CITY OF RIVERBANK
REGULAR CITY COUNCIL AND LOCAL REDEVELOPMENT AUTHORITY BOARD 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 12, 2018– 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 Darlene Barber-Martinez (CM-D4)
Council/Authority Member District 2 Cindy Fosi
Council/Authority Member Cal Campbell
Council/Authority Member Leanne Jones Cruz

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.

1. PRESENTATIONS

Item 1.1: Introduction of Recreation Supervisor Julia Petit.

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 22, 2018, City Council and Local Redevelopment Authority Minutes.

Item 3.C: A **Resolution** Calling and Giving Notice for the Holding of a General Municipal Election to be Held on Tuesday, November 6, 2018, for By-District Elections of Council Members for Residency District 1 and District 3 as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to Request the County Board of Supervisors of Stanislaus to Permit the County Elections Official to Render Election Services to the City of Riverbank; and, to Request the Consolidation of Said Elections with the Statewide General Election Held on the Same Date.

Item 3.D: Three (3) **Resolutions** of the City Council of the City of Riverbank, California, for Each Landscape and Lighting District to:

1) Initiate Proceedings for the Annual Levy of Assessments;
2) Declare Its Intention to Levy Annual Assessments; and
3) For Preliminary Approval of the Annual Levy Report for Fiscal Year 2018/2019.

The Landscape and Lighting Districts are named as follows:

3.D-1: Consolidated Landscaping and Lighting District
3.D-2: Crossroads Landscaping and Lighting District
3.D-3: Ridgewood Place Landscaping and Lighting District
3.D-4: River Cove Landscaping and Lighting District
3.D-5: Sierra Vista Estates Landscaping and Lighting District

Item 3.E: A **Resolution** of the City Council of the City of Riverbank, California, for Each Storm Drain Maintenance District Ordering the Levy and Collection of Assessments for Fiscal Year 2018/2019. The Districts are named as follows:

3.E-1: Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands)
3.E-2: Riverbank Storm Drain Maintenance District No. 05-01 (Sterling Ridge)

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: **Dedication of Walking Trail at Jacob Meyers Park as the Scott Mc Ritchie Trail** – It is recommended that the City Council consider the proposed resolution dedicating the Jacob Meyers Park Trail in honor of Scott Mc Ritchie.

Item 6.2: **A Resolution submitting a ballot measure to the City's qualified voters at the November 6, 2018, Statewide General Election authorizing the City to impose a business license tax on the gross receipts of cannabis businesses in an amount not to exceed fifteen percent (15%)** – Adopt a resolution submitting a ballot measure to the City of Riverbank's ("City") qualified voters at the November 6, 2018, Statewide General Election authorizing the City to impose a business license tax on the gross receipts of cannabis businesses in an amount not to exceed fifteen percent (15%).

Item 6.3: **A Resolution Authorizing the Creation of a Special Revenue Fund to be Referred to as the Public Benefit Fund and Appropriating all Current and Future Cannabis-Related Revenues to said Fund and Prioritizing Expenditures to be Made from Said Fund** – It is recommended that the City Council adopt a Resolution authorizing the creation of the Public Benefit Fund and appropriating all current and future cannabis-related revenues to said fund and prioritize expenditures to be made from said fund.

Item 6.4: **A Resolution Authorizing the City Manager to Recruit and Fill a Half-time Neighborhood Improvement Officer I (One) Position** – It is recommended that the City Council consider approving the proposed Resolution authorizing the City Manager to recruit and fill a half-time Neighborhood Improvement Officer I position.

LRAItem 6.5: **Accept Report on Status of LRA Budget for Third Quarter FY 2017/18** – It is recommended that the Local Redevelopment Authority ("LRA") Board of Directors ("Board") receive and approve third quarter revenue and expenditure report (Jan 1, 2018 through March 31, 2018).

7. COMMENTS/REPORTS

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

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 adjourning to Closed Session.

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

Item 8.2: **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to Government Code § 54957.6
Agency representative: Sean Scully, City Manager
Employee organizations: Miscellaneous Employees
Mid-Management Bargaining Unit

9. REPORT FROM CLOSED SESSION

Item 9.1: Report from Closed Session on Item 8.1: **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:** (1) potential case

Item 9.2: Report from Closed Session on Item 8.2: **CONFERENCE WITH LABOR NEGOTIATORS** – Miscellaneous and Mid-Management Bargaining units

ADJOURNMENT **(The next regular City Council meeting – Tuesday, June 26th @ 6:pm)**

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

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the Brown Act.
Posted this 7th day of June, 2018
/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.

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 LRA Board, for which special notice has been given and may be required. During a specified portion of the hearing when opened for public comment, any resident or concerned individual is invited to present written or oral protests or support for the subject matter under consideration. Written testimony sent via email to the City Clerk or hand delivered must be received no later than 5:00 p.m. on the day of the meeting to be considered by the City Council/LRA Board. Preparations for the meeting are conducted between 5:00 p.m. and 6:00 p.m. and therefore the City Clerk is not available to receive the public's written testimony.
Televised / Video of Meetings	City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)
Questions	Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

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: PRESENTATION

Meeting Date:	June 12, 2018
Subject:	Introduction of Recreation Supervisor Julia Petit
From:	Sean Scully, City Manager
Submitted by:	Sue Fitzpatrick, Director of Parks and Recreation

RECOMMENDATION

It is recommended that the City Council welcome new Recreation Supervisor, Julia Petit.

SUMMARY:

Julia Petit was hired by the City of Riverbank as the Recreation Supervisor in May 2018 to fill the position that was held by the former Supervisor, Kerrie Webb.

BACKGROUND:

Julia grew up in southern California in a town called Trabuco Canyon, and then attended Cal Poly, San Luis Obispo. She majored in Recreation, Parks and Tourism Administration with a minor in Communication Studies. During her time at Cal Poly. She worked for Cal Poly Club Sports and with the Junior Giants. Upon graduation, she worked with the Recreation Department in the City of Atascadero Chamber of Commerce focusing on planning and promoting recreation programs and city events. Julia spent a year with Margarita Adventures planning corporate teambuilding events on Santa Margarita Ranch, involving wine tasting, adventure tourism and ziplining.

Julia is quickly becoming part of the team and has been working on day camps, Teen Center programming, and the Family Fun Nights coming up on Wednesday evenings in July.

FINANCIAL IMPACT:

There is no financial impact as this is a position already within the budget.

ATTACHMENTS:

There are no attachments for this report.

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 12, 2018
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 any proposed ordinances and resolutions for consideration, except by title.

SUMMARY

In lieu of reading the entire text of a proposed ordinance or resolution that is introduced for consideration for adoption and approval, by majority vote, the City Council may waive the reading of the text and introduce the ordinance or resolution by title only for the record.

The proposed ordinances and resolutions, and any related documents that are part of the agenda packet, are available for review by the public on the City's website and in the City Clerk's office at City Hall (North) upon distribution to a majority of the City Council; typically 72 hours prior to the scheduled date and time of the meeting.

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 12, 2018
Subject:	Approval of the May 22, 2018, 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 22, 2018, 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 22,2018, City Council and LRA Minutes

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

MINUTES OF
TUESDAY, MAY 22, 2018

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: Mayor/Chair Richard D. O'Brien

INVOCATION: Riverbank Ministerial Association

ROLL CALL: Mayor/Chair Richard D. O'Brien
Present
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

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 one declared a conflict.

1. PRESENTATIONS

Item 1.1: Proclamation – Disability Awareness Month – June 2018.

Mayor O'Brien presented the proclamation to Marci Boucher of Society for disABILITIES.

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 May 8, 2018, 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 (Barber-Martinez / Jones Cruz / passed 5-0) to approve Consent Calendar Items 3.A and 3.B as presented; Motion carried by unanimous City Council and LRA Board roll call vote.***
AYES: Fosi, Campbell, Jones Cruz, Barber-Martinez, and Mayor/Chair O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None

4. UNFINISHED BUSINESS

There were no items considered.

5. PUBLIC HEARINGS

The public notice for Item 5.1 was published in the Riverbank News on 3/28/2018. A Notice of Continuance of this Item by the City Council to the 05/22/2018 meeting was posted next to the Council Chamber entrance on 04/11/2018, after the 04/10/2018 City Council meeting, as required.

Item 5.1: **First Reading and Introduction of a Proposed Ordinance Amending Riverbank Municipal Code of Ordinances Title XV: Land Usage, Chapter 153: Zoning, Section 153.033 BUILDING REQUIREMENTS, Single-Family Residential District R-1 Zone, by Repealing this Section in its Entirety and Substituting it with New Section 153.033 BUILDING REQUIREMENTS, Single-Family Residential District R-1 Zone** – It is recommended that the City Council conduct the public hearing for the first reading and introduction of the proposed ordinance and consider its approval, which will initiate the second reading by title only at the June 12, 2018, regular City Council meeting or soon thereafter to consider its adoption. At the May 15, 2018, Planning Commission public hearing, the

Commission passed and adopted PC Resolution 2018-001 by a vote of 4-1, recommending that the City Council adopt the proposed ordinance.

Planning and Building Manager Donna Kenney presented the staff report.

Mayor O'Brien opened the public hearing at 6:14 p.m.

- ***Mrs. Lu-Ann Thompson, Riverbank, spoke in regards to invasion of privacy, the 6 ft. height of the ramp being allowed, and the late evening noise and lights.***
- ***Written comments were also received by Mr. and Mrs. Thompson.***

Mayor O'Brien closed the public hearing at 6:20 p.m.

Discussion between City Council and Staff ensued.
Planning Commissioner Chair John Dinan informed Council that their recommendation of the proposed ordinance was considered to be the best compromise.
Councilmember Campbell recommended to also add the regulation of trampolines when it comes to considering privacy concerns.

ACTION: ***By motion moved and seconded (O'Brien / Campbell / passed 4-1) to approve the continuance of this item to a future hearing to allow for further analysis.***
Motion carried by City Council roll call vote.
AYES: Fosi, Campbell, Barber-Martinez, and Mayor O'Brien
NAYS: Jones Cruz / ABSENT: None / ABSTAINED: None

6. NEW BUSINESS

Item 6.1: **Use of Housing Related Parks Grant Funding on Community Center Renovation and/or Pool Locker Room Renovation** – It is recommended that the City Council consider the options provided and give staff direction on the use of the Housing Related Parks Grant Funds toward the renovation of the Community Center Building and/or the Pool Locker room renovation.

Parks and Recreation Director Sue Fitzpatrick presented the staff report.
City Council and Staff discussed the item. Mayor O'Brien spoke in favor of renovating the community pool; all other Members spoke in favor of renovating the Community Center.
Public Comment: Mr. Ramon Bermudez spoke in favor of using the funds on the Community Center.
Parks Supervisor Ron Ware clarified that the mentioning of the $180,000 threshold was not to avoid ADA compliance, but to inform Council of the most beneficial use of the funds.

ACTION: ***By motion moved and seconded (Fosi / Campbell / passed 4-1) to select Option-2: Use the Grant Funds to renovate the Community Center Floor and Main Hall.***
Motion carried by City Council roll call vote.
AYES: Fosi, , Campbell, Jones Cruz, and Vice Mayor Barber-Martinez
NAYS: Mayor O'Brien / ABSENT: None / ABSTAINED: None

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

Item 7.2: Council/Authority Member

- ***Council/Authority Member Campbell reported on the attendance of California Avenue Elementary School students visiting local government offices.***
- ***Council/Authority Member Jones Cruz announced the availability of life jackets provided by the Fire Department.***
- ***Vice Mayor/Chair Barber-Martinez announced May was Older Americans Month.***

Item 7.3: Mayor/Chair

Mayor/Chair O'Brien announced the City's Memorial Day Dedication Event and encouraged the neutering and spaying of stray cats or dogs being fed.

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 REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8
Property: 062-031-005, 062-031-006, 062-031-007
Agency Negotiator: Sean Scully, City Manager
Property Negotiator: Aemetis, Inc.

Item 8.2: **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to Government Code § 54957.6
Agency representative: Sean Scully, City Manager
Employee organizations: Miscellaneous Employees
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 went into Closed Session at 7:05 p.m.

9. REPORT FROM CLOSED SESSION

Mayor/Chair O'Brien reconvened the meetings at 7:49 p.m.

<u>Item 9.1:</u> Report from Closed Session on Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

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

<u>Item 9.2:</u> Report from Closed Session on Item 8.2: **CONFERENCE WITH LABOR NEGOTIATORS** – Miscellaneous and Mid-Management Bargaining units

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

<u>ADJOURNMENT</u>

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

ATTEST: ***(Adopted 06/12/2018)*** **APPROVED:**

Annabelle H. Aguilar, CMC
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor / Chair

REVISED

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

SECTION 3: CONSENT CALENDAR

Meeting Date:	May 22, 2018
Subject:	A **Resolution** Calling and Giving Notice for the Holding of a General Municipal Election on Tuesday, November 6, 2018, for the By-District Elections of Council Members Residency District 1 and District 3 as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to Request the County Board of Supervisors of Stanislaus to permit the County Elections Official to Render Election Services to the City; and, to Request the Consolidation of Said Election with the Statewide General Election Held on the Same Date
From:	Sean Scully, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk/Elections Official

RECOMMENDATION

It is recommended that City Council adopt the resolution to call and conduct the City's 2018 General Municipal Election.

