14
075-060-026-000	02	1.00	92.13	30.01	122.14
075-060-027-000	02	1.00	92.13	30.01	122.14
075-060-028-000	02	1.00	92.13	30.01	122.14
075-060-029-000	02	1.00	92.13	30.01	122.14
075-060-030-000	02	1.00	92.13	30.01	122.14
075-060-031-000	02	1.00	92.13	30.01	122.14
075-060-032-000	02	1.00	92.13	30.01	122.14
075-060-033-000	02	1.00	92.13	30.01	122.14
075-060-034-000	02	1.00	92.13	30.01	122.14
075-060-035-000	02	1.00	92.13	30.01	122.14
075-060-036-000	02	1.00	92.13	30.01	122.14

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-060-037-000	02	1.00	92.13	30.01	122.14
075-060-038-000	02	1.00	92.13	30.01	122.14
075-060-039-000	02	1.00	92.13	30.01	122.14
075-060-040-000	02	1.00	92.13	30.01	122.14
075-060-041-000	02	1.00	92.13	30.01	122.14
075-060-042-000	02	1.00	92.13	30.01	122.14
075-060-043-000	02	1.00	92.13	30.01	122.14
075-060-044-000	02	1.00	92.13	30.01	122.14
075-060-045-000	02	1.00	92.13	30.01	122.14
075-060-046-000	02	1.00	92.13	30.01	122.14
075-060-047-000	02	1.00	92.13	30.01	122.14
075-060-048-000	02	1.00	92.13	30.01	122.14
075-060-049-000	02	1.00	92.13	30.01	122.14
075-060-050-000	02	1.00	92.13	30.01	122.14
075-060-051-000	02	1.00	92.13	30.01	122.14
075-060-052-000	02	1.00	92.13	30.01	122.14
075-060-053-000	02	1.00	92.13	30.01	122.14
075-060-054-000	02	1.00	92.13	30.01	122.14
075-060-055-000	02	1.00	92.13	30.01	122.14
075-060-056-000	02	1.00	92.13	30.01	122.14
075-060-057-000	02	1.00	92.13	30.01	122.14
075-060-058-000	02	1.00	92.13	30.01	122.14
075-060-059-000	02	1.00	92.13	30.01	122.14
075-060-060-000	02	1.00	92.13	30.01	122.14
075-060-061-000	02	1.00	92.13	30.01	122.14
075-060-062-000	02	1.00	92.13	30.01	122.14
075-060-063-000	02	1.00	92.13	30.01	122.14
075-060-064-000	02	1.00	92.13	30.01	122.14
075-060-065-000	02	1.00	92.13	30.01	122.14
075-060-066-000	02	1.00	92.13	30.01	122.14
075-060-067-000	02	1.00	92.13	30.01	122.14
075-060-068-000	02	1.00	92.13	30.01	122.14
075-060-069-000	02	1.00	92.13	30.01	122.14
075-060-070-000	02	1.00	92.13	30.01	122.14
075-060-071-000	02	1.00	92.13	30.01	122.14
075-060-072-000	02	1.00	92.13	30.01	122.14
075-060-073-000	02	1.00	92.13	30.01	122.14
075-060-074-000	02	1.00	92.13	30.01	122.14
075-060-075-000	02	1.00	92.13	30.01	122.14
075-060-076-000	02	1.00	92.13	30.01	122.14
075-060-077-000	02	1.00	92.13	30.01	122.14
075-060-078-000	02	1.00	92.13	30.01	122.14
075-061-001-000	02	1.00	92.13	30.01	122.14
075-061-002-000	02	1.00	92.13	30.01	122.14
075-061-003-000	02	1.00	92.13	30.01	122.14
075-061-004-000	02	1.00	92.13	30.01	122.14
075-061-005-000	02	1.00	92.13	30.01	122.14
075-061-006-000	02	1.00	92.13	30.01	122.14
075-061-007-000	02	1.00	92.13	30.01	122.14
075-061-008-000	02	1.00	92.13	30.01	122.14
075-061-009-000	02	1.00	92.13	30.01	122.14
075-061-010-000	02	1.00	92.13	30.01	122.14
075-061-011-000	02	1.00	92.13	30.01	122.14
075-061-012-000	02	1.00	92.13	30.01	122.14
075-061-013-000	02	1.00	92.13	30.01	122.14
075-061-014-000	02	1.00	92.13	30.01	122.14
075-061-015-000	02	1.00	92.13	30.01	122.14
075-061-016-000	02	1.00	92.13	30.01	122.14
075-061-017-000	02	1.00	92.13	30.01	122.14

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-061-018-000	02	1.00	92.13	30.01	122.14
075-061-019-000	02	1.00	92.13	30.01	122.14
075-061-020-000	02	1.00	92.13	30.01	122.14
075-061-021-000	02	1.00	92.13	30.01	122.14
075-061-022-000	02	1.00	92.13	30.01	122.14
075-061-023-000	02	1.00	92.13	30.01	122.14
075-061-024-000	02	1.00	92.13	30.01	122.14
075-061-025-000	02	1.00	92.13	30.01	122.14
075-061-026-000	02	1.00	92.13	30.01	122.14
075-061-027-000	02	1.00	92.13	30.01	122.14
075-061-028-000	02	1.00	92.13	30.01	122.14
075-061-029-000	02	1.00	92.13	30.01	122.14
075-061-030-000	02	1.00	92.13	30.01	122.14
075-061-031-000	02	1.00	92.13	30.01	122.14
075-061-032-000	02	1.00	92.13	30.01	122.14
075-061-033-000	02	1.00	92.13	30.01	122.14
075-061-034-000	02	1.00	92.13	30.01	122.14
075-061-035-000	02	1.00	92.13	30.01	122.14
075-061-036-000	02	1.00	92.13	30.01	122.14
075-061-037-000	02	1.00	92.13	30.01	122.14
075-061-038-000	02	1.00	92.13	30.01	122.14
075-061-039-000	02	1.00	92.13	30.01	122.14
075-061-040-000	02	1.00	92.13	30.01	122.14
075-061-041-000	02	1.00	92.13	30.01	122.14
075-061-042-000	02	1.00	92.13	30.01	122.14
075-061-043-000	02	1.00	92.13	30.01	122.14
075-061-044-000	02	1.00	92.13	30.01	122.14
075-061-045-000	02	1.00	92.13	30.01	122.14
075-061-046-000	02	1.00	92.13	30.01	122.14
075-061-047-000	02	1.00	92.13	30.01	122.14
075-061-048-000	02	1.00	92.13	30.01	122.14
075-061-049-000	02	1.00	92.13	30.01	122.14
075-061-050-000	02	1.00	92.13	30.01	122.14
075-061-051-000	02	1.00	92.13	30.01	122.14
075-061-052-000	02	1.00	92.13	30.01	122.14
075-061-053-000	02	1.00	92.13	30.01	122.14
075-061-054-000	02	1.00	92.13	30.01	122.14
075-061-055-000	02	1.00	92.13	30.01	122.14
075-061-056-000	02	1.00	92.13	30.01	122.14
075-061-057-000	02	1.00	92.13	30.01	122.14
075-061-058-000	02	1.00	92.13	30.01	122.14
075-061-059-000	02	1.00	92.13	30.01	122.14
075-061-060-000	02	1.00	92.13	30.01	122.14
075-061-061-000	02	1.00	92.13	30.01	122.14
075-061-062-000	02	1.00	92.13	30.01	122.14
075-061-063-000	02	1.00	92.13	30.01	122.14
075-061-064-000	02	1.00	92.13	30.01	122.14
075-061-065-000	02	1.00	92.13	30.01	122.14
075-061-066-000	02	1.00	92.13	30.01	122.14
075-061-067-000	02	1.00	92.13	30.01	122.14
075-061-068-000	02	1.00	92.13	30.01	122.14
075-061-069-000	02	1.00	92.13	30.01	122.14
075-062-001-000	02	1.00	92.13	30.01	122.14
075-062-002-000	02	1.00	92.13	30.01	122.14
075-062-003-000	02	1.00	92.13	30.01	122.14
075-062-004-000	02	1.00	92.13	30.01	122.14
075-062-005-000	02	1.00	92.13	30.01	122.14
075-062-006-000	02	1.00	92.13	30.01	122.14
075-062-007-000	02	1.00	92.13	30.01	122.14

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-062-008-000	02	1.00	92.13	30.01	122.14
075-062-009-000	02	1.00	92.13	30.01	122.14
075-062-010-000	02	1.00	92.13	30.01	122.14
075-062-011-000	02	1.00	92.13	30.01	122.14
075-062-012-000	02	1.00	92.13	30.01	122.14
075-062-013-000	02	1.00	92.13	30.01	122.14
075-062-014-000	02	1.00	92.13	30.01	122.14
075-062-015-000	02	1.00	92.13	30.01	122.14
075-062-016-000	02	1.00	92.13	30.01	122.14
075-062-017-000	02	1.00	92.13	30.01	122.14
075-062-018-000	02	1.00	92.13	30.01	122.14
075-062-019-000	02	1.00	92.13	30.01	122.14
075-062-020-000	02	1.00	92.13	30.01	122.14
075-062-021-000	02	1.00	92.13	30.01	122.14
075-062-022-000	02	1.00	92.13	30.01	122.14
075-062-023-000	02	1.00	92.13	30.01	122.14
075-062-024-000	02	1.00	92.13	30.01	122.14
075-062-025-000	02	1.00	92.13	30.01	122.14
075-062-026-000	02	1.00	92.13	30.01	122.14
075-062-027-000	02	1.00	92.13	30.01	122.14
075-062-028-000	02	1.00	92.13	30.01	122.14
075-062-029-000	02	1.00	92.13	30.01	122.14
075-062-030-000	02	1.00	92.13	30.01	122.14
075-062-031-000	02	1.00	92.13	30.01	122.14
075-062-032-000	02	1.00	92.13	30.01	122.14
075-079-001-000	02	1.00	92.13	30.01	122.14
075-079-002-000	02	1.00	92.13	30.01	122.14
075-079-003-000	02	1.00	92.13	30.01	122.14
075-079-004-000	02	1.00	92.13	30.01	122.14
075-079-005-000	02	1.00	92.13	30.01	122.14
075-079-006-000	02	1.00	92.13	30.01	122.14
075-079-007-000	02	1.00	92.13	30.01	122.14
075-079-008-000	02	1.00	92.13	30.01	122.14
075-079-009-000	02	1.00	92.13	30.01	122.14
075-079-010-000	02	1.00	92.13	30.01	122.14
075-079-011-000	02	1.00	92.13	30.01	122.14
075-079-012-000	02	1.00	92.13	30.01	122.14
075-079-013-000	02	1.00	92.13	30.01	122.14
075-079-014-000	02	1.00	92.13	30.01	122.14
075-079-015-000	02	1.00	92.13	30.01	122.14
075-079-016-000	02	1.00	92.13	30.01	122.14
075-079-017-000	02	1.00	92.13	30.01	122.14
075-079-018-000	02	1.00	92.13	30.01	122.14
075-079-019-000	02	1.00	92.13	30.01	122.14
075-079-020-000	02	1.00	92.13	30.01	122.14
075-079-021-000	02	1.00	92.13	30.01	122.14
075-079-022-000	02	1.00	92.13	30.01	122.14
075-079-023-000	02	1.00	92.13	30.01	122.14
075-079-024-000	02	1.00	92.13	30.01	122.14
075-079-025-000	02	1.00	92.13	30.01	122.14
075-079-026-000	02	1.00	92.13	30.01	122.14
075-079-027-000	02	1.00	92.13	30.01	122.14
075-079-028-000	02	1.00	92.13	30.01	122.14
075-079-029-000	02	1.00	92.13	30.01	122.14
075-079-030-000	02	1.00	92.13	30.01	122.14
075-079-031-000	02	1.00	92.13	30.01	122.14
075-079-032-000	02	1.00	92.13	30.01	122.14
075-079-033-000	02	1.00	92.13	30.01	122.14
075-079-034-000	02	1.00	92.13	30.01	122.14

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-079-035-000	02	1.00	92.13	30.01	122.14
075-079-036-000	02	1.00	92.13	30.01	122.14
075-079-037-000	02	1.00	92.13	30.01	122.14
075-079-038-000	02	1.00	92.13	30.01	122.14
075-079-039-000	02	1.00	92.13	30.01	122.14
075-079-040-000	02	1.00	92.13	30.01	122.14
075-079-041-000	02	1.00	92.13	30.01	122.14
075-079-042-000	02	1.00	92.13	30.01	122.14
075-079-043-000	02	1.00	92.13	30.01	122.14
075-079-044-000	02	1.00	92.13	30.01	122.14
075-079-045-000	02	1.00	92.13	30.01	122.14
075-079-046-000	02	1.00	92.13	30.01	122.14
075-079-047-000	02	1.00	92.13	30.01	122.14
075-079-048-000	02	1.00	92.13	30.01	122.14
075-079-049-000	02	1.00	92.13	30.01	122.14
075-079-050-000	02	1.00	92.13	30.01	122.14
075-079-051-000	02	1.00	92.13	30.01	122.14
075-079-052-000	02	1.00	92.13	30.01	122.14
075-079-053-000	02	1.00	92.13	30.01	122.14
075-079-054-000	02	1.00	92.13	30.01	122.14
075-079-055-000	02	1.00	92.13	30.01	122.14
075-079-056-000	02	1.00	92.13	30.01	122.14
075-079-057-000	02	1.00	92.13	30.01	122.14
075-079-058-000	02	1.00	92.13	30.01	122.14
075-079-059-000	02	1.00	92.13	30.01	122.14
075-079-060-000	02	1.00	92.13	30.01	122.14
075-079-061-000	02	1.00	92.13	30.01	122.14
075-079-062-000	02	1.00	92.13	30.01	122.14
075-079-063-000	02	1.00	92.13	30.01	122.14
075-079-064-000	02	1.00	92.13	30.01	122.14
075-079-065-000	02	1.00	92.13	30.01	122.14
075-079-066-000	02	1.00	92.13	30.01	122.14
075-079-067-000	02	1.00	92.13	30.01	122.14
075-079-068-000	02	1.00	92.13	30.01	122.14
075-014-026-000	03	11.04	1,017.12	0.00	1,017.12
075-014-027-000	03	1.00	92.13	0.00	92.12
075-021-001-000	03	1.00	92.13	0.00	92.12
075-021-002-000	03	1.00	92.13	0.00	92.12
075-021-020-000	03	1.00	92.13	0.00	92.12
075-021-021-000	03	1.00	92.13	0.00	92.12
075-021-022-000	03	1.00	92.13	0.00	92.12
075-025-003-000	03	1.00	92.13	0.00	92.12
075-025-005-000	03	1.00	92.13	0.00	92.12
075-025-007-000	03	3.72	342.73	0.00	342.72
075-025-008-000	03	3.72	342.73	0.00	342.72
075-025-009-000	03	3.72	342.73	0.00	342.72
075-025-010-000	03	13.20	1,216.13	0.00	1,216.12
075-025-011-000	03	7.00	644.91	0.00	644.90
075-069-002-000	03	0.00	92.13	0.00	92.12
075-069-003-000	03	1.00	92.13	0.00	92.12
075-073-002-000	03	1.00	92.13	0.00	92.12
075-093-024-000	03	1.00	132.67	0.00	132.66
075-093-025-000	03	1.44	194.40	0.00	194.38
075-093-030-000	03	2.11	2,203.77	0.00	2,203.76
075-093-031-000	03	23.92	1,802.08	0.00	1,802.06
075-093-034-000	03	19.56	574.90	0.00	574.88
075-093-035-000	03	6.24	331.67	0.00	331.66
075-093-036-000	03	3.60	398.00	0.00	398.00