SUMMARY

Pursuant to the State of California Elections Code, the City Council shall issue a resolution to call and give notice for the holding of a General Municipal Election to be held on Tuesday, November 6, 2018, for the election of two (2) Councilmembers of Residencies District 1 and District 3 to serve a four-year term, each.

As a cost savings measure, the City typically renders election services from the Stanislaus County Registrar of Voters, Elections Division, by requesting that the Stanislaus County Board of Supervisors authorize the County Elections Official to conduct all required elections processes related to the conduct of consolidating the City's General Municipal Election with the Statewide General Election. The consolidation of the elections process distributes the cost among several entities throughout the county, which may reduce the City's final cost.

The City Council passed an Ordinance establishing a "by-district" electoral system to fill the four (4) Councilmember seats, and to continue to elect the Mayor at-large. Even-numbered Districts 2 and 4 were established during the November 8, 2016 Municipal

Election. The remaining two odd-numbered Districts 1 and 3 will be established this November 6th, replacing the expired at-large terms of Councilmember Leanne Jones Cruz and Councilmember Cal Campbell.

Nomination Period

The nomination period for this election year during which candidates may obtain and file nomination papers to run for office opens at 7:30 a.m. on Monday, July 16, 2018, and closes at 5:00 p.m. on Friday, August 10, 2018. If by the end of said Friday an Incumbent does not file nomination papers by 5:00 p.m. for his/her respective District, an automatic extension of the nomination period will occur extending the deadline five additional days to 5:30 p.m., Wednesday, August 15, 2018. Only registered voters that reside within that District may file papers during the extended period; Incumbents are no longer eligible to file nomination papers.

To further clarify this process, since this year's election is the last remaining transition step to change from the City's at-large electoral system to the by-district system, a unique situation exists in which current Councilmember Leanne Jones Cruz and Councilmember Cal Campbell will both be considered Incumbents of District 3, since they currently meet the qualifications of incumbency and residency of that District. Should one or both Incumbents file nomination papers for District 3, the period will end on Friday, August 10th at 5:00 p.m. In regards to District 1, since it is known that no Incumbent exists in that District the extension of the nomination period does not apply and therefore will end on August 10th.

All nomination papers shall be obtained and filed with the City's Elections Official during regular business hours as posted, with the exception of Friday, August 10, 2018, which is normally a closed Friday, however, will remain open from 8:00 a.m. to 5:00 p.m. for the sole purpose of the nomination period; all other City offices will be closed. In the interest of providing quality customer service, while managing the other duties of the City Clerk's Office, appointments are required to obtain and file nomination papers for candidacy.

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

FINANCIAL IMPACT

At the time of this report, an estimated cost from the Stanislaus County Registrar of Voters to render election services from the County and consolidate the City's General Municipal Election with the Statewide General Election will be available as soon as possible after the June Primary Election. Last year's cost was approximately $1.75 per voter; therefore, Staff estimates a conservative cost of $13,000 for both Districts, which will be budgeted.

ATTACHMENTS 1) Proposed Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CALLING AND GIVING NOTICE FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018, FOR THE BY-DISTRICT ELECTIONS OF COUNCIL MEMBERS FOR RESIDENCY DISTRICT 1 AND DISTRICT 3 AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; TO REQUEST THE COUNTY BOARD OF SUPERVISORS OF STANISLAUS TO PERMIT THE COUNTY ELECTIONS OFFICIAL TO RENDER ELECTION SERVICES TO THE CITY; AND TO REQUEST THE CONSOLIDATION OF SAID ELECTION WITH THE STATEWIDE GENERAL ELECTION HELD ON THE SAME DATE

WHEREAS, on December 8, 2015, the City Council adopted Ordinance No. 2015-019 changing the City of Riverbank's electoral system from "at-large" to a "by-district" system for the election of the four (4) Councilmembers, each residing within one of the four (4) established district boundaries as depicted in adopted Map G; and

WHEREAS, the transition to the by-district electoral system began with the November 8, 2016, General Municipal Elections, establishing the election of Councilmembers in the even-numbered Districts 2 and 4; and

WHEREAS, the final transition to the by-district electoral system will occur at the November 6, 2018, General Municipal Election to establish the odd-numbered Councilmember Districts of 1 and 3; and

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on Tuesday, November 6, 2018, for the purpose of electing the two (2) Councilmembers for residencies District 1 and District 4 of the City Council, to serve a four-year term each; and

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

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

WHEREAS, the City Council of the City of Riverbank desires to call the November 6, 2018, General Municipal Election and, pursuant to the Election Code of the State of California, Section 10403, shall file a resolution with the County Board of Supervisors and a copy with the County Elections Official requesting that its general municipal election be consolidated with the statewide general election to be held on the same date, and have the County Elections Official perform specified election services for the City of Riverbank; and

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

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

<u>Section 1.</u> That pursuant to the requirements of the laws of the State of California relating to General Law cities, there is called and ordered to be held in the City of Riverbank, California, on Tuesday, November 6, 2018, a General Municipal Elections for the purpose of submitting to the qualified voters a ballot for the by-district election of two (2) Councilmembers for residencies District 1 and District 3 for a full four-year term per seat.

<u>Section 2.</u> That pursuant to the Elections Code of the State of California, Section 10400, et seq. the Board of Supervisors of the County is hereby requested to consent and agree to the consolidation of the City of Riverbank's General Municipal Elections with the Statewide General Elections to be held on Tuesday, November 6, 2018.

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

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

Section 5. That pursuant to the Elections Code of the State of California, Section 10418, the Board of Supervisors of Stanislaus County is hereby requested to issue instructions to the County Elections Official to take any and all steps necessary for the holding of a consolidated November 6, 2018, election.

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

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

Section 8. CANDIDATE'S STATEMENT (Election Code Section13307)

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

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

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

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

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

Section 11. That in the event of a tie vote, if any two or more persons receive an equal and the highest number of votes for an office, as certified by the Election Official, County of Stanislaus Registrar-Recorder/County Clerk, the City Council, in accordance with Election Code § 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear, and will determine the tie by lot.

Section 12. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 13. That the City Clerk is hereby directed to file a certified copy of this resolution with the Stanislaus County Board of Supervisors and with the County Elections Official.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12nd day of June, 2018; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following City Council vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTESTED:	**APPROVED:**
______________________________	______________________________
Annabelle H. Aguilar, CMC	**Richard D. O'Brien**
City Clerk / Elections Official	**Mayor**

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

SECTION 3: CONSENT CALENDAR

Meeting Date: June 12, 2018

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

STAFF SUMMARY:

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

The Engineer's Annual Levy Report for Fiscal Year 2018/2019 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefit zones. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

STRATEGIC PLAN

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

FISCAL IMPACT:

	FY 17/18	FY 18/19	Change in Assessment
Courtney Estates	$ 25.50	$ 25.50	$0.00
South Bend Estates	$ 74.52	$ 74.52	$0.00
Elmwood Estates	$ 24.72	$ 24.72	$0.00
Chianti	$ 57.54	$ 57.54	$0.00
Sterling Ridge	$129.92	$129.92	$0.00
Eastwood Estates	$ 88.00	$ 88.00	$0.00

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District Fiscal Year 2018/2019

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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**

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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 2018/2019 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 2018/2019.

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

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

"Consolidated Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2018/2019, 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 26, 2018 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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: Consolidated L & L Engineer's Annual Levy Report – 2018/2019

City of Riverbank

Consolidated Landscaping and Lighting District

2018/2019 Engineer's Annual Levy Report

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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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 2018/2019, 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 _______________, 2018.

Willdan Financial Services
Assessment Engineer

By: ___________________________________
Tony Thrasher, Project Manager
District Administration Services

By: ___________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

PART I - OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3

PART II - PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. GENERAL DESCRIPTION OF THE IMPROVEMENTS AND SERVICES 6
C. DISTRICT ZONES AND SPECIFIC IMPROVEMENTS 6

PART III - METHOD OF APPORTIONMENT 10

A. GENERAL 10
B. BENEFIT ANALYSIS 10
C. ASSESSMENT METHODOLOGY 12

PART IV - DISTRICT BUDGET FISCAL YEAR 2018/2019 14

PART V - DISTRICT BOUNDARY MAPS 15

PART VI — 2018/2019 ASSESSMENT ROLL 18

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 2018/2019. 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 2018/2019.

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

B. Applicable Legislation

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

Compliance with the California Constitution

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

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

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

C. Improvements Authorized by the 1972 Act

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. Changes or Modifications to the District

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

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

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

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

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

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

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

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

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

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

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

B. General Description of the Improvements and Services

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

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

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

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

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

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

C. District Zones and Specific Improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART III - METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Benefit Analysis

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. Beginning in the second fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The CPI used to calculate the Maximum Assessment for FY 2018/19 is 3.56%.

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 2018/2019

	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**	**$166.10**	**$303.89**	**$236.48**	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	$208	$4,058	$3,181	$2,367	$113,756	$1,900	$125,470
Reseve Fund Activity	0	0	0	0	(50,000)	0	(50,000)
Ending Reserve Fund Balance (Projected)	**$208**	**$4,058**	**$3,181**	**$2,367**	**$63,756**	**$1,900**	**$75,470**
Beginning Capital Improvement Project Fund	$0	$0	$0	$0	$50,000	$0	$50,000
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	**$0**	**$0**	**$0**	**$0**	**$50,000**	**$0**	**$50,000**

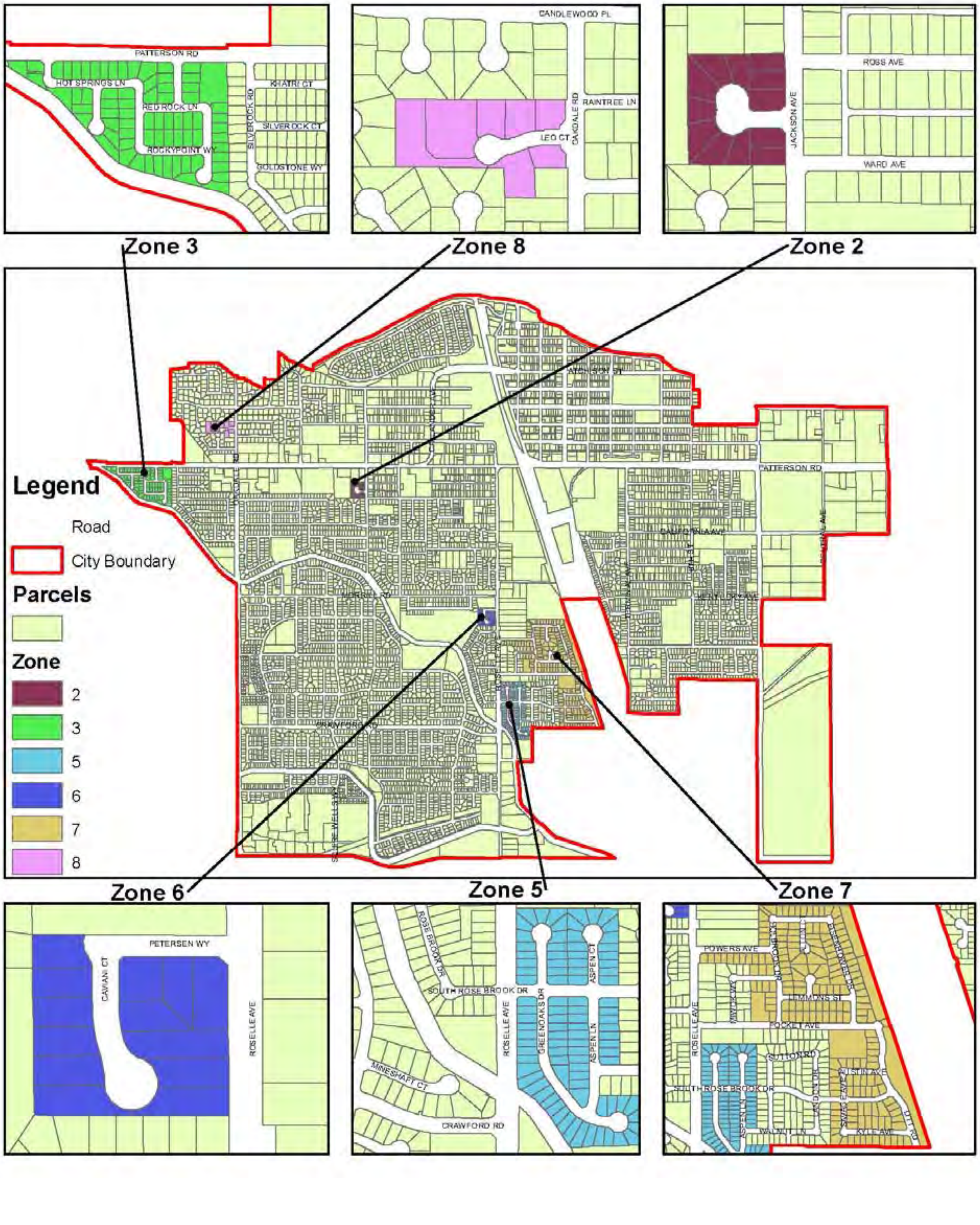
PART V - DISTRICT BOUNDARY MAPS

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.

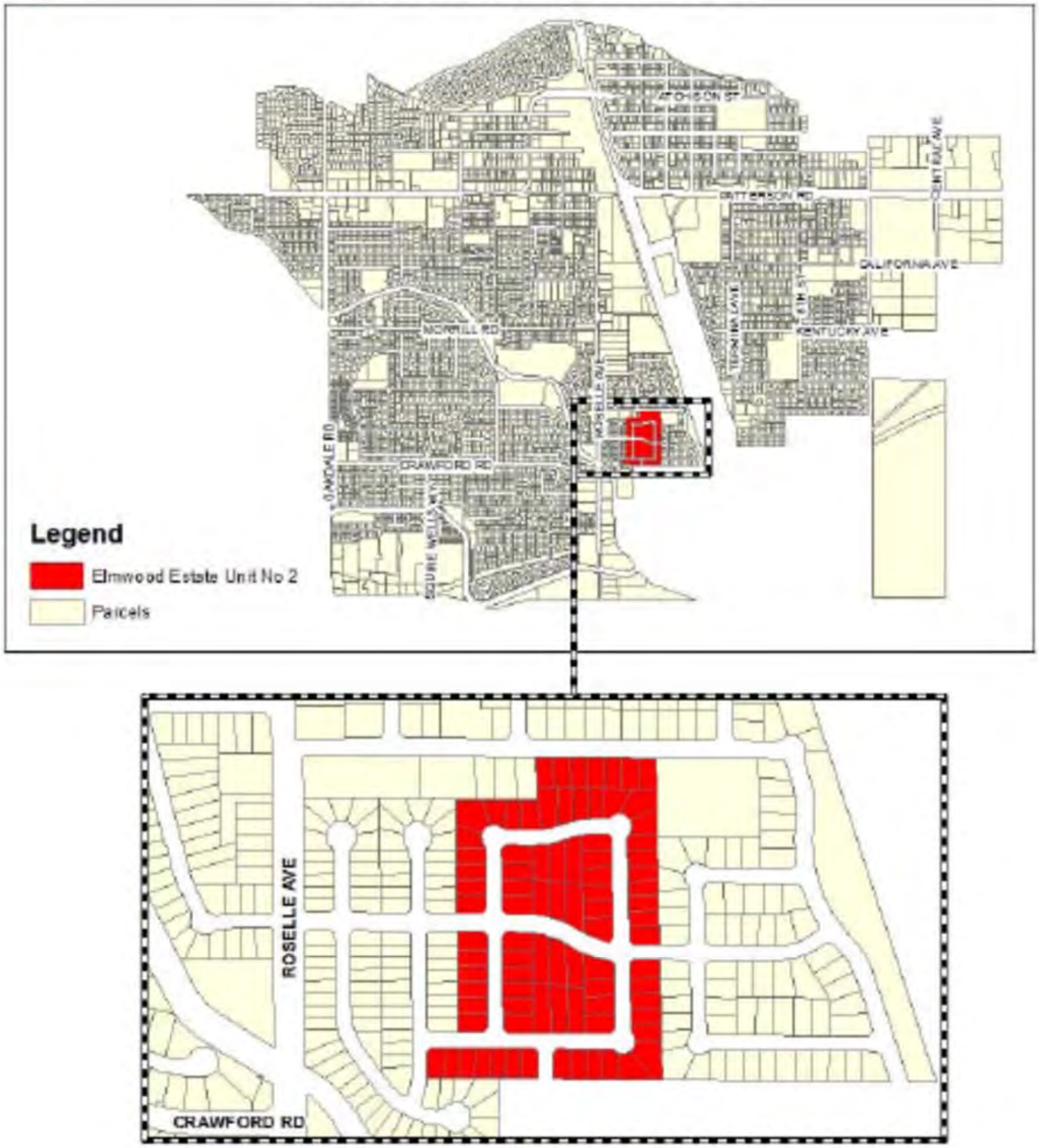
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District 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 — 2018/2019 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.D-2

SECTION 3: CONSENT CALENDAR

Meeting Date: June 12, 2018

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

SUMMARY:

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

The Engineer's Annual Levy Report for Fiscal Year 2018/2019 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefit zones. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 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 Crossroads Landscape and Lighting District for Fiscal Year 2018/2019 are as follows:

	FY 17/18	FY 18/19	Change in Assessment
District Benefit:	$92.13	$92.13	$ 0.00
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. Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District Fiscal Year 2018/2019

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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**

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, FOR THE CROSSROADS LANDSCAPE AND LIGHTING DISTRICT DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2018/2019

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 2018/2019 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 2018/2019.

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

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

"Crossroads Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2018/2019, 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 26, 2018 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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: Engineer's Report – Annual Levy Report for Crossroads Landscape and Lighting District for FY 2018-2019

City of Riverbank

Crossroads
Landscaping and Lighting District

2018/2019 Engineer's Annual Levy Report

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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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 2018/2019, 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 ______________, 2018.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Tony Thrasher, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

INTRODUCTION 1

A. Legislative Authority 2

PART I — PLANS AND SPECIFICATIONS 4

A. Description of the District 4
B. Description of Improvements and Services 5

PART II — METHOD OF APPORTIONMENT 14

A. General 14
B. Benefit Analysis 14
C. Assessment Methodology 16
D. Assessment Range Formula 19

PART III — DISTRICT BUDGET FISCAL YEAR 2018/2019 21

PART V — DISTRICT DIAGRAMS 23

PART VI — 2018/2019 ASSESSMENT ROLL 25

INTRODUCTION

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

Crossroads Landscaping and Lighting District

(hereafter referred to as "District"). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as "City"), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2018/2019. 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 2018/2019. 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 2018/2019 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 2018/2019 shall be submitted to the Stanislaus County Auditor/Controller for inclusion on the property tax roll for each parcel.

A. Legislative Authority

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

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

Part I

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

Part II

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

Part III

District Budget: An estimate of the annual costs to maintain and service the improvements installed and constructed as part of the development of properties within the District. The maximum assessments and assessment range formula established for this District was originally based on the development plans and estimated annual cost and expenses associated with the proposed improvements and developments at build-out. The proposed assessments to provide the improvements for Fiscal Year 2018/2019 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 2018/2019 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 XIIID.

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 XIIID, Section 4* of the California State Constitution a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits may be assessed.

B. BENEFIT ANALYSIS

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

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

Special Benefits

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

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

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

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

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

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

General Benefit

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

C. Assessment Methodology

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

Property Type	EDU	Multiplier
Single Family Residential	1	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).

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

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

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

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

D. Assessment Range Formula

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

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

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

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

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

PART III — DISTRICT BUDGETS

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2018/2019:

- The Maximum Assessment Rate for District-wide Improvements is $243.01/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is $79.43/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is $87.95/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is $0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is $90.84/EDU.

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

- Zone 01 $322.44 ($243.01+$79.43)
- Zone 02 $330.96 ($243.01+$87.95)
- Zone 03 $243.01 ($243.01+$0.00)
- Zone 04 $333.85 ($243.01+$90.84)

The following page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2018/2019. 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 2018/2019.

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

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

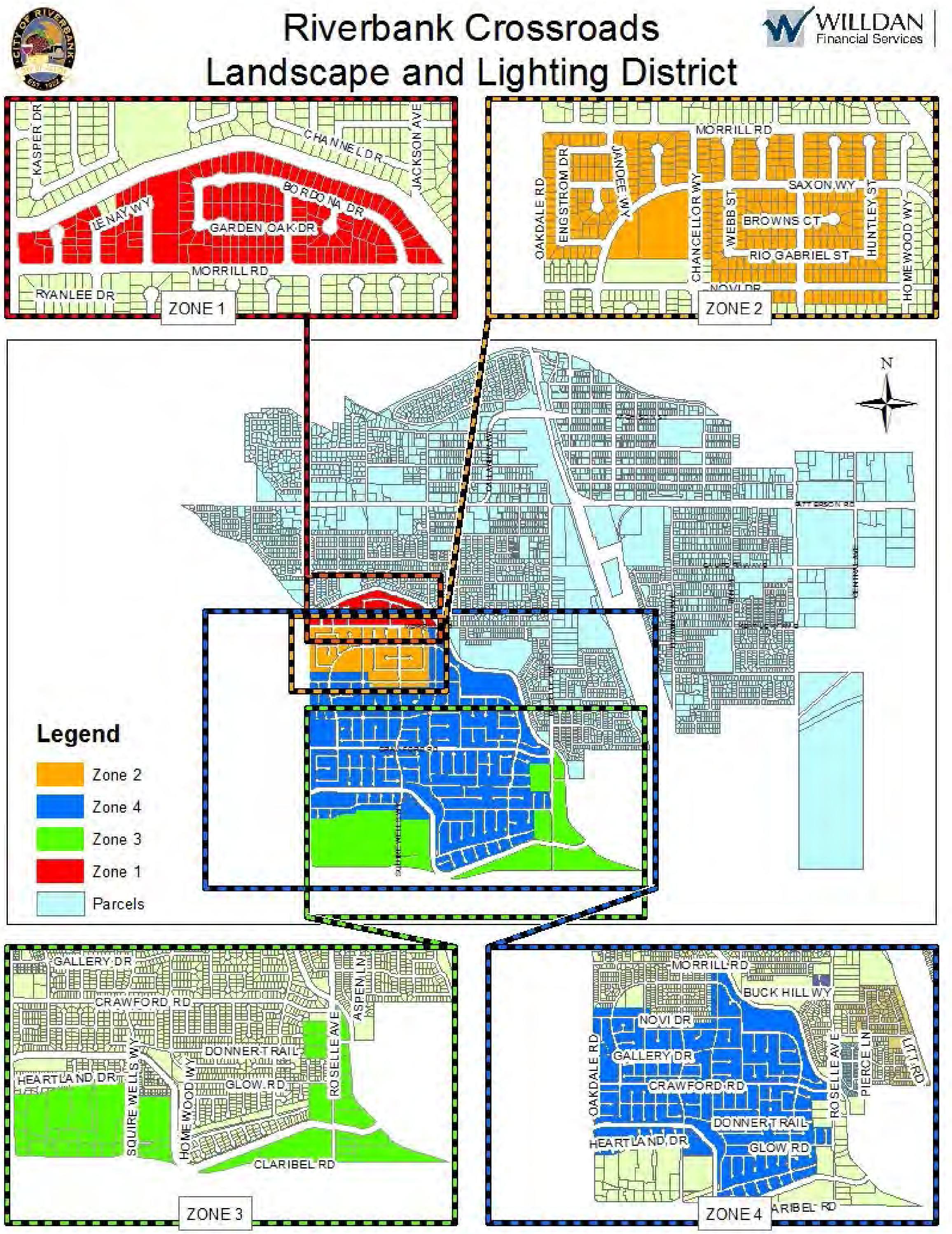
District Budget Fiscal Year 2018/2019

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	1,730	
Total Parcels Levied		2,183	140	307	37	1,699	
Total Equivalent Dwelling Units (EDU)		2,363.11	150.60	307.00	213.27	1,692.24	
Levy per EDU		**$92.13**	**$20.23**	**$30.01**	**$0.00**	**$25.37**	
Maximum Levy per EDU		**$243.01**	**$79.43**	**$87.95**	**$0.00**	**$90.84**	
RESERVE INFORMATION							
Reserve Fund Balance		$4,619	$5,697	$16,274	$0	$12,765	$39,357
Reserve Fund Activity		0	0	0	0	0	0
Projected Ending Reserve Fund Balance		**$4,619**	**$5,697**	**$16,274**	**$0**	**$12,765**	**$39,357**
Capital Improvement Project Fund Balance		$26,798	$0	$20,301	$0	$20,301	$67,400
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		**$26,798**	**$0**	**$20,301**	**$0**	**$20,301**	**$67,400**
Total Projected Available Fund Balance		**$31,417**	**$5,697**	**$36,575**	**$0**	**$33,067**	**$106,757**

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 2018/2019. Details regarding the lines and dimensions of the parcels within the District are shown on the Stanislaus County Assessor's Parcel Maps (APN Maps) and by reference the APN Maps are made part of this Report.