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-093-037-000	03	4.32	269.02	0.00	269.02
075-093-038-000	03	2.92	497.51	0.00	497.50
075-093-039-000	03	5.40	105.03	0.00	105.02
075-093-040-000	03	1.14	350.10	0.00	350.08
075-093-041-000	03	3.80	2,421.19	0.00	2,421.18
075-093-043-000	03	26.28	534.36	0.00	534.34
075-093-044-000	03	5.80	100.42	0.00	100.42
075-093-045-000	03	1.09	115.16	0.00	115.16
075-093-047-000	03	1.25	77.39	0.00	77.38
075-093-049-000	03	0.84	471.71	0.00	471.70
075-093-051-000	03	5.12	2,203.77	0.00	2,203.76
075-093-052-000	03	23.92	1,802.08	0.00	1,802.06
075-093-053-000	03	19.56	143.72	0.00	143.72
075-059-064-000	03	1.56	0.00	0.00	0.00
075-093-054-000	03	0.00	0.00	0.00	0.00
075-093-058-000	03	0.00	0.00	0.00	0.00
075-093-061-000	03	0.00	0.00	0.00	0.00
075-064-001-000	04	1.00	92.13	25.37	117.50
075-064-002-000	04	1.00	92.13	25.37	117.50
075-064-003-000	04	1.00	92.13	25.37	117.50
075-064-004-000	04	1.00	92.13	25.37	117.50
075-064-005-000	04	1.00	92.13	25.37	117.50
075-064-006-000	04	1.00	92.13	25.37	117.50
075-064-007-000	04	1.00	92.13	25.37	117.50
075-064-008-000	04	1.00	92.13	25.37	117.50
075-064-009-000	04	1.00	92.13	25.37	117.50
075-064-010-000	04	1.00	92.13	25.37	117.50
075-064-011-000	04	1.00	92.13	25.37	117.50
075-064-012-000	04	1.00	92.13	25.37	117.50
075-064-013-000	04	1.00	92.13	25.37	117.50
075-064-014-000	04	1.00	92.13	25.37	117.50
075-064-015-000	04	1.00	92.13	25.37	117.50
075-064-016-000	04	1.00	92.13	25.37	117.50
075-064-017-000	04	1.00	92.13	25.37	117.50
075-064-018-000	04	1.00	92.13	25.37	117.50
075-064-019-000	04	1.00	92.13	25.37	117.50
075-064-020-000	04	1.00	92.13	25.37	117.50
075-064-021-000	04	1.00	92.13	25.37	117.50
075-064-022-000	04	1.00	92.13	25.37	117.50
075-064-023-000	04	1.00	92.13	25.37	117.50
075-064-024-000	04	1.00	92.13	25.37	117.50
075-064-025-000	04	1.00	92.13	25.37	117.50
075-064-026-000	04	1.00	92.13	25.37	117.50
075-064-027-000	04	1.00	92.13	25.37	117.50
075-064-028-000	04	1.00	92.13	25.37	117.50
075-064-029-000	04	1.00	92.13	25.37	117.50
075-064-030-000	04	1.00	92.13	25.37	117.50
075-064-031-000	04	1.00	92.13	25.37	117.50
075-064-032-000	04	1.00	92.13	25.37	117.50
075-064-033-000	04	1.00	92.13	25.37	117.50
075-064-034-000	04	1.00	92.13	25.37	117.50
075-064-035-000	04	1.00	92.13	25.37	117.50
075-064-036-000	04	1.00	92.13	25.37	117.50
075-064-037-000	04	1.00	92.13	25.37	117.50
075-064-038-000	04	1.00	92.13	25.37	117.50
075-064-040-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-064-041-000	04	1.00	92.13	25.37	117.50
075-064-042-000	04	1.00	92.13	25.37	117.50
075-064-043-000	04	1.00	92.13	25.37	117.50
075-064-044-000	04	1.00	92.13	25.37	117.50
075-064-045-000	04	1.00	92.13	25.37	117.50
075-064-046-000	04	1.00	92.13	25.37	117.50
075-064-047-000	04	1.00	92.13	25.37	117.50
075-064-048-000	04	1.00	92.13	25.37	117.50
075-064-049-000	04	1.00	92.13	25.37	117.50
075-064-050-000	04	1.00	92.13	25.37	117.50
075-064-051-000	04	1.00	92.13	25.37	117.50
075-064-052-000	04	1.00	92.13	25.37	117.50
075-064-053-000	04	1.00	92.13	25.37	117.50
075-064-054-000	04	1.00	92.13	25.37	117.50
075-064-055-000	04	1.00	92.13	25.37	117.50
075-064-056-000	04	1.00	92.13	25.37	117.50
075-064-057-000	04	1.00	92.13	25.37	117.50
075-064-058-000	04	1.00	92.13	25.37	117.50
075-064-059-000	04	1.00	92.13	25.37	117.50
075-064-060-000	04	1.00	92.13	25.37	117.50
075-064-061-000	04	1.00	92.13	25.37	117.50
075-064-062-000	04	1.00	92.13	25.37	117.50
075-064-063-000	04	1.00	92.13	25.37	117.50
075-064-064-000	04	1.00	92.13	25.37	117.50
075-064-065-000	04	1.00	92.13	25.37	117.50
075-064-066-000	04	1.00	92.13	25.37	117.50
075-064-067-000	04	1.00	92.13	25.37	117.50
075-064-068-000	04	1.00	92.13	25.37	117.50
075-064-069-000	04	1.00	92.13	25.37	117.50
075-064-070-000	04	1.00	92.13	25.37	117.50
075-065-001-000	04	1.00	92.13	25.37	117.50
075-065-002-000	04	1.00	92.13	25.37	117.50
075-065-003-000	04	1.00	92.13	25.37	117.50
075-065-004-000	04	1.00	92.13	25.37	117.50
075-065-005-000	04	1.00	92.13	25.37	117.50
075-065-006-000	04	1.00	92.13	25.37	117.50
075-065-007-000	04	1.00	92.13	25.37	117.50
075-065-008-000	04	1.00	92.13	25.37	117.50
075-065-009-000	04	1.00	92.13	25.37	117.50
075-065-010-000	04	1.00	92.13	25.37	117.50
075-065-011-000	04	1.00	92.13	25.37	117.50
075-065-012-000	04	1.00	92.13	25.37	117.50
075-065-013-000	04	1.00	92.13	25.37	117.50
075-065-014-000	04	1.00	92.13	25.37	117.50
075-065-015-000	04	1.00	92.13	25.37	117.50
075-065-016-000	04	1.00	92.13	25.37	117.50
075-065-018-000	04	1.00	92.13	25.37	117.50
075-065-019-000	04	1.00	92.13	25.37	117.50
075-065-020-000	04	1.00	92.13	25.37	117.50
075-065-021-000	04	1.00	92.13	25.37	117.50
075-065-022-000	04	1.00	92.13	25.37	117.50
075-065-023-000	04	1.00	92.13	25.37	117.50
075-065-024-000	04	1.00	92.13	25.37	117.50
075-065-025-000	04	1.00	92.13	25.37	117.50
075-065-026-000	04	1.00	92.13	25.37	117.50
075-065-027-000	04	1.00	92.13	25.37	117.50
075-065-028-000	04	1.00	92.13	25.37	117.50
075-065-029-000	04	1.00	92.13	25.37	117.50
075-065-030-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-065-031-000	04	1.00	92.13	25.37	117.50
075-065-032-000	04	1.00	92.13	25.37	117.50
075-065-033-000	04	1.00	92.13	25.37	117.50
075-065-034-000	04	1.00	92.13	25.37	117.50
075-065-035-000	04	1.00	92.13	25.37	117.50
075-065-036-000	04	1.00	92.13	25.37	117.50
075-065-037-000	04	1.00	92.13	25.37	117.50
075-065-038-000	04	1.00	92.13	25.37	117.50
075-065-039-000	04	1.00	92.13	25.37	117.50
075-065-040-000	04	1.00	92.13	25.37	117.50
075-065-041-000	04	1.00	92.13	25.37	117.50
075-065-042-000	04	1.00	92.13	25.37	117.50
075-065-043-000	04	1.00	92.13	25.37	117.50
075-065-044-000	04	1.00	92.13	25.37	117.50
075-065-045-000	04	1.00	92.13	25.37	117.50
075-065-046-000	04	1.00	92.13	25.37	117.50
075-065-047-000	04	1.00	92.13	25.37	117.50
075-065-048-000	04	1.00	92.13	25.37	117.50
075-065-049-000	04	1.00	92.13	25.37	117.50
075-065-050-000	04	1.00	92.13	25.37	117.50
075-065-051-000	04	1.00	92.13	25.37	117.50
075-065-052-000	04	1.00	92.13	25.37	117.50
075-065-053-000	04	1.00	92.13	25.37	117.50
075-065-054-000	04	1.00	92.13	25.37	117.50
075-066-006-000	04	1.00	92.13	25.37	117.50
075-066-007-000	04	1.00	92.13	25.37	117.50
075-066-008-000	04	1.00	92.13	25.37	117.50
075-066-009-000	04	1.00	92.13	25.37	117.50
075-066-010-000	04	1.00	92.13	25.37	117.50
075-066-011-000	04	1.00	92.13	25.37	117.50
075-066-012-000	04	1.00	92.13	25.37	117.50
075-066-013-000	04	1.00	92.13	25.37	117.50
075-066-014-000	04	1.00	92.13	25.37	117.50
075-066-015-000	04	1.00	92.13	25.37	117.50
075-066-016-000	04	1.00	92.13	25.37	117.50
075-066-017-000	04	1.00	92.13	25.37	117.50
075-066-018-000	04	1.00	92.13	25.37	117.50
075-066-019-000	04	1.00	92.13	25.37	117.50
075-066-020-000	04	1.00	92.13	25.37	117.50
075-066-021-000	04	1.00	92.13	25.37	117.50
075-066-022-000	04	1.00	92.13	25.37	117.50
075-066-023-000	04	1.00	92.13	25.37	117.50
075-066-024-000	04	1.00	92.13	25.37	117.50
075-066-025-000	04	1.00	92.13	25.37	117.50
075-066-026-000	04	1.00	92.13	25.37	117.50
075-066-027-000	04	1.00	92.13	25.37	117.50
075-066-028-000	04	1.00	92.13	25.37	117.50
075-066-029-000	04	1.00	92.13	25.37	117.50
075-066-030-000	04	1.00	92.13	25.37	117.50
075-066-031-000	04	1.00	92.13	25.37	117.50
075-066-032-000	04	1.00	92.13	25.37	117.50
075-066-033-000	04	1.00	92.13	25.37	117.50
075-066-034-000	04	1.00	92.13	25.37	117.50
075-066-035-000	04	1.00	92.13	25.37	117.50
075-066-036-000	04	1.00	92.13	25.37	117.50
075-066-037-000	04	1.00	92.13	25.37	117.50
075-066-038-000	04	1.00	92.13	25.37	117.50
075-066-039-000	04	1.00	92.13	25.37	117.50
075-066-040-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-066-041-000	04	1.00	92.13	25.37	117.50
075-066-042-000	04	1.00	92.13	25.37	117.50
075-067-001-000	04	1.00	92.13	25.37	117.50
075-067-002-000	04	1.00	92.13	25.37	117.50
075-067-003-000	04	1.00	92.13	25.37	117.50
075-067-004-000	04	1.00	92.13	25.37	117.50
075-067-005-000	04	1.00	92.13	25.37	117.50
075-067-006-000	04	1.00	92.13	25.37	117.50
075-067-007-000	04	1.00	92.13	25.37	117.50
075-067-008-000	04	1.00	92.13	25.37	117.50
075-067-009-000	04	1.00	92.13	25.37	117.50
075-067-010-000	04	1.00	92.13	25.37	117.50
075-067-011-000	04	1.00	92.13	25.37	117.50
075-067-012-000	04	1.00	92.13	25.37	117.50
075-067-013-000	04	1.00	92.13	25.37	117.50
075-067-014-000	04	1.00	92.13	25.37	117.50
075-067-015-000	04	1.00	92.13	25.37	117.50
075-067-016-000	04	1.00	92.13	25.37	117.50
075-067-017-000	04	1.00	92.13	25.37	117.50
075-067-018-000	04	1.00	92.13	25.37	117.50
075-067-019-000	04	1.00	92.13	25.37	117.50
075-067-020-000	04	1.00	92.13	25.37	117.50
075-067-021-000	04	1.00	92.13	25.37	117.50
075-067-022-000	04	1.00	92.13	25.37	117.50
075-067-023-000	04	1.00	92.13	25.37	117.50
075-067-024-000	04	1.00	92.13	25.37	117.50
075-067-025-000	04	1.00	92.13	25.37	117.50
075-067-026-000	04	1.00	92.13	25.37	117.50
075-067-027-000	04	1.00	92.13	25.37	117.50
075-067-028-000	04	1.00	92.13	25.37	117.50
075-067-029-000	04	1.00	92.13	25.37	117.50
075-067-030-000	04	1.00	92.13	25.37	117.50
075-067-031-000	04	1.00	92.13	25.37	117.50
075-067-032-000	04	1.00	92.13	25.37	117.50
075-067-033-000	04	1.00	92.13	25.37	117.50
075-067-034-000	04	1.00	92.13	25.37	117.50
075-067-035-000	04	1.00	92.13	25.37	117.50
075-067-036-000	04	1.00	92.13	25.37	117.50
075-067-037-000	04	1.00	92.13	25.37	117.50
075-067-038-000	04	1.00	92.13	25.37	117.50
075-067-039-000	04	1.00	92.13	25.37	117.50
075-067-040-000	04	1.00	92.13	25.37	117.50
075-067-041-000	04	1.00	92.13	25.37	117.50
075-067-042-000	04	1.00	92.13	25.37	117.50
075-067-043-000	04	1.00	92.13	25.37	117.50
075-067-044-000	04	1.00	92.13	25.37	117.50
075-067-045-000	04	1.00	92.13	25.37	117.50
075-067-046-000	04	1.00	92.13	25.37	117.50
075-067-047-000	04	1.00	92.13	25.37	117.50
075-067-048-000	04	1.00	92.13	25.37	117.50
075-067-049-000	04	1.00	92.13	25.37	117.50
075-067-050-000	04	1.00	92.13	25.37	117.50
075-067-051-000	04	1.00	92.13	25.37	117.50
075-067-052-000	04	1.00	92.13	25.37	117.50
075-067-053-000	04	1.00	92.13	25.37	117.50
075-067-054-000	04	1.00	92.13	25.37	117.50
075-067-055-000	04	1.00	92.13	25.37	117.50
075-067-056-000	04	1.00	92.13	25.37	117.50
075-067-057-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-067-058-000	04	1.00	92.13	25.37	117.50
075-067-059-000	04	1.00	92.13	25.37	117.50
075-067-060-000	04	1.00	92.13	25.37	117.50
075-067-061-000	04	1.00	92.13	25.37	117.50
075-067-062-000	04	1.00	92.13	25.37	117.50
075-067-063-000	04	1.00	92.13	25.37	117.50
075-067-064-000	04	1.00	92.13	25.37	117.50
075-067-065-000	04	1.00	92.13	25.37	117.50
075-067-066-000	04	1.00	92.13	25.37	117.50
075-067-067-000	04	1.00	92.13	25.37	117.50
075-067-068-000	04	1.00	92.13	25.37	117.50
075-067-069-000	04	1.00	92.13	25.37	117.50
075-067-070-000	04	1.00	92.13	25.37	117.50
075-067-071-000	04	1.00	92.13	25.37	117.50
075-067-072-000	04	1.00	92.13	25.37	117.50
075-067-073-000	04	1.00	92.13	25.37	117.50
075-067-074-000	04	1.00	92.13	25.37	117.50
075-067-075-000	04	1.00	92.13	25.37	117.50
075-067-076-000	04	1.00	92.13	25.37	117.50
075-067-077-000	04	1.00	92.13	25.37	117.50
075-067-078-000	04	1.00	92.13	25.37	117.50
075-067-079-000	04	1.00	92.13	25.37	117.50
075-067-080-000	04	1.00	92.13	25.37	117.50
075-067-081-000	04	1.00	92.13	25.37	117.50
075-067-082-000	04	1.00	92.13	25.37	117.50
075-067-083-000	04	1.00	92.13	25.37	117.50
075-067-084-000	04	1.00	92.13	25.37	117.50
075-067-085-000	04	1.00	92.13	25.37	117.50
075-067-086-000	04	1.00	92.13	25.37	117.50
075-067-087-000	04	1.00	92.13	25.37	117.50
075-067-088-000	04	1.00	92.13	25.37	117.50
075-067-089-000	04	1.00	92.13	25.37	117.50
075-068-001-000	04	1.00	92.13	25.37	117.50
075-068-002-000	04	1.00	92.13	25.37	117.50
075-068-003-000	04	1.00	92.13	25.37	117.50
075-068-004-000	04	1.00	92.13	25.37	117.50
075-068-005-000	04	1.00	92.13	25.37	117.50
075-068-006-000	04	1.00	92.13	25.37	117.50
075-068-007-000	04	1.00	92.13	25.37	117.50
075-068-008-000	04	1.00	92.13	25.37	117.50
075-068-009-000	04	1.00	92.13	25.37	117.50
075-068-010-000	04	1.00	92.13	25.37	117.50
075-068-012-000	04	1.00	92.13	25.37	117.50
075-068-013-000	04	1.00	92.13	25.37	117.50
075-068-014-000	04	1.00	92.13	25.37	117.50
075-068-015-000	04	1.00	92.13	25.37	117.50
075-068-016-000	04	1.00	92.13	25.37	117.50
075-068-017-000	04	1.00	92.13	25.37	117.50
075-068-018-000	04	1.00	92.13	25.37	117.50
075-068-019-000	04	1.00	92.13	25.37	117.50
075-068-020-000	04	1.00	92.13	25.37	117.50
075-068-021-000	04	1.00	92.13	25.37	117.50
075-068-022-000	04	1.00	92.13	25.37	117.50
075-068-023-000	04	1.00	92.13	25.37	117.50
075-068-024-000	04	1.00	92.13	25.37	117.50
075-068-025-000	04	1.00	92.13	25.37	117.50
075-068-026-000	04	1.00	92.13	25.37	117.50
075-068-027-000	04	1.00	92.13	25.37	117.50
075-068-028-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-068-029-000	04	1.00	92.13	25.37	117.50
075-068-030-000	04	1.00	92.13	25.37	117.50
075-068-031-000	04	1.00	92.13	25.37	117.50
075-068-032-000	04	1.00	92.13	25.37	117.50
075-068-033-000	04	1.00	92.13	25.37	117.50
075-068-034-000	04	1.00	92.13	25.37	117.50
075-068-035-000	04	1.00	92.13	25.37	117.50
075-068-036-000	04	1.00	92.13	25.37	117.50
075-068-037-000	04	1.00	92.13	25.37	117.50
075-068-038-000	04	1.00	92.13	25.37	117.50
075-068-039-000	04	1.00	92.13	25.37	117.50
075-068-040-000	04	1.00	92.13	25.37	117.50
075-068-041-000	04	1.00	92.13	25.37	117.50
075-068-042-000	04	1.00	92.13	25.37	117.50
075-068-043-000	04	1.00	92.13	25.37	117.50
075-068-044-000	04	1.00	92.13	25.37	117.50
075-068-045-000	04	1.00	92.13	25.37	117.50
075-068-046-000	04	1.00	92.13	25.37	117.50
075-068-047-000	04	1.00	92.13	25.37	117.50
075-068-048-000	04	1.00	92.13	25.37	117.50
075-068-049-000	04	1.00	92.13	25.37	117.50
075-068-050-000	04	1.00	92.13	25.37	117.50
075-068-051-000	04	1.00	92.13	25.37	117.50
075-068-052-000	04	1.00	92.13	25.37	117.50
075-068-053-000	04	1.00	92.13	25.37	117.50
075-068-054-000	04	1.00	92.13	25.37	117.50
075-068-055-000	04	1.00	92.13	25.37	117.50
075-068-056-000	04	1.00	92.13	25.37	117.50
075-068-057-000	04	1.00	92.13	25.37	117.50
075-068-058-000	04	1.00	92.13	25.37	117.50
075-068-059-000	04	1.00	92.13	25.37	117.50
075-068-060-000	04	1.00	92.13	25.37	117.50
075-069-004-000	04	1.00	92.13	25.37	117.50
075-069-005-000	04	1.00	92.13	25.37	117.50
075-069-006-000	04	1.00	92.13	25.37	117.50
075-069-007-000	04	1.00	92.13	25.37	117.50
075-069-008-000	04	1.00	92.13	25.37	117.50
075-069-009-000	04	1.00	92.13	25.37	117.50
075-069-010-000	04	1.00	92.13	25.37	117.50
075-069-011-000	04	1.00	92.13	25.37	117.50
075-069-012-000	04	1.00	92.13	25.37	117.50
075-069-013-000	04	1.00	92.13	25.37	117.50
075-069-014-000	04	1.00	92.13	25.37	117.50
075-069-015-000	04	1.00	92.13	25.37	117.50
075-069-016-000	04	1.00	92.13	25.37	117.50
075-069-017-000	04	1.00	92.13	25.37	117.50
075-069-018-000	04	1.00	92.13	25.37	117.50
075-069-019-000	04	1.00	92.13	25.37	117.50
075-069-020-000	04	1.00	92.13	25.37	117.50
075-069-021-000	04	1.00	92.13	25.37	117.50
075-069-022-000	04	1.00	92.13	25.37	117.50
075-069-023-000	04	1.00	92.13	25.37	117.50
075-069-024-000	04	1.00	92.13	25.37	117.50
075-069-025-000	04	1.00	92.13	25.37	117.50
075-069-026-000	04	1.00	92.13	25.37	117.50
075-069-027-000	04	1.00	92.13	25.37	117.50
075-069-028-000	04	1.00	92.13	25.37	117.50
075-070-001-000	04	1.00	92.13	25.37	117.50
075-070-002-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-070-003-000	04	1.00	92.13	25.37	117.50
075-071-001-000	04	1.00	92.13	25.37	117.50
075-071-002-000	04	1.00	92.13	25.37	117.50
075-071-003-000	04	1.00	92.13	25.37	117.50
075-071-004-000	04	1.00	92.13	25.37	117.50
075-071-005-000	04	1.00	92.13	25.37	117.50
075-071-006-000	04	1.00	92.13	25.37	117.50
075-071-007-000	04	1.00	92.13	25.37	117.50
075-071-008-000	04	1.00	92.13	25.37	117.50
075-071-009-000	04	1.00	92.13	25.37	117.50
075-071-010-000	04	1.00	92.13	25.37	117.50
075-071-011-000	04	1.00	92.13	25.37	117.50
075-071-012-000	04	1.00	92.13	25.37	117.50
075-071-013-000	04	1.00	92.13	25.37	117.50
075-071-014-000	04	1.00	92.13	25.37	117.50
075-071-015-000	04	1.00	92.13	25.37	117.50
075-071-016-000	04	1.00	92.13	25.37	117.50
075-071-017-000	04	1.00	92.13	25.37	117.50
075-071-018-000	04	1.00	92.13	25.37	117.50
075-071-019-000	04	1.00	92.13	25.37	117.50
075-071-020-000	04	1.00	92.13	25.37	117.50
075-071-021-000	04	1.00	92.13	25.37	117.50
075-071-023-000	04	1.00	92.13	25.37	117.50
075-071-024-000	04	1.00	92.13	25.37	117.50
075-071-025-000	04	1.00	92.13	25.37	117.50
075-071-026-000	04	1.00	92.13	25.37	117.50
075-071-027-000	04	1.00	92.13	25.37	117.50
075-071-028-000	04	1.00	92.13	25.37	117.50
075-071-029-000	04	1.00	92.13	25.37	117.50
075-071-030-000	04	1.00	92.13	25.37	117.50
075-071-031-000	04	1.00	92.13	25.37	117.50
075-071-032-000	04	1.00	92.13	25.37	117.50
075-071-033-000	04	1.00	92.13	25.37	117.50
075-071-034-000	04	1.00	92.13	25.37	117.50
075-071-035-000	04	1.00	92.13	25.37	117.50
075-071-036-000	04	1.00	92.13	25.37	117.50
075-071-037-000	04	1.00	92.13	25.37	117.50
075-071-038-000	04	1.00	92.13	25.37	117.50
075-071-039-000	04	1.00	92.13	25.37	117.50
075-071-040-000	04	1.00	92.13	25.37	117.50
075-071-041-000	04	1.00	92.13	25.37	117.50
075-071-042-000	04	1.00	92.13	25.37	117.50
075-071-043-000	04	1.00	92.13	25.37	117.50
075-071-044-000	04	1.00	92.13	25.37	117.50
075-071-045-000	04	1.00	92.13	25.37	117.50
075-071-046-000	04	1.00	92.13	25.37	117.50
075-071-047-000	04	1.00	92.13	25.37	117.50
075-071-048-000	04	1.00	92.13	25.37	117.50
075-071-049-000	04	1.00	92.13	25.37	117.50
075-071-050-000	04	1.00	92.13	25.37	117.50
075-071-051-000	04	1.00	92.13	25.37	117.50
075-071-052-000	04	1.00	92.13	25.37	117.50
075-071-056-000	04	1.00	92.13	25.37	117.50
075-071-057-000	04	1.00	92.13	25.37	117.50
075-071-059-000	04	1.00	92.13	25.37	117.50
075-071-060-000	04	1.00	92.13	25.37	117.50
075-071-061-000	04	1.00	92.13	25.37	117.50
075-072-001-000	04	1.00	92.13	25.37	117.50
075-072-002-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-072-003-000	04	1.00	92.13	25.37	117.50
075-072-004-000	04	1.00	92.13	25.37	117.50
075-072-005-000	04	1.00	92.13	25.37	117.50
075-072-006-000	04	1.00	92.13	25.37	117.50
075-072-007-000	04	1.00	92.13	25.37	117.50
075-072-008-000	04	1.00	92.13	25.37	117.50
075-072-009-000	04	1.00	92.13	25.37	117.50
075-072-010-000	04	1.00	92.13	25.37	117.50
075-072-011-000	04	1.00	92.13	25.37	117.50
075-072-012-000	04	1.00	92.13	25.37	117.50
075-072-013-000	04	1.00	92.13	25.37	117.50
075-072-014-000	04	1.00	92.13	25.37	117.50
075-072-015-000	04	1.00	92.13	25.37	117.50
075-072-016-000	04	1.00	92.13	25.37	117.50
075-072-017-000	04	1.00	92.13	25.37	117.50
075-072-018-000	04	1.00	92.13	25.37	117.50
075-072-019-000	04	1.00	92.13	25.37	117.50
075-072-020-000	04	1.00	92.13	25.37	117.50
075-072-021-000	04	1.00	92.13	25.37	117.50
075-072-022-000	04	1.00	92.13	25.37	117.50
075-072-023-000	04	1.00	92.13	25.37	117.50
075-072-024-000	04	1.00	92.13	25.37	117.50
075-072-025-000	04	1.00	92.13	25.37	117.50
075-072-026-000	04	1.00	92.13	25.37	117.50
075-072-027-000	04	1.00	92.13	25.37	117.50
075-072-028-000	04	1.00	92.13	25.37	117.50
075-072-029-000	04	1.00	92.13	25.37	117.50
075-072-030-000	04	1.00	92.13	25.37	117.50
075-072-031-000	04	1.00	92.13	25.37	117.50
075-072-032-000	04	1.00	92.13	25.37	117.50
075-072-033-000	04	1.00	92.13	25.37	117.50
075-072-034-000	04	1.00	92.13	25.37	117.50
075-072-035-000	04	1.00	92.13	25.37	117.50
075-072-036-000	04	1.00	92.13	25.37	117.50
075-072-037-000	04	1.00	92.13	25.37	117.50
075-072-038-000	04	1.00	92.13	25.37	117.50
075-072-039-000	04	1.00	92.13	25.37	117.50
075-072-040-000	04	1.00	92.13	25.37	117.50
075-072-041-000	04	1.00	92.13	25.37	117.50
075-072-042-000	04	1.00	92.13	25.37	117.50
075-072-043-000	04	1.00	92.13	25.37	117.50
075-072-044-000	04	1.00	92.13	25.37	117.50
075-072-045-000	04	1.00	92.13	25.37	117.50
075-072-046-000	04	1.00	92.13	25.37	117.50
075-072-047-000	04	1.00	92.13	25.37	117.50
075-072-048-000	04	1.00	92.13	25.37	117.50
075-072-049-000	04	1.00	92.13	25.37	117.50
075-072-050-000	04	1.00	92.13	25.37	117.50
075-072-051-000	04	1.00	92.13	25.37	117.50
075-072-052-000	04	1.00	92.13	25.37	117.50
075-072-053-000	04	1.00	92.13	25.37	117.50
075-072-054-000	04	1.00	92.13	25.37	117.50
075-072-055-000	04	1.00	92.13	25.37	117.50
075-072-056-000	04	1.00	92.13	25.37	117.50
075-072-057-000	04	1.00	92.13	25.37	117.50
075-072-058-000	04	1.00	92.13	25.37	117.50
075-072-059-000	04	1.00	92.13	25.37	117.50
075-072-060-000	04	1.00	92.13	25.37	117.50
075-072-061-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-072-062-000	04	1.00	92.13	25.37	117.50
075-072-063-000	04	1.00	92.13	25.37	117.50
075-072-064-000	04	1.00	92.13	25.37	117.50
075-072-065-000	04	1.00	92.13	25.37	117.50
075-072-066-000	04	1.00	92.13	25.37	117.50
075-072-067-000	04	1.00	92.13	25.37	117.50
075-072-068-000	04	1.00	92.13	25.37	117.50
075-072-069-000	04	1.00	92.13	25.37	117.50
075-072-070-000	04	1.00	92.13	25.37	117.50
075-072-071-000	04	1.00	92.13	25.37	117.50
075-072-072-000	04	1.00	92.13	25.37	117.50
075-072-073-000	04	1.00	92.13	25.37	117.50
075-072-074-000	04	1.00	92.13	25.37	117.50
075-072-075-000	04	1.00	92.13	25.37	117.50
075-072-076-000	04	1.00	92.13	25.37	117.50
075-072-077-000	04	1.00	92.13	25.37	117.50
075-072-078-000	04	1.00	92.13	25.37	117.50
075-072-081-000	04	1.00	92.13	25.37	117.50
075-072-082-000	04	1.00	92.13	25.37	117.50
075-072-083-000	04	1.00	92.13	25.37	117.50
075-072-084-000	04	1.00	92.13	25.37	117.50
075-072-085-000	04	1.00	92.13	25.37	117.50
075-072-086-000	04	1.00	92.13	25.37	117.50
075-072-087-000	04	1.00	92.13	25.37	117.50
075-072-088-000	04	1.00	92.13	25.37	117.50
075-072-089-000	04	1.00	92.13	25.37	117.50
075-072-090-000	04	1.00	92.13	25.37	117.50
075-072-091-000	04	1.00	92.13	25.37	117.50
075-072-092-000	04	1.00	92.13	25.37	117.50
075-072-093-000	04	1.00	92.13	25.37	117.50
075-072-094-000	04	1.00	92.13	25.37	117.50
075-072-095-000	04	1.00	92.13	25.37	117.50
075-072-096-000	04	1.00	92.13	25.37	117.50
075-073-005-000	04	1.00	92.13	25.37	117.50
075-073-006-000	04	1.00	92.13	25.37	117.50
075-073-007-000	04	1.00	92.13	25.37	117.50
075-073-008-000	04	1.00	92.13	25.37	117.50
075-073-009-000	04	1.00	92.13	25.37	117.50
075-073-010-000	04	1.00	92.13	25.37	117.50
075-073-011-000	04	1.00	92.13	25.37	117.50
075-073-012-000	04	1.00	92.13	25.37	117.50
075-073-013-000	04	1.00	92.13	25.37	117.50
075-073-014-000	04	1.00	92.13	25.37	117.50
075-073-015-000	04	1.00	92.13	25.37	117.50
075-073-016-000	04	1.00	92.13	25.37	117.50
075-073-017-000	04	1.00	92.13	25.37	117.50
075-073-018-000	04	1.00	92.13	25.37	117.50
075-073-019-000	04	1.00	92.13	25.37	117.50
075-073-020-000	04	1.00	92.13	25.37	117.50
075-073-021-000	04	1.00	92.13	25.37	117.50
075-073-022-000	04	1.00	92.13	25.37	117.50
075-073-023-000	04	1.00	92.13	25.37	117.50
075-073-024-000	04	1.00	92.13	25.37	117.50
075-073-025-000	04	1.00	92.13	25.37	117.50
075-073-026-000	04	1.00	92.13	25.37	117.50
075-073-027-000	04	1.00	92.13	25.37	117.50
075-073-028-000	04	1.00	92.13	25.37	117.50
075-073-029-000	04	1.00	92.13	25.37	117.50
075-073-030-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-073-031-000	04	1.00	92.13	25.37	117.50
075-073-032-000	04	1.00	92.13	25.37	117.50
075-073-033-000	04	1.00	92.13	25.37	117.50
075-073-034-000	04	1.00	92.13	25.37	117.50
075-073-035-000	04	1.00	92.13	25.37	117.50
075-073-036-000	04	1.00	92.13	25.37	117.50
075-073-037-000	04	1.00	92.13	25.37	117.50
075-073-038-000	04	1.00	92.13	25.37	117.50
075-073-039-000	04	1.00	92.13	25.37	117.50
075-073-040-000	04	1.00	92.13	25.37	117.50
075-073-041-000	04	1.00	92.13	25.37	117.50
075-073-042-000	04	1.00	92.13	25.37	117.50
075-073-043-000	04	1.00	92.13	25.37	117.50
075-073-044-000	04	1.00	92.13	25.37	117.50
075-073-045-000	04	1.00	92.13	25.37	117.50
075-073-046-000	04	1.00	92.13	25.37	117.50
075-073-047-000	04	1.00	92.13	25.37	117.50
075-073-048-000	04	1.00	92.13	25.37	117.50
075-073-049-000	04	1.00	92.13	25.37	117.50
075-073-050-000	04	1.00	92.13	25.37	117.50
075-073-051-000	04	1.00	92.13	25.37	117.50
075-073-052-000	04	1.00	92.13	25.37	117.50
075-073-053-000	04	1.00	92.13	25.37	117.50
075-073-054-000	04	1.00	92.13	25.37	117.50
075-073-055-000	04	1.00	92.13	25.37	117.50
075-073-056-000	04	1.00	92.13	25.37	117.50
075-073-057-000	04	1.00	92.13	25.37	117.50
075-073-058-000	04	1.00	92.13	25.37	117.50
075-073-059-000	04	1.00	92.13	25.37	117.50
075-073-060-000	04	1.00	92.13	25.37	117.50
075-073-061-000	04	1.00	92.13	25.37	117.50
075-073-062-000	04	1.00	92.13	25.37	117.50
075-073-063-000	04	9.00	829.18	228.33	1,057.50
075-073-064-000	04	9.00	829.18	228.33	1,057.50
075-073-065-000	04	1.00	92.13	25.37	117.50
075-073-066-000	04	1.00	92.13	25.37	117.50
075-073-067-000	04	1.00	92.13	25.37	117.50
075-073-068-000	04	1.00	92.13	25.37	117.50
075-073-069-000	04	1.00	92.13	25.37	117.50
075-073-070-000	04	1.00	92.13	25.37	117.50
075-073-071-000	04	1.00	92.13	25.37	117.50
075-073-072-000	04	1.00	92.13	25.37	117.50
075-073-073-000	04	1.00	92.13	25.37	117.50
075-073-074-000	04	1.00	92.13	25.37	117.50
075-073-075-000	04	1.00	92.13	25.37	117.50
075-073-076-000	04	1.00	92.13	25.37	117.50
075-073-077-000	04	1.00	92.13	25.37	117.50
075-073-078-000	04	1.00	92.13	25.37	117.50
075-073-079-000	04	1.00	92.13	25.37	117.50
075-073-080-000	04	1.00	92.13	25.37	117.50
075-073-081-000	04	1.00	92.13	25.37	117.50
075-073-082-000	04	1.00	92.13	25.37	117.50
075-073-083-000	04	1.00	92.13	25.37	117.50
075-073-084-000	04	1.00	92.13	25.37	117.50
075-073-085-000	04	1.00	92.13	25.37	117.50
075-073-086-000	04	1.00	92.13	25.37	117.50
075-073-087-000	04	1.00	92.13	25.37	117.50
075-073-088-000	04	1.00	92.13	25.37	117.50
075-073-089-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-073-090-000	04	1.00	92.13	25.37	117.50
075-073-091-000	04	1.00	92.13	25.37	117.50
075-073-092-000	04	1.00	92.13	25.37	117.50
075-073-093-000	04	1.00	92.13	25.37	117.50
075-073-094-000	04	1.00	92.13	25.37	117.50
075-073-095-000	04	1.00	92.13	25.37	117.50
075-073-096-000	04	1.00	92.13	25.37	117.50
075-073-097-000	04	1.00	92.13	25.37	117.50
075-073-098-000	04	1.00	92.13	25.37	117.50
075-073-099-000	04	1.00	92.13	25.37	117.50
075-073-100-000	04	1.00	92.13	25.37	117.50
075-073-101-000	04	1.00	92.13	25.37	117.50
075-073-102-000	04	1.00	92.13	25.37	117.50
075-073-103-000	04	1.00	92.13	25.37	117.50
075-073-104-000	04	1.00	92.13	25.37	117.50
075-073-105-000	04	1.00	92.13	25.37	117.50
075-073-106-000	04	1.00	92.13	25.37	117.50
075-073-107-000	04	1.00	92.13	25.37	117.50
075-073-108-000	04	1.00	92.13	25.37	117.50
075-073-109-000	04	1.00	92.13	25.37	117.50
075-073-110-000	04	1.00	92.13	25.37	117.50
075-073-111-000	04	1.00	92.13	25.37	117.50
075-074-001-000	04	1.00	92.13	25.37	117.50
075-074-002-000	04	1.00	92.13	25.37	117.50
075-074-003-000	04	1.00	92.13	25.37	117.50
075-074-004-000	04	1.00	92.13	25.37	117.50
075-074-005-000	04	1.00	92.13	25.37	117.50
075-074-006-000	04	1.00	92.13	25.37	117.50
075-074-007-000	04	1.00	92.13	25.37	117.50
075-074-008-000	04	1.00	92.13	25.37	117.50
075-074-009-000	04	1.00	92.13	25.37	117.50
075-074-010-000	04	1.00	92.13	25.37	117.50
075-074-011-000	04	1.00	92.13	25.37	117.50
075-074-012-000	04	1.00	92.13	25.37	117.50
075-074-013-000	04	1.00	92.13	25.37	117.50
075-074-014-000	04	1.00	92.13	25.37	117.50
075-074-015-000	04	1.00	92.13	25.37	117.50
075-074-016-000	04	1.00	92.13	25.37	117.50
075-074-017-000	04	1.00	92.13	25.37	117.50
075-074-018-000	04	1.00	92.13	25.37	117.50
075-074-019-000	04	1.00	92.13	25.37	117.50
075-074-020-000	04	1.00	92.13	25.37	117.50
075-074-021-000	04	1.00	92.13	25.37	117.50
075-074-022-000	04	1.00	92.13	25.37	117.50
075-074-023-000	04	1.00	92.13	25.37	117.50
075-074-024-000	04	1.00	92.13	25.37	117.50
075-074-025-000	04	1.00	92.13	25.37	117.50
075-074-026-000	04	1.00	92.13	25.37	117.50
075-074-027-000	04	1.00	92.13	25.37	117.50
075-074-028-000	04	1.00	92.13	25.37	117.50
075-074-029-000	04	1.00	92.13	25.37	117.50
075-074-030-000	04	1.00	92.13	25.37	117.50
075-074-031-000	04	1.00	92.13	25.37	117.50
075-074-032-000	04	1.00	92.13	25.37	117.50
075-074-033-000	04	1.00	92.13	25.37	117.50
075-074-034-000	04	1.00	92.13	25.37	117.50
075-074-035-000	04	1.00	92.13	25.37	117.50
075-074-036-000	04	1.00	92.13	25.37	117.50
075-074-037-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-074-038-000	04	1.00	92.13	25.37	117.50
075-074-039-000	04	1.00	92.13	25.37	117.50
075-074-040-000	04	1.00	92.13	25.37	117.50
075-074-041-000	04	1.00	92.13	25.37	117.50
075-074-042-000	04	1.00	92.13	25.37	117.50
075-074-043-000	04	1.00	92.13	25.37	117.50
075-074-044-000	04	1.00	92.13	25.37	117.50
075-074-045-000	04	1.00	92.13	25.37	117.50
075-074-046-000	04	1.00	92.13	25.37	117.50
075-074-047-000	04	1.00	92.13	25.37	117.50
075-074-048-000	04	1.00	92.13	25.37	117.50
075-074-049-000	04	1.00	92.13	25.37	117.50
075-074-050-000	04	1.00	92.13	25.37	117.50
075-074-051-000	04	1.00	92.13	25.37	117.50
075-074-052-000	04	1.00	92.13	25.37	117.50
075-074-053-000	04	1.00	92.13	25.37	117.50
075-074-054-000	04	1.00	92.13	25.37	117.50
075-074-055-000	04	1.00	92.13	25.37	117.50
075-074-056-000	04	1.00	92.13	25.37	117.50
075-074-057-000	04	1.00	92.13	25.37	117.50
075-074-058-000	04	1.00	92.13	25.37	117.50
075-074-059-000	04	1.00	92.13	25.37	117.50
075-074-060-000	04	1.00	92.13	25.37	117.50
075-074-061-000	04	1.00	92.13	25.37	117.50
075-074-062-000	04	1.00	92.13	25.37	117.50
075-074-063-000	04	1.00	92.13	25.37	117.50
075-074-064-000	04	1.00	92.13	25.37	117.50
075-074-065-000	04	1.00	92.13	25.37	117.50
075-074-066-000	04	1.00	92.13	25.37	117.50
075-074-067-000	04	1.00	92.13	25.37	117.50
075-074-068-000	04	1.00	92.13	25.37	117.50
075-074-069-000	04	1.00	92.13	25.37	117.50
075-074-070-000	04	1.00	92.13	25.37	117.50
075-074-071-000	04	1.00	92.13	25.37	117.50
075-074-072-000	04	1.00	92.13	25.37	117.50
075-074-073-000	04	1.00	92.13	25.37	117.50
075-074-074-000	04	1.00	92.13	25.37	117.50
075-074-075-000	04	1.00	92.13	25.37	117.50
075-074-076-000	04	1.00	92.13	25.37	117.50
075-074-077-000	04	1.00	92.13	25.37	117.50
075-074-078-000	04	1.00	92.13	25.37	117.50
075-074-079-000	04	1.00	92.13	25.37	117.50
075-074-080-000	04	1.00	92.13	25.37	117.50
075-075-001-000	04	1.00	92.13	25.37	117.50
075-075-002-000	04	1.00	92.13	25.37	117.50
075-075-003-000	04	1.00	92.13	25.37	117.50
075-075-004-000	04	1.00	92.13	25.37	117.50
075-075-005-000	04	1.00	92.13	25.37	117.50
075-075-006-000	04	1.00	92.13	25.37	117.50
075-075-007-000	04	1.00	92.13	25.37	117.50
075-075-008-000	04	1.00	92.13	25.37	117.50
075-075-009-000	04	1.00	92.13	25.37	117.50
075-075-010-000	04	1.00	92.13	25.37	117.50
075-075-011-000	04	1.00	92.13	25.37	117.50
075-075-012-000	04	1.00	92.13	25.37	117.50
075-075-013-000	04	1.00	92.13	25.37	117.50
075-075-014-000	04	1.00	92.13	25.37	117.50
075-075-015-000	04	1.00	92.13	25.37	117.50
075-075-016-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-075-017-000	04	1.00	92.13	25.37	117.50
075-075-018-000	04	1.00	92.13	25.37	117.50
075-075-019-000	04	1.00	92.13	25.37	117.50
075-075-020-000	04	1.00	92.13	25.37	117.50
075-075-021-000	04	1.00	92.13	25.37	117.50
075-075-022-000	04	1.00	92.13	25.37	117.50
075-075-023-000	04	1.00	92.13	25.37	117.50
075-075-024-000	04	1.00	92.13	25.37	117.50
075-075-025-000	04	1.00	92.13	25.37	117.50
075-075-026-000	04	1.00	92.13	25.37	117.50
075-075-027-000	04	1.00	92.13	25.37	117.50
075-075-028-000	04	1.00	92.13	25.37	117.50
075-075-029-000	04	1.00	92.13	25.37	117.50
075-075-030-000	04	1.00	92.13	25.37	117.50
075-075-032-000	04	1.00	92.13	25.37	117.50
075-075-033-000	04	1.00	92.13	25.37	117.50
075-075-034-000	04	1.00	92.13	25.37	117.50
075-075-035-000	04	1.00	92.13	25.37	117.50
075-075-036-000	04	1.00	92.13	25.37	117.50
075-075-037-000	04	1.00	92.13	25.37	117.50
075-075-038-000	04	1.00	92.13	25.37	117.50
075-075-039-000	04	1.00	92.13	25.37	117.50
075-075-040-000	04	1.00	92.13	25.37	117.50
075-075-041-000	04	1.00	92.13	25.37	117.50
075-075-042-000	04	1.00	92.13	25.37	117.50
075-075-043-000	04	1.00	92.13	25.37	117.50
075-075-044-000	04	1.00	92.13	25.37	117.50
075-075-045-000	04	1.00	92.13	25.37	117.50
075-075-046-000	04	1.00	92.13	25.37	117.50
075-075-047-000	04	1.00	92.13	25.37	117.50
075-075-048-000	04	1.00	92.13	25.37	117.50
075-075-049-000	04	1.00	92.13	25.37	117.50
075-075-050-000	04	1.00	92.13	25.37	117.50
075-075-051-000	04	1.00	92.13	25.37	117.50
075-076-001-000	04	1.00	92.13	25.37	117.50
075-076-002-000	04	1.00	92.13	25.37	117.50
075-076-003-000	04	1.00	92.13	25.37	117.50
075-076-004-000	04	1.00	92.13	25.37	117.50
075-076-005-000	04	1.00	92.13	25.37	117.50
075-076-006-000	04	1.00	92.13	25.37	117.50
075-076-007-000	04	1.00	92.13	25.37	117.50
075-076-008-000	04	1.00	92.13	25.37	117.50
075-076-009-000	04	1.00	92.13	25.37	117.50
075-076-010-000	04	1.00	92.13	25.37	117.50
075-076-011-000	04	1.00	92.13	25.37	117.50
075-076-012-000	04	1.00	92.13	25.37	117.50
075-076-013-000	04	1.00	92.13	25.37	117.50
075-076-014-000	04	1.00	92.13	25.37	117.50
075-076-015-000	04	1.00	92.13	25.37	117.50
075-076-016-000	04	1.00	92.13	25.37	117.50
075-076-017-000	04	1.00	92.13	25.37	117.50
075-076-018-000	04	1.00	92.13	25.37	117.50
075-076-019-000	04	1.00	92.13	25.37	117.50
075-076-020-000	04	1.00	92.13	25.37	117.50
075-076-021-000	04	1.00	92.13	25.37	117.50
075-076-022-000	04	1.00	92.13	25.37	117.50
075-076-023-000	04	1.00	92.13	25.37	117.50
075-076-024-000	04	1.00	92.13	25.37	117.50
075-076-025-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-076-026-000	04	1.00	92.13	25.37	117.50
075-076-027-000	04	1.00	92.13	25.37	117.50
075-076-028-000	04	1.00	92.13	25.37	117.50
075-076-029-000	04	1.00	92.13	25.37	117.50
075-076-030-000	04	1.00	92.13	25.37	117.50
075-076-031-000	04	1.00	92.13	25.37	117.50
075-076-033-000	04	1.00	92.13	25.37	117.50
075-076-034-000	04	1.00	92.13	25.37	117.50
075-076-035-000	04	1.00	92.13	25.37	117.50
075-076-036-000	04	1.00	92.13	25.37	117.50
075-076-037-000	04	1.00	92.13	25.37	117.50
075-076-038-000	04	1.00	92.13	25.37	117.50
075-076-039-000	04	1.00	92.13	25.37	117.50
075-076-040-000	04	1.00	92.13	25.37	117.50
075-076-041-000	04	1.00	92.13	25.37	117.50
075-076-042-000	04	1.00	92.13	25.37	117.50
075-076-043-000	04	1.00	92.13	25.37	117.50
075-076-044-000	04	1.00	92.13	25.37	117.50
075-076-045-000	04	1.00	92.13	25.37	117.50
075-076-046-000	04	1.00	92.13	25.37	117.50
075-076-047-000	04	1.00	92.13	25.37	117.50
075-076-048-000	04	1.00	92.13	25.37	117.50
075-076-049-000	04	1.00	92.13	25.37	117.50
075-076-050-000	04	1.00	92.13	25.37	117.50
075-076-051-000	04	1.00	92.13	25.37	117.50
075-076-052-000	04	1.00	92.13	25.37	117.50
075-076-053-000	04	1.00	92.13	25.37	117.50
075-076-054-000	04	1.00	92.13	25.37	117.50
075-077-001-000	04	1.00	92.13	25.37	117.50
075-077-002-000	04	1.00	92.13	25.37	117.50
075-077-003-000	04	1.00	92.13	25.37	117.50
075-077-004-000	04	1.00	92.13	25.37	117.50
075-077-005-000	04	1.00	92.13	25.37	117.50
075-077-006-000	04	1.00	92.13	25.37	117.50
075-077-007-000	04	1.00	92.13	25.37	117.50
075-077-008-000	04	1.00	92.13	25.37	117.50
075-077-009-000	04	1.00	92.13	25.37	117.50
075-077-010-000	04	1.00	92.13	25.37	117.50
075-077-011-000	04	1.00	92.13	25.37	117.50
075-077-012-000	04	1.00	92.13	25.37	117.50
075-077-013-000	04	1.00	92.13	25.37	117.50
075-077-014-000	04	1.00	92.13	25.37	117.50
075-077-015-000	04	1.00	92.13	25.37	117.50
075-077-016-000	04	1.00	92.13	25.37	117.50
075-077-017-000	04	1.00	92.13	25.37	117.50
075-077-018-000	04	1.00	92.13	25.37	117.50
075-077-019-000	04	1.00	92.13	25.37	117.50
075-077-020-000	04	1.00	92.13	25.37	117.50
075-077-021-000	04	1.00	92.13	25.37	117.50
075-077-022-000	04	1.00	92.13	25.37	117.50
075-077-023-000	04	1.00	92.13	25.37	117.50
075-077-024-000	04	1.00	92.13	25.37	117.50
075-077-025-000	04	1.00	92.13	25.37	117.50
075-077-026-000	04	1.00	92.13	25.37	117.50
075-077-027-000	04	1.00	92.13	25.37	117.50
075-077-028-000	04	1.00	92.13	25.37	117.50
075-077-029-000	04	1.00	92.13	25.37	117.50
075-077-030-000	04	1.00	92.13	25.37	117.50
075-077-031-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-077-032-000	04	1.00	92.13	25.37	117.50
075-077-033-000	04	1.00	92.13	25.37	117.50
075-077-034-000	04	1.00	92.13	25.37	117.50
075-077-035-000	04	1.00	92.13	25.37	117.50
075-077-036-000	04	1.00	92.13	25.37	117.50
075-077-037-000	04	1.00	92.13	25.37	117.50
075-077-038-000	04	1.00	92.13	25.37	117.50
075-077-039-000	04	1.00	92.13	25.37	117.50
075-077-040-000	04	1.00	92.13	25.37	117.50
075-077-041-000	04	1.00	92.13	25.37	117.50
075-077-042-000	04	1.00	92.13	25.37	117.50
075-077-043-000	04	1.00	92.13	25.37	117.50
075-077-044-000	04	1.00	92.13	25.37	117.50
075-077-045-000	04	1.00	92.13	25.37	117.50
075-077-046-000	04	1.00	92.13	25.37	117.50
075-077-047-000	04	1.00	92.13	25.37	117.50
075-077-048-000	04	1.00	92.13	25.37	117.50
075-077-049-000	04	1.00	92.13	25.37	117.50
075-077-050-000	04	1.00	92.13	25.37	117.50
075-077-051-000	04	1.00	92.13	25.37	117.50
075-077-052-000	04	1.00	92.13	25.37	117.50
075-077-053-000	04	1.00	92.13	25.37	117.50
075-077-054-000	04	1.00	92.13	25.37	117.50
075-077-055-000	04	1.00	92.13	25.37	117.50
075-077-056-000	04	1.00	92.13	25.37	117.50
075-077-057-000	04	1.00	92.13	25.37	117.50
075-077-058-000	04	1.00	92.13	25.37	117.50
075-077-059-000	04	1.00	92.13	25.37	117.50
075-077-060-000	04	1.00	92.13	25.37	117.50
075-077-061-000	04	1.00	92.13	25.37	117.50
075-077-062-000	04	1.00	92.13	25.37	117.50
075-077-063-000	04	1.00	92.13	25.37	117.50
075-077-064-000	04	1.00	92.13	25.37	117.50
075-077-065-000	04	1.00	92.13	25.37	117.50
075-077-066-000	04	1.00	92.13	25.37	117.50
075-077-067-000	04	1.00	92.13	25.37	117.50
075-077-068-000	04	1.00	92.13	25.37	117.50
075-077-069-000	04	1.00	92.13	25.37	117.50
075-078-001-000	04	1.00	92.13	25.37	117.50
075-078-002-000	04	1.00	92.13	25.37	117.50
075-078-003-000	04	1.00	92.13	25.37	117.50
075-078-004-000	04	1.00	92.13	25.37	117.50
075-078-007-000	04	1.00	92.13	25.37	117.50
075-078-008-000	04	1.00	92.13	25.37	117.50
075-078-009-000	04	1.00	92.13	25.37	117.50
075-078-010-000	04	1.00	92.13	25.37	117.50
075-078-011-000	04	1.00	92.13	25.37	117.50
075-078-012-000	04	1.00	92.13	25.37	117.50
075-078-013-000	04	1.00	92.13	25.37	117.50
075-078-014-000	04	1.00	92.13	25.37	117.50
075-078-015-000	04	1.00	92.13	25.37	117.50
075-078-016-000	04	1.00	92.13	25.37	117.50
075-078-017-000	04	1.00	92.13	25.37	117.50
075-078-018-000	04	1.00	92.13	25.37	117.50
075-078-019-000	04	1.00	92.13	25.37	117.50
075-078-020-000	04	1.00	92.13	25.37	117.50
075-078-021-000	04	1.00	92.13	25.37	117.50
075-078-022-000	04	1.00	92.13	25.37	117.50
075-078-023-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-078-024-000	04	1.00	92.13	25.37	117.50
075-078-025-000	04	1.00	92.13	25.37	117.50
075-078-026-000	04	1.00	92.13	25.37	117.50
075-078-027-000	04	1.00	92.13	25.37	117.50
075-078-028-000	04	1.00	92.13	25.37	117.50
075-078-029-000	04	1.00	92.13	25.37	117.50
075-078-030-000	04	1.00	92.13	25.37	117.50
075-078-031-000	04	1.00	92.13	25.37	117.50
075-078-032-000	04	1.00	92.13	25.37	117.50
075-078-033-000	04	1.00	92.13	25.37	117.50
075-078-034-000	04	1.00	92.13	25.37	117.50
075-078-035-000	04	1.00	92.13	25.37	117.50
075-078-036-000	04	1.00	92.13	25.37	117.50
075-078-037-000	04	1.00	92.13	25.37	117.50
075-078-038-000	04	1.00	92.13	25.37	117.50
075-078-039-000	04	1.00	92.13	25.37	117.50
075-078-040-000	04	1.00	92.13	25.37	117.50
075-078-041-000	04	1.00	92.13	25.37	117.50
075-078-042-000	04	1.00	92.13	25.37	117.50
075-078-043-000	04	1.00	92.13	25.37	117.50
075-078-044-000	04	1.00	92.13	25.37	117.50
075-078-045-000	04	1.00	92.13	25.37	117.50
075-078-046-000	04	1.00	92.13	25.37	117.50
075-078-047-000	04	1.00	92.13	25.37	117.50
075-078-048-000	04	1.00	92.13	25.37	117.50
075-078-049-000	04	1.00	92.13	25.37	117.50
075-078-050-000	04	1.00	92.13	25.37	117.50
075-078-051-000	04	1.00	92.13	25.37	117.50
075-078-052-000	04	1.00	92.13	25.37	117.50
075-078-053-000	04	1.00	92.13	25.37	117.50
075-078-054-000	04	1.00	92.13	25.37	117.50
075-078-055-000	04	1.00	92.13	25.37	117.50
075-078-056-000	04	1.00	92.13	25.37	117.50
075-078-057-000	04	1.00	92.13	25.37	117.50
075-078-058-000	04	1.00	92.13	25.37	117.50
075-078-059-000	04	1.00	92.13	25.37	117.50
075-078-060-000	04	1.00	92.13	25.37	117.50
075-078-061-000	04	1.00	92.13	25.37	117.50
075-078-062-000	04	1.00	92.13	25.37	117.50
075-078-063-000	04	1.00	92.13	25.37	117.50
075-078-064-000	04	1.00	92.13	25.37	117.50
075-078-065-000	04	1.00	92.13	25.37	117.50
075-078-066-000	04	1.00	92.13	25.37	117.50
075-078-068-000	04	1.00	92.13	25.37	117.50
075-078-069-000	04	1.00	92.13	25.37	117.50
075-080-001-000	04	1.00	92.13	25.37	117.50
075-080-002-000	04	1.00	92.13	25.37	117.50
075-080-003-000	04	1.00	92.13	25.37	117.50
075-080-004-000	04	1.00	92.13	25.37	117.50
075-080-005-000	04	1.00	92.13	25.37	117.50
075-080-006-000	04	1.00	92.13	25.37	117.50
075-080-007-000	04	1.00	92.13	25.37	117.50
075-080-008-000	04	1.00	92.13	25.37	117.50
075-080-009-000	04	1.00	92.13	25.37	117.50
075-080-010-000	04	1.00	92.13	25.37	117.50
075-080-011-000	04	1.00	92.13	25.37	117.50
075-080-012-000	04	1.00	92.13	25.37	117.50
075-080-013-000	04	1.00	92.13	25.37	117.50
075-080-014-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-080-015-000	04	1.00	92.13	25.37	117.50
075-080-016-000	04	1.00	92.13	25.37	117.50
075-080-017-000	04	1.00	92.13	25.37	117.50
075-080-018-000	04	1.00	92.13	25.37	117.50
075-080-019-000	04	1.00	92.13	25.37	117.50
075-080-020-000	04	1.00	92.13	25.37	117.50
075-080-021-000	04	1.00	92.13	25.37	117.50
075-080-022-000	04	1.00	92.13	25.37	117.50
075-080-023-000	04	1.00	92.13	25.37	117.50
075-080-024-000	04	1.00	92.13	25.37	117.50
075-080-025-000	04	1.00	92.13	25.37	117.50
075-080-026-000	04	1.00	92.13	25.37	117.50
075-080-027-000	04	1.00	92.13	25.37	117.50
075-080-028-000	04	1.00	92.13	25.37	117.50
075-080-029-000	04	1.00	92.13	25.37	117.50
075-080-030-000	04	1.00	92.13	25.37	117.50
075-080-031-000	04	1.00	92.13	25.37	117.50
075-080-032-000	04	1.00	92.13	25.37	117.50
075-080-033-000	04	1.00	92.13	25.37	117.50
075-080-034-000	04	1.00	92.13	25.37	117.50
075-080-035-000	04	1.00	92.13	25.37	117.50
075-080-036-000	04	1.00	92.13	25.37	117.50
075-080-037-000	04	1.00	92.13	25.37	117.50
075-080-038-000	04	1.00	92.13	25.37	117.50
075-080-039-000	04	1.00	92.13	25.37	117.50
075-080-040-000	04	1.00	92.13	25.37	117.50
075-080-041-000	04	1.00	92.13	25.37	117.50
075-080-042-000	04	1.00	92.13	25.37	117.50
075-080-043-000	04	1.00	92.13	25.37	117.50
075-080-044-000	04	1.00	92.13	25.37	117.50
075-080-045-000	04	1.00	92.13	25.37	117.50
075-080-046-000	04	1.00	92.13	25.37	117.50
075-080-047-000	04	1.00	92.13	25.37	117.50
075-080-048-000	04	1.00	92.13	25.37	117.50
075-080-049-000	04	1.00	92.13	25.37	117.50
075-080-050-000	04	1.00	92.13	25.37	117.50
075-080-051-000	04	1.00	92.13	25.37	117.50
075-080-052-000	04	1.00	92.13	25.37	117.50
075-080-053-000	04	1.00	92.13	25.37	117.50
075-080-054-000	04	1.00	92.13	25.37	117.50
075-081-001-000	04	1.00	92.13	25.37	117.50
075-081-002-000	04	1.00	92.13	25.37	117.50
075-081-003-000	04	1.00	92.13	25.37	117.50
075-081-004-000	04	1.00	92.13	25.37	117.50
075-081-005-000	04	1.00	92.13	25.37	117.50
075-081-006-000	04	1.00	92.13	25.37	117.50
075-081-007-000	04	1.00	92.13	25.37	117.50
075-081-008-000	04	1.00	92.13	25.37	117.50
075-081-009-000	04	1.00	92.13	25.37	117.50
075-081-010-000	04	1.00	92.13	25.37	117.50
075-081-011-000	04	1.00	92.13	25.37	117.50
075-081-012-000	04	1.00	92.13	25.37	117.50
075-081-013-000	04	1.00	92.13	25.37	117.50
075-081-014-000	04	1.00	92.13	25.37	117.50
075-081-015-000	04	1.00	92.13	25.37	117.50
075-081-016-000	04	1.00	92.13	25.37	117.50
075-081-017-000	04	1.00	92.13	25.37	117.50
075-081-018-000	04	1.00	92.13	25.37	117.50
075-081-019-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-081-020-000	04	1.00	92.13	25.37	117.50
075-081-021-000	04	1.00	92.13	25.37	117.50
075-081-022-000	04	1.00	92.13	25.37	117.50
075-081-023-000	04	1.00	92.13	25.37	117.50
075-081-024-000	04	1.00	92.13	25.37	117.50
075-081-025-000	04	1.00	92.13	25.37	117.50
075-081-026-000	04	1.00	92.13	25.37	117.50
075-081-027-000	04	1.00	92.13	25.37	117.50
075-081-028-000	04	1.00	92.13	25.37	117.50
075-081-029-000	04	1.00	92.13	25.37	117.50
075-081-030-000	04	1.00	92.13	25.37	117.50
075-081-031-000	04	1.00	92.13	25.37	117.50
075-081-032-000	04	1.00	92.13	25.37	117.50
075-081-034-000	04	1.00	92.13	25.37	117.50
075-081-035-000	04	1.00	92.13	25.37	117.50
075-081-036-000	04	1.00	92.13	25.37	117.50
075-081-037-000	04	1.00	92.13	25.37	117.50
075-081-038-000	04	1.00	92.13	25.37	117.50
075-081-039-000	04	1.00	92.13	25.37	117.50
075-081-040-000	04	1.00	92.13	25.37	117.50
075-081-041-000	04	1.00	92.13	25.37	117.50
075-081-042-000	04	1.00	92.13	25.37	117.50
075-081-043-000	04	1.00	92.13	25.37	117.50
075-081-044-000	04	1.00	92.13	25.37	117.50
075-081-045-000	04	1.00	92.13	25.37	117.50
075-081-046-000	04	1.00	92.13	25.37	117.50
075-081-047-000	04	1.00	92.13	25.37	117.50
075-081-048-000	04	1.00	92.13	25.37	117.50
075-081-049-000	04	1.00	92.13	25.37	117.50
075-081-050-000	04	1.00	92.13	25.37	117.50
075-081-051-000	04	1.00	92.13	25.37	117.50
075-081-052-000	04	1.00	92.13	25.37	117.50
075-081-053-000	04	1.00	92.13	25.37	117.50
075-081-054-000	04	1.00	92.13	25.37	117.50
075-081-055-000	04	1.00	92.13	25.37	117.50
075-081-056-000	04	1.00	92.13	25.37	117.50
075-081-057-000	04	1.00	92.13	25.37	117.50
075-081-058-000	04	1.00	92.13	25.37	117.50
075-081-059-000	04	1.00	92.13	25.37	117.50
075-081-060-000	04	1.00	92.13	25.37	117.50
075-082-001-000	04	1.00	92.13	25.37	117.50
075-082-002-000	04	1.00	92.13	25.37	117.50
075-082-003-000	04	1.00	92.13	25.37	117.50
075-082-004-000	04	1.00	92.13	25.37	117.50
075-082-005-000	04	1.00	92.13	25.37	117.50
075-082-006-000	04	1.00	92.13	25.37	117.50
075-082-007-000	04	1.00	92.13	25.37	117.50
075-082-008-000	04	1.00	92.13	25.37	117.50
075-082-009-000	04	1.00	92.13	25.37	117.50
075-082-010-000	04	1.00	92.13	25.37	117.50
075-082-011-000	04	1.00	92.13	25.37	117.50
075-082-012-000	04	1.00	92.13	25.37	117.50
075-082-013-000	04	1.00	92.13	25.37	117.50
075-082-014-000	04	1.00	92.13	25.37	117.50
075-082-015-000	04	1.00	92.13	25.37	117.50
075-082-016-000	04	1.00	92.13	25.37	117.50
075-082-017-000	04	1.00	92.13	25.37	117.50
075-082-018-000	04	1.00	92.13	25.37	117.50
075-082-019-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-082-020-000	04	1.00	92.13	25.37	117.50
075-082-021-000	04	1.00	92.13	25.37	117.50
075-082-022-000	04	1.00	92.13	25.37	117.50
075-082-023-000	04	1.00	92.13	25.37	117.50
075-082-024-000	04	1.00	92.13	25.37	117.50
075-082-025-000	04	1.00	92.13	25.37	117.50
075-082-026-000	04	1.00	92.13	25.37	117.50
075-082-027-000	04	1.00	92.13	25.37	117.50
075-082-028-000	04	1.00	92.13	25.37	117.50
075-082-029-000	04	1.00	92.13	25.37	117.50
075-082-030-000	04	1.00	92.13	25.37	117.50
075-082-031-000	04	1.00	92.13	25.37	117.50
075-082-032-000	04	1.00	92.13	25.37	117.50
075-082-033-000	04	1.00	92.13	25.37	117.50
075-082-034-000	04	1.00	92.13	25.37	117.50
075-082-035-000	04	1.00	92.13	25.37	117.50
075-082-036-000	04	1.00	92.13	25.37	117.50
075-082-037-000	04	1.00	92.13	25.37	117.50
075-082-038-000	04	1.00	92.13	25.37	117.50
075-082-039-000	04	1.00	92.13	25.37	117.50
075-082-040-000	04	1.00	92.13	25.37	117.50
075-082-041-000	04	1.00	92.13	25.37	117.50
075-082-042-000	04	1.00	92.13	25.37	117.50
075-082-043-000	04	1.00	92.13	25.37	117.50
075-082-044-000	04	1.00	92.13	25.37	117.50
075-082-045-000	04	1.00	92.13	25.37	117.50
075-082-046-000	04	1.00	92.13	25.37	117.50
075-082-047-000	04	1.00	92.13	25.37	117.50
075-082-048-000	04	1.00	92.13	25.37	117.50
075-082-049-000	04	1.00	92.13	25.37	117.50
075-082-050-000	04	1.00	92.13	25.37	117.50
075-082-051-000	04	1.00	92.13	25.37	117.50
075-082-052-000	04	1.00	92.13	25.37	117.50
075-082-053-000	04	1.00	92.13	25.37	117.50
075-082-054-000	04	1.00	92.13	25.37	117.50
075-083-001-000	04	1.00	92.13	25.37	117.50
075-083-002-000	04	1.00	92.13	25.37	117.50
075-083-003-000	04	1.00	92.13	25.37	117.50
075-083-004-000	04	1.00	92.13	25.37	117.50
075-083-005-000	04	1.00	92.13	25.37	117.50
075-083-006-000	04	1.00	92.13	25.37	117.50
075-083-007-000	04	1.00	92.13	25.37	117.50
075-083-008-000	04	1.00	92.13	25.37	117.50
075-083-009-000	04	1.00	92.13	25.37	117.50
075-083-010-000	04	1.00	92.13	25.37	117.50
075-083-011-000	04	1.00	92.13	25.37	117.50
075-083-012-000	04	1.00	92.13	25.37	117.50
075-083-013-000	04	1.00	92.13	25.37	117.50
075-083-014-000	04	1.00	92.13	25.37	117.50
075-083-015-000	04	1.00	92.13	25.37	117.50
075-083-016-000	04	1.00	92.13	25.37	117.50
075-083-017-000	04	1.00	92.13	25.37	117.50
075-083-018-000	04	1.00	92.13	25.37	117.50
075-083-019-000	04	1.00	92.13	25.37	117.50
075-083-020-000	04	1.00	92.13	25.37	117.50
075-083-021-000	04	1.00	92.13	25.37	117.50
075-083-022-000	04	1.00	92.13	25.37	117.50
075-083-023-000	04	1.00	92.13	25.37	117.50
075-083-024-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-083-025-000	04	1.00	92.13	25.37	117.50
075-083-026-000	04	1.00	92.13	25.37	117.50
075-083-027-000	04	1.00	92.13	25.37	117.50
075-083-028-000	04	1.00	92.13	25.37	117.50
075-083-029-000	04	1.00	92.13	25.37	117.50
075-083-030-000	04	1.00	92.13	25.37	117.50
075-083-031-000	04	1.00	92.13	25.37	117.50
075-083-032-000	04	1.00	92.13	25.37	117.50
075-083-033-000	04	1.00	92.13	25.37	117.50
075-083-034-000	04	1.00	92.13	25.37	117.50
075-083-035-000	04	1.00	92.13	25.37	117.50
075-083-036-000	04	1.00	92.13	25.37	117.50
075-083-037-000	04	1.00	92.13	25.37	117.50
075-083-038-000	04	1.00	92.13	25.37	117.50
075-083-039-000	04	1.00	92.13	25.37	117.50
075-083-040-000	04	1.00	92.13	25.37	117.50
075-083-041-000	04	1.00	92.13	25.37	117.50
075-083-042-000	04	1.00	92.13	25.37	117.50
075-083-043-000	04	1.00	92.13	25.37	117.50
075-083-044-000	04	1.00	92.13	25.37	117.50
075-083-045-000	04	1.00	92.13	25.37	117.50
075-083-046-000	04	1.00	92.13	25.37	117.50
075-083-047-000	04	1.00	92.13	25.37	117.50
075-083-048-000	04	1.00	92.13	25.37	117.50
075-083-049-000	04	1.00	92.13	25.37	117.50
075-083-050-000	04	1.00	92.13	25.37	117.50
075-083-051-000	04	1.00	92.13	25.37	117.50
075-084-001-000	04	1.00	92.13	25.37	117.50
075-084-002-000	04	1.00	92.13	25.37	117.50
075-084-003-000	04	1.00	92.13	25.37	117.50
075-084-004-000	04	1.00	92.13	25.37	117.50
075-084-005-000	04	1.00	92.13	25.37	117.50
075-084-006-000	04	1.00	92.13	25.37	117.50
075-084-007-000	04	1.00	92.13	25.37	117.50
075-084-008-000	04	1.00	92.13	25.37	117.50
075-084-009-000	04	1.00	92.13	25.37	117.50
075-084-010-000	04	1.00	92.13	25.37	117.50
075-084-011-000	04	1.00	92.13	25.37	117.50
075-084-012-000	04	1.00	92.13	25.37	117.50
075-084-013-000	04	1.00	92.13	25.37	117.50
075-084-014-000	04	1.00	92.13	25.37	117.50
075-084-015-000	04	1.00	92.13	25.37	117.50
075-084-016-000	04	1.00	92.13	25.37	117.50
075-084-017-000	04	1.00	92.13	25.37	117.50
075-084-018-000	04	1.00	92.13	25.37	117.50
075-084-019-000	04	1.00	92.13	25.37	117.50
075-084-020-000	04	1.00	92.13	25.37	117.50
075-084-021-000	04	1.00	92.13	25.37	117.50
075-084-022-000	04	1.00	92.13	25.37	117.50
075-084-023-000	04	1.00	92.13	25.37	117.50
075-084-024-000	04	1.00	92.13	25.37	117.50
075-084-025-000	04	1.00	92.13	25.37	117.50
075-084-026-000	04	1.00	92.13	25.37	117.50
075-084-027-000	04	1.00	92.13	25.37	117.50
075-084-028-000	04	1.00	92.13	25.37	117.50
075-084-029-000	04	1.00	92.13	25.37	117.50
075-084-030-000	04	1.00	92.13	25.37	117.50
075-084-031-000	04	1.00	92.13	25.37	117.50
075-084-032-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-084-033-000	04	1.00	92.13	25.37	117.50
075-084-034-000	04	1.00	92.13	25.37	117.50
075-084-035-000	04	1.00	92.13	25.37	117.50
075-084-036-000	04	1.00	92.13	25.37	117.50
075-084-037-000	04	1.00	92.13	25.37	117.50
075-084-038-000	04	1.00	92.13	25.37	117.50
075-084-039-000	04	1.00	92.13	25.37	117.50
075-084-040-000	04	1.00	92.13	25.37	117.50
075-084-041-000	04	1.00	92.13	25.37	117.50
075-084-042-000	04	1.00	92.13	25.37	117.50
075-084-043-000	04	1.00	92.13	25.37	117.50
075-084-044-000	04	1.00	92.13	25.37	117.50
075-084-045-000	04	1.00	92.13	25.37	117.50
075-084-046-000	04	1.00	92.13	25.37	117.50
075-084-047-000	04	1.00	92.13	25.37	117.50
075-084-048-000	04	1.00	92.13	25.37	117.50
075-084-049-000	04	1.00	92.13	25.37	117.50
075-084-050-000	04	1.00	92.13	25.37	117.50
075-084-051-000	04	1.00	92.13	25.37	117.50
075-084-052-000	04	1.00	92.13	25.37	117.50
075-084-053-000	04	1.00	92.13	25.37	117.50
075-084-054-000	04	1.00	92.13	25.37	117.50
075-084-055-000	04	1.00	92.13	25.37	117.50
075-084-056-000	04	1.00	92.13	25.37	117.50
075-084-057-000	04	1.00	92.13	25.37	117.50
075-084-058-000	04	1.00	92.13	25.37	117.50
075-084-059-000	04	1.00	92.13	25.37	117.50
075-084-060-000	04	1.00	92.13	25.37	117.50
075-084-061-000	04	1.00	92.13	25.37	117.50
075-084-062-000	04	1.00	92.13	25.37	117.50
075-084-063-000	04	1.00	92.13	25.37	117.50
075-084-064-000	04	1.00	92.13	25.37	117.50
075-084-065-000	04	1.00	92.13	25.37	117.50
075-084-066-000	04	1.00	92.13	25.37	117.50
075-084-067-000	04	1.00	92.13	25.37	117.50
075-085-001-000	04	1.00	92.13	25.37	117.50
075-085-002-000	04	1.00	92.13	25.37	117.50
075-085-003-000	04	1.00	92.13	25.37	117.50
075-085-004-000	04	1.00	92.13	25.37	117.50
075-085-005-000	04	1.00	92.13	25.37	117.50
075-085-006-000	04	1.00	92.13	25.37	117.50
075-085-007-000	04	1.00	92.13	25.37	117.50
075-085-008-000	04	1.00	92.13	25.37	117.50
075-085-009-000	04	1.00	92.13	25.37	117.50
075-085-010-000	04	1.00	92.13	25.37	117.50
075-085-011-000	04	1.00	92.13	25.37	117.50
075-085-012-000	04	1.00	92.13	25.37	117.50
075-085-013-000	04	1.00	92.13	25.37	117.50
075-085-014-000	04	1.00	92.13	25.37	117.50
075-085-015-000	04	1.00	92.13	25.37	117.50
075-085-016-000	04	1.00	92.13	25.37	117.50
075-085-017-000	04	1.00	92.13	25.37	117.50
075-085-018-000	04	1.00	92.13	25.37	117.50
075-085-019-000	04	1.00	92.13	25.37	117.50
075-085-020-000	04	1.00	92.13	25.37	117.50
075-085-021-000	04	1.00	92.13	25.37	117.50
075-085-022-000	04	1.00	92.13	25.37	117.50
075-085-023-000	04	1.00	92.13	25.37	117.50
075-085-024-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-085-025-000	04	1.00	92.13	25.37	117.50
075-085-026-000	04	1.00	92.13	25.37	117.50
075-085-027-000	04	1.00	92.13	25.37	117.50
075-085-028-000	04	1.00	92.13	25.37	117.50
075-085-029-000	04	1.00	92.13	25.37	117.50
075-085-030-000	04	1.00	92.13	25.37	117.50
075-085-031-000	04	1.00	92.13	25.37	117.50
075-085-032-000	04	1.00	92.13	25.37	117.50
075-085-033-000	04	1.00	92.13	25.37	117.50
075-085-034-000	04	1.00	92.13	25.37	117.50
075-085-035-000	04	1.00	92.13	25.37	117.50
075-085-036-000	04	1.00	92.13	25.37	117.50
075-085-037-000	04	1.00	92.13	25.37	117.50
075-085-038-000	04	1.00	92.13	25.37	117.50
075-085-039-000	04	1.00	92.13	25.37	117.50
075-085-040-000	04	1.00	92.13	25.37	117.50
075-085-041-000	04	1.00	92.13	25.37	117.50
075-085-042-000	04	1.00	92.13	25.37	117.50
075-085-043-000	04	1.00	92.13	25.37	117.50
075-085-044-000	04	1.00	92.13	25.37	117.50
075-085-045-000	04	1.00	92.13	25.37	117.50
075-085-046-000	04	1.00	92.13	25.37	117.50
075-085-047-000	04	1.00	92.13	25.37	117.50
075-085-048-000	04	1.00	92.13	25.37	117.50
075-085-049-000	04	1.00	92.13	25.37	117.50
075-085-050-000	04	1.00	92.13	25.37	117.50
075-085-051-000	04	1.00	92.13	25.37	117.50
075-085-052-000	04	1.00	92.13	25.37	117.50
075-085-053-000	04	1.00	92.13	25.37	117.50
075-085-054-000	04	1.00	92.13	25.37	117.50
075-085-055-000	04	1.00	92.13	25.37	117.50
075-085-056-000	04	1.00	92.13	25.37	117.50
075-085-057-000	04	1.00	92.13	25.37	117.50
075-085-058-000	04	1.00	92.13	25.37	117.50
075-085-059-000	04	1.00	92.13	25.37	117.50
075-085-060-000	04	1.00	92.13	25.37	117.50
075-085-061-000	04	1.00	92.13	25.37	117.50
075-085-062-000	04	1.00	92.13	25.37	117.50
075-085-063-000	04	1.00	92.13	25.37	117.50
075-085-064-000	04	1.00	92.13	25.37	117.50
075-085-065-000	04	1.00	92.13	25.37	117.50
075-085-066-000	04	1.00	92.13	25.37	117.50
075-085-067-000	04	1.00	92.13	25.37	117.50
075-085-068-000	04	1.00	92.13	25.37	117.50
075-085-069-000	04	1.00	92.13	25.37	117.50
075-085-070-000	04	1.00	92.13	25.37	117.50
075-085-071-000	04	1.00	92.13	25.37	117.50
075-085-072-000	04	1.00	92.13	25.37	117.50
075-085-073-000	04	1.00	92.13	25.37	117.50
075-085-074-000	04	1.00	92.13	25.37	117.50
075-085-075-000	04	1.00	92.13	25.37	117.50
075-085-076-000	04	1.00	92.13	25.37	117.50
075-085-077-000	04	1.00	92.13	25.37	117.50
075-085-078-000	04	1.00	92.13	25.37	117.50
075-085-079-000	04	1.00	92.13	25.37	117.50
075-086-001-000	04	1.00	92.13	25.37	117.50
075-086-002-000	04	1.00	92.13	25.37	117.50
075-086-003-000	04	1.00	92.13	25.37	117.50
075-086-004-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-086-005-000	04	1.00	92.13	25.37	117.50
075-086-006-000	04	1.00	92.13	25.37	117.50
075-086-007-000	04	1.00	92.13	25.37	117.50
075-086-008-000	04	1.00	92.13	25.37	117.50
075-086-009-000	04	1.00	92.13	25.37	117.50
075-086-010-000	04	1.00	92.13	25.37	117.50
075-086-011-000	04	1.00	92.13	25.37	117.50
075-086-012-000	04	1.00	92.13	25.37	117.50
075-086-013-000	04	1.00	92.13	25.37	117.50
075-086-014-000	04	1.00	92.13	25.37	117.50
075-086-015-000	04	1.00	92.13	25.37	117.50
075-086-016-000	04	1.00	92.13	25.37	117.50
075-086-017-000	04	1.00	92.13	25.37	117.50
075-086-018-000	04	1.00	92.13	25.37	117.50
075-086-019-000	04	1.00	92.13	25.37	117.50
075-086-020-000	04	1.00	92.13	25.37	117.50
075-086-021-000	04	1.00	92.13	25.37	117.50
075-086-022-000	04	1.00	92.13	25.37	117.50
075-086-023-000	04	1.00	92.13	25.37	117.50
075-086-024-000	04	1.00	92.13	25.37	117.50
075-086-025-000	04	1.00	92.13	25.37	117.50
075-086-026-000	04	1.00	92.13	25.37	117.50
075-086-027-000	04	1.00	92.13	25.37	117.50
075-086-028-000	04	1.00	92.13	25.37	117.50
075-086-029-000	04	1.00	92.13	25.37	117.50
075-086-030-000	04	1.00	92.13	25.37	117.50
075-086-031-000	04	1.00	92.13	25.37	117.50
075-086-032-000	04	1.00	92.13	25.37	117.50
075-086-033-000	04	1.00	92.13	25.37	117.50
075-086-034-000	04	1.00	92.13	25.37	117.50
075-086-035-000	04	1.00	92.13	25.37	117.50
075-086-036-000	04	1.00	92.13	25.37	117.50
075-086-037-000	04	1.00	92.13	25.37	117.50
075-086-038-000	04	1.00	92.13	25.37	117.50
075-086-039-000	04	1.00	92.13	25.37	117.50
075-086-040-000	04	1.00	92.13	25.37	117.50
075-086-041-000	04	1.00	92.13	25.37	117.50
075-086-042-000	04	1.00	92.13	25.37	117.50
075-086-043-000	04	1.00	92.13	25.37	117.50
075-086-044-000	04	1.00	92.13	25.37	117.50
075-086-045-000	04	1.00	92.13	25.37	117.50
075-086-046-000	04	1.00	92.13	25.37	117.50
075-086-047-000	04	1.00	92.13	25.37	117.50
075-086-048-000	04	1.00	92.13	25.37	117.50
075-086-049-000	04	1.00	92.13	25.37	117.50
075-086-050-000	04	1.00	92.13	25.37	117.50
075-086-051-000	04	1.00	92.13	25.37	117.50
075-086-052-000	04	1.00	92.13	25.37	117.50
075-086-053-000	04	1.00	92.13	25.37	117.50
075-086-054-000	04	1.00	92.13	25.37	117.50
075-086-055-000	04	1.00	92.13	25.37	117.50
075-087-001-000	04	1.00	92.13	25.37	117.50
075-087-002-000	04	1.00	92.13	25.37	117.50
075-087-003-000	04	1.00	92.13	25.37	117.50
075-087-004-000	04	1.00	92.13	25.37	117.50
075-087-005-000	04	1.00	92.13	25.37	117.50
075-087-006-000	04	1.00	92.13	25.37	117.50
075-087-007-000	04	1.00	92.13	25.37	117.50
075-087-008-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-087-009-000	04	1.00	92.13	25.37	117.50
075-087-010-000	04	1.00	92.13	25.37	117.50
075-087-011-000	04	1.00	92.13	25.37	117.50
075-087-012-000	04	1.00	92.13	25.37	117.50
075-087-013-000	04	1.00	92.13	25.37	117.50
075-087-014-000	04	1.00	92.13	25.37	117.50
075-087-015-000	04	1.00	92.13	25.37	117.50
075-087-016-000	04	1.00	92.13	25.37	117.50
075-087-017-000	04	1.00	92.13	25.37	117.50
075-087-018-000	04	1.00	92.13	25.37	117.50
075-087-019-000	04	1.00	92.13	25.37	117.50
075-087-020-000	04	1.00	92.13	25.37	117.50
075-087-021-000	04	1.00	92.13	25.37	117.50
075-087-022-000	04	1.00	92.13	25.37	117.50
075-087-023-000	04	1.00	92.13	25.37	117.50
075-087-024-000	04	1.00	92.13	25.37	117.50
075-087-025-000	04	1.00	92.13	25.37	117.50
075-087-026-000	04	1.00	92.13	25.37	117.50
075-087-027-000	04	1.00	92.13	25.37	117.50
075-087-028-000	04	1.00	92.13	25.37	117.50
075-087-029-000	04	1.00	92.13	25.37	117.50
075-087-030-000	04	1.00	92.13	25.37	117.50
075-087-031-000	04	1.00	92.13	25.37	117.50
075-087-032-000	04	1.00	92.13	25.37	117.50
075-087-033-000	04	1.00	92.13	25.37	117.50
075-087-034-000	04	1.00	92.13	25.37	117.50
075-091-001-000	04	1.00	92.13	25.37	117.50
075-091-002-000	04	1.00	92.13	25.37	117.50
075-091-003-000	04	1.00	92.13	25.37	117.50
075-091-004-000	04	1.00	92.13	25.37	117.50
075-091-005-000	04	1.00	92.13	25.37	117.50
075-091-006-000	04	1.00	92.13	25.37	117.50
075-091-007-000	04	1.00	92.13	25.37	117.50
075-091-008-000	04	1.00	92.13	25.37	117.50
075-091-009-000	04	1.00	92.13	25.37	117.50
075-091-010-000	04	1.00	92.13	25.37	117.50
075-091-011-000	04	1.00	92.13	25.37	117.50
075-091-012-000	04	1.00	92.13	25.37	117.50
075-091-013-000	04	1.00	92.13	25.37	117.50
075-091-014-000	04	1.00	92.13	25.37	117.50
075-091-015-000	04	1.00	92.13	25.37	117.50
075-091-016-000	04	1.00	92.13	25.37	117.50
075-091-017-000	04	1.00	92.13	25.37	117.50
075-091-018-000	04	1.00	92.13	25.37	117.50
075-091-019-000	04	1.00	92.13	25.37	117.50
075-091-020-000	04	1.00	92.13	25.37	117.50
075-091-021-000	04	1.00	92.13	25.37	117.50
075-091-022-000	04	1.00	92.13	25.37	117.50
075-091-023-000	04	1.00	92.13	25.37	117.50
075-091-024-000	04	1.00	92.13	25.37	117.50
075-091-025-000	04	1.00	92.13	25.37	117.50
075-091-026-000	04	1.00	92.13	25.37	117.50
075-091-027-000	04	1.00	92.13	25.37	117.50
075-091-028-000	04	1.00	92.13	25.37	117.50
075-091-029-000	04	1.00	92.13	25.37	117.50
075-091-030-000	04	1.00	92.13	25.37	117.50
075-091-031-000	04	1.00	92.13	25.37	117.50
075-091-032-000	04	1.00	92.13	25.37	117.50
075-091-033-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-091-034-000	04	1.00	92.13	25.37	117.50
075-091-035-000	04	1.00	92.13	25.37	117.50
075-091-036-000	04	1.00	92.13	25.37	117.50
075-091-037-000	04	1.00	92.13	25.37	117.50
075-091-038-000	04	1.00	92.13	25.37	117.50
075-091-039-000	04	1.00	92.13	25.37	117.50
075-091-040-000	04	1.00	92.13	25.37	117.50
075-091-041-000	04	1.00	92.13	25.37	117.50
075-092-001-000	04	1.00	92.13	25.37	117.50
075-092-002-000	04	1.00	92.13	25.37	117.50
075-092-003-000	04	1.00	92.13	25.37	117.50
075-092-004-000	04	1.00	92.13	25.37	117.50
075-092-005-000	04	1.00	92.13	25.37	117.50
075-092-006-000	04	1.00	92.13	25.37	117.50
075-092-007-000	04	1.00	92.13	25.37	117.50
075-092-008-000	04	1.00	92.13	25.37	117.50
075-092-009-000	04	1.00	92.13	25.37	117.50
075-092-010-000	04	1.00	92.13	25.37	117.50
075-092-011-000	04	1.00	92.13	25.37	117.50
075-092-012-000	04	1.00	92.13	25.37	117.50
075-092-013-000	04	1.00	92.13	25.37	117.50
075-092-014-000	04	1.00	92.13	25.37	117.50
075-092-015-000	04	1.00	92.13	25.37	117.50
075-092-016-000	04	1.00	92.13	25.37	117.50
075-092-017-000	04	1.00	92.13	25.37	117.50
075-092-018-000	04	1.00	92.13	25.37	117.50
075-092-019-000	04	1.00	92.13	25.37	117.50
075-092-020-000	04	1.00	92.13	25.37	117.50
075-092-021-000	04	1.00	92.13	25.37	117.50
075-092-022-000	04	1.00	92.13	25.37	117.50
075-092-023-000	04	1.00	92.13	25.37	117.50
075-092-024-000	04	1.00	92.13	25.37	117.50
075-092-025-000	04	1.00	92.13	25.37	117.50
075-096-001-000	04	1.00	92.13	25.37	117.50
075-096-002-000	04	1.00	92.13	25.37	117.50
075-096-003-000	04	1.00	92.13	25.37	117.50
075-096-004-000	04	1.00	92.13	25.37	117.50
075-096-005-000	04	1.00	92.13	25.37	117.50
075-096-006-000	04	1.00	92.13	25.37	117.50
075-096-007-000	04	1.00	92.13	25.37	117.50
075-096-008-000	04	1.00	92.13	25.37	117.50
075-096-009-000	04	1.00	92.13	25.37	117.50
075-096-010-000	04	1.00	92.13	25.37	117.50
075-096-011-000	04	1.00	92.13	25.37	117.50
075-096-012-000	04	1.00	92.13	25.37	117.50
075-096-013-000	04	1.00	92.13	25.37	117.50
075-096-014-000	04	1.00	92.13	25.37	117.50
075-096-015-000	04	1.00	92.13	25.37	117.50
075-096-016-000	04	1.00	92.13	25.37	117.50
075-096-017-000	04	1.00	92.13	25.37	117.50
075-096-018-000	04	1.00	92.13	25.37	117.50
075-096-019-000	04	1.00	92.13	25.37	117.50
075-096-020-000	04	1.00	92.13	25.37	117.50
075-096-021-000	04	1.00	92.13	25.37	117.50
075-096-022-000	04	1.00	92.13	25.37	117.50
075-096-023-000	04	1.00	92.13	25.37	117.50
075-096-024-000	04	1.00	92.13	25.37	117.50
075-096-025-000	04	1.00	92.13	25.37	117.50
075-096-026-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-096-027-000	04	1.00	92.13	25.37	117.50
075-096-028-000	04	1.00	92.13	25.37	117.50
075-096-029-000	04	1.00	92.13	25.37	117.50
075-096-030-000	04	1.00	92.13	25.37	117.50
075-096-031-000	04	1.00	92.13	25.37	117.50
075-096-032-000	04	1.00	92.13	25.37	117.50
075-096-033-000	04	1.00	92.13	25.37	117.50
075-096-034-000	04	1.00	92.13	25.37	117.50
075-096-035-000	04	1.00	92.13	25.37	117.50
075-096-036-000	04	1.00	92.13	25.37	117.50
075-096-037-000	04	1.00	92.13	25.37	117.50
075-096-038-000	04	1.00	92.13	25.37	117.50
075-096-039-000	04	1.00	92.13	25.37	117.50
075-096-040-000	04	1.00	92.13	25.37	117.50
075-096-041-000	04	1.00	92.13	25.37	117.50
075-096-042-000	04	1.00	92.13	25.37	117.50
075-096-043-000	04	1.00	92.13	25.37	117.50
075-096-044-000	04	1.00	92.13	25.37	117.50
075-096-045-000	04	1.00	92.13	25.37	117.50
075-096-046-000	04	1.00	92.13	25.37	117.50
075-096-047-000	04	1.00	92.13	25.37	117.50
075-096-048-000	04	1.00	92.13	25.37	117.50
075-096-049-000	04	1.00	92.13	25.37	117.50
075-096-050-000	04	1.00	92.13	25.37	117.50
075-096-051-000	04	1.00	92.13	25.37	117.50
075-096-052-000	04	1.00	92.13	25.37	117.50
075-096-053-000	04	1.00	92.13	25.37	117.50
075-096-054-000	04	1.00	92.13	25.37	117.50
075-097-001-000	04	1.00	92.13	25.37	117.50
075-097-002-000	04	1.00	92.13	25.37	117.50
075-097-003-000	04	1.00	92.13	25.37	117.50
075-097-004-000	04	1.00	92.13	25.37	117.50
075-097-005-000	04	1.00	92.13	25.37	117.50
075-097-006-000	04	1.00	92.13	25.37	117.50
075-097-007-000	04	1.00	92.13	25.37	117.50
075-097-008-000	04	1.00	92.13	25.37	117.50
075-097-009-000	04	1.00	92.13	25.37	117.50
075-097-010-000	04	1.00	92.13	25.37	117.50
075-097-011-000	04	1.00	92.13	25.37	117.50
075-097-012-000	04	1.00	92.13	25.37	117.50
075-097-013-000	04	1.00	92.13	25.37	117.50
075-097-014-000	04	1.00	92.13	25.37	117.50
075-097-015-000	04	1.00	92.13	25.37	117.50
075-097-016-000	04	1.00	92.13	25.37	117.50
075-097-017-000	04	1.00	92.13	25.37	117.50
075-097-018-000	04	1.00	92.13	25.37	117.50
075-097-019-000	04	1.00	92.13	25.37	117.50
075-097-020-000	04	1.00	92.13	25.37	117.50
075-097-021-000	04	1.00	92.13	25.37	117.50
075-097-022-000	04	1.00	92.13	25.37	117.50
075-097-023-000	04	1.00	92.13	25.37	117.50
075-097-024-000	04	1.00	92.13	25.37	117.50
075-097-025-000	04	1.00	92.13	25.37	117.50
075-097-026-000	04	1.00	92.13	25.37	117.50
075-097-027-000	04	1.00	92.13	25.37	117.50
075-097-028-000	04	1.00	92.13	25.37	117.50
075-097-029-000	04	1.00	92.13	25.37	117.50
075-097-030-000	04	1.00	92.13	25.37	117.50
075-097-031-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-097-032-000	04	1.00	92.13	25.37	117.50
075-097-033-000	04	1.00	92.13	25.37	117.50
075-097-034-000	04	1.00	92.13	25.37	117.50
075-097-035-000	04	1.00	92.13	25.37	117.50
075-097-036-000	04	1.00	92.13	25.37	117.50
075-097-037-000	04	1.00	92.13	25.37	117.50
075-097-038-000	04	1.00	92.13	25.37	117.50
075-097-039-000	04	1.00	92.13	25.37	117.50
075-097-040-000	04	1.00	92.13	25.37	117.50
075-097-041-000	04	1.00	92.13	25.37	117.50
075-097-042-000	04	1.00	92.13	25.37	117.50
075-098-001-000	04	1.00	92.13	25.37	117.50
075-098-002-000	04	1.00	92.13	25.37	117.50
075-098-003-000	04	1.00	92.13	25.37	117.50
075-098-004-000	04	1.00	92.13	25.37	117.50
075-098-005-000	04	1.00	92.13	25.37	117.50
075-098-006-000	04	1.00	92.13	25.37	117.50
075-098-007-000	04	1.00	92.13	25.37	117.50
075-098-008-000	04	1.00	92.13	25.37	117.50
075-098-009-000	04	1.00	92.13	25.37	117.50
075-098-010-000	04	1.00	92.13	25.37	117.50
075-098-011-000	04	1.00	92.13	25.37	117.50
075-098-012-000	04	1.00	92.13	25.37	117.50
075-098-013-000	04	1.00	92.13	25.37	117.50
075-098-014-000	04	1.00	92.13	25.37	117.50
075-098-015-000	04	1.00	92.13	25.37	117.50
075-098-016-000	04	1.00	92.13	25.37	117.50
075-098-017-000	04	1.00	92.13	25.37	117.50
075-098-018-000	04	1.00	92.13	25.37	117.50
075-098-019-000	04	1.00	92.13	25.37	117.50
075-098-020-000	04	1.00	92.13	25.37	117.50
075-098-021-000	04	1.00	92.13	25.37	117.50
075-098-022-000	04	1.00	92.13	25.37	117.50
075-098-023-000	04	1.00	92.13	25.37	117.50
075-098-024-000	04	1.00	92.13	25.37	117.50
075-098-025-000	04	1.00	92.13	25.37	117.50
075-098-026-000	04	1.00	92.13	25.37	117.50
075-098-027-000	04	1.00	92.13	25.37	117.50
075-098-028-000	04	1.00	92.13	25.37	117.50
075-098-029-000	04	1.00	92.13	25.37	117.50
075-098-030-000	04	1.00	92.13	25.37	117.50
075-098-031-000	04	1.00	92.13	25.37	117.50
075-098-032-000	04	1.00	92.13	25.37	117.50
075-098-033-000	04	1.00	92.13	25.37	117.50
075-098-034-000	04	1.00	92.13	25.37	117.50
075-098-035-000	04	1.00	92.13	25.37	117.50
075-098-036-000	04	1.00	92.13	25.37	117.50
075-098-037-000	04	1.00	92.13	25.37	117.50
075-098-038-000	04	1.00	92.13	25.37	117.50
075-098-039-000	04	1.00	92.13	25.37	117.50
075-098-040-000	04	1.00	92.13	25.37	117.50
075-098-041-000	04	1.00	92.13	25.37	117.50
075-098-042-000	04	1.00	92.13	25.37	117.50
075-098-043-000	04	1.00	92.13	25.37	117.50
075-098-044-000	04	1.00	92.13	25.37	117.50
075-098-045-000	04	1.00	92.13	25.37	117.50
075-098-046-000	04	1.00	92.13	25.37	117.50
075-098-047-000	04	1.00	92.13	25.37	117.50
075-098-048-000	04	1.00	92.13	25.37	117.50

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-098-049-000	04	1.00	92.13	25.37	117.50
075-098-050-000	04	1.00	92.13	25.37	117.50
075-098-051-000	04	1.00	92.13	25.37	117.50
075-098-052-000	04	1.00	92.13	25.37	117.50
075-098-053-000	04	1.00	92.13	25.37	117.50
075-098-054-000	04	1.00	92.13	25.37	117.50
075-098-055-000	04	1.00	92.13	25.37	117.50
075-098-056-000	04	1.00	92.13	25.37	117.50
075-099-001-000	04	0.75	69.10	19.03	88.12
075-099-002-000	04	0.75	69.10	19.03	88.12
075-099-003-000	04	0.75	69.10	19.03	88.12
075-099-004-000	04	0.75	69.10	19.03	88.12
075-099-005-000	04	0.75	69.10	19.03	88.12
075-099-006-000	04	0.75	69.10	19.03	88.12
075-099-007-000	04	0.75	69.10	19.03	88.12
075-099-008-000	04	0.75	69.10	19.03	88.12
075-099-009-000	04	0.75	69.10	19.03	88.12
075-099-010-000	04	0.75	69.10	19.03	88.12
075-099-011-000	04	0.75	69.10	19.03	88.12
075-099-012-000	04	0.75	69.10	19.03	88.12
075-099-013-000	04	0.75	69.10	19.03	88.12
075-099-014-000	04	0.75	69.10	19.03	88.12
075-099-015-000	04	0.75	69.10	19.03	88.12
075-099-016-000	04	0.75	69.10	19.03	88.12
075-099-017-000	04	0.75	69.10	19.03	88.12
075-099-018-000	04	0.75	69.10	19.03	88.12
075-099-019-000	04	0.75	69.10	19.03	88.12
075-099-020-000	04	1.00	92.13	25.37	117.50
075-099-021-000	04	1.00	92.13	25.37	117.50
075-099-022-000	04	0.75	69.10	19.03	88.12
075-099-023-000	04	1.00	92.13	25.37	117.50
075-099-024-000	04	0.75	69.10	19.03	88.12
075-099-025-000	04	0.75	69.10	19.03	88.12
075-099-026-000	04	0.75	69.10	19.03	88.12
075-099-027-000	04	0.75	69.10	19.03	88.12
075-099-028-000	04	0.75	69.10	19.03	88.12
075-099-029-000	04	0.75	69.10	19.03	88.12
075-099-030-000	04	0.75	69.10	19.03	88.12
075-099-031-000	04	0.75	69.10	19.03	88.12
075-099-032-000	04	0.75	69.10	19.03	88.12
075-099-033-000	04	0.75	69.10	19.03	88.12
075-099-034-000	04	0.75	69.10	19.03	88.12
075-099-035-000	04	0.75	69.10	19.03	88.12
075-099-036-000	04	0.75	69.10	19.03	88.12
075-099-037-000	04	0.75	69.10	19.03	88.12
075-099-038-000	04	0.75	69.10	19.03	88.12
075-099-039-000	04	0.75	69.10	19.03	88.12
075-099-040-000	04	0.75	69.10	19.03	88.12
075-099-041-000	04	0.75	69.10	19.03	88.12
075-099-042-000	04	0.75	69.10	19.03	88.12
075-099-043-000	04	0.75	69.10	19.03	88.12
075-099-044-000	04	0.75	69.10	19.03	88.12
075-099-045-000	04	0.75	69.10	19.03	88.12
075-099-046-000	04	0.75	69.10	19.03	88.12
075-099-047-000	04	0.75	69.10	19.03	88.12
075-099-048-000	04	0.75	69.10	19.03	88.12
075-099-049-000	04	0.75	69.10	19.03	88.12
075-099-050-000	04	0.75	69.10	19.03	88.12
075-099-051-000	04	0.75	69.10	19.03	88.12