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



PART VI — 2018/2019 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	1.00	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	1.44	132.67	0.00	132.66
075-093-025-000	03	2.11	194.40	0.00	194.38
075-093-030-000	03	23.92	2,203.77	0.00	2,203.76
075-093-031-000	03	19.56	1,802.08	0.00	1,802.06
075-093-034-000	03	6.24	574.90	0.00	574.88
075-093-035-000	03	3.60	331.67	0.00	331.66
075-093-036-000	03	4.32	398.00	0.00	398.00

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
075-093-037-000	03	2.92	269.02	0.00	269.02
075-093-038-000	03	5.40	497.51	0.00	497.50
075-093-039-000	03	1.14	105.03	0.00	105.02
075-093-040-000	03	3.80	350.10	0.00	350.08
075-093-041-000	03	26.28	2,421.19	0.00	2,421.18
075-093-043-000	03	5.80	534.36	0.00	534.34
075-093-044-000	03	1.09	100.42	0.00	100.42
075-093-045-000	03	1.25	115.16	0.00	115.16
075-093-047-000	03	0.84	77.39	0.00	77.38
075-093-049-000	03	5.12	471.71	0.00	471.70
075-093-051-000	03	23.92	2,203.77	0.00	2,203.76
075-093-052-000	03	19.56	1,802.08	0.00	1,802.06
075-093-053-000	03	1.56	143.72	0.00	143.72
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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
075-100-001-000	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
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

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge*
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.D-3

SECTION 3: CONSENT CALENDAR

Meeting Date: June12, 2018

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 2018/2019.
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 2018/2019.
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 2018/2019.

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 2018/2019.

STAFF SUMMARY:

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

The Engineer's Annual Levy Report for Fiscal Year 2018/2019 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

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 2018/2019 are as follows:

	FY 17/18	FY 18/19	Change in Assessment
Annual Parcel Assessments	$80.00	$80.00	$0.00

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2018/2019

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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 2018/2019 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 2018/2019.

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

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

"Ridgewood Place Landscape and Lighting District"

Section 4 Proposed Assessment Amounts: For Fiscal Year 2018/2019, 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 26, 2018 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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: Engineer's Report – Ridgewood L&L for FY 2018/2019

City of Riverbank

Ridgewood Place Landscaping and Lighting District

2018/2019 Engineer's Annual Levy Report

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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WILLDAN

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 2018/2019, 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 ______________, 2018.

Willdan Financial Services
Assessment Engineer

By: _________________________________

Tony Thrasher, Project Manager
District Administration Services

By: _________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

PART I - OVERVIEW 2

A. INTRODUCTION 2
B. APPLICABLE LEGISLATION 3
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 4
D. DESCRIPTION OF THE IMPROVEMENTS 5

PART II - PLANS AND SPECIFICATIONS 6

E. CHANGES OR MODIFICATIONS TO THE DISTRICT 6
F. DESCRIPTION OF THE DISTRICT 6

PART III - METHOD OF APPORTIONMENT 6

A. GENERAL 6
B. BENEFIT ANALYSIS 7
C. ASSESSMENT METHODOLOGY 8
D. ASSESSMENT RANGE FORMULA 9

PART IV - DISTRICT BUDGET FY 2018/2019 11

PART V — DISTRICT BOUNDARY MAPS 12

PART VI — 2018/2019 ASSESSMENT ROLL 15

PART I - OVERVIEW

A. Introduction

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

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2018/2019. 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 2018/2019.

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

B. Applicable Legislation

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

Compliance with the Current Legislation

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

D. DESCRIPTION OF THE IMPROVEMENTS

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

E. Changes or Modifications to the District

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2018/2019.

F. Description of the District

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

PART III - METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Benefit Analysis

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

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

Assessment Rate x Parcel's EDU = Parcel Levy Amount

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

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

D. Assessment Range Formula

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

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

The following describes the proposed assessment range formula:

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

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

The Maximum Assessment for Fiscal Year 2018/2019 is $426.68 which is an increase of 3.00% 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 a 3.00% increase CPI because it is greater than the CPI increase (2.94%).

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
2.94%	3.00%	3.00%	$414.25	$12.43	$426.68

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 2018/2019

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$600
Utilities	200
Repairs/Abatement	500
Street Lighting	100
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$1,400**
ADMINISTRATION COSTS	
District Administration	$2,200
County Administration Fee	35
Administration Costs (Subtotal)	**$2,235**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$3,635**
Reserve Collection/ (Transfers)	(1,795)
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	**$426.68**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$14,421
Reserve Fund Activity	(1,795)
Ending Reserve Fund Balance (Projected)	**$12,626**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

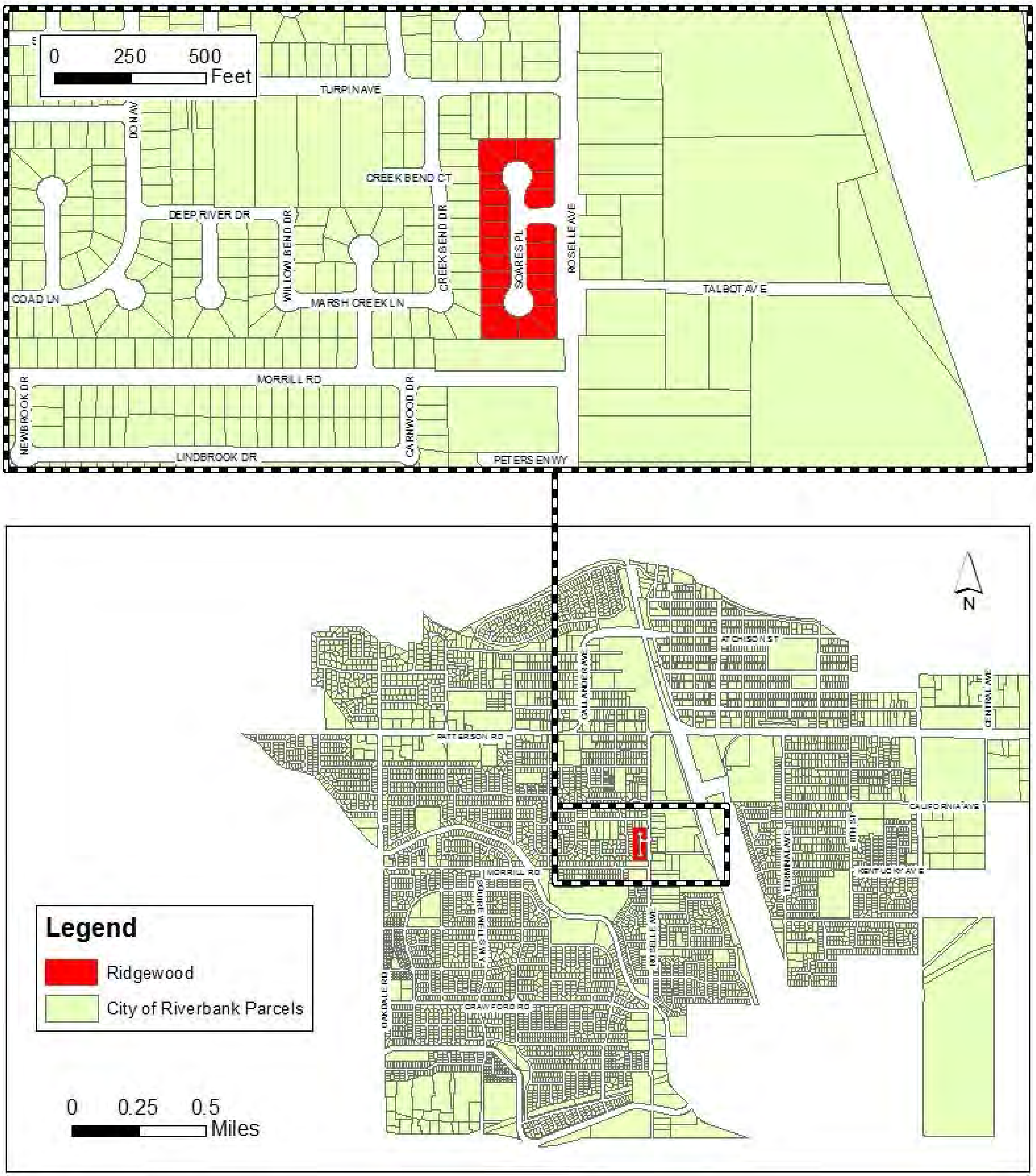
PART V — DISTRICT BOUNDARY MAPS

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

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

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

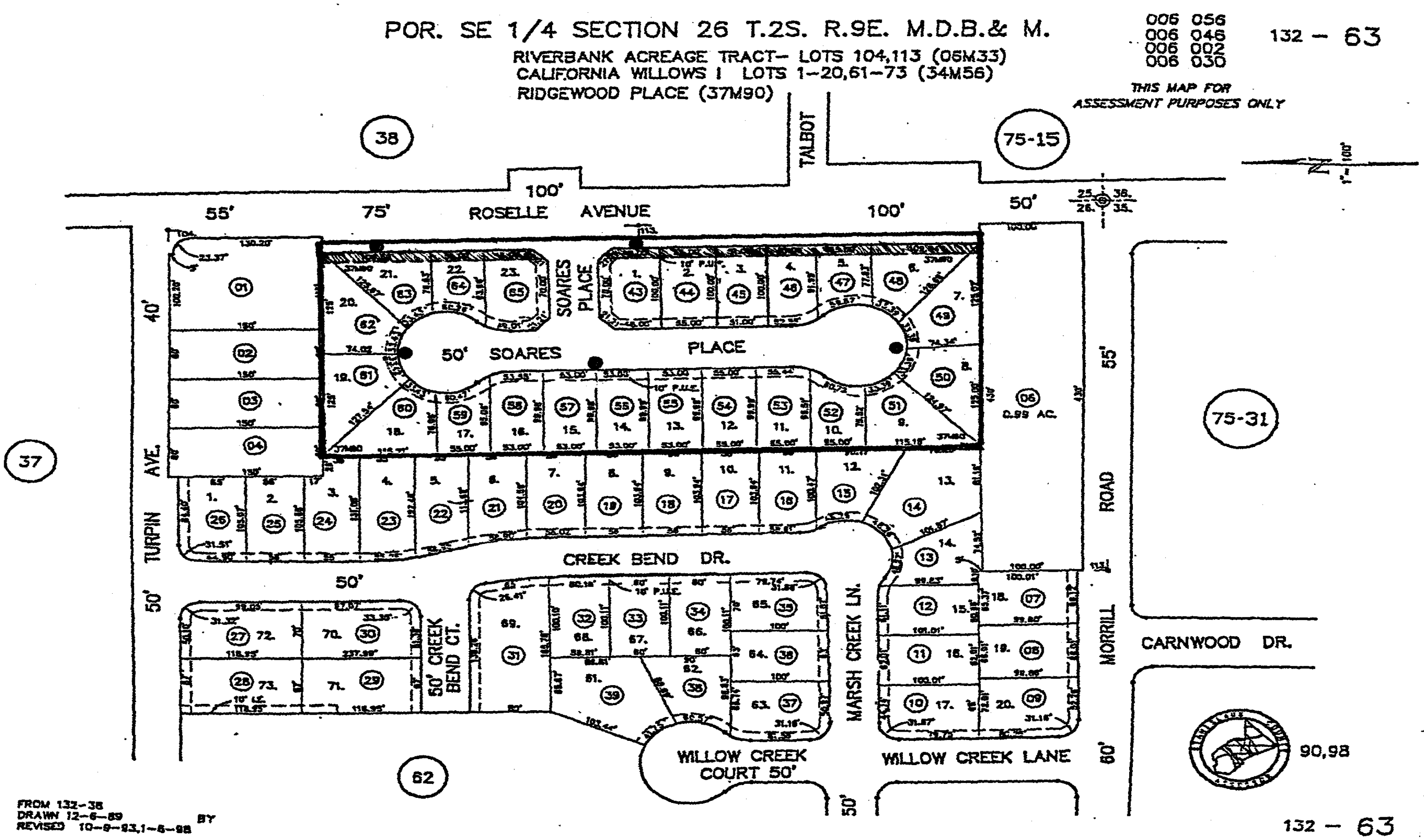
City of Riverbank
Ridgewood Place
Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

● **Street Lights**

Landscaped Areas Shaded



PART VI — 2018/2019 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.D-4

SECTION 3: CONSENT CALENDAR

Meeting Date: June 12, 2018

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

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 2018/2019 will be as follows:

	FY 17/18	FY 18/19	Change in Assessment
Annual Parcel Assessments	$196.90	$196.90	$0.00

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2018/2019

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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**

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2018/2019

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 2018/2019.

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

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2018/2019, 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 26, 2018 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION FOR FISCAL YEAR 2018/2019

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:

<u>Section 1</u> That the above recitals are all true and correct.