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-099-052-000	04	0.75	69.10	19.03	88.12
075-099-053-000	04	0.75	69.10	19.03	88.12
075-099-054-000	04	0.75	69.10	19.03	88.12
075-099-055-000	04	0.75	69.10	19.03	88.12
075-099-056-000	04	0.75	69.10	19.03	88.12
075-099-057-000	04	0.75	69.10	19.03	88.12
075-099-058-000	04	0.75	69.10	19.03	88.12
075-099-059-000	04	0.75	69.10	19.03	88.12
075-099-060-000	04	0.75	69.10	19.03	88.12
075-099-061-000	04	0.75	69.10	19.03	88.12
075-099-062-000	04	0.75	69.10	19.03	88.12
075-099-063-000	04	0.75	69.10	19.03	88.12
075-099-064-000	04	0.75	69.10	19.03	88.12
075-099-065-000	04	0.75	69.10	19.03	88.12
075-099-066-000	04	0.75	69.10	19.03	88.12
075-099-067-000	04	0.75	69.10	19.03	88.12
075-099-068-000	04	0.00	0.00	0.00	0.00
075-099-069-000	04	0.00	0.00	0.00	0.00
075-099-070-000	04	0.00	0.00	0.00	0.00
075-099-071-000	04	0.00	0.00	0.00	0.00
075-099-072-000	04	0.00	0.00	0.00	0.00
075-099-073-000	04	0.00	0.00	0.00	0.00
075-099-074-000	04	0.00	0.00	0.00	0.00
075-099-075-000	04	0.00	0.00	0.00	0.00
075-099-076-000	04	0.00	0.00	0.00	0.00
075-099-077-000	04	0.00	0.00	0.00	0.00
075-099-078-000	04	0.00	0.00	0.00	0.00
075-099-079-000	04	0.00	0.00	0.00	0.00
075-099-080-000	04	0.00	0.00	0.00	0.00
075-099-081-000	04	0.00	0.00	0.00	0.00
075-099-082-000	04	0.00	0.00	0.00	0.00
075-099-083-000	04	0.00	0.00	0.00	0.00
075-099-084-000	04	0.00	0.00	0.00	0.00
075-100-001-000	04	0.75	69.10	19.03	88.12
075-100-002-000	04	0.75	69.10	19.03	88.12
075-100-003-000	04	0.75	69.10	19.03	88.12
075-100-004-000	04	0.75	69.10	19.03	88.12
075-100-005-000	04	0.75	69.10	19.03	88.12
075-100-006-000	04	0.75	69.10	19.03	88.12
075-100-007-000	04	0.75	69.10	19.03	88.12
075-100-008-000	04	0.75	69.10	19.03	88.12
075-100-009-000	04	0.75	69.10	19.03	88.12
075-100-010-000	04	0.75	69.10	19.03	88.12
075-100-011-000	04	0.75	69.10	19.03	88.12
075-100-012-000	04	0.75	69.10	19.03	88.12
075-100-013-000	04	0.75	69.10	19.03	88.12
075-100-014-000	04	0.75	69.10	19.03	88.12
075-100-015-000	04	0.75	69.10	19.03	88.12
075-100-016-000	04	0.75	69.10	19.03	88.12
075-100-017-000	04	0.75	69.10	19.03	88.12
075-100-018-000	04	0.75	69.10	19.03	88.12
075-100-019-000	04	0.75	69.10	19.03	88.12
075-100-020-000	04	0.75	69.10	19.03	88.12
075-100-021-000	04	0.75	69.10	19.03	88.12
075-100-022-000	04	0.75	69.10	19.03	88.12
075-100-023-000	04	0.75	69.10	19.03	88.12
075-100-024-000	04	0.75	69.10	19.03	88.12
075-100-025-000	04	0.75	69.10	19.03	88.12
075-100-026-000	04	0.75	69.10	19.03	88.12

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-100-027-000	04	0.75	69.10	19.03	88.12
075-100-028-000	04	0.75	69.10	19.03	88.12
075-100-029-000	04	0.75	69.10	19.03	88.12
075-100-030-000	04	0.75	69.10	19.03	88.12
075-100-031-000	04	0.75	69.10	19.03	88.12
075-100-032-000	04	0.75	69.10	19.03	88.12
075-100-033-000	04	0.75	69.10	19.03	88.12
075-100-034-000	04	0.75	69.10	19.03	88.12
075-100-035-000	04	0.75	69.10	19.03	88.12
075-100-036-000	04	0.75	69.10	19.03	88.12
075-100-037-000	04	0.75	69.10	19.03	88.12
075-100-038-000	04	0.75	69.10	19.03	88.12
075-100-039-000	04	0.75	69.10	19.03	88.12
075-100-040-000	04	0.75	69.10	19.03	88.12
075-100-041-000	04	0.75	69.10	19.03	88.12
075-100-042-000	04	0.75	69.10	19.03	88.12
075-100-043-000	04	0.75	69.10	19.03	88.12
075-100-044-000	04	0.75	69.10	19.03	88.12
075-100-045-000	04	0.75	69.10	19.03	88.12
075-100-046-000	04	0.75	69.10	19.03	88.12
075-100-047-000	04	0.75	69.10	19.03	88.12
075-100-048-000	04	0.75	69.10	19.03	88.12
075-100-049-000	04	0.00	0.00	0.00	0.00
075-100-050-000	04	0.00	0.00	0.00	0.00
075-100-051-000	04	0.00	0.00	0.00	0.00
075-100-052-000	04	0.00	0.00	0.00	0.00
075-100-053-000	04	0.00	0.00	0.00	0.00
075-100-054-000	04	0.00	0.00	0.00	0.00
075-100-055-000	04	0.00	0.00	0.00	0.00
075-100-056-000	04	0.00	0.00	0.00	0.00
075-100-057-000	04	0.00	0.00	0.00	0.00
075-100-058-000	04	0.00	0.00	0.00	0.00
075-100-059-000	04	0.00	0.00	0.00	0.00
075-100-060-000	04	0.00	0.00	0.00	0.00
075-100-061-000	04	0.00	0.00	0.00	0.00
075-100-062-000	04	0.00	0.00	0.00	0.00
075-102-001-000	04	4.32	398.00	109.60	507.60
075-102-002-000	04	0.91	83.84	23.09	106.92
075-102-003-000	04	3.01	277.31	76.37	353.66
Total		2,363.11	\$217,714.98	\$55,191.99	\$272,901.56

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.F

SECTION 3: CONSENT CALENDAR

Meeting Date: June 13, 2017

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

- 1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2017/2018.

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt the following Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2017/2018.

STAFF SUMMARY:

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

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2017/2018.

STRATEGIC PLAN

This is directly related to the City's Strategic Plan, which can be found at www.riverbank.org.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2017/2018 are as follows:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
Residential Parcel Assessments	\$37.62	\$37.62	\$0.00

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

ATTACHMENTS:

1. Resolution
2. Engineer's Annual Levy Report Riverbank Storm Drain District No. 2006-01 (Heartlands) Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2017/2018

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

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

WHEREAS, pursuant to section 54718 of the Government Code of the State of California, the assessments shall be collected by County of Stanislaus in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes, subject to all other conditions set forth in the Engineer's Report; and 2017/2018 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk;

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2017/2018 is outlined in the Engineer's Annual Levy Report;

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

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

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2017/2018.

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

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

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

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017

Public Hearing: June 27, 2017

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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 2017/2018, 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

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

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

(hereafter referred to as “District”), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the “Crossroads Commercial Center”). This Engineer’s Report (hereafter referred to as “Report”) describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2017/2018. 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 2017/2018.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the Heartlands, the Cottages and the Crossroads Commercial Center.

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2017/2018.

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

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

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

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

Equivalent Benefit Units

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

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

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

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

These types of parcels are considered to receive no benefit from the improvements because they are also generally required as part of developing the residential and commercial properties within the District. These properties are exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels’ current development status. Government owned properties or public properties

are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

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

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

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

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

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

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

$$\text{Assessment Rate per EBU} \times \text{Each Parcel's Assigned EBU} = \text{Parcel's Levy Amount}$$

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 XIIC and XIID*), 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 XIID, Section 4*. As part of the District formation, the notice and assessment ballots presented to the property owners for approval, included a maximum assessment amount for Fiscal Year 2006/2007 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the assessment range formula described herein.

The assessment range formula for this District shall be applied to all future assessments and is generally defined, if the annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2006/2007 adjusted

annually by the annual percentage change in the February Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2016/2017 was \$669.18/EBU. The CPI for 2017 is 3.44% increasing the Maximum Assessment for Fiscal Year 2017/2018 to \$692.18/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 – 2017/2018 DISTRICT BUDGET

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

Heartlands Storm Drain District No 06-01		Total District
DIRECT COSTS		
<i>Annual Maintenance</i>		
Inspection & Abatement: Drainage Basins		\$1,500
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.		880
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.		1,500
Annual Inspection & Maintenance: Storm Drain Pipes		2,200
Annual Pump Operation (Including Electricity)		2,000
Annual Maintenance Expenses: Storm Drains		\$14,180
Total Annual Direct Costs: Storm Drain Improvements		\$14,180
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		\$21,235
Reserve Collection/(Transfer)		0
City Loan — Repayment/(Advance)		0
Total Levy Adjustments		0
BALANCE TO LEVY		\$21,235
DISTRICT STATISTICS		
Total Parcels		175
Parcels Levied		175
Total EBU		84.05
Levy per EBU		\$252.64
Maximum Levy per EBU		\$692.18
FUND BALANCE INFORMATION		
Beginning Reserve Fund Balance		\$112,800
Reserve Collection		0
Ending Reserve Fund Balance		\$112,800

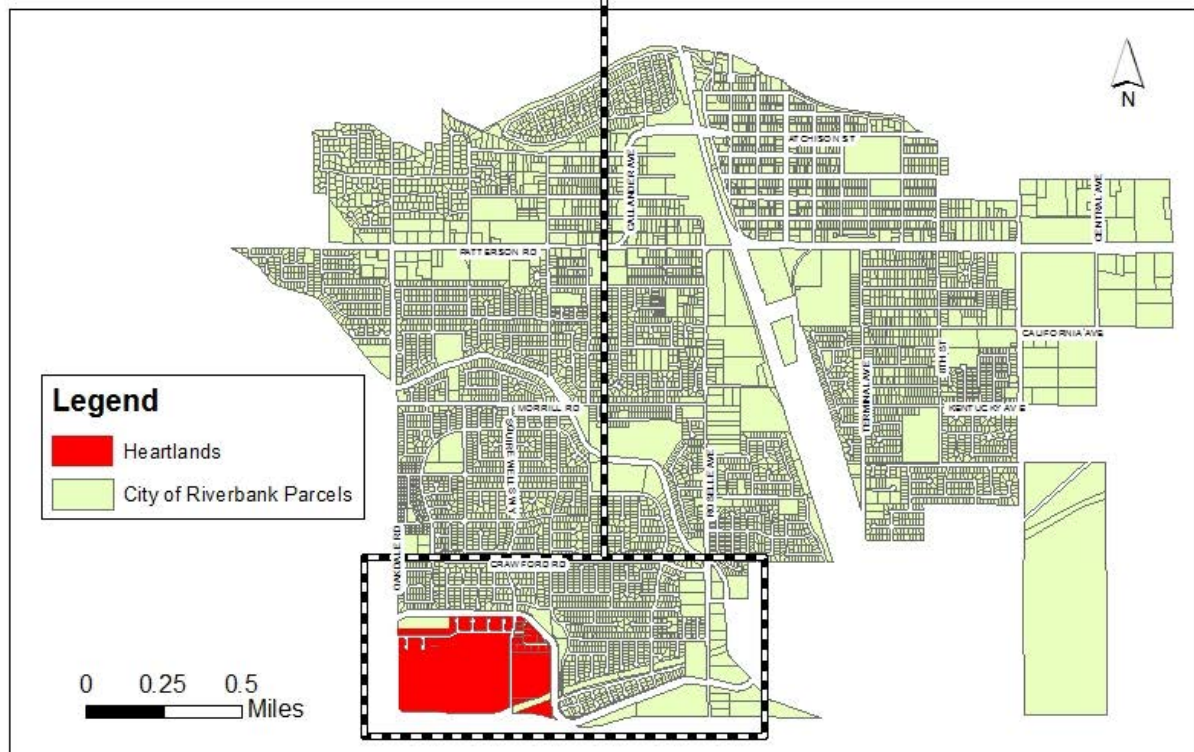
PART IV - DISTRICT DIAGRAMS

The parcels within the Riverbank Storm Drain District No. 2006-01 (Heartlands) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Heartlands. The District covers approximately ninety and one-half acres (90.54 acres).

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll and identifies all the parcels of land within the District. The combination of this map and the Assessment Roll contained in this report constitute the District Assessment Diagram.



City of Riverbank Storm Drain Maintenance District No. 2006-1 (Heartlands)



PART V – 2017/2018 ASSESSMENT ROLL

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

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

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

APN	EBU	Charge
075-093-024-000	0.36	\$90.94
075-093-025-000	2.11	533.08
075-093-030-000	10.96	2,769.04
075-093-031-000	10.00	2,526.50
075-093-034-000	1.81	457.28
075-093-035-000	0.90	227.38
075-093-036-000	1.08	272.86
075-093-037-000	0.73	184.42
075-093-038-000	1.35	341.06
075-093-039-000	1.14	288.02
075-093-040-000	0.95	240.00
075-093-041-000	6.57	1,659.90
075-093-043-000	1.45	366.34
075-093-044-000	1.09	275.38
075-093-045-000	1.25	315.80
075-093-047-000	0.84	212.22
075-093-049-000	1.28	323.38
075-093-051-000	6.21	1,568.94
075-093-052-000	4.68	1,182.40
075-093-053-000	1.63	411.80
075-093-054-000	1.43	361.28
075-093-058-000	1.43	361.28
075-093-061-000	2.00	505.30
075-096-001-000	0.15	37.88
075-096-002-000	0.15	37.88
075-096-003-000	0.15	37.88
075-096-004-000	0.15	37.88
075-096-005-000	0.15	37.88
075-096-006-000	0.15	37.88
075-096-007-000	0.15	37.88
075-096-008-000	0.15	37.88
075-096-009-000	0.15	37.88
075-096-010-000	0.15	37.88
075-096-011-000	0.15	37.88
075-096-012-000	0.15	37.88
075-096-013-000	0.15	37.88
075-096-014-000	0.15	37.88
075-096-015-000	0.15	37.88
075-096-016-000	0.15	37.88
075-096-017-000	0.15	37.88
075-096-018-000	0.15	37.88
075-096-019-000	0.15	37.88
075-096-020-000	0.15	37.88
075-096-021-000	0.15	37.88
075-096-022-000	0.15	37.88
075-096-023-000	0.15	37.88
075-096-024-000	0.15	37.88
075-096-025-000	0.15	37.88
075-096-026-000	0.15	37.88
075-096-027-000	0.15	37.88
075-096-028-000	0.15	37.88
075-096-029-000	0.15	37.88

APN	EBU	Charge
075-096-030-000	0.15	37.88
075-096-031-000	0.15	37.88
075-096-032-000	0.15	37.88
075-096-033-000	0.15	37.88
075-096-034-000	0.15	37.88
075-096-035-000	0.15	37.88
075-096-036-000	0.15	37.88
075-096-037-000	0.15	37.88
075-096-038-000	0.15	37.88
075-096-039-000	0.15	37.88
075-096-040-000	0.15	37.88
075-096-041-000	0.15	37.88
075-096-042-000	0.15	37.88
075-096-043-000	0.15	37.88
075-096-044-000	0.15	37.88
075-096-045-000	0.15	37.88
075-096-046-000	0.15	37.88
075-096-047-000	0.15	37.88
075-096-048-000	0.15	37.88
075-096-049-000	0.15	37.88
075-096-050-000	0.15	37.88
075-096-051-000	0.15	37.88
075-096-052-000	0.15	37.88
075-096-053-000	0.15	37.88
075-096-054-000	0.15	37.88
075-097-001-000	0.15	37.88
075-097-002-000	0.15	37.88
075-097-003-000	0.15	37.88
075-097-004-000	0.15	37.88
075-097-005-000	0.15	37.88
075-097-006-000	0.15	37.88
075-097-007-000	0.15	37.88
075-097-008-000	0.15	37.88
075-097-009-000	0.15	37.88
075-097-010-000	0.15	37.88
075-097-011-000	0.15	37.88
075-097-012-000	0.15	37.88
075-097-013-000	0.15	37.88
075-097-014-000	0.15	37.88
075-097-015-000	0.15	37.88
075-097-016-000	0.15	37.88
075-097-017-000	0.15	37.88
075-097-018-000	0.15	37.88
075-097-019-000	0.15	37.88
075-097-020-000	0.15	37.88
075-097-021-000	0.15	37.88
075-097-022-000	0.15	37.88
075-097-023-000	0.15	37.88
075-097-024-000	0.15	37.88
075-097-025-000	0.15	37.88
075-097-026-000	0.15	37.88
075-097-027-000	0.15	37.88
075-097-028-000	0.15	37.88
075-097-029-000	0.15	37.88
075-097-030-000	0.15	37.88

APN	EBU	Charge
075-097-031-000	0.15	37.88
075-097-032-000	0.15	37.88
075-097-033-000	0.15	37.88
075-097-034-000	0.15	37.88
075-097-035-000	0.15	37.88
075-097-036-000	0.15	37.88
075-097-037-000	0.15	37.88
075-097-038-000	0.15	37.88
075-097-039-000	0.15	37.88
075-097-040-000	0.15	37.88
075-097-041-000	0.15	37.88
075-097-042-000	0.15	37.88
075-098-001-000	0.15	37.88
075-098-002-000	0.15	37.88
075-098-003-000	0.15	37.88
075-098-004-000	0.15	37.88
075-098-005-000	0.15	37.88
075-098-006-000	0.15	37.88
075-098-007-000	0.15	37.88
075-098-008-000	0.15	37.88
075-098-009-000	0.15	37.88
075-098-010-000	0.15	37.88
075-098-011-000	0.15	37.88
075-098-012-000	0.15	37.88
075-098-013-000	0.15	37.88
075-098-014-000	0.15	37.88
075-098-015-000	0.15	37.88
075-098-016-000	0.15	37.88
075-098-017-000	0.15	37.88
075-098-018-000	0.15	37.88
075-098-019-000	0.15	37.88
075-098-020-000	0.15	37.88
075-098-021-000	0.15	37.88
075-098-022-000	0.15	37.88
075-098-023-000	0.15	37.88
075-098-024-000	0.15	37.88
075-098-025-000	0.15	37.88
075-098-026-000	0.15	37.88
075-098-027-000	0.15	37.88
075-098-028-000	0.15	37.88
075-098-029-000	0.15	37.88
075-098-030-000	0.15	37.88
075-098-031-000	0.15	37.88
075-098-032-000	0.15	37.88
075-098-033-000	0.15	37.88
075-098-034-000	0.15	37.88
075-098-035-000	0.15	37.88
075-098-036-000	0.15	37.88
075-098-037-000	0.15	37.88
075-098-038-000	0.15	37.88
075-098-039-000	0.15	37.88
075-098-040-000	0.15	37.88

APN	EBU	Charge
075-098-041-000	0.15	37.88
075-098-042-000	0.15	37.88
075-098-043-000	0.15	37.88
075-098-044-000	0.15	37.88
075-098-045-000	0.15	37.88
075-098-046-000	0.15	37.88
075-098-047-000	0.15	37.88
075-098-048-000	0.15	37.88
075-098-049-000	0.15	37.88
075-098-050-000	0.15	37.88
075-098-051-000	0.15	37.88
075-098-052-000	0.15	37.88
075-098-053-000	0.15	37.88
075-098-054-000	0.15	37.88
075-098-055-000	0.15	37.88
075-098-056-000	0.15	37.88
Total	84.05	\$21,232.36

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.G

SECTION 3: CONSENT CALENDAR

Meeting Date: June13, 2017

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt the following Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.

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 XIID ("Article XIID").

The Engineer's Annual Levy Report for Fiscal Year 2017/2018 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and

proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018.

STRATEGIC PLAN

This is directly related to the City's Strategic Plan, which can be found at www.riverbank.org.

FISCAL IMPACT:

The annual assessments for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2017/2018 are as follows:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$80.00	\$80.00	\$0.00

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

ATTACHMENTS:

1. (3) Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2017/2018.

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

“Ridgewood Place Landscape and Lighting District”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

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

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Richard D. O'Brien, Mayor
City of Riverbank

Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

Ridgewood Place Landscaping and Lighting District

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017
Public Hearing: June 27, 2017

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Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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www.willdan.com/financial



AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Ridgewood Place Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/2018, 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I - OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2017/2018. 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 2017/2018.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the Current Legislation

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

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

Briefly, the assessment range formula states that the assessment initially approved by the property owners may be increased each year by the greater of 3.0% 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 XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIID Section 4, including a property owner protest proceeding (property owner assessment balloting).

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 2017/2018.

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

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

Assessment Rate x Parcel’s EDU = Parcel Levy Amount

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

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

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/94 the Brown Act (Government Code Section 54954.6(o)) changed the definition of the term “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed.” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

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

The following describes the proposed assessment range formula:

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

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

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

The Maximum Assessment for Fiscal Year 2017/2018 is \$414.25 which is an increase of 3.53% from prior year's maximum assessment. However, a rate of \$80 per EDU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, we are applying the CPI increase (3.53%) because it is greater than the 3.00%.

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
3.53%	3.00%	3.53%	\$400.12	\$14.12	\$414.25

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 2017/2018

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	\$414.25
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	\$17,900
Reserve Fund Activity	(3,295)
Ending Reserve Fund Balance (Projected)	\$14,605
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0.00

PART V — DISTRICT BOUNDARY MAPS

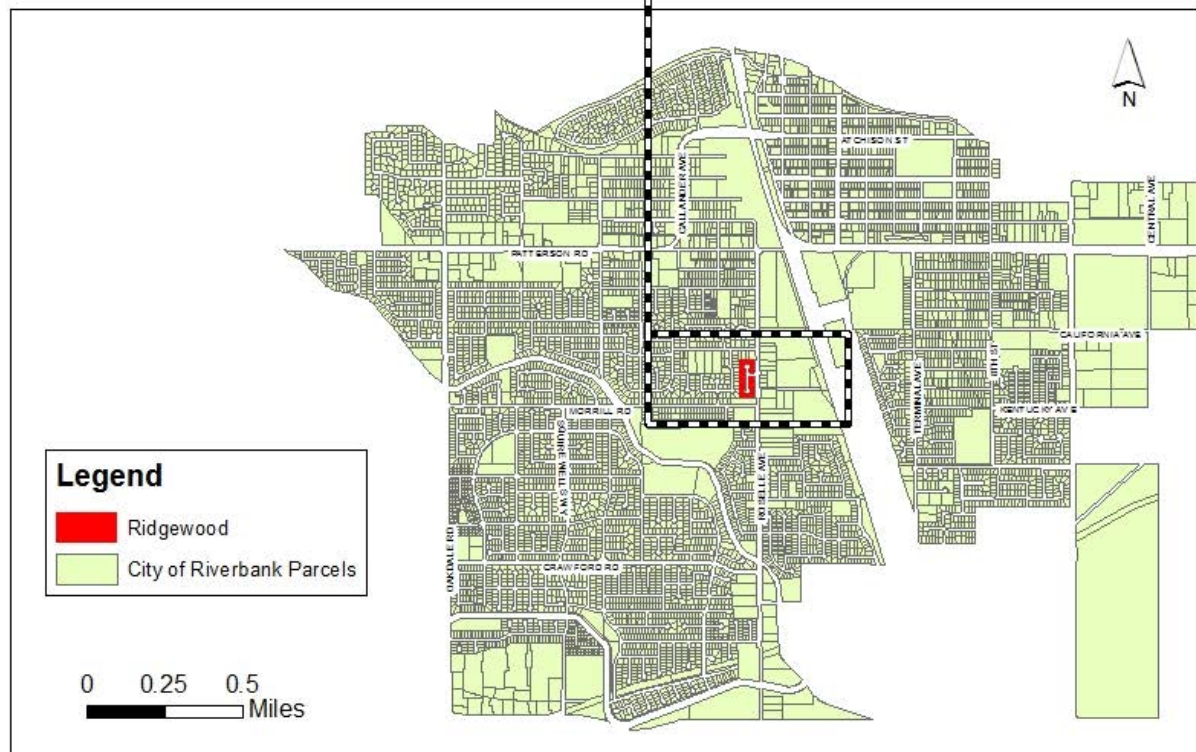
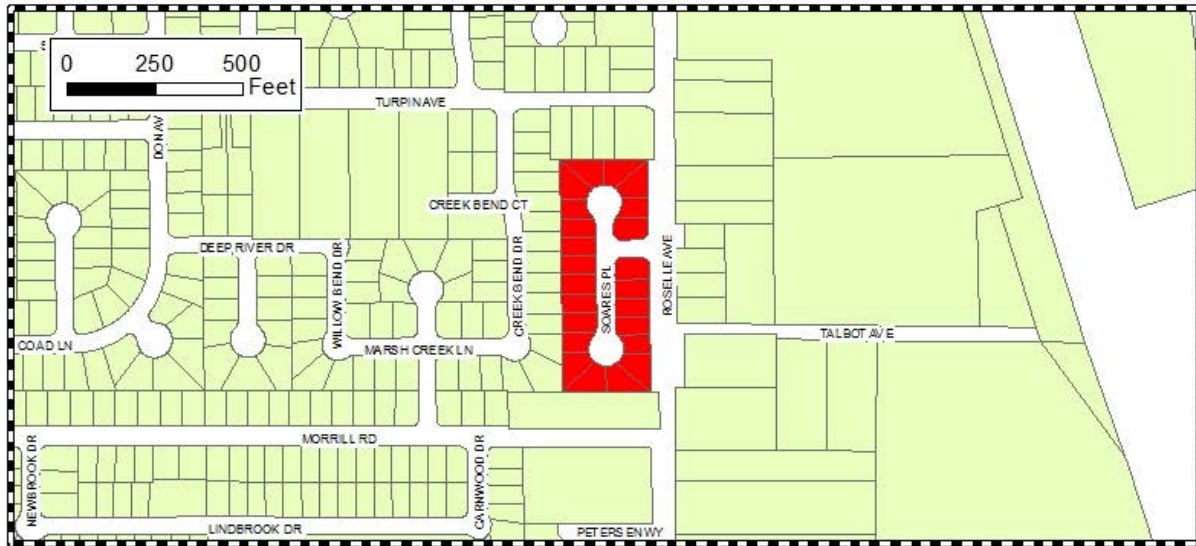
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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.