<u>Section 2</u> That the Report as presented consists of the following:

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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: Engineer's Report – River Cove L&L for FY 2018/2019

City of Riverbank

River Cove Landscaping and Lighting District

2018/2019 Engineer's Annual Levy Report

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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WILLDAN

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 2018/2019, 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 ______________, 2018.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Tony Thrasher, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

PART I – OVERVIEW 1

A. Introduction 1
B. Applicable Legislation 2

PART II — PLANS AND SPECIFICATIONS 4

A. Changes or Modifications to the District 4
B. Improvements Authorized under the 1972 Act 5
C. Description of Improvements and Improvements 6

PART III — METHOD OF APPORTIONMENT 8

A. General 8
B. Benefit Analysis 8
C. Assessment Methodology 10

PART IV — 2018/2019 DISTRICT BUDGET 11

PART V — DISTRICT DIAGRAMS 12

PART VI — 2018/2019 ASSESSMENT ROLL 20

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 2018/2019. 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 2018/2019.

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

B. Applicable Legislation

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

Compliance with the California Constitution

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

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

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

Provisions of the 1972 Act (Improvements and Services)

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

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

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

PART II — PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2018/2019.

B. Improvements Authorized under the 1972 Act

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

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

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

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

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

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

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

C. Description of Improvements and Improvements

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

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

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

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

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

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

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

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

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

PART III — METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Benefit Analysis

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

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

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

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

PART IV — 2018/2019 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)	$9,115
Collections/(Transfers)	0
Ending Reserve Fund Balance (Projected)	**$9,115**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT DIAGRAMS

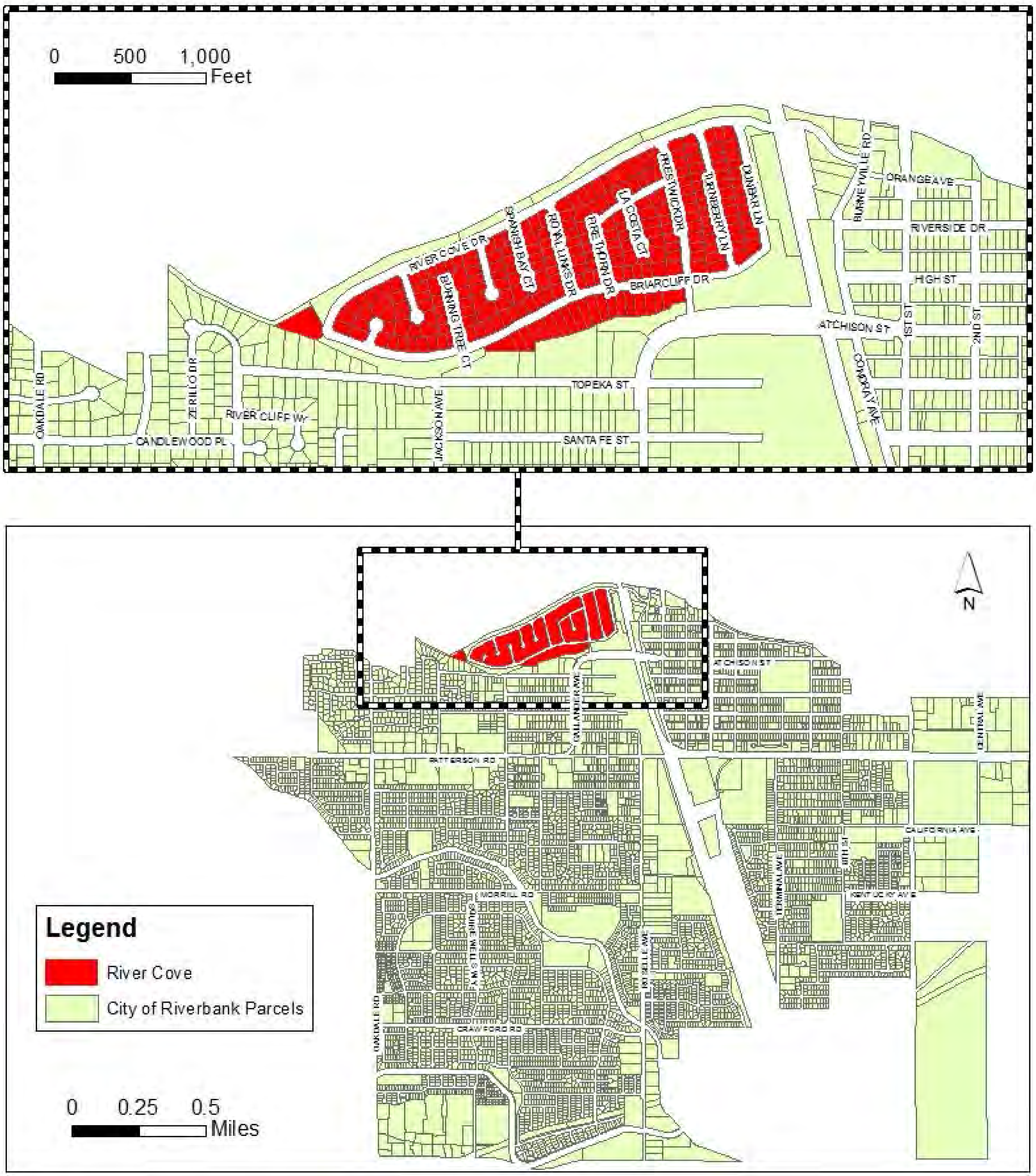
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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.

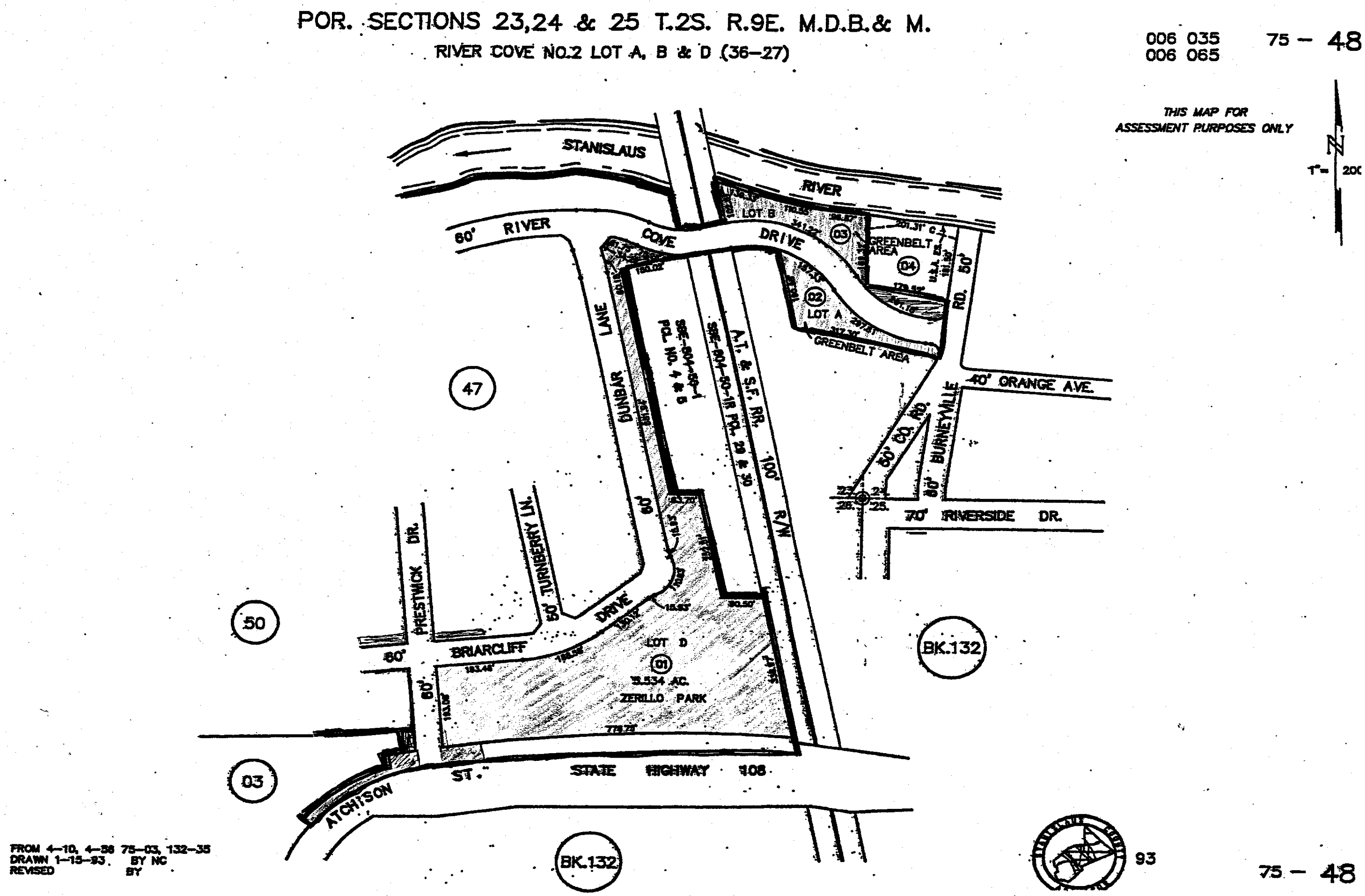
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision

WILLDAN Financial Services



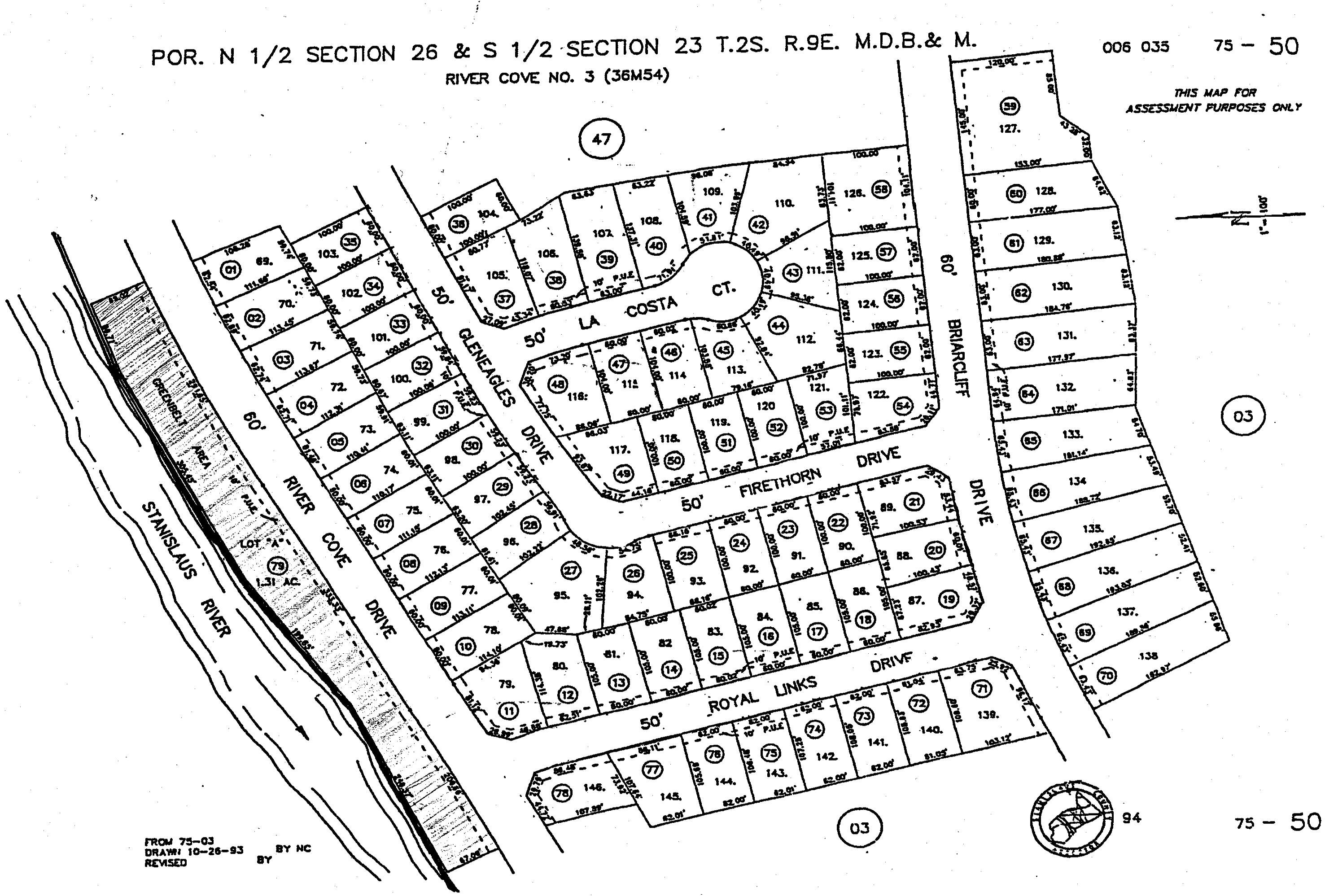
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