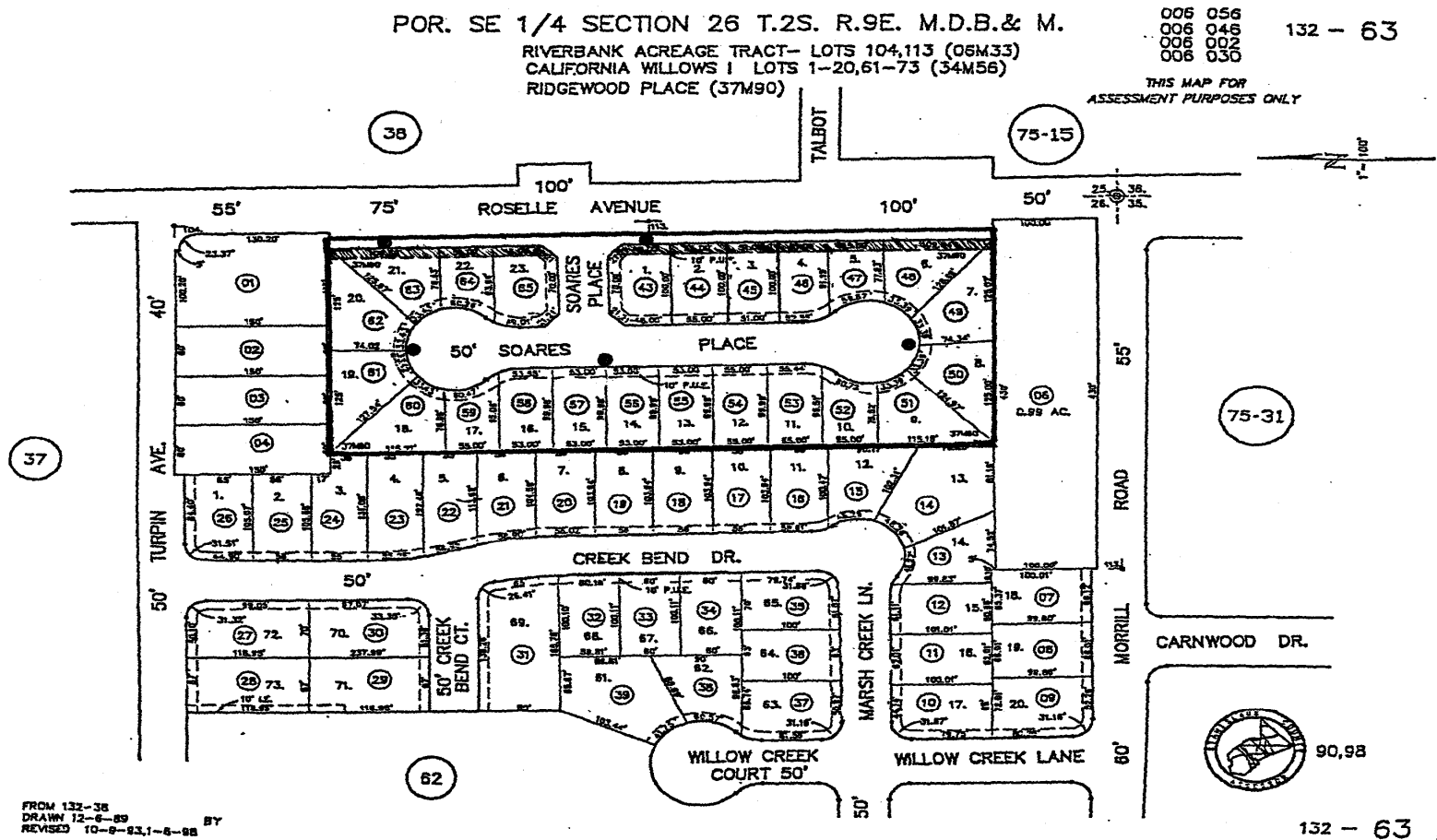


City of Riverbank Ridgewood Place Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

- Street Lights
- Landsaped Areas Shaded



PART VI — 2017/2018 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	EDU	Charge
132-063-043-000	1.0	\$80.00
132-063-044-000	1.0	80.00
132-063-045-000	1.0	80.00
132-063-046-000	1.0	80.00
132-063-047-000	1.0	80.00
132-063-048-000	1.0	80.00
132-063-049-000	1.0	80.00
132-063-050-000	1.0	80.00
132-063-051-000	1.0	80.00
132-063-052-000	1.0	80.00
132-063-053-000	1.0	80.00
132-063-054-000	1.0	80.00
132-063-055-000	1.0	80.00
132-063-056-000	1.0	80.00
132-063-057-000	1.0	80.00
132-063-058-000	1.0	80.00
132-063-059-000	1.0	80.00
132-063-060-000	1.0	80.00
132-063-061-000	1.0	80.00
132-063-062-000	1.0	80.00
132-063-063-000	1.0	80.00
132-063-064-000	1.0	80.00
132-063-065-000	1.0	80.00
Total	23.0	\$1,840.00

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.H

SECTION 3: CONSENT CALENDAR

Meeting Date: June 13, 2017

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt the following Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.

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 2017/2018 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy

including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2017/2018.

STRATEGIC PLAN

This is directly related to the City's Strategic Plan, which can be found at www.riverbank.org.

FISCAL IMPACT:

The annual assessments for parcels in the River Cove District for Fiscal Year 2017/2018 will be as follows:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$196.90	\$196.90	\$0.00

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

ATTACHMENTS:

1. (3) Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2017/2018

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

WHEREAS, the City Council has, by previous Resolutions, formed the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2017/2018.

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

“Landscape and Lighting District No. 1 River Cove Subdivision”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

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

PROPOSED

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

River Cove Landscaping and Lighting District

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017

Public Hearing: June 27, 2017

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Temecula, CA 92590
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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 2017/2018, 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2017/2018. 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 2017/2018.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the California Constitution

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

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

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

Provisions of the 1972 Act (Improvements and Services)

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

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

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

PART II — PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2017/2018.

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	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 — 2017/2018 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	906
Miscellaneous/Materials/Equipment	0
Capital Expenditure	\$0
Direct Costs (Subtotal)	\$41,206
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	\$47,452
Reserve Collection/ (Transfers)	0
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	\$47,452
DISTRICT STATISTICS	
Total Parcels	241
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)	\$8,900
Collections/(Transfers)	0
Ending Reserve Fund Balance (Projected)	\$8,900
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

PART V — DISTRICT DIAGRAMS

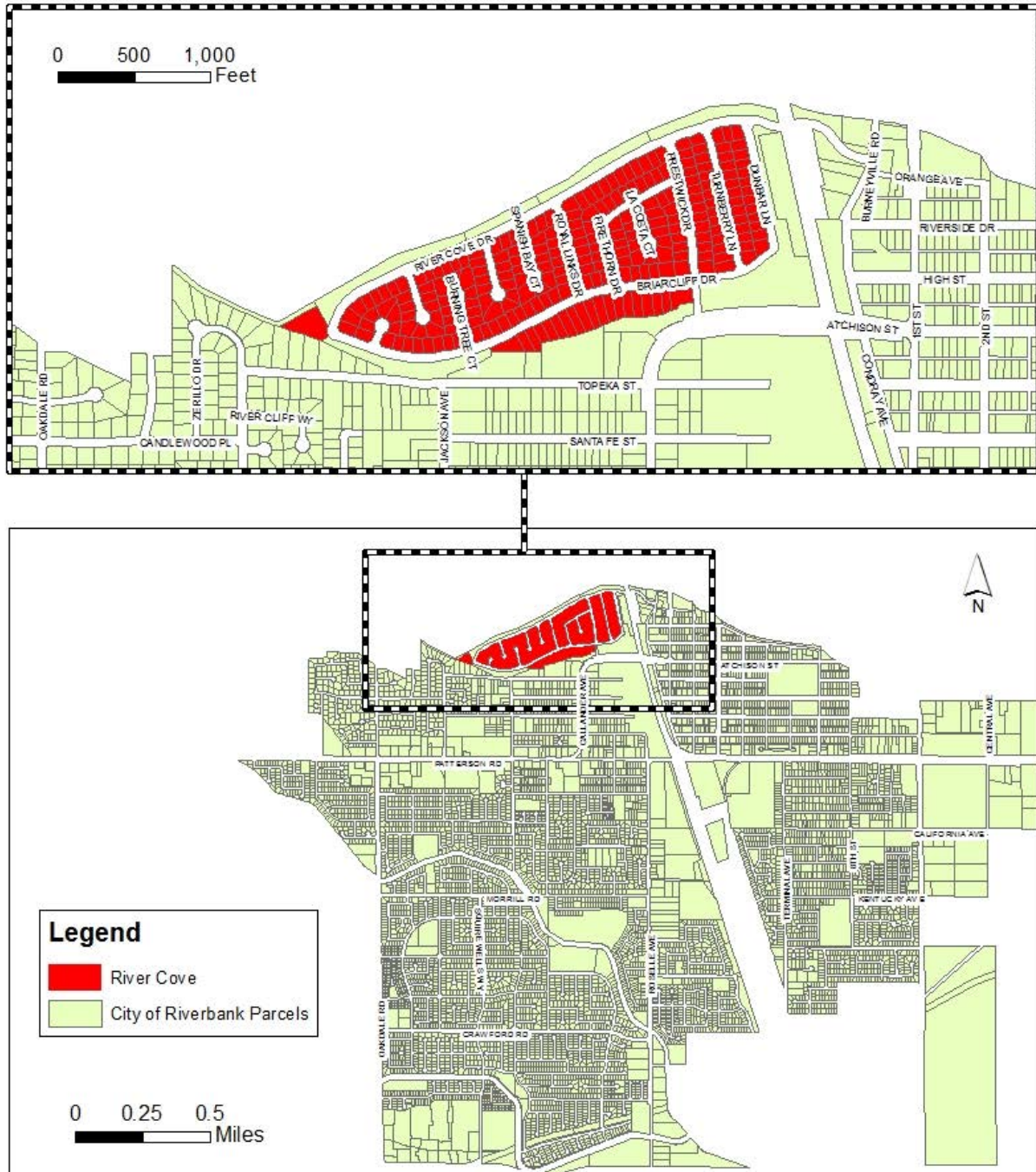
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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

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



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



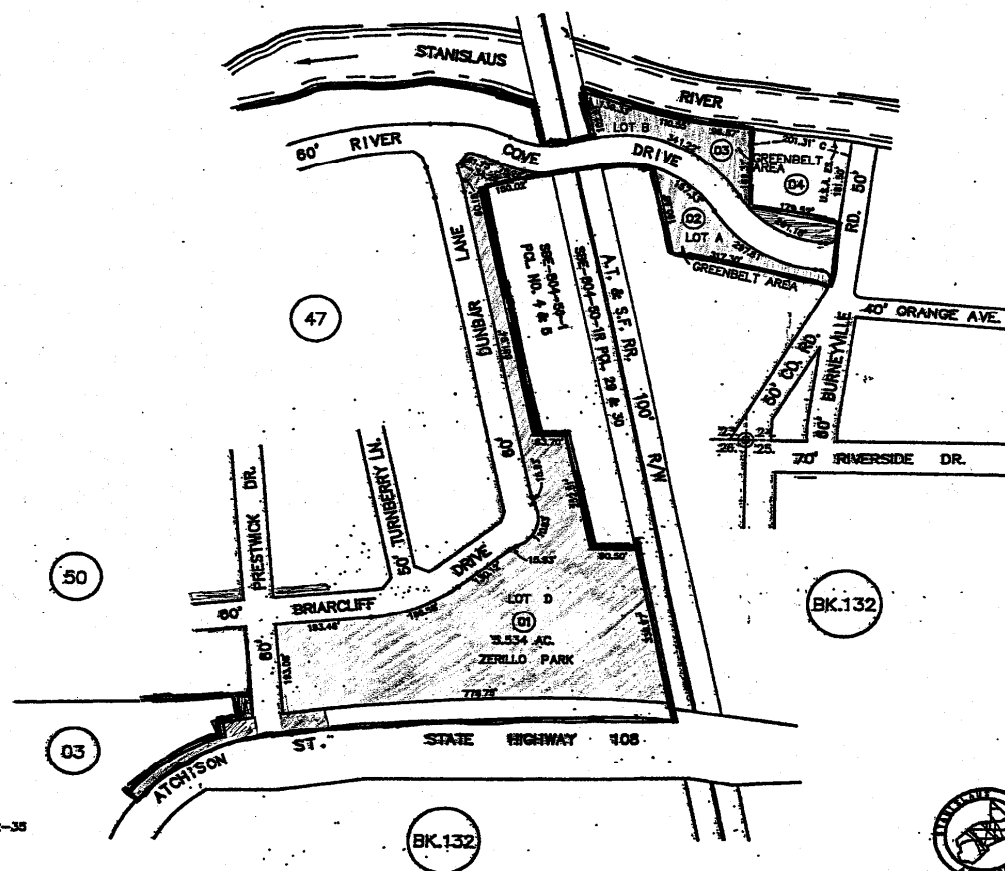
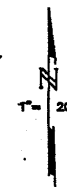
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

■ Landscaped Areas Shaded

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

006 035 75 - 48
006 065

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

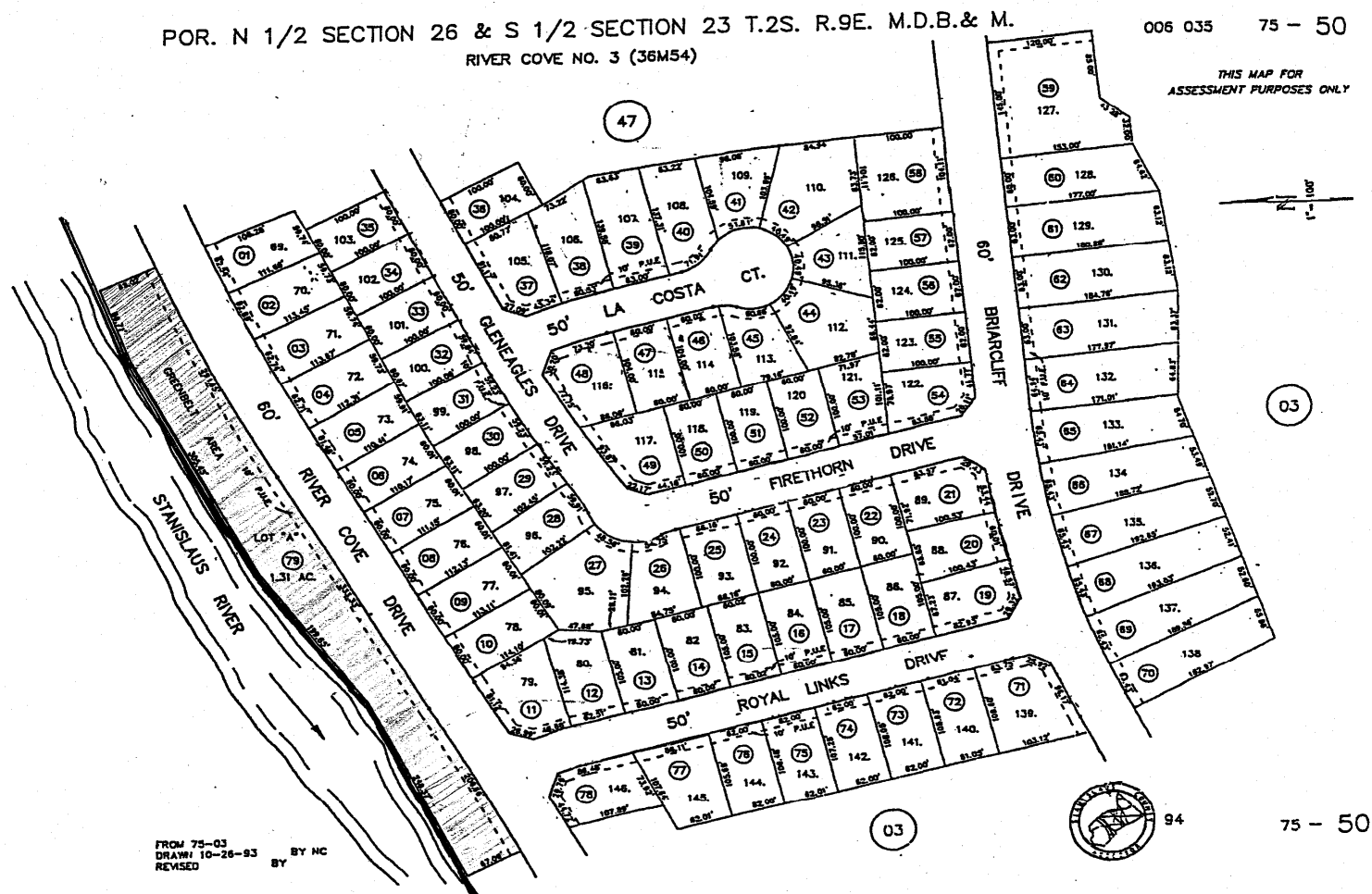


FROM 4-10, 4-98 75-03, 132-38
DRAWN 1-15-93 BY NC
REVISED BY

75 - 48

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

■ Landscaped Areas Shaded



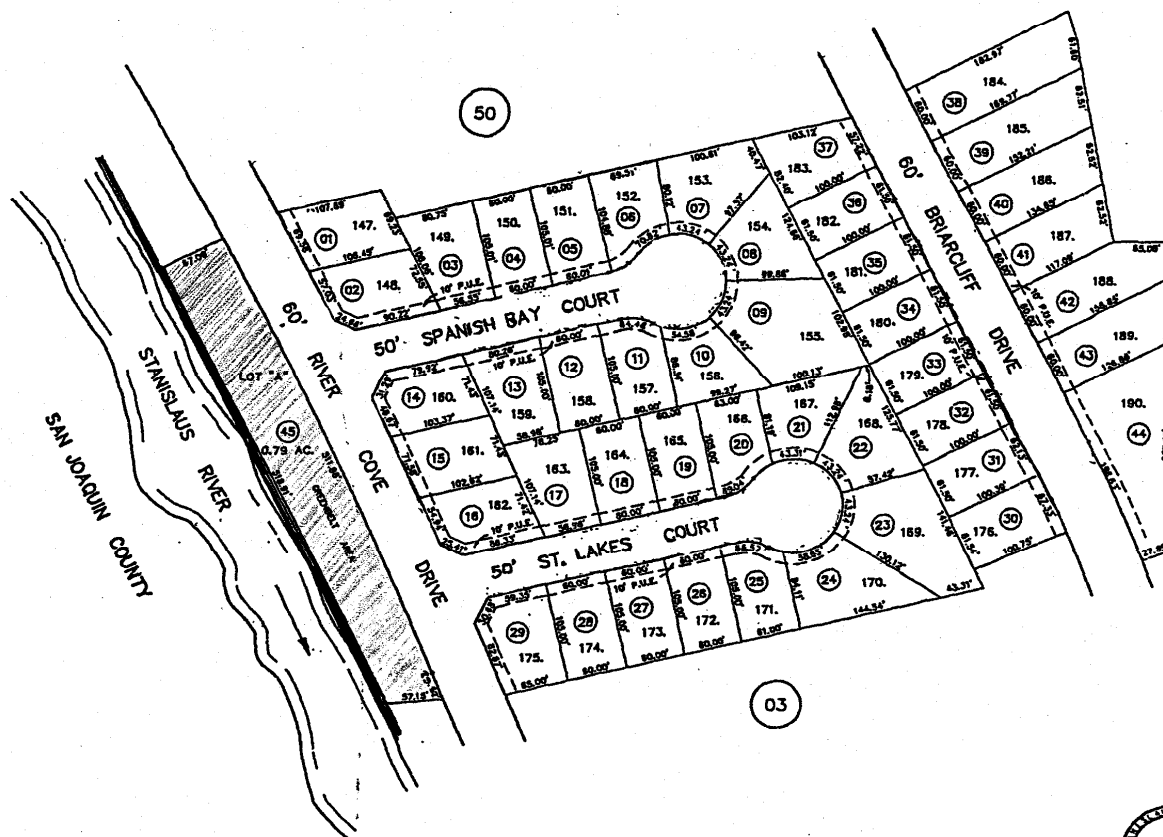
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

■ Landscaped Areas Shaded

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

006 035 75 - 52

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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



96

75 - 52

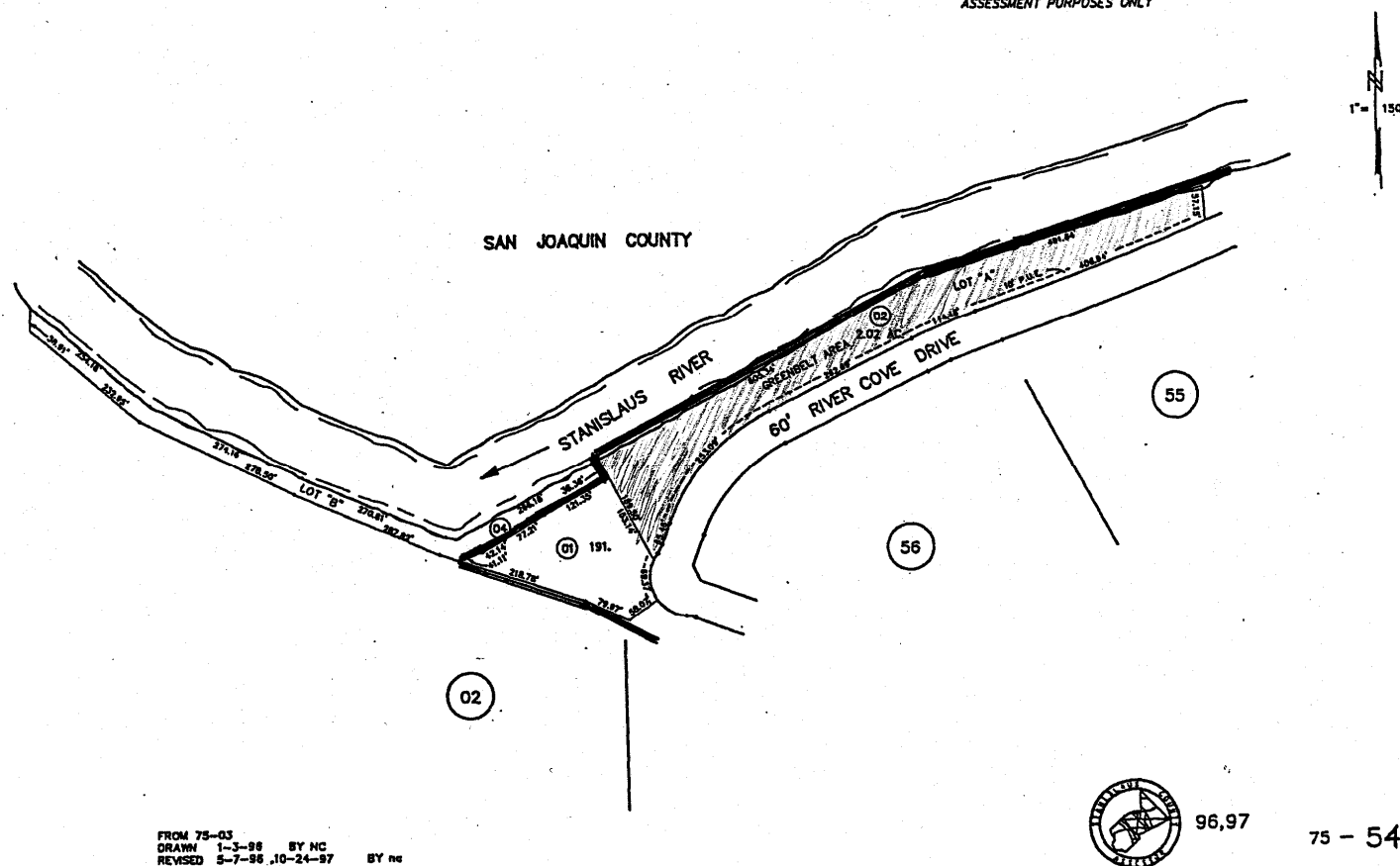
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

■ Landscaped Areas Shaded

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

006 035 75 - 54

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

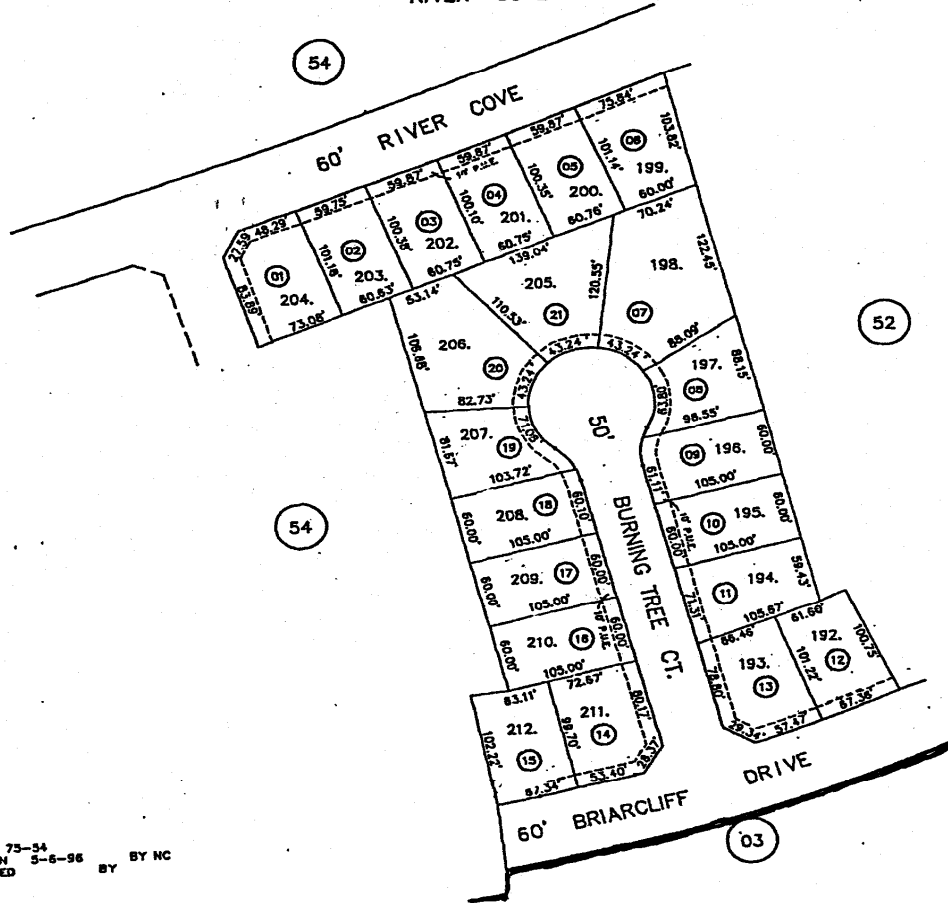
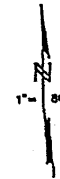


**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

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

006 035 75 - 55

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 73-54
DRAWN 5-6-96 BY NC
REVISED BY



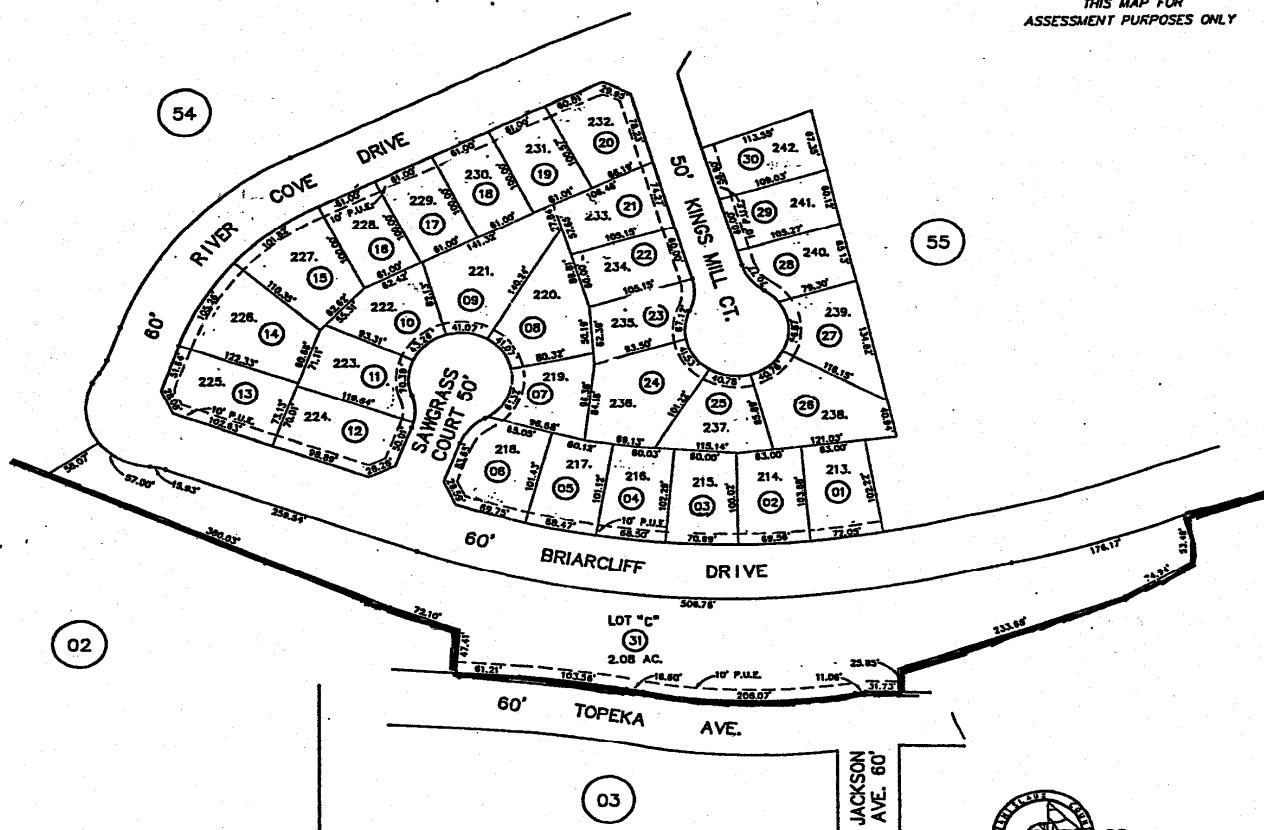
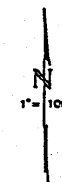
75 - 55

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

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

006 035 75 - 56

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 75-54
DRAWN 10-24-97 BY NC
REVISED BY



75 - 56

PART VI — 2017/2018 ASSESSMENT ROLL

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

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

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

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

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

APN	EDU	Charge
075-047-063-000	1.0	196.90
075-047-064-000	1.0	196.90
075-047-065-000	1.0	196.90
075-047-066-000	1.0	196.90
075-047-067-000	1.0	196.90
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
075-050-036-000	1.0	196.90

APN	EDU	Charge
075-050-037-000	1.0	196.90
075-050-038-000	1.0	196.90
075-050-039-000	1.0	196.90
075-050-040-000	1.0	196.90
075-050-041-000	1.0	196.90
075-050-042-000	1.0	196.90
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075-050-046-000	1.0	196.90
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075-050-048-000	1.0	196.90
075-050-049-000	1.0	196.90
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075-050-061-000	1.0	196.90
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075-050-076-000	1.0	196.90
075-050-077-000	1.0	196.90
075-050-078-000	1.0	196.90

APN	EDU	Charge
075-052-001-000	1.0	196.90
075-052-002-000	1.0	196.90
075-052-003-000	1.0	196.90
075-052-004-000	1.0	196.90
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075-052-006-000	1.0	196.90
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075-052-009-000	1.0	196.90
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075-052-012-000	1.0	196.90
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075-052-019-000	1.0	196.90
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075-052-033-000	1.0	196.90
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075-052-036-000	1.0	196.90
075-052-037-000	1.0	196.90
075-052-038-000	1.0	196.90
075-052-039-000	1.0	196.90
075-052-040-000	1.0	196.90
075-052-041-000	1.0	196.90
075-052-042-000	1.0	196.90

APN	EDU	Charge
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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
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075-055-010-000	1.0	196.90
075-055-011-000	1.0	196.90
075-055-012-000	1.0	196.90
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075-056-014-000	1.0	196.90
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075-056-017-000	1.0	196.90
075-056-018-000	1.0	196.90

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

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.I

SECTION 3: CONSENT CALENDAR

Meeting Date: June 13, 2017

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.

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 2017/2018 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy

including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2017/2018.

FISCAL IMPACT:

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2017/2018 will be as follows:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$40.81	\$40.81	\$0.00

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

ATTACHMENTS:

1. (3) Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

WHEREAS, the City Council has, by previous Resolutions, formed the Sierra Vista Estates Landscape and Lighting District (hereafter referred to as the "District") and initiated proceedings for Fiscal Year 2017/2018 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2017/2018.

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

“Sierra Vista Estates Landscape and Lighting District”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2017/2018

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

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

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

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

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

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

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

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

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

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017
Public Hearing: June 27, 2017

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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 2017/2018 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2017/2018. 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 2017/2018.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the Current Legislation

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

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

Briefly, the assessment range formula states that the maximum assessment initially approved by the property owners may be increased each year by 3.0% 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 XIID*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIID Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

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

1. The installation or planting of landscaping;

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

PART II – PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIID, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2017/2018.

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 XIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. *Article XIID, Section 4* provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one (1.0) Equivalent Dwelling Unit (EDU). Every other land use is typically converted to EDUs

based on an assessment formula that includes the property's specific development status, type of development (land use), and size of the property as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

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

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU (also called Assessment Rate)}$$

$$\text{Assessment Rate} \times \text{Parcel's EDU} = \text{Parcel Levy Amount}$$

Or more simply stated, since all District parcels are 1.0 EDU:

$$\text{Total Balance to Levy} / \text{Total Assessable Parcels in Zone} = \text{Parcel Levy Amount}$$

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 2017/2018 is \$162.71

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of *Article XIID Section 4(c) of the California Constitution*, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART IV – DISTRICT BUDGET FY 2017/2018

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)	\$40.80
Maximum Assessment Rate Approved	\$162.71
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	\$28,600
Reserve Collection/ (Transfers)	(2,139)
Ending Reserve Fund Balance (Projected)	\$26,461
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

PART V — DISTRICT BOUNDARY MAPS

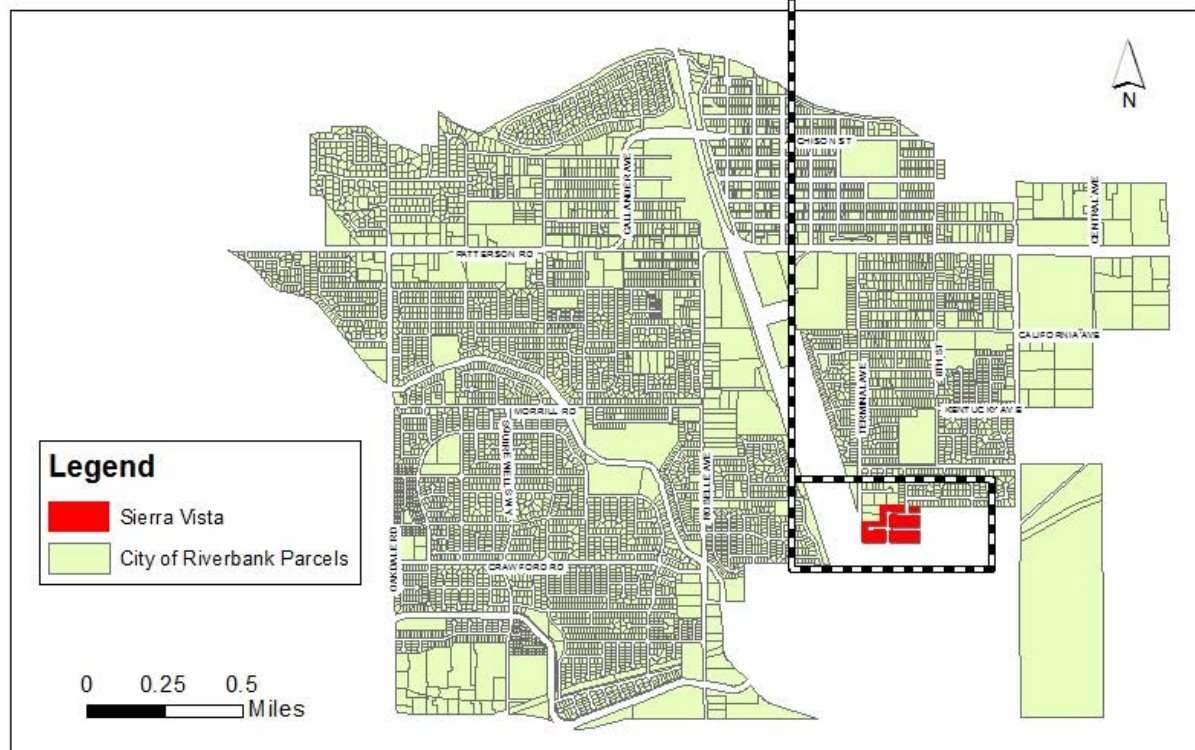
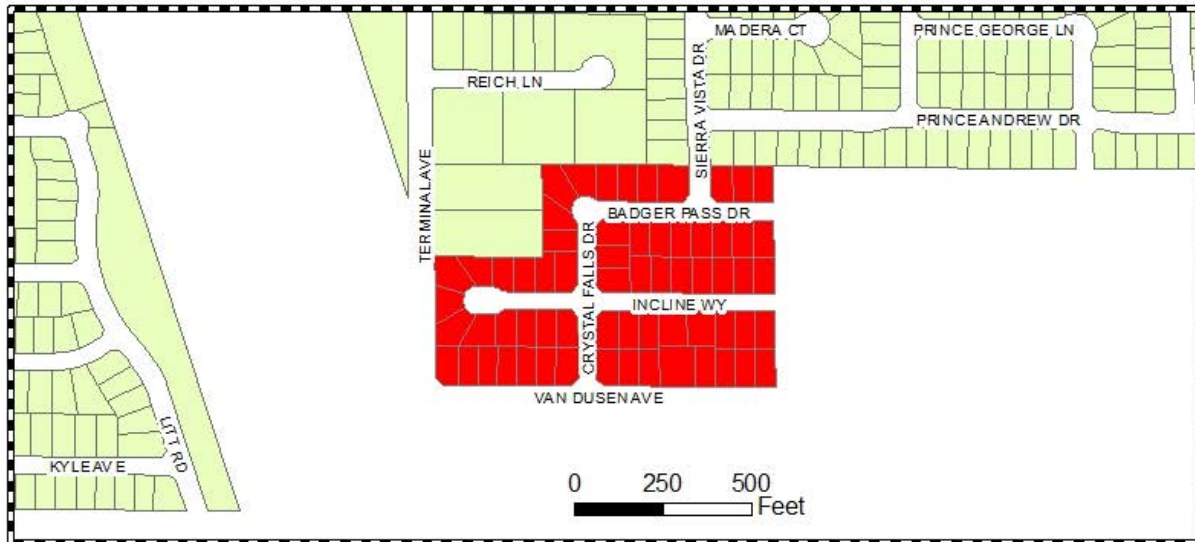
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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

The following page is a reproduction of the original Assessment Diagram for the District.



City of Riverbank Sierra Vista Estates Landscape and Lighting District



PART VI — 2017/2018 ASSESSMENT ROLL

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

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

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

APN	EDU	Charge
075-058-002-000	1.0	\$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	EDU	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

*Total may differ from budget due to rounding

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.J

SECTION 3: CONSENT CALENDAR

Meeting Date: June 13, 2017

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

- 1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2017/2018

From: Sean Scully, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

It is recommended that the City Council adopt the following Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2017/2018.

STAFF SUMMARY:

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

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2017/2018. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 27, 2017.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2017/2018.

STRATEGIC PLAN

This is directly related to the City's Strategic Plan, which can be found at www.riverbank.org.

FISCAL IMPACT:

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2017/2018 are as follows:

	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$65.22	\$65.22	\$0.00

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

ATTACHMENTS:

1. Resolution
2. Engineer's Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2017/2018

CITY OF RIVERBANK

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE) FOR FISCAL YEAR 2017/2018

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

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

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

WHEREAS, an Assessment Roll for Fiscal Year 2017/2018 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk;

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2017/2018 is outlined in the Engineer's Annual Levy Report;

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

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

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

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

CITY OF RIVERBANK

RESOLUTION NO. _____

- Section 3** Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District contains all parcels located in the Sterling Ridge Project. The District is known and designated as
- “Riverbank Storm Drain District No. 05-01 (Sterling Ridge)”**
- Section 4** Proposed Assessment Amounts: For Fiscal Year 2017/2018, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct an annual Public Hearing concerning the levy of assessments for the District.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper, not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 27, 2017 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.
- Section 8** Adjustments to the Assessment Roll: The City's Finance Administrator is hereby authorized to make changes to the Assessment Roll prior to the final posting of the assessments to the County tax roll, in response to appeals from property owners, or otherwise to achieve a correct match of the assessments with the assessor's parcel numbers finally utilized by the County in sending out property tax bills or in order to correct errors that may, from time to time, arise in the application of the assessments to particular parcels.
- Section 9** Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2017/2018.
- Section 10** Effective Date: This Resolution shall take effect immediately upon adoption.

CITY OF RIVERBANK

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF JUNE, 2017.

STATE OF CALIFORNIA
COUNTY OF STANISLAUS ss.
CITY OF RIVERBANK

I, Annabelle Aguilar, City Clerk of the City of Riverbank, County of Stanislaus, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Riverbank at a regular meeting of said City Council held on the 13th day of June, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Richard D. O'Brien, Mayor
City of Riverbank

_____,
Annabelle Aguilar, City Clerk
City of Riverbank



City of Riverbank

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

2017/2018 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 13, 2017

Public Hearing: June 27, 2017

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

**RIVERBANK STORM DRAIN DISTRICT No. 05-01
(Sterling Ridge)**

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2017/2018, 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 _____, 2017.

Willdan Financial Services
Assessment Engineer

By: _____

Zaskia Ruiz-Jones, Project Manager
District Administration Services

By: _____

Richard Kopecky
R.C.E. # 16742

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INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982*, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the “1982 Benefit Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIID* (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 2017/2018, 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 2017/2018. 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 2017/2018.

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 XIID*. 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 2017/2018.

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

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special

benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

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

- **Sterling Ridge:** encompasses an area of land totaling approximately forty-six (46) acres. This residential subdivision includes one hundred eighty-three (183) single-family residential homes. The subdivision is generally located east of Roselle Avenue; south of Talbot Avenue; north of Minnear Road; and west of the AT & SF Railroad.
- **Elmwood Estates Unit 1:** This residential tract encompasses an area generally east of Roselle Avenue and south of Pocket Avenue. The tract includes ninety-two (92) residential parcels within the subdivision known as Elmwood Estates Unit 1, identified on Book 75 Page 04 of the Stanislaus County Assessor's Parcel Maps. The parcels within the development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-049-001-000 through 075-049-092-000.
- **Elmwood Estates Unit 2:** This residential tract encompasses an area located east of Aspen Lane and south of Pocket Avenue and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing

thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

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

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

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

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

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

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

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

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

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Benefit Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, servicing and operation of drainage improvements and appurtenant facilities. The 1982 Benefit Act further requires that the cost of these improvements and activities and the corresponding assessments shall be related to the benefit derived and the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing such improvements and the service.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1982 Benefit Act and the provisions of the California Constitution. The formula used for calculating assessments for the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the *Constitution Article XIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin 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 XIIC and XIID), 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 XIID, 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 2016/2017 was \$176.72 per EBU, the CPI increase for February 2017 is 3.44%. The adjusted Maximum Assessment Rate for Fiscal Year 2017/2018 is \$182.80 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			
<i>Annual Maintenance</i>			
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
Total Annual Direct Costs	\$5,471	\$11,229	\$16,700
ADMINISTRATION COSTS			
City Administration & Overhead	\$0	\$4,100	\$4,100
Professional Fes & Services	0	2,300	2,300
County Administration Fee	0	102	102
Total Annual Administration Costs	\$0	\$6,840	\$6,840
TOTAL DIRECT AND ADMIN COSTS	\$5,471	\$18,069	\$23,540
COLLECTIONS/(CREDITS) APPLIED TO LEVY			
Reserve Collection/(Transfer)	\$0	\$0	\$0
Capital Improvement Fund Collection/(Transfer)	0	0	0
Other Revenues/General Fund (Contributions)	0	0	0
TOTAL ADJUSTMENTS	\$0	\$0	\$0
BALANCE TO LEVY	\$5,471	\$18,069	\$23,540
DISTRICT STATISTICS			
Total Parcels			361
Parcels Levied			361
Total EBU			361.00
Levy per EBU			\$65.20
<i>Maximum Levy per EBU</i>			\$182.80
FUND BALANCE INFORMATION			
Beginning Reserve Fund Balance			\$98,800
Reserve Collection			0
Ending Reserve Fund Balance			\$98,800

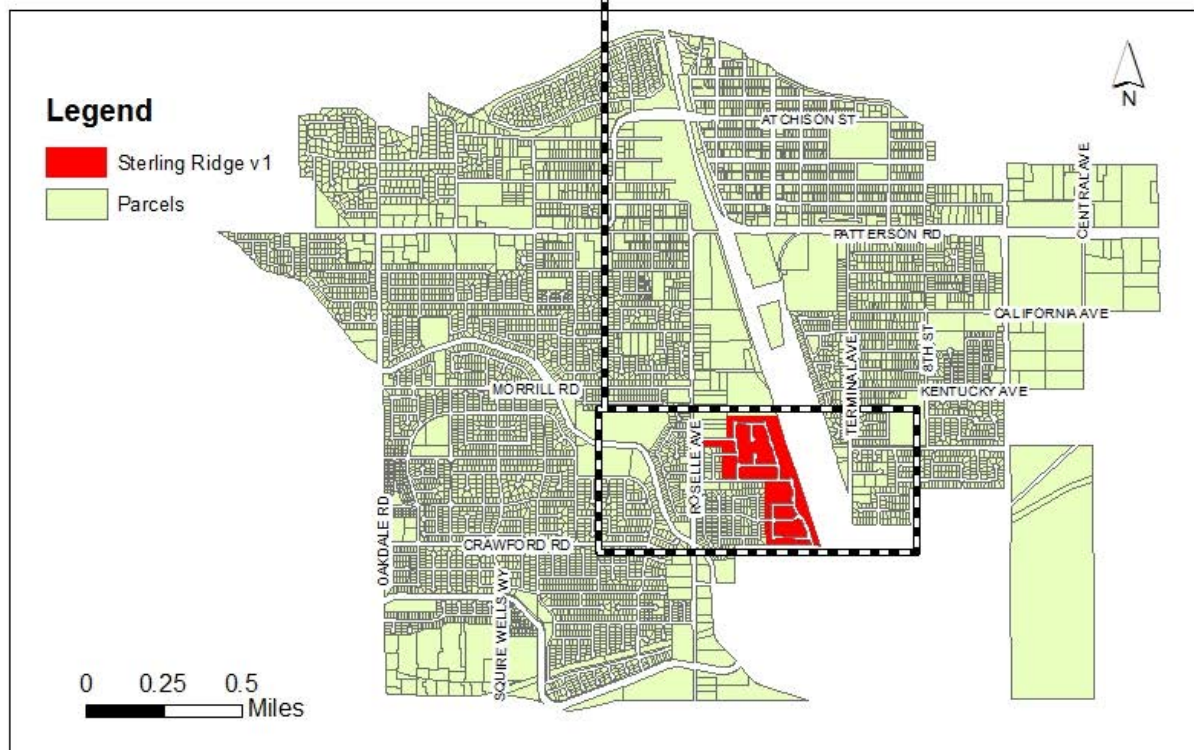
PART IV — DISTRICT BOUNDARY MAPS

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.

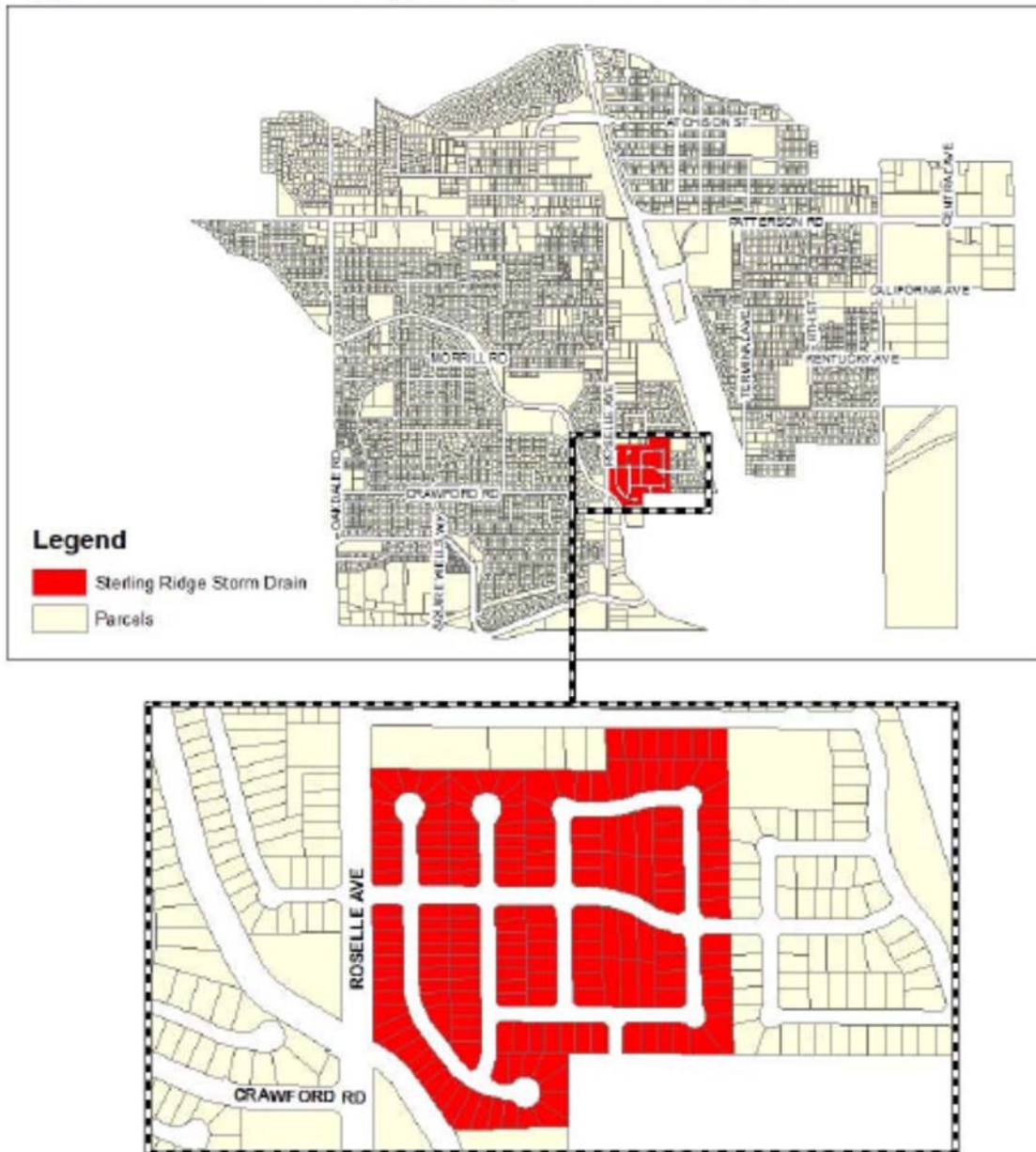


City of Riverbank Sterling Ridge Benefit Assessment District





Riverbank Sterling Ridge Storm Drain



PART V — 2017/2018 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
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075-049-032-000	1.0	65.20
075-049-033-000	1.0	65.20
075-049-034-000	1.0	65.20
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075-049-041-000	1.0	65.20
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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

APN	EBU	Charge
075-049-050-000	1.0	65.20
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
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075-049-060-000	1.0	65.20
075-049-061-000	1.0	65.20
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075-088-003-000	1.0	65.20
075-088-004-000	1.0	65.20
075-088-005-000	1.0	65.20
075-088-006-000	1.0	65.20

APN	EBU	Charge
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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

APN	EBU	Charge
075-088-056-000	1.0	65.20
075-088-057-000	1.0	65.20
075-088-058-000	1.0	65.20
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
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075-089-001-000	1.0	65.20
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075-089-023-000	1.0	65.20
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075-089-027-000	1.0	65.20
075-089-028-000	1.0	65.20
075-089-029-000	1.0	65.20
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075-089-031-000	1.0	65.20
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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

APN	EBU	Charge
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
075-089-046-000	1.0	65.20
075-089-047-000	1.0	65.20
075-089-048-000	1.0	65.20
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075-089-051-000	1.0	65.20
075-089-052-000	1.0	65.20
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APN	EBU	Charge
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075-090-061-000	1.0	65.20
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075-095-019-000	1.0	65.20

APN	EBU	Charge
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075-095-022-000	1.0	65.20
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APN	EBU	Charge
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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 LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.K**

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 13, 2017
Subject:	Out of State Travel Request for Local Redevelopment Authority Executive Director
From:	Sean Scully, City Manager
Submitted by:	Debbie Olson, Executive Director

RECOMMENDATION

It is recommended that the Local Redevelopment Authority Board review and approve an out-of-state travel request allowing Local Redevelopment Authority Executive Director to participate in a small group discussion regarding experiences related to base closure and reuse (BRAC) planning and implementation at the request of the Director of the Department of Defense (DoD) Office of Economic Adjustment (OEA) Director.

SUMMARY

The Riverbank LRA Executive Director has been invited by the Director of the Office of Economic Adjustment to participate in a small group discussion in order to share experience in the planning and implementation of BRAC. Sessions will take place in the Washington, D.C. area July 10-12.

This item is before the LRA Board for review because the City's Expense and Use of Public Resources Policy (April 2006) requires governing body approval for out-of-state travel.

STRATEGIC PLAN ALIGNMENT

This activity increases positive peer-to-peer engagement, promotes professionalism and provides opportunities for LRA staff to meet with key BRAC influencers and decision makers.

FINANCIAL IMPACT

No impact on the General Fund. Travel expenses will be covered by DoD OEA.

ATTACHMENT

None

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: June 13, 2017

Subject: Consideration of Associated Regulatory Decisions of Proposition 64 on Commercial Cultivation, Warehousing, and Manufacturing of Marijuana

From: Sean Scully, City Manager

RECOMMENDATION

It is recommended that the City Council review the presented information regarding Commercial Cultivation, Warehousing and Manufacturing of Marijuana and provide direction to staff.

SUMMARY

Over the past two months the City Council has participated in a number of workshops and study sessions on the land use and regulatory issues surrounding recreational and medical marijuana. The workshops have been designed as an in-depth legal analysis of Prop 64 and the associated regulatory decisions that will require Council direction over the next couple of months. Although Prop 64 is currently enacted, some components of the law will not become fully realized until January of 2018. Legal counsel has advised that decisions on regulation of those activities should be made prior to that time. Council has directed staff to bring back three separate workshops to define Council direction on key components to land use issues that have been raised for Cities since the passage of Prop 64. On April 25, Council participated in the first of these workshops, which centered around personal cultivation. This workshop will be centered on Commercial Cultivation, Warehousing and Manufacturing of Marijuana and their associated land uses within Riverbank. The final workshop (to be held at the 2nd meeting in June) will be on retail dispensaries.

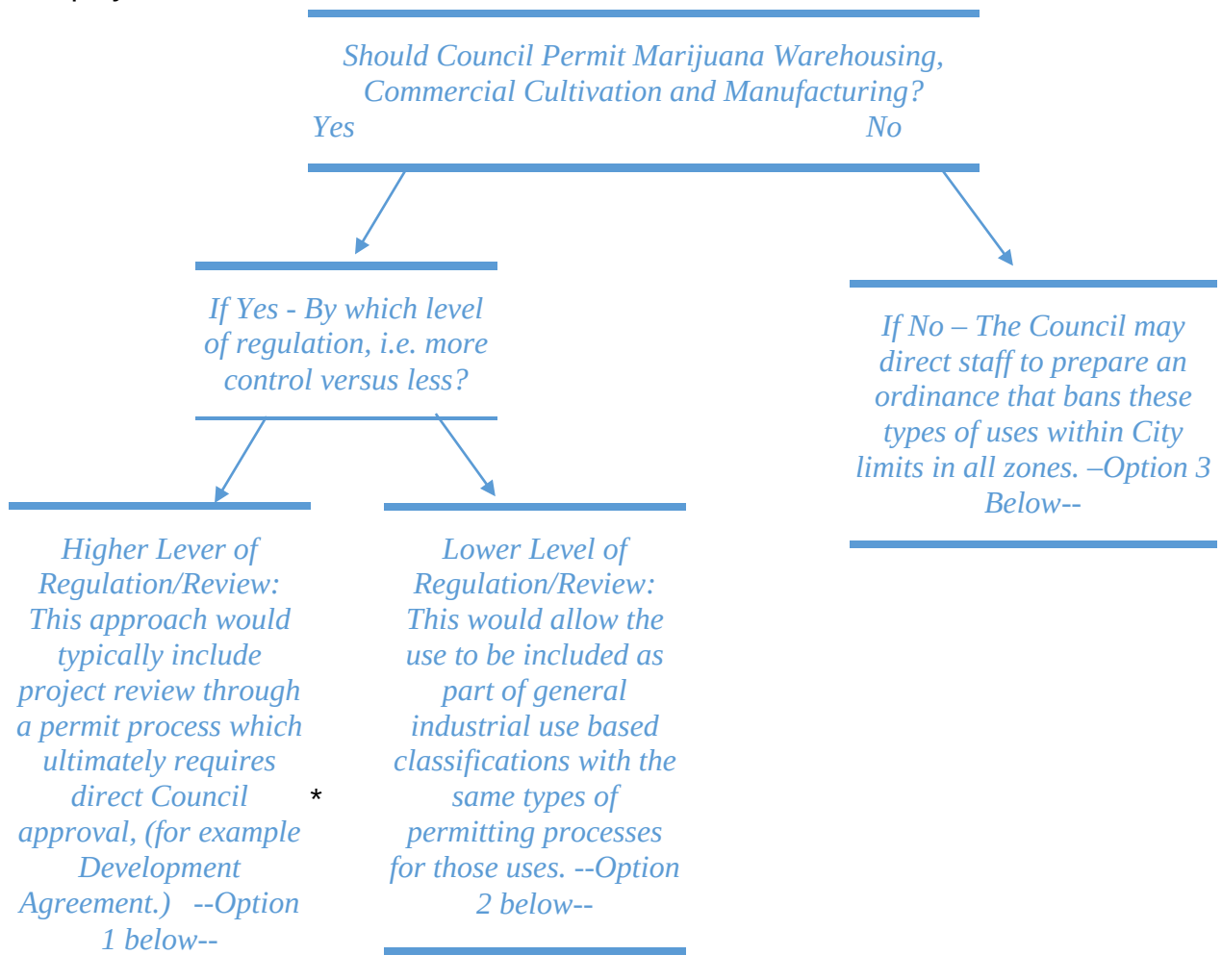
BACKGROUND AND ANALYSIS

The Control, Regulate and Tax Adult Use of Marijuana Act, No. 15-0103, the California Marijuana Legalization Initiative, was passed by voters on November 8, 2016. Supporters refer to the initiative as the Adult Use of Marijuana Act or simply Proposition 64 ("Prop 64"). Prop 64 allows adults aged 21 years and older to possess and use marijuana for recreational purposes. According to the Act, municipalities that ban cultivation or retail sales will not be eligible to receive certain tax revenues meant to enhance law enforcement, fire protection, or other public safety programs.

In 2008, the City Council passed Ordinance 2008-005 placing a ban on medical marijuana dispensaries within the City. In order to maintain local land use control of medical and commercially grown marijuana, in 2015 the City adopted an ordinance prohibiting the sale, cultivation and distribution of medical marijuana, with a limited exception for personal indoor cultivation.

Under Prop 64, a variety of different licenses will be available for issuance at the State level for retail, cultivation, manufacturing, transportation and testing of Marijuana. Although a majority of the discussion from a municipal land use perspective has primarily centered on retail locations of dispensaries the large scale supply producing businesses require equal amount of consideration. Commercial cultivation, manufacturing, and warehousing all come with consideration for potential economic development opportunities but also potential safety and land use conflict issues as well. While it is true that most of these operations would perform similarly to most industrial/agricultural product manufacturers the controversy surrounding the source product (marijuana) has the potential to create unique land use conflicts if the projects are not designed and conditioned appropriately.

In order to aid the Council in finding a consensus on direction for staff a decision tree is displayed below.



Option 1 Higher Level of Regulation/Review/Permitting: If Council's desire is to regulate and permit this use while at the same time have control over how a potential project develops, operates and offsets its impacts to City services beyond traditional zoning code standard conditions staff would recommend that Council consider requiring a development agreement for these types of uses in addition to the traditional planning process that would commonly be required. This process would allow Council to consider not only the site design land use issues but also create contractual arrangements with the developer to offset any impact to City services that may be realized as a result of their development/business. The process is commonly used in annexations and large scale development projects which have far reaching implications for municipalities. The City of Riverbank has entered into a number of these types of agreements in the past on various land use projects. This process allows for the most control possible because the actual development agreement document (in addition to the particulars of the project) are presented for direct Council consideration and vote. As part of this consideration Council should provide some direction to staff on what types of zones this type of use would be allowed with development agreement approval (for example industrial zoning districts). The City of Ceres recently used the development agreement model is permitting of a marijuana product manufacturing business.

Option 2 Lower Level of Regulation/Review: If a lower level of review and regulation is desired, Council could consider classifying this as part of the general industrial/manufacturing designations that currently exist within the Riverbank Zoning Ordinance. This would essentially create a scenario where this use was treated no different than any other industrial/manufacturing/agri-business type use. The use would still be subject to any applicable sections of the code such as design review, CEQA review, etc. This approach would provide less ability for the City to directly offset potential public safety impacts (financially), most mitigations would be related to site design and operational setup.

Option 3 Prohibition: Council could consider prohibition of these uses within City limits, in which case, staff would prepare code amendments prohibiting this type of activity in all zones for recreational and medical marijuana cultivation, manufacturing and warehousing.

Each of the proposed options has benefits and drawbacks depending on one's perspective. It is desired that Council provide direction on which decision branch (above) is more palatable and staff will craft regulations that reflect that desire to be included in the overall ordinance which will be considered by Council (this ordinance will also include the other components now made legal at a State level by Prop 64). General direction on the desired approach is all that is requested at this time, the in depth details will be vetted during the ordinance public hearing phase.

FINANCIAL IMPACT

The financial impact associated with this direction is widely variable depending on the direction received. The analysis of the economic benefit as well as the potential increased service demands of these uses would need to be reviewed on a case by case basis.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	June 13, 2017
Subject:	Consideration of a Resolution Amending Resolution No. 2016-026 Outdoor Water Use Policy
From:	Sean Scully, City Manager
Submitted by:	Michael Riddell, Public Works Superintendent

RECOMMENDATION

It is recommended that the City Council consider adopting the proposed resolution amending the enforcement and restrictions of water use in accordance with the water provisions in Chapter 52 of the Riverbank Municipal Code.

SUMMARY

On April 26, 2016, City Council adopted Resolution No. 2016-026 amendment to the water provisions of Chapter 52, under Title V of the Riverbank Municipal Code (RMC) which was initiated by Governor Brown's proclamation of a state emergency to the past drought conditions, and additional issued state mandates that followed thereafter. On March 8, 2016, City Council considered the second reading of the proposed ordinance and unanimously adopted Ordinance Resolution No. 2016-004, which amended several sections of Chapter 52, to comply with the state mandated water restrictions

In accordance with the adopted ordinance, an outdoor water use plan was adopted for water use within the City of Riverbank. Upon consideration and final direction received from the City Council, a resolution to set the water use plan as policy was introduced at the April 12, 2016, City Council meeting to formally establish the restrictions and enforcement of the City's Outdoor Water Use Plan. Because of the unpredictable factors that influence drought conditions, water needs, and water use, the City's policy on outdoor water use is subject to change at the recommendation of staff and/or as deemed necessary by the City Council.

On Friday April 7, 2017, Governor Brown officially ended the drought declarations. Subsequently the State Water Resources Control Board carried out the executive order lifting the watering restrictions for urban water suppliers but keeping in place the restrictions for wasteful practices. As such, jurisdictions in California may make changes to their water conservation ordinances if they so choose. The City of Riverbank has been extremely successful with regard to conversation. Most recent estimates show that there has been a City wide 53% reduction over 2013 consumption levels and a 21% reduction over 2016 consumption levels.

While the frequency and specifics of the following outdoor water use plan may be edited or amended depending on the pleasure of the Council, staff has created a proposed set of amendments (highlighted in yellow) to aid in Council discussion on this issue. The proposed amendments would increase water days from two to three days per week during the summer while maintaining similar time restrictions intended to maximize the effect of the landscape irrigation. The proposed plan also reduces the penalties for violation (to begin with a warning and then lesser fine amounts if necessary) as enforcement to the degree previously required under the drought would not be replicated moving forward. The State has retained the requirements about wasteful water practices which cannot be removed from the water use plan as well as the ban on the washing of exterior surfaces (except for health and safety reasons). This more flexible water use plan would allow residents additional options with regard to watering schedule and frequency.

Council may choose to adopt the proposed amendments to the water use plan or may direct staff on specific changes to the attached proposal. Council may also choose to make no changes to the water use plan that is currently adopted.

Proposed Outdoor Water Use Plan

In accordance with adopted Ordinance 2016-004, the following plan will assist the City of Riverbank to regulate outdoor water use during seasonal changes as well as during unexpected and extreme weather conditions that tend to increase levels of water use. The final development of the outdoor water use plan will be set by City Council resolution as official policy.

1. Landscape Irrigation Schedule

(A) ***SUMMER SCHEDULE:*** Is the period from April 1st through October 31st.

(B) ***Summer Restrictions (Limited to watering three (3) days per week):***

- (1) No landscape irrigating between **10:00 a.m. and 7:00 p.m.**
- (2) ***Odd-numbered addresses:*** Irrigation is allowed only on Wednesday, Friday, and Sunday before 10:00 a.m. and after 7:00 p.m.
- (3) ***Even-numbered addresses:*** Irrigation is allowed only on Tuesday, Thursday, and Saturday before 10:00 a.m. and after 7:00 p.m.
- (4) Landscape irrigation is prohibited at all times on Monday.
- (5) Landscape irrigation is prohibited within (48) hours after a measurable rainfall event ends, regardless of the permitted aforementioned summer watering schedule.
- (6) Drip or micro-spray irrigation systems are exempt from the restrictions.

(C) **WINTER SCHEDULE:** Is the period from November 1st through March 31st.

(D) **Winter Restrictions (Limited to watering two (2) days per week):**

- (1) No landscape irrigating between **10:00 a.m. and 4:00 p.m.**
 - (2) **Odd-numbered addresses:** Irrigation is allowed only on Wednesday and Sunday before 10:00 a.m. and after 4:00 p.m.
 - (3) **Even-numbered addresses:** Irrigation is allowed only on Tuesday and Saturday before 10:00 a.m. and after 4:00 p.m.
 - (4) Landscape irrigation is prohibited at all times Monday, Thursday, and Friday.
 - (5) Landscape irrigation is prohibited within (48) hours after a measurable rainfall event ends, regardless of the permitted aforementioned winter watering schedule.
 - (6) Drip or micro-spray irrigation systems are exempt from the restrictions.
- (A) **No Excessive Water Flow or Runoff.** Watering or irrigating any lawn, landscape or other vegetated area in a manner that causes or allows excessive water flow or runoff onto an adjoining street, alley, gutter or ditch is prohibited.
- (B) **Obligation to Fix Leaks, Breaks or Malfunctions.** Excessive use, loss or escape of water through breaks, leaks or other malfunctions is prohibited and should be immediately corrected to stop the waste of water.

2. Other Outdoor Water Use

- (A) **Vehicle Washing.** The washing of commercial and noncommercial privately owned automobiles, trucks, trailers, motor homes, boats, buses, and other types of vehicles is restricted to the use of a hand-held bucket and quick rinses using a hose with a quick-acting positive shut-off nozzle.
- (1) Vehicle washing is limited to one (1) washing per car, per week.
- (B) **Washing Exterior Surfaces.** There shall be no washing of building exteriors, mobile home exteriors, sidewalks, patios, driveways, gutters or other exterior surfaces, unless it is done for health and safety reasons (e.g., to wash animal waste, mold, etc.) and done with the use of a quick-acting positive shut-off nozzle on the hose.

3. Temporary Waiver

The City may grant or conditionally grant a temporary waiver of the restrictions for existing potable water use otherwise prohibited under the policy, if it is determined that failure to grant such a waiver would cause an emergency condition adversely affecting the health, sanitation, and fire protection of the public or person requesting the waiver.

A temporary waiver may also be granted for one time outdoor activities that require the use of water, such as power washing to prepare for painting, the establishment of new landscape, new concrete work, etc.

- (A) Persons requesting a waiver from the provisions of the outdoor water use policy requirements shall file a temporary waiver application with the Public Works Superintendent or his/her designee.
 - (1) *Application.* The application form to file for a temporary waiver shall be provided by the City of Riverbank, and must be submitted to the Public Works Superintendent, or his/her designee.
 - (2) *Supporting Documentation.* The application may be accompanied by photographs, maps, drawings, or other relevant information.
- (B) Waivers granted by the City shall be for a short period of time and shall expire at the end of the period granted by the Public Works Superintendent or his/her designee. New applications for waivers must be filed for each reoccurrence.
- (C) No waiver shall be retroactive or otherwise apply to any previous violation and/or subsequent penalties of this policy that occurred prior to the issuance of the waiver.
- (D) *Approval Authority.* The Public Works Superintendent or his/her designee shall act upon any completed application for a temporary waiver no later than seven (7) business days after submittal. The request for a waiver may be approved, conditionally approved, or denied. The applicant shall be promptly notified in writing of any action taken. The decision made by the Public Works Superintendent or his/her designee shall be final.