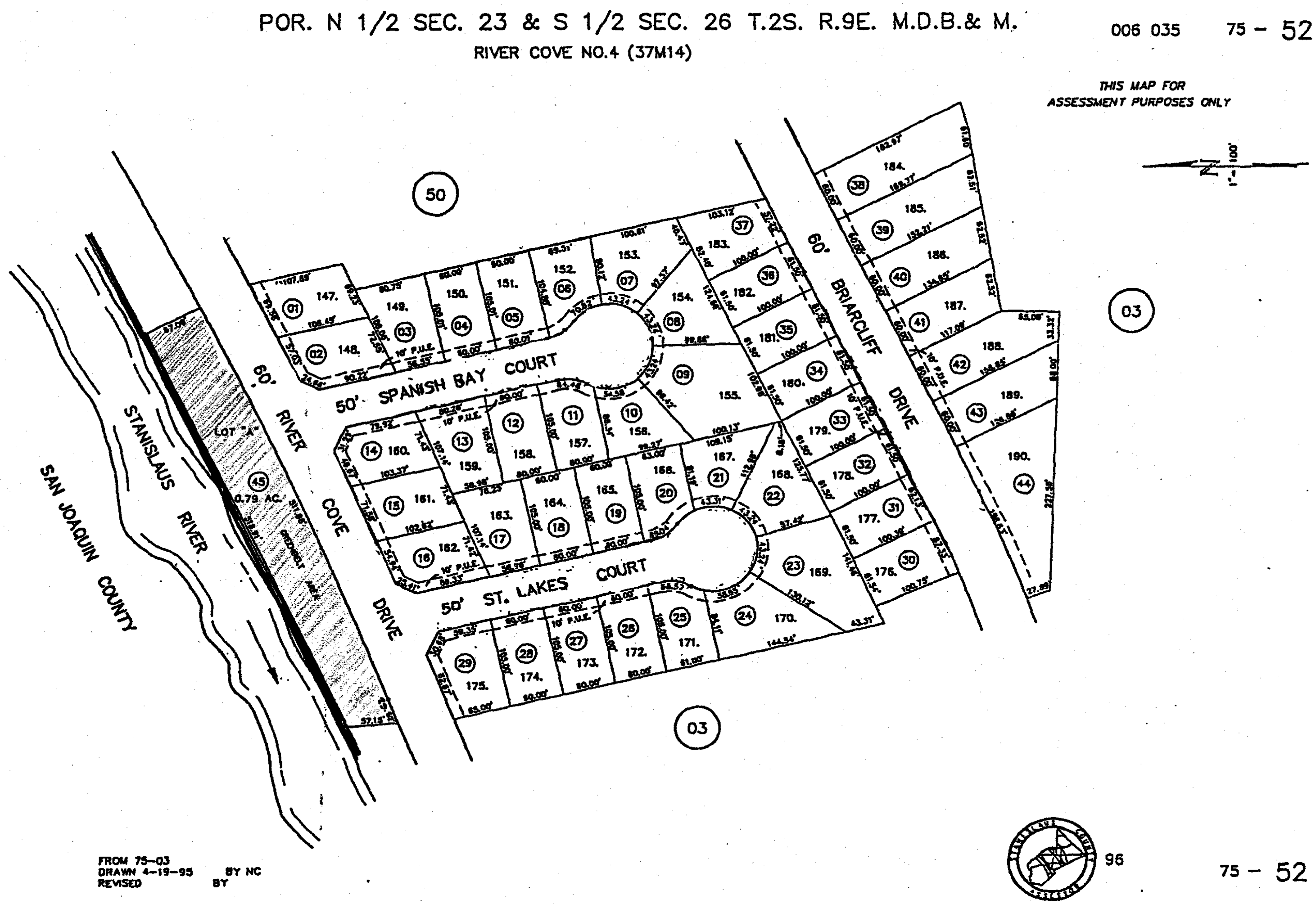
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



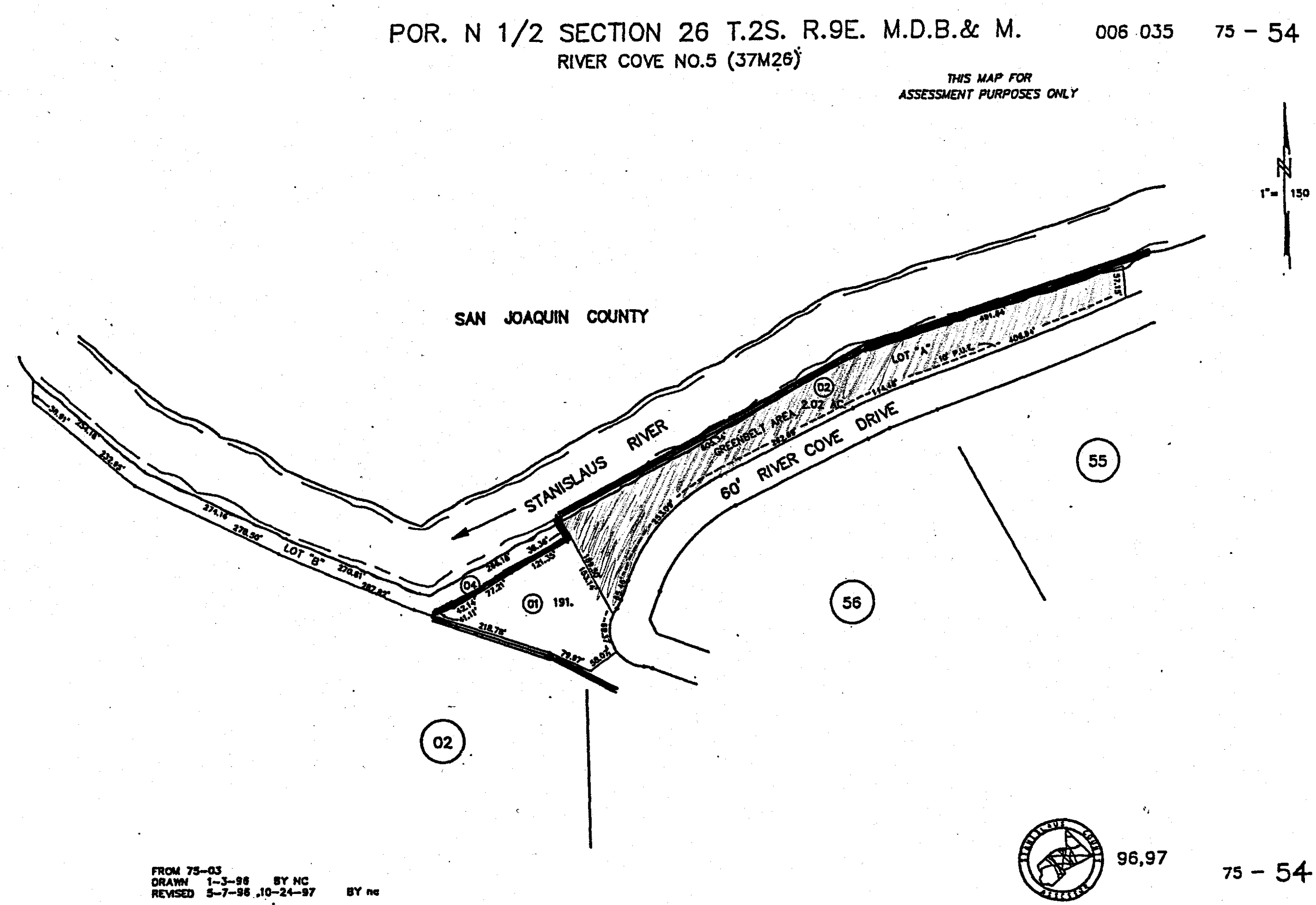
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded

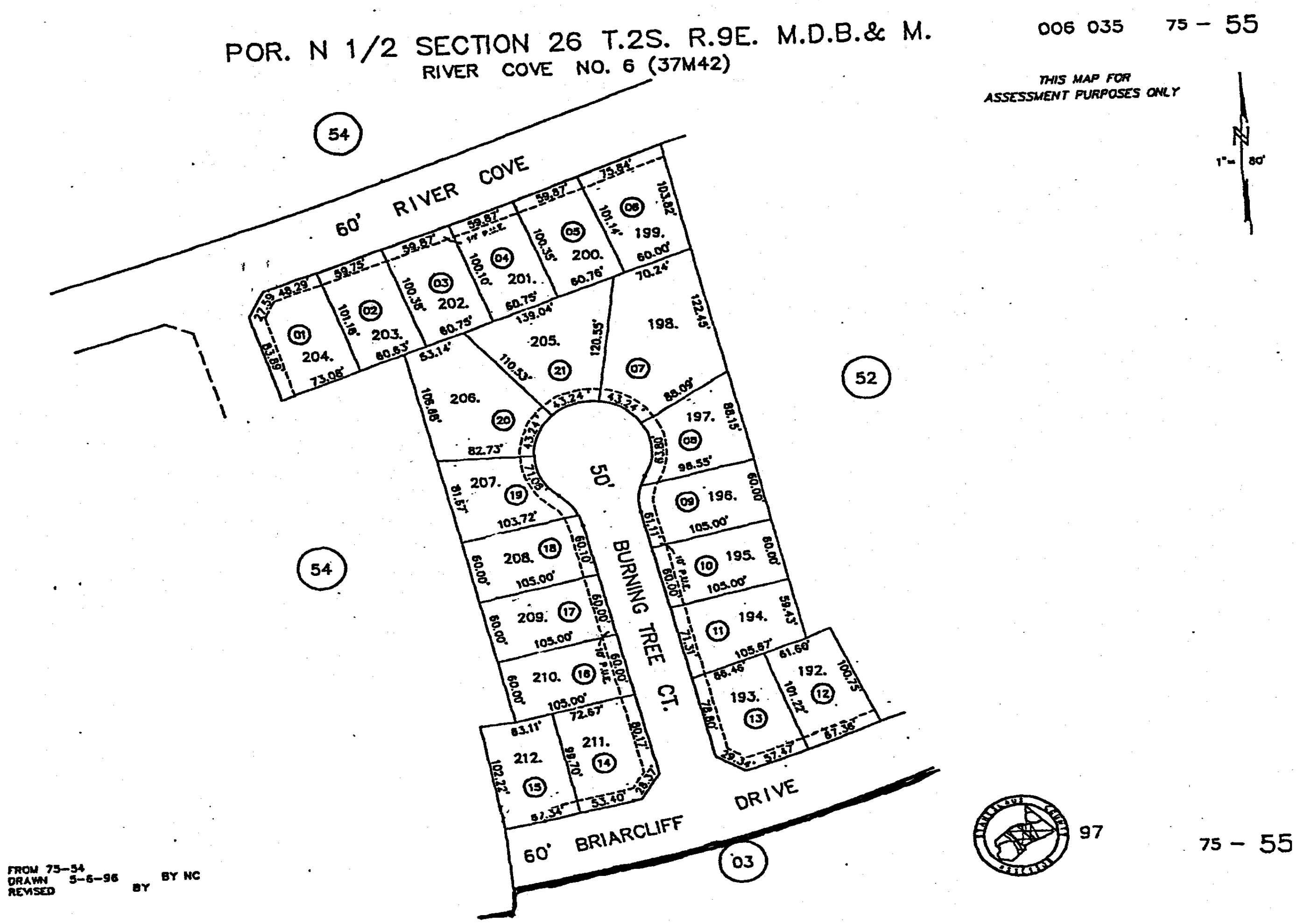


City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

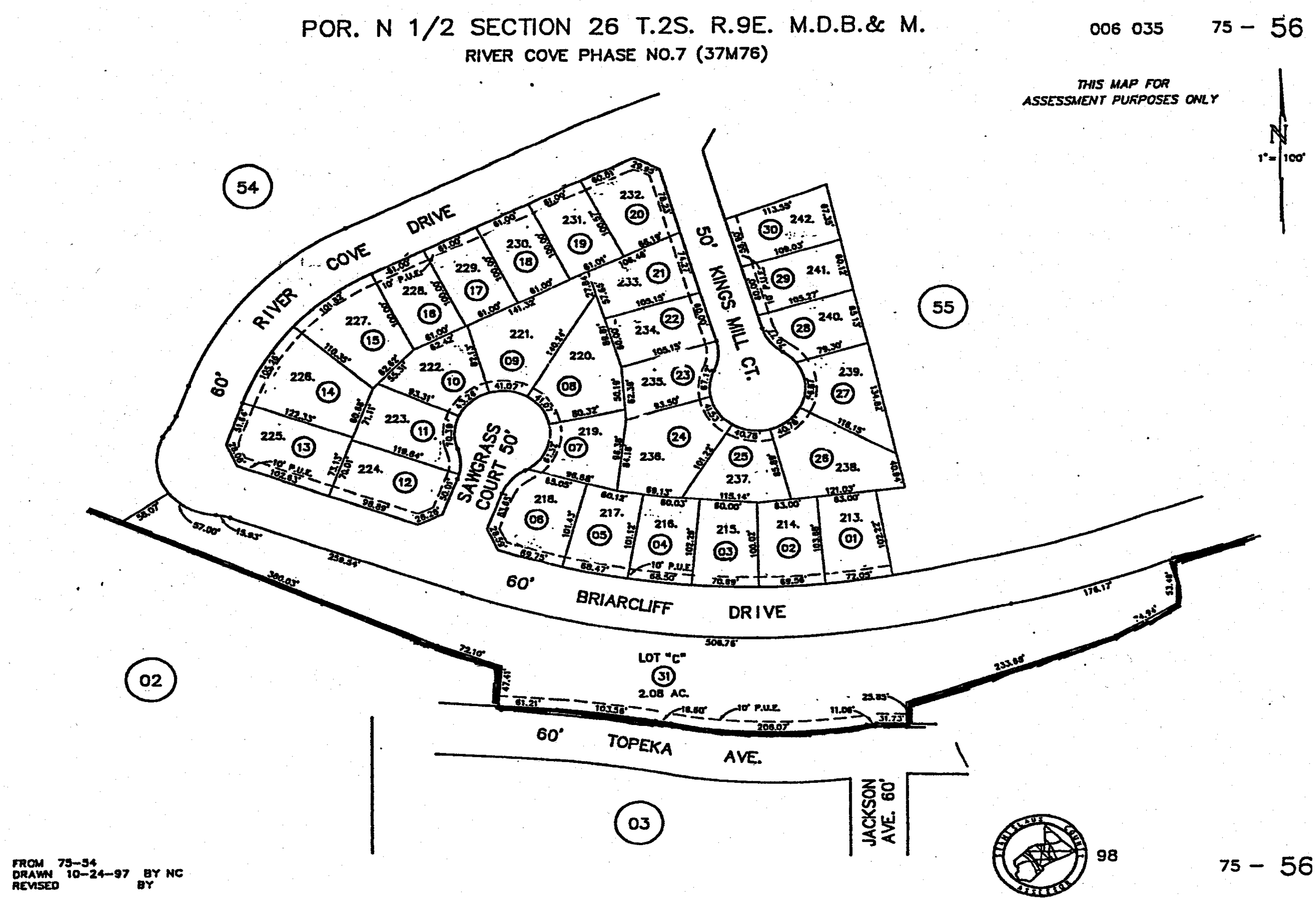
Landscaped Areas Shaded



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



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



PART VI — 2018/2019 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
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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
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075-047-043-000	1.0	196.90
075-047-044-000	1.0	196.90
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075-047-046-000	1.0	196.90
075-047-047-000	1.0	196.90
075-047-048-000	1.0	196.90
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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
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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
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075-050-036-000	1.0	196.90

APN	EDU	Charge
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075-050-038-000	1.0	196.90
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075-050-077-000	1.0	196.90
075-050-078-000	1.0	196.90

APN	EDU	Charge
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075-052-002-000	1.0	196.90
075-052-003-000	1.0	196.90
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075-052-038-000	1.0	196.90
075-052-039-000	1.0	196.90
075-052-040-000	1.0	196.90
075-052-041-000	1.0	196.90
075-052-042-000	1.0	196.90

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

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

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.D-5

SECTION 3: CONSENT CALENDAR

Meeting Date: June 12, 2018

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 2018/2019.

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 2018/2019.

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 2018/2019.

From: Jill Anderson, 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 2018/2019.

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 2018/2019 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

FISCAL IMPACT:

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2018/2019 will be as follows:

	FY 17/18	**FY 18/19**	**Change in Assessment**
Annual Parcel Assessments	$40.81	$40.81	$0.00

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

ATTACHMENTS:

1. Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2018/2019

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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 2018/2019 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 2018/2019.

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.

<u>Section 3</u> <u>Boundaries and Designation:</u> 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"

<u>Section 4</u> <u>Proposed Assessment Amounts:</u> For Fiscal Year 2018/2019, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

<u>Section 5</u> <u>Public Hearing(s):</u> 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.

<u>Section 6</u> <u>Notice:</u> 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.

<u>Section 7</u> <u>Time of Public Hearing:</u> Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **<u>Tuesday, June 26, 2018 at 6:00 p.m.</u>** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR FISCAL YEAR 2018/2019

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:

<u>Section 1</u> That the above recitals are all true and correct.

<u>Section 2</u> That the Report as presented consists of the following:

a. A Description of Improvements

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

Attachment: Engineer's Report – Sierra Vista L&L for FY 2018-2019

City of Riverbank

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

2018/2019 Engineer's Annual Levy Report

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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WILLDAN

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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 2018/2019 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 ______________, 2018.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Tony Thrasher, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

PART I – OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2

PART II – PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. DESCRIPTION OF THE DISTRICT 4
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 4
D. DESCRIPTION OF IMPROVEMENTS 6

PART III – METHOD OF APPORTIONMENT 6

A. GENERAL 6
B. BENEFIT ANALYSIS 7
C. ASSESSMENT METHODOLOGY 8
D. ASSESSMENT RANGE FORMULA 9

PART IV – DISTRICT BUDGET FY 2018/2019 11

PART V — DISTRICT BOUNDARY MAPS 12

PART VI — 2018/2019 ASSESSMENT ROLL 14

PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2018/2019. 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 2018/2019.

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

B. Applicable Legislation

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

Compliance with the Current Legislation

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

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

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

Provisions of the 1972 Act (Improvements and Services)

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

1. The installation or planting of landscaping;

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

PART II – PLANS AND SPECIFICATIONS

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

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

A. Changes or Modifications to the District

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

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

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIIID, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2018/2019.

B. Description of the District

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

C. Improvements Authorized by the 1972 Act

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

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

- The installation or construction of public lighting facilities.

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

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

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

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

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

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

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

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

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

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

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

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

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

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

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

D. DESCRIPTION OF IMPROVEMENTS

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements may include, but are not limited to, street lighting facilities and all-landscaping material and facilities within the District, including ground cover, shrubs, trees and plants; irrigation and drainage systems; masonry walls or other fencing, entryway monument, and associated appurtenant facilities located within the District. The landscaped areas and streetlights are identified as:

- Approximately 400 linear feet of perimeter and parkway landscaping along the east side of Terminal Avenue, north of Van Dusen Avenue (approximately 2,000 square feet).
- Screening block wall approximately 400 linear feet with a height of 9 feet that was installed as part of the development associated with the landscaping.
- Twelve streetlights throughout the development.

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

PART III – METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. Benefit Analysis

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

Assessment Rate x Parcel's EDU = Parcel Levy Amount

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

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

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB 919 (Proposition 218 implementation statutes).

The assessment range formula applied to District Assessments provides for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The following describes the proposed assessment range formula:

Wherein, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in Fiscal Year 2001/2002 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.

2. The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3.0%, and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report. The Maximum Assessment for Fiscal Year 2018/2019 is $167.59

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

PART IV – DISTRICT BUDGET FY 2018/2019

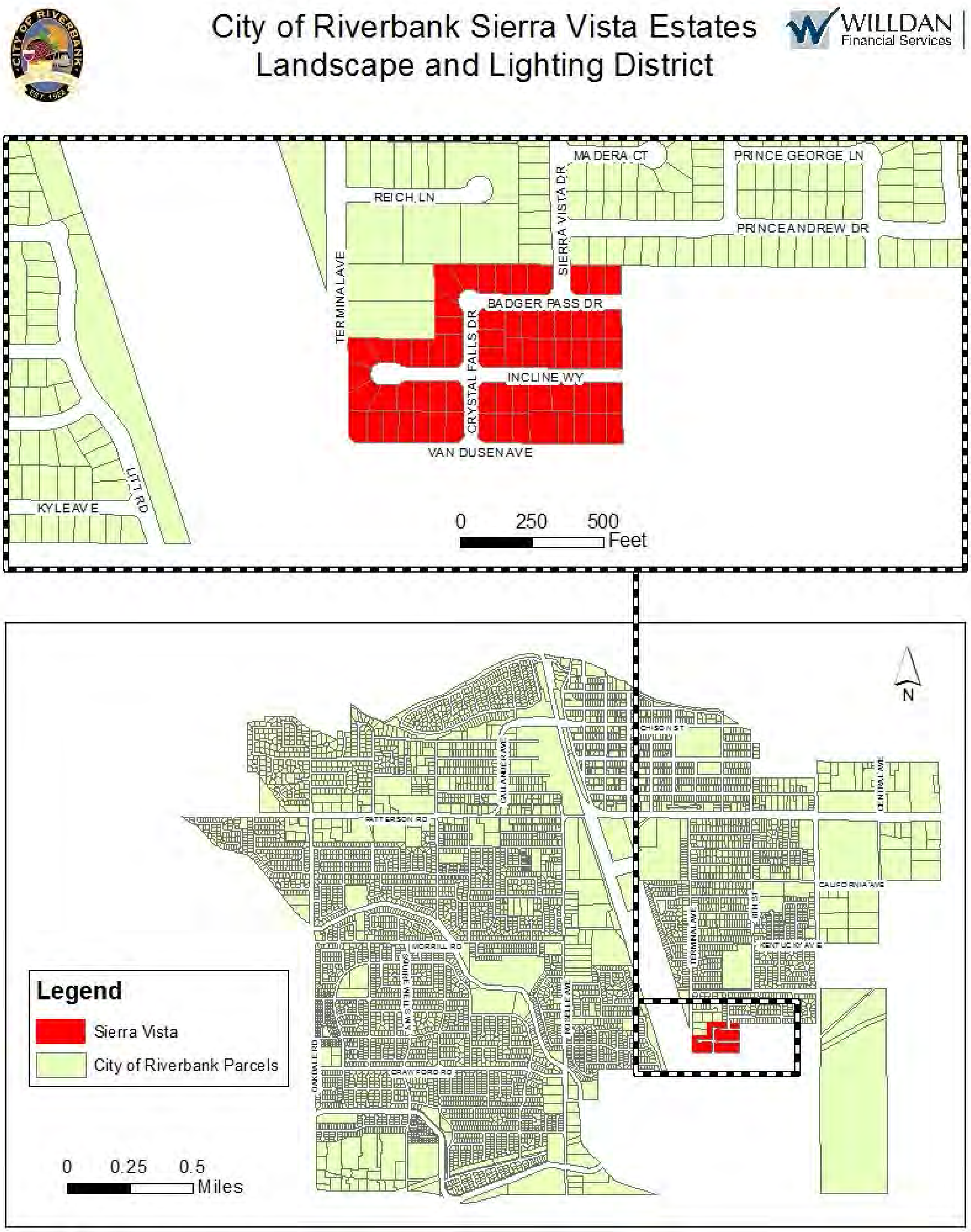
Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$900
Utilities	300
Repairs/Abatement	500
Street Lighting	500
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,200**
ADMINISTRATION COSTS	
District Administration	$2,475
County Administration Fee	76
Administration Costs (Subtotal)	**$2,551**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$4,751**
Reserve Collection/ (Transfers)	(2,139)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$2,612**
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	**$40.81**
Maximum Assessment Rate Approved	**$167.59**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$28,843
Reserve Collection/ (Transfers)	(2,139)
Ending Reserve Fund Balance (Projected)	**$26,704**
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
WILLDAN
Financial Services
MADERA CT
PRINCE GEORGE LN
REICH LN
SIERRA VISTA DR
PRINCE ANDREW DR
TERMINAL AVE
BADGER PASS DR
CRYSTAL FALLS DR
INCLINE WY
VAN DUSEN AVE
LITT RD
KYLE AVE
0 250 500
Feet
N
PATTERSON RD
MORRILL RD
CRAWFORD RD
CALIFORNIA AVE
Legend
Sierra Vista
City of Riverbank Parcels
0 0.25 0.5
Miles

PART VI — 2018/2019 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.E-1

SECTION 3: CONSENT CALENDAR

Meeting Date: June 12, 2018

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

1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2018/2019.

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 2018/2019.

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 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

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 2018/2019 are as follows:

	FY 17/18	FY 18/19	Change in Assessment
Residential Parcel Assessments	$37.62	$37.62	$0.00

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

ATTACHMENTS:

1. Resolution
2. Engineer's Annual Levy Report Riverbank Storm Drain District No. 2006-01 (Heartlands) Fiscal Year 2018/2019

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2018/2019

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
2018/2019 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk; and

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2018/2019 is outlined in the Engineer's Annual Levy Report; and

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

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

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

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

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2018/2019, 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 26, 2018 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 2018/2019.