4. Hardship Exemption

An exemption of the water use policy may be granted or conditionally granted by the City Manager or his/her designee due to extreme extenuating circumstances that would result in undue hardship to a person using water or to a property upon which water is used.

- (A) Persons requesting an exemption from the provisions of the outdoor water use policy restrictions shall file an application for exemption with the Public Works Superintendent or his/her designee.
 - (1) *Application.* The application form to file for an exemption shall be provided by the City of Riverbank, and must be submitted to the Public Works Superintendent, or his/her designee.
 - (2) *Supporting Documentation.* The application must be accompanied by photographs, maps, drawings, or other relevant information, including a written statement by the applicant indicating reasons why an exemption is sought.

- (3) *Required Finding.* An application for an exemption shall be denied unless the City Manager, or his/her designee, finds, based on the information provided in the application and supporting documents, all of the following:
- (a) That due to extreme extenuating circumstances a specific requirement would result in undue hardship;
 - (b) That the exemption does not constitute a grant of special privilege inconsistent with the limitations upon other residents and businesses;
 - (c) That because of the special circumstances applicable to the property or its use, the strict application of this policy would have a disproportionate impact on the property or use that exceeds the impacts to residents and businesses generally;
 - (d) That the authorization of such exemption will not be of substantial detriment to adjacent properties, and will not materially affect the ability of the City of Riverbank to execute the purpose of this policy, and will not be detrimental to the public interest; and
 - (e) That the condition or situation of the subject property or the intended use of the property for which the exemption is sought is not common, recurrent or general in nature.
- (B) A granted or conditional granted exemption provides relief from the regulations for up to one year to the person and related property indicated on the application, which is subject for review at any time by the City. The exemption shall expire at the end of one year. The application process must be completed to request continued exemption relief.
- (C) *Approval Authority.* The City Manager or his/her designee shall act upon any completed application for exemption no later than ten (10) business days after submittal. The request for exemption may be approved, conditionally approved, or denied. The applicant shall be promptly notified in writing of any action taken. The decision made by the City Manager or his/her designee shall be final.

5. Penalties

- (A) Penalties for noncompliance with the outdoor water use policy as set by City Council resolution in accordance with the Riverbank Municipal Code Sections of Chapter 52, under Title V, are established as follows:
- (1) The first (1st) violation is a "warning".
 - (2) The second (2nd) violation is a fine of thirty-five dollars (\$35).
 - (3) The third (3rd) violation is a fine of fifty dollars (\$50).
 - (4) The fourth (4th) violation is a fine of one hundred dollars (\$100).

- (5) The fifth (5th) violation, and each subsequent violations thereafter, is a fine of two hundred dollars (\$200).
- (B) Pursuant to Riverbank Municipal Code, Section 52.34 (E)(2), an administrative citation may be reduced to a formal written warning and the related citation fine(s) waived, or the citation may be entirely cancelled, after review of the findings by the Public Works Superintendent or his/her designee.
- (C) *Payment of Fines.* Fines are due and payable upon the issuance of a citation. Any pending payment of a fine will be placed on the customer's water bill until paid; which will be subject to penalty in accordance with Section 52.64 of the Riverbank Municipal Code.

6. Administrative Appeal

- (A) *Citation Appeal Hearing.* Appeal hearings shall be conducted in accordance with the Water, Chapter 52, Section 52.34(G), under Title V of the Riverbank Municipal Code.
- (1) A citation appeal request form must be filed with the City Clerk within fifteen (15) days from the date the citation was issued, along with an administrative processing fee of \$25, which may be refundable.

Implementation of the Amended Outdoor Water Use Policy

The City will continue its efforts of a citywide education and outreach campaign to remind water serviced customers or other persons using water within the City of Riverbank of the new outdoor water use restrictions and conservation measures to help conserve water. Use of the City's social media, website, government channel, newsletter, periodic mailings, door hangers, and any other type of promotional methods available, will be utilized to bring awareness and to encourage compliance with the City's water use restrictions. It is anticipated that these new regulations would become effective on July 1st to ensure enough time to educate the public on the new regulations.

FINANCIAL IMPACT

The City will see a reduction in water revenue if all water users continue to conserve.

STRATEGIC PLAN

This report has been prepared to achieve the City of Riverbank's Three-Year Goal to Improve and Maintain Infrastructure and Facilities.

ATTACHMENT

1. Proposed Resolution

CITY OF RIVERBANK
RESOLUTION NO. 2017-XXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, AMENDING RESOLUTION NO. 2016-026 OUTDOOR WATER USE
POLICY**

WHEREAS, on January 17, 2014, Governor Brown issued a Proclamation declaring a State of Emergency due to severe drought conditions calling for the reduction of water use by 20%, which was extended on April 25, 2014; and

WHEREAS, Governor Brown, issued Executive Order B-29-15, mandating that the State Water Resources Control Board ("Water Board") impose restrictions to achieve a statewide 25% reduction in potable urban water use through February 28, 2016; and

WHEREAS, the Water Board adopted regulations on May 5, 2015, requiring local urban water suppliers such as the City of Riverbank ("City") to achieve conservation standards based on conservation tiers, which required the City to reduce water use by 32% as compared to the same month's water production in the year 2013; and

WHEREAS, due to the inability of the City to meet the required 32% water use reduction, the Water Board issued a Notice of Violation and Information Order to the City on August 7, 2015, and on October 21, 2015, City staff met with the Water Board to further discuss the City's water conservation program and areas of potential water use savings; and

WHEREAS, the City made strong modifications to its policy on outdoor water use in accordance with the City's adopted Urban Water Management Plan to meet the 32% conservation standard by adoption of Resolution No. 2015-096 on November 24, 2015, implementing landscape watering restrictions for the winter period of December 1, 2015 to May 1, 2016; and

WHEREAS, on December 17, 2015, the Water Board's Office of Enforcement issued a Conservation Order directing the City of Riverbank to immediately take further action to meet the mandated water conservation target of 32% or be subject to a civil liability of up to \$500 per day for each day the violation continued; and

WHEREAS, the City Council adopted Ordinance No. 2016-004 amending Sections of the Riverbank Municipal Code, Chapter 53, to further implement water use

restrictions and regulations, and to have the ability to change outdoor water use policy as swiftly as conditions change by the adoption of a City Council resolution; and

WHEREAS, on April 26, 2016, after further analysis of the outdoor water use policy and processes, in conjunction with the changing weather conditions, the City Council adopted Resolution No. 2016-026 to implement a new policy of water use restrictions that also established an annual winter irrigation schedule to begin November 1st, ending March 31st; followed by a summer irrigation schedule to begin April 1st, ending October 31st; and

WHEREAS, on April 7, 2017, Governor Brown officially ended the drought state of emergency for the majority of California counties, including Stanislaus County; however, maintained water reporting requirements and prohibitions on wasteful practices to continue making water conservation a way of life.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Riverbank, does hereby declare, authorize, and order the amendments to the following Outdoor Water Use Policy, **effective July 1, 2017**:

1. Landscape Irrigation Schedule

(A) **SUMMER SCHEDULE**: Is the period from April 1st through October 31st.

(B) **Summer Restrictions (Limited to watering **three (3)** days per week)**:

(1) No landscape irrigating between **10:00 a.m. and 7:00 p.m.**

(2) **Odd-numbered addresses**: Irrigation is allowed only on Wednesday, Friday, and Sunday before 10:00 a.m. and after 7:00 p.m.

(3) **Even-numbered addresses**: Irrigation is allowed only on Tuesday, Thursday, and Saturday before 10:00 a.m. and after 7:00 p.m.

(4) Landscape irrigation is prohibited at all times on Monday.

(5) Landscape irrigation is prohibited within (48) hours after a measurable rainfall event ends, regardless of the permitted aforementioned summer watering schedule.

(6) Drip or micro-spray irrigation systems are exempt from the restrictions.

(C) **WINTER SCHEDULE:** Is the period from November 1st through March 31st.

(D) **Winter Restrictions (Limited to watering two (2) days per week):**

(1) No landscape irrigating between **10:00 a.m. and 4:00 p.m.**

(2) **Odd-numbered addresses:** Irrigation is allowed only on Wednesday and Sunday before 10:00 a.m. and after 4:00 p.m.

(3) **Even-numbered addresses:** Irrigation is allowed only on Tuesday and Saturday before 10:00 a.m. and after 4:00 p.m.

(4) Landscape irrigation is prohibited at all times Monday, Thursday, and Friday.

(5) Landscape irrigation is prohibited within (48) hours after a measurable rainfall event ends, regardless of the permitted aforementioned winter watering schedule.

(6) Drip or micro-spray irrigation systems are exempt from the restrictions.

(A) **No Excessive Water Flow or Runoff.** Watering or irrigating any lawn, landscape or other vegetated area in a manner that causes or allows excessive water flow or runoff onto an adjoining street, alley, gutter or ditch is prohibited.

(B) **Obligation to Fix Leaks, Breaks or Malfunctions.** Excessive use, loss or escape of water through breaks, leaks or other malfunctions is prohibited and should be immediately corrected to stop the waste of water.

2. Other Outdoor Water Use

(A) **Vehicle Washing.** The washing of commercial and noncommercial privately owned automobiles, trucks, trailers, motor homes, boats, buses, and other types of vehicles is restricted to the use of a hand-held bucket and quick rinses using a hose with a quick-acting positive shut-off nozzle.

(1) Vehicle washing is limited to one (1) washing per car, per week.

(B) **Washing Exterior Surfaces.** There shall be no washing of building exteriors, mobile home exteriors, sidewalks, patios, driveways, gutters or other exterior

surfaces, unless it is done for health and safety reasons (e.g., to wash animal waste, mold, etc.) and done with the use of a quick-acting positive shut-off nozzle on the hose.

3. Temporary Waiver

The City may grant or conditionally grant a temporary waiver of the restrictions for existing potable water use otherwise prohibited under the policy, if it is determined that failure to grant such a waiver would cause an emergency condition adversely affecting the health, sanitation, and fire protection of the public or person requesting the waiver.

A temporary waiver may also be granted for one time outdoor activities that require the use of water, such as power washing to prepare for painting, the establishment of new landscape, new concrete work, etc.

- (A) Persons requesting a waiver from the provisions of the outdoor water use policy requirements shall file a temporary waiver application with the Public Works Superintendent or his/her designee.
 - (1) *Application.* The application form to file for a temporary waiver shall be provided by the City of Riverbank, and must be submitted to the Public Works Superintendent, or his/her designee.
 - (2) *Supporting Documentation.* The application may be accompanied by photographs, maps, drawings, or other relevant information.
- (B) Waivers granted by the City shall be for a short period of time and shall expire at the end of the period granted by the Public Works Superintendent or his/her designee. New applications for waivers must be filed for each reoccurrence.
- (C) No waiver shall be retroactive or otherwise apply to any previous violation and/or subsequent penalties of this policy that occurred prior to the issuance of the waiver.
- (D) *Approval Authority.* The Public Works Superintendent or his/her designee shall act upon any completed application for a temporary waiver no later than seven (7) business days after submittal. The request for a waiver may be approved, conditionally approved, or denied. The applicant shall be promptly notified in writing of any action taken. The decision made by the Public Works Superintendent or his/her designee shall be final.

4. Hardship Exemption

An exemption of the water use policy may be granted or conditionally granted by the City Manager or his/her designee due to extreme extenuating circumstances that would result in undue hardship to a person using water or to a property upon which water is used.

- (A) Persons requesting an exemption from the provisions of the outdoor water use policy restrictions shall file an application for exemption with the Public Works Superintendent or his/her designee.
 - (1) *Application.* The application form to file for an exemption shall be provided by the City of Riverbank, and must be submitted to the Public Works Superintendent, or his/her designee.
 - (2) *Supporting Documentation.* The application must be accompanied by photographs, maps, drawings, or other relevant information, including a written statement by the applicant indicating reasons why an exemption is sought.
 - (3) *Required Finding.* An application for an exemption shall be denied unless the City Manager, or his/her designee, finds, based on the information provided in the application and supporting documents, all of the following:
 - (a) That due to extreme extenuating circumstances a specific requirement would result in undue hardship;
 - (b) That the exemption does not constitute a grant of special privilege inconsistent with the limitations upon other residents and businesses;
 - (c) That because of the special circumstances applicable to the property or its use, the strict application of this policy would have a disproportionate impact on the property or use that exceeds the impacts to residents and businesses generally;
 - (d) That the authorization of such exemption will not be of substantial detriment to adjacent properties, and will not materially affect the ability of the City of Riverbank to execute the purpose of this policy, and will not be detrimental to the public interest; and

- (e) That the condition or situation of the subject property or the intended use of the property for which the exemption is sought is not common, recurrent or general in nature.
- (B) A granted or conditional granted exemption provides relief from the regulations for up to one year to the person and related property indicated on the application, which is subject for review at any time by the City. The exemption shall expire at the end of one year. The application process must be completed to request continued exemption relief.
- (C) *Approval Authority.* The City Manager or his/her designee shall act upon any completed application for exemption no later than ten (10) business days after submittal. The request for exemption may be approved, conditionally approved, or denied. The applicant shall be promptly notified in writing of any action taken. The decision made by the City Manager or his/her designee shall be final.

5. Penalties

- (A) Penalties for noncompliance with the outdoor water use policy as set by City Council resolution in accordance with the Riverbank Municipal Code Sections of Chapter 52, under Title V, are established as follows:
 - (1) The first (1st) violation is a "warning".
 - (2) The second (2nd) violation is a fine of thirty-five dollars (\$35).
 - (3) The third (3rd) violation is a fine of fifty dollars (\$50).
 - (4) The fourth (4th) violation is a fine of one hundred dollars (\$100).
 - (5) The fifth (5th) violation, and each subsequent violations thereafter, is a fine of two hundred dollars (\$200).
- (B) Pursuant to Riverbank Municipal Code, Section 52.34 (E)(2), an administrative citation may be reduced to a formal written warning and the related citation fine(s) waived, or the citation may be entirely cancelled, after review of the findings by the Public Works Superintendent or his/her designee.
- (C) *Payment of Fines.* Fines are due and payable upon the issuance of a citation. Any pending payment of a fine will be placed on the customer's water bill until

paid; which will be subject to a penalty in accordance with Section 52.64 of the Riverbank Municipal Code.

6. Administrative Appeal

(A) *Citation Appeal Hearing.* Appeal hearings shall be conducted in accordance with the Water, Chapter 52, Section 52.34(G), under Title V of the Riverbank Municipal Code.

(1) A citation appeal request form must be filed with the City Clerk within fifteen (15) days from the date the citation was issued, along with an administrative processing fee of \$25, which may be refundable.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2017; 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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

Meeting Date: June 13, 2017

Subject: Consideration of the Proposed Resolutions:

- 1) A **Resolution** Consenting to the Inclusion of Properties, Within the City's Jurisdiction, in the California Home Finance Authority Community Facilities District No. 2014-1 (Clean Energy) to Finance Renewable Energy Improvements, Energy Efficiency and Water Conservation Improvements and Electric Vehicle Charging Infrastructure and Approving Associate membership in the Joint Exercise of Powers Authority Related Thereto (SB 555) (Ygrene).
- 2) A **Resolution** Consenting to the Inclusion of Properties, Within the City's Jurisdiction, in the California Home Finance Authority (CHFA) PACE Program to Finance Renewable Energy Generation, Energy and Water Efficiency Improvements and Electric Vehicle Charging Infrastructure and Approving Associate Membership in the Joint Exercise of Powers Authority Related Thereto (AB 811) (Ygrene Works Program)
- 3) A **Resolution** Consenting to the Inclusion of Properties, Within the City's Jurisdiction, in the California Municipal Finance Authority (CMFA) Open PACE Programs; Authorizing CMFA to Accept Applications from Property Owners, Conduct Contractual Assessment Proceedings and Levy Contractual Assessments Within the Territory of the City; and

Approval of Two (2) Corresponding Joint Exercise of Powers Agreements Relating to: 1) the California Home Finance Authority PACE Program, and 2) the California Municipal Finance Authority Open PACE Programs

From: Sean Scully, City Manager

RECOMMENDATION

It is recommended that the City Council consider the approval of the proposed resolutions and corresponding agreements. This approval will grant the City Manager the authority to execute the agreements and all necessary steps to carry out the intent of the three resolutions.

SUMMARY

The approval of the resolutions and agreements included in this item will expand the current number of authorized PACE programs in the City of Riverbank from one (1) to a total of four (4). While these programs are structured in very similar ways, each has some

unique aspects which they promote to differentiate themselves, such as differing interest rates and/or terms. The addition of these PACE programs can provide additional financing opportunities for our Riverbank residents.

BACKGROUND

In 2008, the State of California approved legislation that enabled cities and counties to create Property Assessed Clean Energy (PACE) Programs to provide a mechanism for property owners to fund energy efficiency, water efficiency and other renewable energy projects, utilizing their property as collateral. The legislation authorized the creation of assessment districts, whereby commercial and residential property owners could finance the upfront capital costs of these projects and repay the amount financed through a contractual assessment on their property. In most cases, the contractual assessments are recorded as a lien against the subject property, entered in the County roll and collected through the property owner's property tax bill at the same time and in the same manner as traditional property assessments. The concept is that the assessments that repay the efficiency project loan amount, plus any applicable interest, run with the property until the repayment term expires.

In response to this movement, some cities and counties began to set up, administer and fund local PACE programs. At the same time, several statewide PACE programs were being developed to provide cities and counties a turnkey PACE option that did not place administrative or financial liability burdens on the cities that participated in them.

In 2014, the City of Riverbank joined a large number of other cities and counties throughout California in approving participation in the HERO program. This program enabled homeowners and commercial property owners to pay off energy and water efficiency improvements through their property tax bill. HERO currently offers low fixed interest rates and flexible payment terms of up to 20 years, this is an opportunity to increase property value, lower monthly utility bills, and contribute to making our community more energy independent.

Since that time, the City has searched for a way to expand the number of PACE program options available to City residents and businesses. With the growth and utilization of PACE programs, additional PACE programs have been established in a similar fashion as HERO, that is they are statewide programs that provide PACE financing totally independent of the City. All that is needed for City residents to access these programs is the approval of the programs to operate in the City of Riverbank, which is done through a resolution.

The action before the Council under this item is to further expand the PACE program providers operating in the City to include the following programs:

Ygrene Works for California PACE Program: the Ygrene PACE program is sponsored by the California Home Finance Authority (CHFA in the process of formally changing its name to Golden State Finance Authority), a Joint Powers Authority established in 1993. CHFA has established two PACE financing programs for residential, commercial, industrial and agricultural properties, under the legislative authority of two separate

California PACE laws, to address high up-front costs for property owners who wish to improve their properties through installation of measures that will generate renewable energy or reduced energy and water use.

SB 555 PACE Community Facilities District: SB 555 amended the Mello-Roos Community Facilities Act to allow for the creation of Community Facilities Districts for the purpose of financing or refinancing the acquisition, installation, and improvement of energy efficiency, water conservation, renewable energy and electric vehicle charging infrastructure improvements permanently affixed to private or publicly-owned real property.

AB 811 PACE Contractual Assessment Program: Similar to most other PACE programs, the passage of AB 811 authorized cities and counties to establish voluntary contractual assessment programs for the purpose of financing private property improvements that promote renewable energy generation, energy and water efficiency and electric vehicle charging infrastructure.

The two resolutions before the Council authorize the Ygrene PACE program to operate in the City of Riverbank under each form discussed above. In addition, each resolution approves the City's associate membership in the CHFA Joint Powers Authority. The City's associate membership in CHFA does not subject the City to any potential liability or responsibility related to CHFA and provides an Indemnification and Insurance Agreement with Ygrene designed to provide further protection for the City. These protections are consistent with the provisions of approval for the City's existing PACE program.

California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE) Program: the PACE program is sponsored by the California Municipal Finance Authority (CMFA), a Joint Powers Authority formed in 2004. The CMFA is a Joint Powers Authority formed to assist local governments, non-profit organizations and businesses by promoting economic, cultural and community development, with the financing of economic development and charitable activities throughout California. Over 230 municipalities have become members of the CMFA.

As part of its economic and community development, the CMFA along with its current Program Administrators, Energy Efficient Equity, Inc.; BlueFlame PACE Services LLC; OnPACE Energy Solutions, LLC; and Structured Finance Associates, LLC; are offering PACE financing for residential and commercial property owners in its member territories. The CMFA is expected to issue limited obligation bonds, notes or other forms of indebtedness to fund the projects.

PACE is an innovative way to finance energy efficiency, water efficiency, and renewable energy upgrades for residential and commercial buildings. Property owners who participate in the program repay the loans through a voluntary contractual assessment collected together with their property taxes. One of the most notable characteristics of PACE programs is that the loan is attached to the property rather than belonging to an individual. Therefore, when the owner sells the property, the loan may be paid off during

the sale or stay with the property and be paid off by the new owner, who also benefits from the upgrades that were completed.

All that is necessary is approval of a resolution allowing the E3 PACE program to be offered in the City. The proposed Resolution authorizes the CMFA to accept applications from owners of property within our City for municipal financing of authorized improvements through the CMFA Program. It also authorizes the CMFA to conduct assessment proceedings and levy assessments against the property of participating owners within the incorporated area of the City.

STRATEGIC PLAN

This item is indirectly related to the City's Strategic Plan, which can be found at www.riverbank.org. This item does enhance the options available to residents for energy efficiency upgrades and is recommended as a way to enhance the City's customer service.

FINANCIAL IMPACT

There are no fiscal impacts associated with the recommended actions. There is no cost to the City to become an associate member of the JPA or by opting into the PACE programs described in this report. The City will have no administrative responsibilities, marketing obligations, or financial obligations associated with the PACE program.

Under CMFA Open PACE program the Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), and acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities (The CMFA Giveback Program). With respect to the City, it is expected that 25% of the issuance fee for projects done in Riverbank will be granted by the CMFA to the general fund of the City. Such grant may be used for any lawful purpose of the City. A similar amount (25%) will be donated by the CMFA to a non-profit organization in the City.

ATTACHMENT

1. (3) Proposed Resolutions
2. Ygrene Agreement- California Home Finance Authority Amended and Restated Joint Exercise of Powers Agreement
3. California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE) Program Agreement.

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CLEAN ENERGY) TO FINANCE RENEWABLE ENERGY IMPROVEMENTS, ENERGY EFFICIENCY AND WATER CONSERVATION IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING ASSOCIATE MEMBERSHIP IN THE JOINT EXERCISE OF POWERS AUTHORITY RELATED THERETO (SB 555) (YGRENE)

WHEREAS, the California Home Finance Authority, a California joint powers authority, (the "Authority") has established the Community Facilities District No. 2014-1(Clean Energy) in accordance with the Mello-Roos Community Facilities Act, set forth in sections 53311 through 53368.3 of the California Government Code (the "Act") and particularly in accordance with sections 53313.5(l) and 53328.1(a) (the "District"); and

WHEREAS, the purpose of the District is to finance or refinance (including the payment of interest) the acquisition, installation, and improvement of energy efficiency, water conservation, renewable energy and electric vehicle charging infrastructure improvements permanently affixed to private or publicly-owned real property (the "Authorized Improvements"); and

WHEREAS, the Authority is in the process of amending the Authority Joint Powers Agreement (the "Authority JPA") to formally change its name to the Golden State Finance Authority; and

WHEREAS, the City of Riverbank is committed to development of renewable energy generation and energy efficiency improvements, reduction of greenhouse gases, and protection of the environment; and

WHEREAS, in the Act, the Legislature has authorized a parcel within the territory of the District to annex to the District and be subject to the special tax levy of the District only (i) if the city or county within which the parcel is located has consented, by the adoption of a resolution by the applicable city council or county board of supervisors, to the inclusion of parcels within its boundaries in the District and (ii) with the unanimous written approval of the owner or owners of the parcel when it is annexed (the "Unanimous Approval Agreement"), which, as provided in section 53329.6 of the Act, shall constitute the election required by the California Constitution; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy efficiency and water conservation and in doing so cooperate with Authority in order to efficiently and economically assist property owners the City in financing such Authorized Improvements; and

WHEREAS, the Authority has established the District, as permitted by the Act, the Authority JPA, originally made and entered into July 1, 1993, as amended to date, and the City, desires to become an Associate Member of the JPA by execution of the JPA Agreement, a copy of which is attached as **Exhibit "A"** hereto, to participate in the programs of the JPA and, to assist property owners within the incorporated area of the City in financing the cost of installing Authorized Improvements; and

WHEREAS, the City will not be responsible for the conduct of any special tax proceedings; the levy and collection of special taxes or any required remedial action in the case of delinquencies in the payment of any special taxes in connection with the District.

NOW, THEREFORE, be it resolved that the City Council of the City of Riverbank does hereby:

1. Find and declare that properties in the City's incorporated area will be benefited by the availability of the Authority CFD No. 2014-1 (Clean Energy) to finance the installation of the Authorized Improvements.

2. Consents to the inclusion in the Authority CFD No. 2014-1 (Clean Energy) of all of the properties in the incorporated area within the City and to the Authorized Improvements, upon the request of and execution of the Unanimous Approval Agreement by the owners of such properties when such properties are annexed, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction there over by Authority for the purposes thereof.

3. Declares that the consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the Authority CFD No. 2014-1 (Clean Energy) and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Authorized Improvements.

4. Approves joining the JPA as an Associate Member and authorizes the execution by the City Manager or designee of any necessary documents to effectuate such membership.

5. Authorizes and directs City staff to coordinate with the Authority's staff to facilitate operation of the Authority CFD No. 2014-1 (Clean Energy) within the City, and report back periodically to this City Council on the success of such program.

6. Declares that this Resolution shall take effect immediately upon its adoption and directs the City Clerk to send a certified copy of this Resolution to the Secretary of the Authority.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2017; 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: Copy of Exhibit A – Executed JPA Associate Membership Agreement

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HOME FINANCE AUTHORITY PACE PROGRAM TO FINANCE RENEWABLE ENERGY GENERATION, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING ASSOCIATE MEMBERSHIP IN THE JOINT EXERCISE OF POWERS AUTHORITY RELATED THERETO (AB 811) (YGRENE WORKS PROGRAM)

WHEREAS, the California Home Finance Authority ("Authority") is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Act") and the Joint Power Agreement entered into on July 1, 1993, as amended from time to time (the "Authority JPA"); and

WHEREAS, the Authority is in the process of amending the Authority JPA to formally change its name to the Golden State Finance Authority; and

WHEREAS, the Authority has established a property-assessed clean energy ("PACE") Program (the "Authority PACE Program") to provide for the financing of renewable energy generation, energy and water efficiency improvements and electric vehicle charging infrastructure (the "Improvements") pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, City of Riverbank (the "City") is committed to development of renewable energy generation and energy and water efficiency improvements, reduction of greenhouse gases, and protection of the environment; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the Authority PACE Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency, and in doing so cooperate with Authority in order to efficiently and economically assist property owners within the City in financing such Improvements; and

WHEREAS, the Authority has established the Authority PACE Program, which is a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally made and entered into July 1, 1993, as amended to date, and the City, desires to become an Associate Member of the JPA by execution of the JPA Agreement, a copy of which is attached as **Exhibit “A”** hereto, to participate in the programs of the JPA and to assist property owners within the jurisdiction of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the Authority PACE Program.

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

1. Find and declare that properties in the City’s incorporated area will be benefited by the availability of the Authority PACE Program to finance the installation of the Improvements.
2. Consents to the inclusion in the Authority PACE Program of all of the properties in the jurisdictional boundaries of the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction there over by Authority for the purposes thereof.
3. Declares that the consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the Authority PACE Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent such contractual assessments.
4. Approves joining the JPA as an Associate Member and authorizes the execution, by the City Manager or designee, of any necessary documents to effectuate such membership.

5. Authorizes and directs City staff to coordinate with the Authority's staff to facilitate operation of the Authority PACE Program within the City, and periodically report back to the City Council on the success of such program.

6. Declares that this Resolution shall take effect immediately upon its adoption, and directs the City Clerk to send a certified copy of this Resolution to the Secretary of the Authority.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2017; 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: Copy of Exhibit A – Executed JPA - CHFA PACE Program Agreement

CALIFORNIA HOME FINANCE AUTHORITY

AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT

(Original date July 1, 1993 and as last amended and restated December 10, 2014)

THIS AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT ("Agreement") is entered into by and among the counties listed on Attachment 1 hereof and incorporated herein by reference. All such counties are referred to herein as "Members" with the respective powers, privileges and restrictions provided herein.

RECITALS

A. WHEREAS, the California Rural Home Mortgage Finance Authority ("CRHMFA") was created by a Joint Exercise of Powers Agreement dated July 1, 1993 pursuant to the Joint Exercise of Powers Act (commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"). By Resolution 2003-02, adopted on January 15, 2003, the name of the authority was changed to CRHMFA Homebuyers Fund. The most recent amendment to the Joint Exercise of Powers Agreement was on January 28, 2004.

B. WHEREAS, the Members of CRHMFA Homebuyers Fund desire to update, reaffirm, clarify and revise certain provisions of the joint powers agreement, including the renaming of the joint powers authority, as set forth herein.

C. WHEREAS, the Members are each empowered by law to finance the construction, acquisition, improvement and rehabilitation of real property.

D. WHEREAS, by this Agreement, the Members desire to create and establish a joint powers authority to exercise their respective powers for the purpose of financing the construction, acquisition, improvement and rehabilitation of real property within the jurisdiction of the Authority as authorized by the Act.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Members individually and collectively agree as follows:

1. Definitions

Unless the context otherwise requires, the following terms shall for purposes of this Agreement have the meanings specified below:

"Act" means the Joint Exercise of Powers Act, commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, including the Marks-Roos Local Bond Pooling Act of 1985, as amended.

"Agreement" means this Joint Exercise of Powers Agreement, as the same now exists or as it may from time to time be amended as provided herein.

"Associate Member" means a county, city or other public agency which is not a voting member of the Rural County Representatives of California, a California nonprofit corporation ("RCRC"), with legal power and authority similar to that of the Members, admitted pursuant to paragraph 4.d. below to associate membership herein by vote of the Board.

"Audit Committee" means a committee made up of the nine-member Executive Committee.

"Authority" means California Home Finance Authority ("CHF"), formerly known as CRHMFA Homebuyers Fund or California Rural Home Mortgage Finance Authority.

"Board" means the governing board of the Authority as described in Section 7 below.

"Bonds" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other obligation within the meaning of the term "Bonds" under the Act.

"Delegate" means the Supervisor designated by the governing board of each Member to serve on the Board of the Authority.

"Executive Committee" means the nine-member Executive Committee of the Board established pursuant to Section 10 hereof.

"Member" means any county which is a member of RCRC, has executed this Agreement and has become a member of the Authority.

"Obligations" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other financial or legal obligation of the Authority under the Act.

"Program" or "Project" means any work, improvement, program, project or service undertaken by the Authority.

"Rural County Representatives of California" or "RCRC" means the nonprofit entity incorporated under that name in the State of California.

"Supervisor" means an elected County Supervisor from an RCRC member county.

2. Purpose

The purpose of the Authority is to provide financing for the acquisition, construction, , improvement and rehabilitation of real property in accordance with applicable provisions of law for the benefit of residents and communities. In pursuit of this purpose, this Agreement provides for the joint exercise of powers common to any of its Members and Associate Members as provided herein, or otherwise authorized by the Act and other applicable laws, including assisting

in financing as authorized herein, jointly exercised in the manner set forth herein.

3. Principal Place of Business

The principal office of the Authority shall be 1215 K Street, Suite 1650, Sacramento, California 95814.

4. Creation of Authority; Addition of Members or Associate Members

a. The Authority is hereby created pursuant to the Act. As provided in the Act, the Authority shall be a public entity separate and distinct from the Members or Associate Members.

b. The Authority will cause a notice of this Agreement or any amendment hereto to be prepared and filed with the office of the Secretary of State of California in a timely fashion in the manner set forth in Section 6503.3 of the Act.

c. A county that is a member of RCRC may petition to become a member of the Authority by submitting to the Board a resolution or evidence of other formal action taken by its governing body adopting this Agreement. The Board shall review the petition for membership and shall vote to approve or disapprove the petition. If the petition is approved by a majority of the Board, such county shall immediately become a Member of the Authority.

d. An Associate Member may be added to the Authority upon the affirmative approval of its respective governing board and pursuant to action by the Authority Board upon such terms and conditions, and with such rights, privileges and responsibilities, as may be established from time to time by the Board. Such terms and conditions, and rights, privileges and responsibilities may vary among the Associate Members. Associate Members shall be entitled to participate in one or more programs of the Authority as determined by the Board, but shall not be voting members of the Board. The Executive Director of the Authority shall enforce the terms and conditions for prospective Associate Members to the Authority as provided by resolution of the Board and as amended from time to time by the Board. Changes in the terms and conditions for Associate Membership by the Board will not constitute an amendment of this Agreement.

5. Term and Termination of Powers

This Agreement shall become effective from the date hereof until the earlier of the time when all Bonds and any interest thereon shall have been paid in full, or provision for such payment shall have been made, or when the Authority shall no longer own or hold any interest in a public capital improvement or program. The Authority shall continue to exercise the powers herein conferred upon it until termination of this Agreement, except that if any Bonds are issued and delivered, in no event shall the exercise of the powers herein granted be terminated until all Bonds so issued and delivered and the interest thereon shall have been paid or provision for such payment shall have been made and any other debt incurred with respect to any other financing program established or administered by the Authority has been repaid in full and is no longer outstanding.

6. Powers; Restriction upon Exercise

a. To effectuate its purpose, the Authority shall have the power to exercise any and all powers of the Members or of a joint powers authority under the Act and other applicable provisions of law, subject, however, to the conditions and restrictions herein contained. Each Member or Associate Member may also separately exercise any and all such powers. The powers of the Authority are limited to those of a general law county.

b. The Authority may adopt, from time to time, such resolutions, guidelines, rules and regulations for the conduct of its meetings and the activities of the Authority as it deems necessary or desirable to accomplish its purpose.

c. The Authority shall have the power to finance the construction, acquisition, improvement and rehabilitation of real property, including the power to purchase, with the amounts received or to be received by it pursuant to a bond purchase agreement, bonds issued by any of its Members or Associate Members and other local agencies at public or negotiated sale, for the purpose set forth herein and in accordance with the Act. All or any part of such bonds so purchased may be held by the Authority or resold to public or private purchasers at public or negotiated sale. The Authority shall set any other terms and conditions of any purchase or sale contemplated herein as it deems necessary or convenient and in furtherance of the Act. The Authority may issue or cause to be issued Bonds or other indebtedness, and pledge any of its property or revenues as security to the extent permitted by resolution of the Board under any applicable provision of law. The Authority may issue Bonds in accordance with the Act in order to raise funds necessary to effectuate its purpose hereunder and may enter into agreements to secure such Bonds. The Authority may issue other forms of indebtedness authorized by the Act, and to secure such debt, to further such purpose. The Authority may utilize other forms of capital, including, but not limited to, the Authority's internal resources, capital markets and other forms of private capital investment authorized by the Act..

d. The Authority is hereby authorized to do all acts necessary for the exercise of its powers, including, but not limited to:

- (1) executing contracts,
- (2) employing agents, consultants and employees,
- (3) acquiring, constructing or providing for maintenance and operation of any building, work or improvement,
- (4) acquiring, holding or disposing of real or personal property wherever located, including property subject to mortgage,
- (5) incurring debts, liabilities or obligations,
- (6) receiving gifts, contributions and donations of property, funds, services and any other forms of assistance from persons, firms, corporations or governmental entities,
- (7) suing and being sued in its own name, and litigating or settling any suits or claims,
- (8) doing any and all things necessary or convenient to the exercise of its specific powers and to accomplishing its purpose
- (9) establishing and/or administering districts to finance and refinance the acquisition, installation and improvement of energy efficiency, water

conservation and renewable energy improvements to or on real property and in buildings. The Authority may enter into one or more agreements, including without limitation, participation agreements and implementation agreements to implement such programs.

e. Subject to the applicable provisions of any indenture or resolution providing for the investment of monies held thereunder, the Authority shall have the power to invest any of its funds as the Board deems advisable, in the same manner and upon the same conditions as local agencies pursuant to Section 53601 of the Government Code of the State of California.

f. All property, equipment, supplies, funds and records of the Authority shall be owned by the Authority, except as may be provided otherwise herein or by resolution of the Board.

g. Pursuant to the provisions of Section 6508.1 of the Act, the debts, liabilities and obligations of the Authority shall not be debts, liabilities and obligations of the Members or Associate Members. Any Bonds, together with any interest and premium thereon, shall not constitute debts, liabilities or obligations of any Member. The Members or Associate Members hereby agree that any such Bonds issued by the Authority shall not constitute general obligations of the Authority but shall be payable solely from the moneys pledged to the repayment of principal or interest on such Bonds under the terms of the resolution, indenture, trust, agreement or other instrument pursuant to which such Bonds are issued. Neither the Members or Associate Members nor the Authority shall be obligated to pay the principal of or premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members or Associate Members or the Authority shall be pledged to the payment of the principal of or premium, if any, or interest on the Bonds, nor shall the Members or Associate Members of the Authority be obligated in any manner to make any appropriation for such payment. No covenant or agreement contained in any Bond shall be deemed to be a covenant or agreement of any Delegate, or any officer, agent or employee of the Authority in an individual capacity, and neither the Board nor any officer thereof executing the Bonds or any document related thereto shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

7. Governing Board

a. The Board shall consist of the number of Delegates equal to one representative from each Member.

b. The governing body of each Member shall appoint one of its Supervisors to serve as a Delegate on the Board. A Member's appointment of its Delegate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until he or she is replaced by such governing body or no longer a Supervisor; any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph b..

c. The governing body of each Member of the Board shall appoint a Supervisor as an alternate to serve on the Board in the absence of the Delegate; the alternate may exercise all the

rights and privileges of the Delegate, including the right to be counted in constituting a quorum, to participate in the proceedings of the Board, and to vote upon any and all matters. No alternate may have more than one vote at any meeting of the Board, and any Member's designation of an alternate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until such alternate is replaced by his or her governing body or is no longer a Supervisor, unless otherwise specified in such appointment. Any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph c..

d. Any person who is not a member of the governing body of a Member and who attends a meeting on behalf of such Member may not vote or be counted toward a quorum but may, at the discretion of the Chair, participate in open meetings he or she attends.

e. Each Associate Member may designate a non-voting representative to the Board who may not be counted toward a quorum but who may attend open meetings, propose agenda items and otherwise participate in Board Meetings.

f. Delegates shall not receive compensation for serving as Delegates, but may claim and receive reimbursement for expenses actually incurred in connection with such service pursuant to rules approved by the Board and subject to the availability of funds.

g. The Board shall have the power, by resolution, to the extent permitted by the Act or any other applicable law, to exercise any powers of the Authority and to delegate any of its functions to the Executive Committee or one or more Delegates, officers or agents of the Authority, and to cause any authorized Delegate, officer or agent to take any actions and execute any documents for and in the name and on behalf of the Board or the Authority.

h. The Board may establish such committees as it deems necessary for any lawful purpose; such committees are advisory only and may not act or purport to act on behalf of the Board or the Authority.

i. The Board shall develop, or cause to be developed, and review, modify as necessary, and adopt each Program.

8. Meetings of the Board

a. The Board shall meet at least once annually, but may meet more frequently upon call of any officer or as provided by resolution of the Board.

b. Meetings of the Board shall be called, noticed, held and conducted pursuant to the provisions of the Ralph M. Brown Act, Chapter 9 (commencing with Section 54950) of Part I of Division 2 of Title 5 of the Government Code of the State of California.

c. The Secretary of the Authority shall cause minutes of all meetings of the Board to be taken and distributed to each Member as soon as possible after each meeting.

d. The lesser of twelve (12) Delegates or a majority of the number of current Delegates shall constitute a quorum for transacting business at any meeting of the Board, except

that less than a quorum may act to adjourn a meeting. Each Delegate shall have one vote.

e. Meetings may be held at any location designated in notice properly given for a meeting and may be conducted by telephonic or similar means in any manner otherwise allowed by law.

9. Officers; Duties; Official Bonds

a. The Board shall elect a chair and vice chair from among the Delegates at the Board's annual meeting who shall serve a term of one (1) year or until their respective successor is elected. The chair shall conduct the meetings of the Board and perform such other duties as may be specified by resolution of the Board. The vice chair shall perform such duties in the absence or in the event of the unavailability of the chair.

b. The Board shall contract annually with RCRC to administer the Agreement and to provide administrative services to the Authority, and the President and Chief Executive Officer of RCRC shall serve *ex officio* as Executive Director, Secretary, Treasurer, and Auditor of the Authority. As chief executive of the Authority, the Executive Director is authorized to execute contracts and other obligations of the Authority, unless prior Board approval is required by a third party, by law or by Board specification, and to perform other duties specified by the Board. The Executive Director may appoint such other officers as may be required for the orderly conduct of the Authority's business and affairs who shall serve at the pleasure of the Executive Director. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Executive Director, as Treasurer, is designated as the custodian of the Authority's funds, from whatever source, and, as such, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act. The Executive Director, as Auditor, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act.

c. The Legislative Advocate for the Authority shall be the Rural County Representatives of California.

d. The Treasurer and Auditor are public officers who have charge of, handle, or have access to all property of the Authority, and a bond for such officer in the amount of at least one hundred thousand dollars (\$100,000.00) shall be obtained at the expense of the Authority and filed with the Executive Director. Such bond may secure the faithful performance of such officer's duties with respect to another public office if such bond in at least the same amount specifically mentions the office of the Authority as required herein. The Treasurer and Auditor shall cause periodic independent audits to be made of the Authority's books by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act.

e. The business of the Authority shall be conducted under the supervision of the Executive Director by RCRC personnel.

10. Executive Committee of the Authority

a. Composition

The Authority shall appoint nine (9) members of its Board to serve on an Executive Committee.

b. Powers and Limitations

The Executive Committee shall act in an advisory capacity and make recommendations to the Authority Board. Duties will include, but not be limited to, review of the quarterly and annual budgets, service as the Audit Committee for the Authority, periodically review this Agreement; and complete any other tasks as may be assigned by the Board. The Executive Committee shall be subject to all limitations imposed by this Agreement, other applicable law, and resolutions of the Board.

c. Quorum

A majority of the Executive Committee shall constitute a quorum for transacting business of the Executive Committee.

11. Disposition of Assets

Upon termination of this Agreement, all remaining assets and liabilities of the Authority shall be distributed to the respective Members in such manner as shall be determined by the Board and in accordance with the law.

12. Agreement Not Exclusive; Operation in Jurisdiction of Member

This Agreement shall not be exclusive, and each Member expressly reserves its rights to carry out other public capital improvements and programs as provided for by law and to issue other obligations for those purposes. This Agreement shall not be deemed to amend or alter the terms of other agreements among the Members or Associate Members.

13. Conflict of Interest Code

The Authority shall by resolution adopt a Conflict of Interest Code as required by law.

14. Contributions and Advances

Contributions or advances of public funds and of personnel, equipment or property may be made to the Authority by any Member, Associate Member or any other public agency to further the purpose of this Agreement. Payment of public funds may be made to defray the cost of any contribution. Any advance may be made subject to repayment, and in that case shall be repaid in the manner agreed upon by the advancing Member, Associate Member or other public agency and the Authority at the time of making the advance.

15. Fiscal Year; Accounts; Reports; Annual Budget; Administrative Expenses

a. The fiscal year of the Authority shall be the period from January 1 of each year to and including the following December 31, except for any partial fiscal year resulting from a change

in accounting based on a different fiscal year previously.

b. Prior to the beginning of each fiscal year, the Board shall adopt a budget for the succeeding fiscal year.

c. The Authority shall establish and maintain such funds and accounts as may be required by generally accepted accounting principles. The books and records of the Authority are public records and shall be open to inspection at all reasonable times by each Member and its representatives.

d. The Auditor shall either make, or contract with a certified public accountant or public accountant to make, an annual audit of the accounts and records of the Authority. The minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California, and shall conform to generally accepted auditing standards. When an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member (and also with the auditor of Sacramento County as the county in which the Authority's office is located) within 12 months after the end of the fiscal year.

e. In any year in which the annual budget of the Authority does not exceed five thousand dollars (\$5,000.00), the Board may, upon unanimous approval of the Board, replace the annual audit with an ensuing one-year period, but in no event for a period longer than two fiscal years.

16. Duties of Members or Associate Members; Breach

If any Member or Associate Member shall default in performing any covenant contained herein, such default shall not excuse that Member or Associate Member from fulfilling its other obligations hereunder, and such defaulting Member or Associate Member shall remain liable for the performance of all covenants hereof. Each Member or Associate Member hereby declares that this Agreement is entered into for the benefit of the Authority created hereby, and each Member or Associate Member hereby grants to the Authority the right to enforce, by whatever lawful means the Authority deems appropriate, all of the obligations of each of the parties hereunder. Each and all of the remedies given to the Authority hereunder or by any law now or hereafter enacted are cumulative, and the exercise of one right or remedy shall not impair the right of the Authority to any or all other remedies.

17. Indemnification

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Board Delegate, alternate, officer, consultant, employee or other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Delegate, alternate, officer, consultant, employee or other agent of the Authority. Such indemnification may be made against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith and in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal

proceeding, had no reasonable cause to believe his or her conduct was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

18. Immunities

All of the privileges and immunities from liabilities, exemptions from law, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activity of officers, agents or employees of any of the Members or Associate Members when performing their respective functions, shall apply to them to the same degree and extent while engaged as Delegates or otherwise as an officer, agent or other representative of the Authority or while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

19. Amendment

This Agreement may be amended by the adoption of the amendment by the governing bodies of a majority of the Members. The amendment shall become effective on the first day of the month following the last required member agency approval. An amendment may be initiated by the Board, upon approval by a majority of the Board. Any proposed amendment, including the text of the proposed change, shall be given by the Board to each Member's Delegate for presentation and action by each Member's board within 60 days, which time may be extended by the Board.

The list of Members, Attachment 1, may be updated to reflect new and/or withdrawn Members without requiring formal amendment of the Agreement by the Authority Board of Directors.

20. Withdrawal of Member or Associate Member

If a Member withdraws as member of RCRC, its membership in the Authority shall automatically terminate. A Member or Associate Member may withdraw from this Agreement upon written notice to the Board; provided however, that no such withdrawal shall result in the dissolution of the Authority as long as any Bonds or other obligations of the Authority remain outstanding. Any such withdrawal shall become effective thirty (30) days after a resolution adopted by the Member's governing body which authorizes withdrawal is received by the Authority. Notwithstanding the foregoing, any termination of membership or withdrawal from the Authority shall not operate to relieve any terminated or withdrawing Member or Associate Member from Obligations incurred by such terminated or withdrawing Member or Associate Member prior to the time of its termination or withdrawal.

20. Miscellaneous

a. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

b. **Construction.** The section headings herein are for convenience only and are not to

be construed as modifying or governing the language in the section referred to.

c. **Approvals.** Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

d. **Jurisdiction; Venue.** This Agreement is made in the State of California, under the Constitution and laws of such State and is to be so construed; any action to enforce or interpret its terms shall be brought in Sacramento County, California.

e. **Integration.** This Agreement is the complete and exclusive statement of the agreement among the parties hereto, and it supersedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the parties relating to the subject matter of this Agreement.

f. **Successors; Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the Board.

g. **Severability.** Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

The parties hereto have caused this Agreement to be executed and attested by their properly authorized officers.

AS ADOPTED BY THE MEMBERS:

Originally dated July 1, 1993

Amended and restated December 10, 1998

Amended and restated February 18, 1999

Amended and restated September 18, 2002

Amended and restated January 28, 2004

Amended and restated December 10, 2014

[SIGNATURES ON FOLLOWING PAGES]

SIGNATURE PAGE FOR NEW ASSOCIATE MEMBERS

NAME OF COUNTY OR CITY:

Dated: _____

By: _____

Name: _____

Title: _____

Attest:

By _____
[Clerk of the Board Supervisors or City Clerk]

AFTER EXECUTION, PLEASE SEND TO:

YGRENE ENERGY FUND
ATTN: LEGAL DEPARTMENT
815 5TH STREET
SANTA ROSA CA 95404

ATTACHMENT 1
CALIFORNIA HOME FINANCE AUTHORITY MEMBERS

As of December 10, 2014

Alpine County
Amador County
Butte County
Calaveras County
Colusa County
Del Norte County
El Dorado County
Glenn County
Humboldt County
Imperial County
Inyo County
Lake County
Lassen County
Madera County
Mariposa County
Mendocino County
Merced County
Modoc County
Mono County
Napa County
Nevada County
Placer County
Plumas County
San Benito County
Shasta County
Sierra County
Siskiyou County
Sutter County
Tehama County
Trinity County
Tuolumne County
Yolo County
Yuba County

CITY OF RIVERBANK

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA,
CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION,
IN THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY OPEN PACE PROGRAMS;
AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT
APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT
PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF
THE CITY**

WHEREAS, the California Municipal Finance Authority (the "Authority") is a joint exercise of powers authority, the members of which include numerous cities and counties in the State of California (the "Members"), formed pursuant to a Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the "Agreement") for the purpose of promoting economic, cultural and community development and in order to exercise any powers common to its Members, including the issuance of bonds, notes or other evidences of indebtedness; and

WHEREAS, the Authority is implementing Property Assessed Clean Energy (PACE) programs, which it has designated CMFA Open PACE, consisting of CMFA Open PACE programs each administered by a separate program administrator (collectively with any successors, assigns, replacements or additions, the "Programs"), to allow the financing or refinancing of renewable energy, energy efficiency, water efficiency and seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements, infrastructure or other work as may be authorized by law from time to time (collectively, the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") within counties and cities throughout the State of California that consent to the inclusion of properties within their respective territories in the Programs and the issuance of bonds from time to time; and

WHEREAS, the program administrators currently active in administering Programs are Energy Efficient Equity, Inc.; BlueFlame PACE Services LLC; OnPACE Energy Solutions, LLC; and Structured Finance Associates, LLC; and the Authority will notify the City in advance of any additions or changes; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner or owners of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City of Riverbank (the "City"), has determined that it is in the public interest and for the public benefit that the City become a Member of the Authority in order to facilitate the promotion of economic, cultural and community development activities in the City, including the financing of projects therefor by the Authority; and

WHEREAS, a copy of the CMFA agreement is attached hereto as **Exhibit A**, which has been reviewed by the City Council, with the assistance of its staff; and

WHEREAS, the City of Riverbank (the “City”) desires to allow the owners of property (“Participating Property Owners”) within its jurisdiction to participate in the Programs and to allow the Authority to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds to finance or refinance Improvements; and

WHEREAS, the territory within which assessments may be levied for the Programs shall include all of the territory within the City’s official boundaries; and

WHEREAS, the Authority will conduct all assessment proceedings under Chapter 29 for the Programs and issue any bonds issued in connection with the Programs; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale, administration repayment or guarantee of any bonds issued in connection with the Programs.

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

- 1) Find and declare that the foregoing recitals are true and correct.
- 2) Declares that the Agreement is hereby approved and the Mayor, City Manager, or the designee thereof is hereby authorized and directed to execute said document, and the City Clerk or such clerk’s designee is hereby authorized and directed to attest thereto.
- 3) Find and declare that properties in the territory of the City will benefit from the availability of the Programs within the territory of the City and, pursuant thereto, the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 and the issuance of bonds to finance or refinance Improvements.
- 4) Consent, in connection with the Programs, to the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 on any property within the territory of the City and the issuance of bonds to finance or refinance Improvements; provided that:
 - a) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and
 - b) The City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale, administration, repayment or guarantee of any bonds issued in connection with the Programs.

5) Authorizes and directs the appropriate officials and staff of the City to make applications for the Programs available to all property owners who wish to finance or refinance Improvements; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The following staff persons, together with any other staff persons chosen by the Mayor or City Manager of the City from time to time, are hereby designated as the contact persons for the Authority in connection with the Programs: Assistant City Manager/ Finance Director or designee.

6) Authorizes and directs the appropriate City officials and staff to execute and deliver such certificates, requisitions, agreements and related documents as are reasonably required by the Authority to implement the Programs.

7) Finds and declares that the adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)).

8) Declares that this Resolution shall take effect immediately upon its adoption, and directs the City Clerk to transmit a certified copy of this resolution to the Financial Advisor of the Authority at: California Municipal Finance Authority, 2111 Palomar Airport Road, Suite 320, Carlsbad, California 92011, Attn: Travis Cooper.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2017; motioned by Councilmember , seconded by Councilmember , and upon roll call was carried by the following City Council vote of :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

Annabelle H. Aguilar, CMC
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

Attachment: Copy of Exhibit A – JPA – CMFA Open PACE Agreement for Membership

**JOINT EXERCISE OF POWERS AGREEMENT
RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

THIS AGREEMENT, dated as of January 1, 2004, among the parties executing this Agreement (all such parties, except those which have withdrawn as provided herein, are referred to as the “Members” and those parties initially executing this Agreement are referred to as the “Initial Members”):

WITNESSETH

WHEREAS, pursuant to Title 1, Division 7, Chapter 5 of the California Government Code (in effect as of the date hereof and as the same may from time to time be amended or supplemented, the “Joint Exercise of Powers Act”), two or more public agencies may by agreement jointly exercise any power common to the contracting parties; and

WHEREAS, each of the Members is a “public agency” as that term is defined in Section 6500 of the Joint Exercise of Powers Act; and

WHEREAS, each of the Members is empowered by law to promote economic, cultural and community development, including, without limitation, the promotion of opportunities for the creation or retention of employment, the stimulation of economic activity, the increase of the tax base, and the promotion of opportunities for education, cultural improvement and public health, safety and general welfare; and

WHEREAS, each of the Members may accomplish the purposes and objectives described in the preceding preamble by various means, including through making grants, loans or providing other financial assistance to governmental and nonprofit organizations; and

WHEREAS, each Member is also empowered by law to acquire and dispose of real property for a public purpose; and

WHEREAS, the Joint Exercise of Powers Act authorizes the Members to create a joint exercise of powers entity with the authority to exercise any powers common to the Members, as specified in this Agreement and to exercise the additional powers granted to it in the Joint Exercise of Powers Act and any other applicable provisions of the laws of the State of California; and

WHEREAS, a public entity established pursuant to the Joint Exercise of Powers Act is empowered to issue or execute bonds, notes, commercial paper or any other evidences of indebtedness, including leases or installment sale agreements or certificates of participation therein (herein “Bonds”), and to otherwise undertake financing programs under the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California to accomplish its public purposes; and

WHEREAS, the Members have determined to specifically authorize a public entity authorized pursuant to the Joint Exercise of Powers Act to issue Bonds pursuant to the Joint Exercise of Powers Act or other applicable provisions of the laws of the State of California; and

WHEREAS, it is the desire of the Members to use a public entity established pursuant to the Joint Exercise of Powers Act to undertake the financing and/or refinancing of projects of any nature, including, but not limited to, capital or working capital projects, insurance, liability or retirement programs or facilitating Members use of existing or new financial instruments and mechanisms; and

WHEREAS, it is further the intention of the Members that the projects undertaken will result in significant public benefits to the inhabitants of the jurisdictions of the Members; and

WHEREAS, by this Agreement, each Member desires to create and establish the “California Municipal Finance Authority” for the purposes set forth herein and to exercise the powers provided herein;

NOW, THEREFORE, the Members, for and in consideration of the mutual promises and agreements herein contained, do agree as follows:

Section 1. Purpose.

This Agreement is made pursuant to the provisions of the Joint Exercise of Powers Act. The purpose of this Agreement is to establish a public entity for the joint exercise of powers common to the Members and for the exercise of additional powers given to a joint powers entity under the Joint Powers Act or any other applicable law, including, but not limited to, the issuance of Bonds for any purpose or activity permitted under the Joint Exercise of Powers Act or any other applicable law. Such purpose will be accomplished and said power exercised in the manner hereinafter set forth.

Section 2. Term.

This Agreement shall become effective in accordance with Section 17 as of the date hereof and shall continue in full force and effect until such time as it is terminated in writing by all the Members; provided, however, that this Agreement shall not terminate or be terminated until all Bonds issued or caused to be issued by the Authority (defined below) shall no longer be outstanding under the terms of the indenture, trust agreement or other instrument pursuant to which such Bonds are issued, or unless a successor to the Authority assumes all of the Authority’s debts, liabilities and obligations.

Section 3. Authority.

A. CREATION AND POWERS OF AUTHORITY.

Pursuant to the Joint Exercise of Powers Act, there is hereby created a public entity to be known as the “California Municipal Finance Authority” (the “Authority”), and said Authority shall be a public entity separate and apart from the Members. Its

debts, liabilities and obligations do not constitute debts, liabilities or obligations of any Members.

B. BOARD.

The Authority shall be administered by the Board of Directors (the “Board,” or the “Directors” and each a “Director”) of the California Foundation for Stronger Communities, a nonprofit public benefit corporation organized under the laws of the State of California (the “Foundation”), with each such Director serving in his or her individual capacity as a Director of the Board. The Board shall be the administering agency of this Agreement and, as such, shall be vested with the powers set forth herein, and shall administer this Agreement in accordance with the purposes and functions provided herein. The number of Directors, the appointment of Directors, alternates and successors, their respective terms of office, and all other provisions relating to the qualification and office of the Directors shall be as provided in the Articles and Bylaws of the Foundation, or by resolution of the Board adopted in accordance with the Bylaws of the Foundation.

All references in this Agreement to any Director shall be deemed to refer to and include the applicable alternate Director, if any, when so acting in place of a regularly appointed Director.

Directors may receive reasonable compensation for serving as such, and shall be entitled to reimbursement for any expenses actually incurred in connection with serving as a Director, if the Board shall determine that such expenses shall be reimbursed and there are unencumbered funds available for such purpose.

The Foundation may be removed as administering agent hereunder and replaced at any time by amendment of this Agreement approved as provided in Section 16; provided that a successor administering agent of this Agreement has been appointed and accepted its duties and responsibilities under this Agreement.

C. OFFICERS; DUTIES; OFFICIAL BONDS.

The officers of the Authority shall be the Chair, Vice-Chair, Secretary and Treasurer (defined below). The Board, in its capacity as administering agent of this Agreement, shall elect a Chair, a Vice-Chair, and a Secretary of the Authority from among Directors to serve until such officer is re-elected or a successor to such office is elected by the Board. The Board shall appoint one or more of its officers or employees to serve as treasurer, auditor, and controller of the Authority (the “Treasurer”) pursuant to Section 6505.6 of the Joint Exercise of Powers Act to serve until such officer is re-elected or a successor to such office is elected by the Board.

Subject to the applicable provisions of any resolution, indenture, trust agreement or other instrument or proceeding authorizing or securing Bonds (each such resolution, indenture, trust agreement, instrument and proceeding being herein referred to as an “Indenture”) providing for a trustee or other fiscal agent, and except as may otherwise be

specified by resolution of the Board, the Treasurer is designated as the depository of the Authority to have custody of all money of the Authority, from whatever source derived and shall have the powers, duties and responsibilities specified in Sections 6505, 6505.5 and 6509.5 of the Joint Exercise of Powers Act.

The Treasurer of the Authority is designated as the public officer or person who has charge of, handles, or has access to any property of the Authority, and such officer shall file an official bond with the Secretary of the Authority in the amount specified by resolution of the Board but in no event less than \$1,000.

The Board shall have the power to appoint such other officers and employees as it may deem necessary and to retain independent counsel, consultants and accountants.

The Board shall have the power, by resolution, to the extent permitted by the Joint Exercise of Power Act or any other applicable law, to delegate any of its functions to one or more of the Directors or officers, employees or agents of the Authority and to cause any of said Directors, officers, employees or agents to take any actions and execute any documents or instruments for and in the name and on behalf of the Board or the Authority.

D. MEETINGS OF THE BOARD.

(1) Ralph M. Brown Act.

All meetings of the Board, including, without limitation, regular, adjourned regular, special, and adjourned special meetings shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California), or any successor legislation hereinafter enacted (the "Brown Act").

(2) Regular Meetings.

The Board shall provide for its regular meetings; provided, however, it shall hold at least one regular meeting each year. The date, hour and place of the holding of the regular meetings shall be fixed by resolution of the Board. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(3) Special Meetings.

Special meetings of the Board may be called in accordance with the provisions of Section 54956 of the Government Code of the State of California. To the extent permitted by the Brown Act, such meetings may be held by telephone conference.

(4) Minutes.

The Secretary of the Authority shall cause to be kept minutes of the regular, adjourned regular, special, and adjourned special meetings of the Board and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each Director.

(5) Quorum.

A majority of the Board shall constitute a quorum for the transaction of business. No action may be taken by the Board except upon the affirmative vote of a majority of the Directors constituting a quorum, except that less than a quorum may adjourn a meeting to another time and place.

E. RULES AND REGULATIONS.

The Authority may adopt, from time to time, by resolution of the Board such rules and regulations for the conduct of its meetings and affairs as may be required.

Section 4. Powers.

The Authority shall have the power, in its own name, to exercise the common powers of the Members and to exercise all additional powers given to a joint powers entity under any of the laws of the State of California, including, but not limited to, the Joint Exercise of Powers Act, for any purpose authorized under this Agreement. Such powers shall include the common powers specified in this Agreement and may be exercised in the manner and according to the method provided in this Agreement. The Authority is hereby authorized to do all acts necessary for the exercise of such power, including, but not limited to, any of all of the following: to make and enter into contracts; to employ agents and employees; to acquire, construct, provide for maintenance and operation of, or maintain and operate, any buildings, works or improvements; to acquire, hold or dispose of property wherever located; to incur debts, liabilities or obligations; to receive gifts, contributions and donations of property, funds, services, and other forms of assistance from person, firms, corporations and any governmental entity; to sue and be sued in its own name; to make grants, loans or provide other financial assistance to governmental and nonprofit organizations (e.g., the Members or the Foundation) to accomplish any of its purposes; and generally to do any and all things necessary or convenient to accomplish its purposes.

Without limiting the generality of the foregoing, the Authority may issue or cause to be issued Bonds, and pledge any property or revenues as security to the extent permitted under the Joint Exercise of Powers Act, or any other applicable provision of law; provided, however, the Authority shall not issue Bonds with respect to any project located in the jurisdiction of one or more Members unless the governing body of any such Member, or its duly authorized representative, shall approve, conditionally or unconditionally, the project, including the issuance of Bonds therefor. Such approval may be evidenced by resolution, certificate, order, report or such other means of written approval of such project as may be selected by the Member (or its authorized representative) whose approval is required. No such approval shall be required in

connection with Bonds that refund Bonds previously issued by the Authority and approved by the governing board of a Member.

The manner in which the Authority shall exercise its powers and perform its duties is and shall be subject to the restrictions upon the manner in which a California general law city could exercise such powers and perform such duties. The manner in which the Authority shall exercise its powers and perform its duties shall not be subject to any restrictions applicable to the manner in which any other public agency could exercise such powers or perform such duties, whether such agency is a party to this Agreement or not.

Section 5. Fiscal Year.

For the purposes of this Agreement, the term "Fiscal Year" shall mean the fiscal year as established from time to time by resolution of the Board, being, at the date of this Agreement, the period from July 1 to and including the following June 30, except for the first Fiscal Year which shall be the period from the date of this Agreement to June 30, 2004.

Section 6. Disposition of Assets.

At the end of the term hereof or upon the earlier termination of this Agreement as set forth in Section 2, after payment of all expenses and liabilities of the Authority, all property of the Authority both real and personal shall automatically vest in the Members in the manner and amount determined by the Board in its sole discretion and shall thereafter remain the sole property of the Members; provided, however, that any surplus money on hand shall be returned in proportion to the contributions made by the Members.

Section 7. Bonds.

From time to time the Authority shall issue Bonds, in one or more series, for the purpose of exercising its powers and raising the funds necessary to carry out its purposes under this Agreement.

The services of bond counsel, financing consultants and other consultants and advisors working on the projects and/or their financing shall be used by the Authority. The expenses of the Board shall be paid from the proceeds of the Bonds or any other unencumbered funds of the Authority available for such purpose.

Section 8. Bonds Only Limited and Special Obligations of Authority.

The Bonds, together with the interest and premium, if any, thereon, shall not be deemed to constitute a debt of any Member or pledge of the faith and credit of the Members or the Authority. The Bonds shall be only special obligations of the Authority, and the Authority shall under no circumstances be obligated to pay the Bonds except from revenues and other funds pledged therefor. Neither the Members nor the Authority shall be obligated to pay the principal of, premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members nor the faith and credit of the Authority shall be pledged to the payment of the

principal of, premium, if any, or interest on the Bonds nor shall the Members or the Authority in any manner be obligated to make any appropriation for such payment.

No covenant or agreement contained in any Bond or related document shall be deemed to be a covenant or agreement of any Director, or any officer, employee or agent of the Authority in his or her individual capacity and neither the Board of the Authority nor any Director or officer thereof executing the Bonds shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

Section 9. Accounts and Reports.

All funds of the Authority shall be strictly accounted for. The Authority shall establish and maintain such funds and accounts as may be required by good accounting practice and by any provision of any Indenture (to the extent such duties are not assigned to a trustee of Bonds). The books and records of the Authority shall be open to inspection at all reasonable times by each Member.

The Treasurer of the Authority shall cause an independent audit to be made of the books of accounts and financial records of the Authority by a certified public accountant or public accountant in compliance with the provisions of Section 6505 of the Joint Exercise of Powers Act. In each case the minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California and shall conform to generally accepted auditing standards. When such an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member and also with the county auditor of each county in which a Member is located; provided, however, that to the extent permitted by law, the Authority may, instead of filing such report with each Member and such county auditor, elect to post such report as a public record electronically on a website designated by the Authority. Such report if made shall be filed within 12 months of the end of the Fiscal Year or Years under examination.

The Treasurer is hereby directed to report in writing on the first day of July, October, January, and April of each year to the Board and the Members which report shall describe the amount of money held by the Treasurer for the Authority, the amount of receipts since the last such report, and the amount paid out since the last such report (which may exclude amounts held by a trustee or other fiduciary in connection with any Bonds to the extent that such trustee or other fiduciary provided regular reports covering such amounts.)

Any costs of the audit, including contracts with, or employment of, certified public accountants or public accountants in making an audit pursuant to this Section, shall be borne by the Authority and shall be a charge against any unencumbered funds of the Authority available for that purpose.

In any Fiscal Year the Board may, by resolution adopted by unanimous vote, replace the annual special audit with an audit covering a two-year period.

Section 10. Funds.

Subject to the applicable provisions of any Indenture, which may provide for a trustee or other fiduciary to receive, have custody of and disburse Authority funds, the Treasurer of the Authority shall receive, have the custody of and disburse Authority funds pursuant to the accounting procedures developed under Sections 3.C and 9, and shall make the disbursements required by this Agreement or otherwise necessary to carry out any of the provisions of purposes of this Agreement.

Section 11. Notices.

Notices and other communications hereunder to the Members shall be sufficient if delivered to the clerk of the governing body of each Member; provided, however, that to the extent permitted by law, the Authority may, provide notices and other communications and postings electronically (including, without limitation, through email or by posting to a website).

Section 12. Additional Members/Withdrawal of Members.

Qualifying public agencies may be added as parties to this Agreement and become Members upon: (1) the filing by such public agency with the Authority of an executed counterpart of this Agreement, together with a copy of the resolution of the governing body of such public agency approving this Agreement and the execution and delivery hereof; and (2) adoption of a resolution of the Board approving the addition of such public agency as a Member. Upon satisfaction of such conditions, the Board shall file such executed counterpart of this Agreement as an amendment hereto, effective upon such filing.

A Member may withdraw from this Agreement upon written notice to the Board; provided, however, that no such withdrawal shall result in the dissolution of the Authority so long as any Bonds remain outstanding. Any such withdrawal shall be effective only upon receipt of the notice of withdrawal by the Board which shall acknowledge receipt of such notice of withdrawal in writing and shall file such notice as an amendment to this Agreement effective upon such filing.

Section 13. Indemnification.

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Director or an officer, employee of other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Director or an officer, employee or other agent of the Authority, against expenses, including attorneys fees, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

Section 14. Contributions and Advances.

Contributions or advances of public funds and of the use of personnel, equipment or property may be made to the Authority by the Members for any of the purposes of this Agreement. Payment of public funds may be made to defray the cost of any such contribution or advance. Any such advance may be made subject to repayment, and in such case shall be repaid, in the manner agreed upon by the Authority and the Member making such advance at the time of such advance. It is mutually understood and agreed to that no Member has any obligation to make advances or contributions to the Authority to provide for the costs and expenses of administration of the Authority, even though any Member may do so. The Members understand and agree that a portion of the funds of the Authority that otherwise may be allocated or distributed to the Members may instead be used to make grants, loans or provide other financial assistance to governmental units and nonprofit organizations (e.g., the Foundation) to accomplish any of the governmental unit's or nonprofit organization's purposes.

Section 15. Immunities.

All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, and other benefits which apply to the activity of officers, agents or employees of Members when performing their respective functions within the territorial limits of their respective public agencies, shall apply to the same degree and extent to the Directors, officers, employees, agents or other representatives of the Authority while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

Section 16. Amendments.

Except as provided in Section 12 above, this Agreement shall not be amended, modified, or altered, unless the negative consent of each of the Members is obtained. To obtain the negative consent of each of the Members, the following negative consent procedure shall be followed: (a) the Authority shall provide each Member with a notice at least sixty (60) days prior to the date such proposed amendment is to become effective explaining the nature of such proposed amendment and this negative consent procedure; (b) the Authority shall provide each Member who did not respond a reminder notice with a notice at least thirty (30) days prior to the date such proposed amendment is to become effective; and (c) if no Member objects to the proposed amendment in writing within sixty (60) days after the initial notice, the proposed amendment shall become effective with respect to all Members.

Section 17. Effectiveness.

This Agreement shall become effective and be in full force and effect and a legal, valid and binding obligation of each of the Members on the date that the Board shall have received from two of the Initial Members an executed counterpart of this Agreement, together with a certified copy of a resolution of the governing body of each such Initial Member approving this Agreement and the execution and delivery hereof.

Section 18. Partial Invalidity.

If any one or more of the terms, provisions, promises, covenants or conditions of this Agreement shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants and conditions of this Agreement shall not be affected thereby, and shall be valid and enforceable to the fullest extent permitted by law.

Section 19. Successors.

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the other Members.

Section 20. Miscellaneous.

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to.

Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

This Agreement shall be governed under the laws of the State of California.

This Agreement is the complete and exclusive statement of the agreement among the Members, which supercedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the Members relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the City of Riverbank has caused this Agreement to be executed and attested by its duly authorized representatives as of the ____ day of _____, 2017.

Member:

CITY OF RIVERBANK

By _____
Name:
Title:

ATTEST:

Clerk