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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: Engineer's Annual Levy Report – Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) Fiscal year 2018/2019

City of Riverbank

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

2018/2019 Engineer's Annual Levy Report

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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WILLDAN

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 2018/2019, 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 ______________, 2018.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Tony Thrasher, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

INTRODUCTION 1

PART I - PLANS AND SPECIFICATIONS 3

A. DESCRIPTION OF THE DISTRICT 3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II - METHOD OF APPORTIONMENT 6

A. BENEFIT ANALYSIS 6
B. ASSESSMENT METHODOLOGY 8
C. ASSESSMENT RANGE FORMULA 10

PART III – 2018/2019 DISTRICT BUDGET 12

PART IV - DISTRICT DIAGRAMS 13

PART V – 2018/2019 ASSESSMENT ROLL 15

INTRODUCTION

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

Riverbank Storm Drain District No. 2006-01

(Heartlands)

(hereafter referred to as “District”), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the “Crossroads Commercial Center”). This Engineer’s Report (hereafter referred to as “Report”) describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2018/2019. 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 2018/2019.

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

This Report consists of five (5) parts:

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

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2018/2019.

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

County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

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

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:
East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:
Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;
All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and
All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

- The installation or construction of public lighting facilities.

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

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

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

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

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

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

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

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

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

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

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

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

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

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

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

C. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the residential subdivisions known as the Heartlands and the Cottages, and the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6, referred to as the Crossroads Commercial Center. The District improvements generally include but are not limited to inlets, catch basins, storm-drain-pipes, outlets, pumps, filters, drainage basins, and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

Development of each of the properties within the District to their full potential required the construction and installation of the four-acre drainage basin area located in the northwest section of the District and related storm drain infrastructure within the District to address water run-off from these properties. The construction and installation of these improvements and facilities were only necessary for the development of these properties and the ongoing maintenance and servicing of these improvements provided by this District are only necessary to ensure the integrity of these improvements and facilities associated with those properties. The facilities and services to be funded through the District assessments are generally described as:

Improvements and Facilities

The Storm Drain improvements and facilities to be maintained by the District include the four-acre drainage basin site constructed in the northern portion of the District (Assessor's Parcel Number 075-097-043) and the related facilities and infrastructure located within that site (referred to here as basin-site improvements), as well as the pipes, catch basins, inlets and related drainage facilities within the residential and commercial development areas that collect and direct water flow to this drainage basin (referred to here as property-site improvements). The facilities and infrastructure to be funded through the District assessments generally include:

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of "upland" area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the "upland" area surrounding the drainage basin; An 8 inch concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6" angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates; A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10" PVC gravity line. 168 linear feet of 10" PVC forced main line from the pump station to the MID canal. 143 linear feet of 12" perforated PVC. 199 linear feet of 18" RCP. 58 linear feet of 54" RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements
The overall storm drain system to be maintained by the District includes various pipes, catch basins, inlets and other facilities within public right-of-ways and easements that collect and direct water flow from the residential and commercial properties of the District to the drainage basin. These improvements generally include: 73 storm drain manholes; 80 catch basins; and 123,057 lineal feet of piping tributary to the basin.

A detailed description of the storm drain improvement plans associated with the various property developments within the District are on file with the City Engineer and by reference these plans and specifications are made part of this Report.

Maintenance and Services
Annual inspection and stencil maintenance of inlets & catch basins; Cleaning and maintenance of catch basins, cleanouts, manholes, inlet structure and outlet structure as needed, including permits and documentation requirements; Periodic cleaning of storm drain pipes, including permits and documentation requirements; Annual landscape maintenance and rodent control of the drainage basin area; Periodic vegetation and debris control within the drainage basin; Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed; Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded); Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); Annual maintenance and repair of the fencing around the drainage basin.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

Each of the improvements and services, and the associated costs and assessments, have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The storm drain improvements associated with this District were necessary and essential requirements for the development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since the parcels to be assessed within the District would not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the various improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the use and preservation of the properties within the District. Such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to the preservation and protection of private property. The storm drain system contributes to a specific enhancement of the parcels within the District and the absence of adequate maintenance and servicing of these improvements could eventually have a negative impact on those properties.

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. Assessment Methodology

All costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the *California Constitution Article XIIID, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles XIIIC and XIIID*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the *California Constitution, Article XIIID, Section 4.* As part of the District formation, the notice and assessment ballots presented to the property owners for approval, included a maximum assessment amount for Fiscal Year 2006/2007 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the assessment range formula described herein.

The assessment range formula for this District shall be applied to all future assessments and is generally defined, if the annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2006/2007 adjusted annually by the annual percentage change in the February Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2017/2018 was $692.18/EBU. The CPI for 2018 is 3.56% increasing the Maximum Assessment for Fiscal Year 2018/2019 to $716.85/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 – 2018/2019 DISTRICT BUDGET

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

Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$1,500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	844
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	880
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	1,500
Annual Inspection & Maintenance: Storm Drain Pipes	2,200
Annual Pump Operation (Including Electricity)	2,000
Annual Maintenance Expenses: Storm Drains	**$14,024**
Total Annual Direct Costs: Storm Drain Improvements	**$14,024**
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	**$21,079**
Reserve Collection/(Transfer)	0
City Loan — Repayment/(Advance)	0
Total Levy Adjustments	**0**
BALANCE TO LEVY	**$21,079**
DISTRICT STATISTICS	
Total Parcels	175
Parcels Levied	175
Total EBU	84.05
Levy per EBU	$250.80
Maximum Levy per EBU	**$716.85**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$108,543
Reserve Collection	0
Ending Reserve Fund Balance	**$108,543**

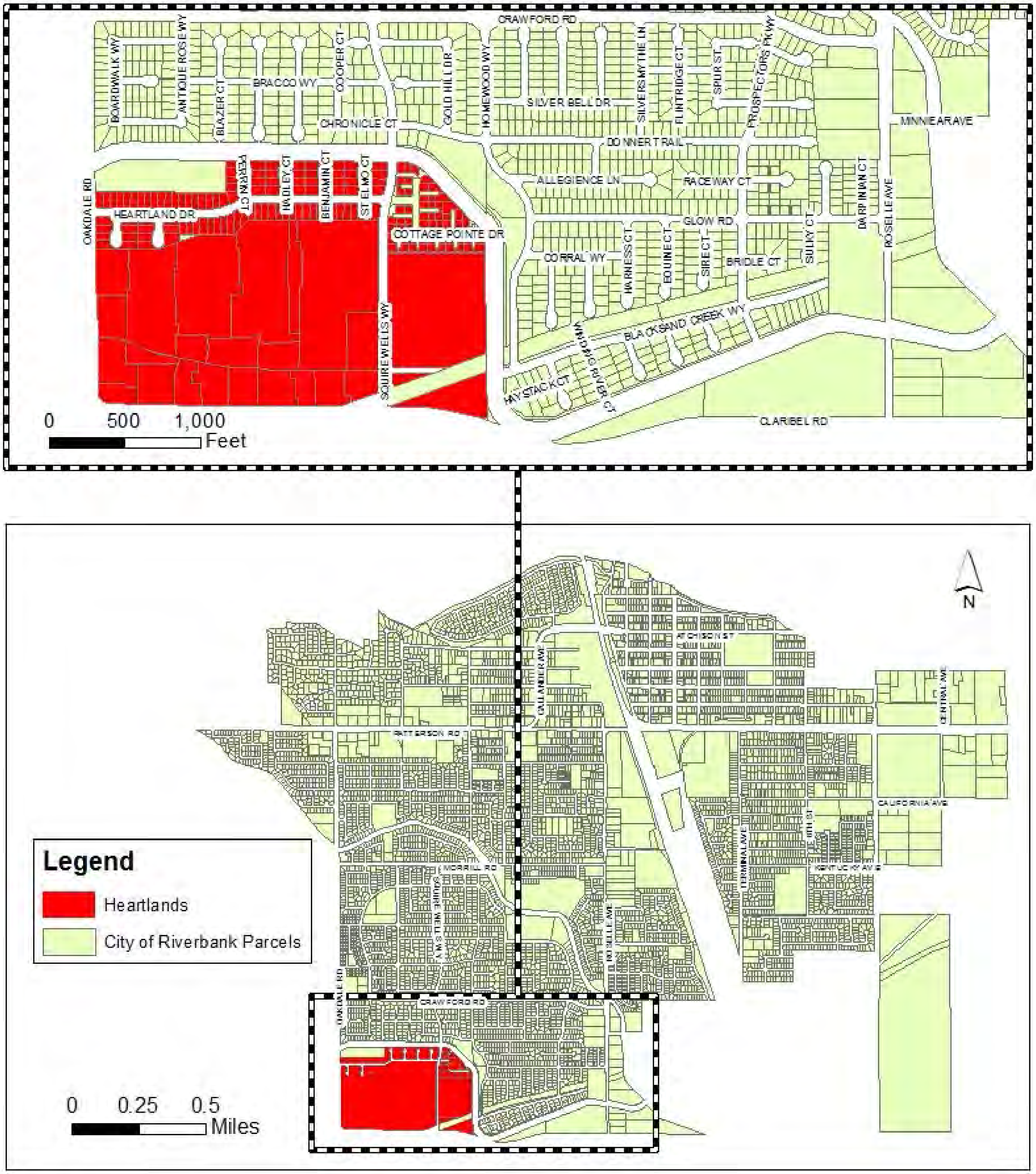
PART IV - DISTRICT DIAGRAMS

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)

WILLDAN Financial Services



PART V – 2018/2019 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	$90.28
075-093-025-000	2.11	529.18
075-093-030-000	10.96	2,748.76
075-093-031-000	10.00	2,508.00
075-093-034-000	1.81	453.94
075-093-035-000	0.90	225.72
075-093-036-000	1.08	270.86
075-093-037-000	0.73	183.08
075-093-038-000	1.35	338.58
075-093-039-000	1.14	285.90
075-093-040-000	0.95	238.26
075-093-041-000	6.57	1,647.74
075-093-043-000	1.45	363.66
075-093-044-000	1.09	273.36
075-093-045-000	1.25	313.50
075-093-047-000	0.84	210.66
075-093-049-000	1.28	321.02
075-093-051-000	6.21	1,557.46
075-093-052-000	4.68	1,173.74
075-093-053-000	1.63	408.80
075-093-054-000	1.43	358.64
075-093-058-000	1.43	358.64
075-093-061-000	2.00	501.60
075-096-001-000	0.15	37.62
075-096-002-000	0.15	37.62
075-096-003-000	0.15	37.62
075-096-004-000	0.15	37.62
075-096-005-000	0.15	37.62
075-096-006-000	0.15	37.62
075-096-007-000	0.15	37.62
075-096-008-000	0.15	37.62
075-096-009-000	0.15	37.62
075-096-010-000	0.15	37.62
075-096-011-000	0.15	37.62
075-096-012-000	0.15	37.62
075-096-013-000	0.15	37.62
075-096-014-000	0.15	37.62
075-096-015-000	0.15	37.62
075-096-016-000	0.15	37.62
075-096-017-000	0.15	37.62
075-096-018-000	0.15	37.62
075-096-019-000	0.15	37.62
075-096-020-000	0.15	37.62
075-096-021-000	0.15	37.62
075-096-022-000	0.15	37.62
075-096-023-000	0.15	37.62
075-096-024-000	0.15	37.62
075-096-025-000	0.15	37.62
075-096-026-000	0.15	37.62
075-096-027-000	0.15	37.62
075-096-028-000	0.15	37.62
075-096-029-000	0.15	37.62

APN	EBU	Charge
075-096-030-000	0.15	37.62
075-096-031-000	0.15	37.62
075-096-032-000	0.15	37.62
075-096-033-000	0.15	37.62
075-096-034-000	0.15	37.62
075-096-035-000	0.15	37.62
075-096-036-000	0.15	37.62
075-096-037-000	0.15	37.62
075-096-038-000	0.15	37.62
075-096-039-000	0.15	37.62
075-096-040-000	0.15	37.62
075-096-041-000	0.15	37.62
075-096-042-000	0.15	37.62
075-096-043-000	0.15	37.62
075-096-044-000	0.15	37.62
075-096-045-000	0.15	37.62
075-096-046-000	0.15	37.62
075-096-047-000	0.15	37.62
075-096-048-000	0.15	37.62
075-096-049-000	0.15	37.62
075-096-050-000	0.15	37.62
075-096-051-000	0.15	37.62
075-096-052-000	0.15	37.62
075-096-053-000	0.15	37.62
075-096-054-000	0.15	37.62
075-097-001-000	0.15	37.62
075-097-002-000	0.15	37.62
075-097-003-000	0.15	37.62
075-097-004-000	0.15	37.62
075-097-005-000	0.15	37.62
075-097-006-000	0.15	37.62
075-097-007-000	0.15	37.62
075-097-008-000	0.15	37.62
075-097-009-000	0.15	37.62
075-097-010-000	0.15	37.62
075-097-011-000	0.15	37.62
075-097-012-000	0.15	37.62
075-097-013-000	0.15	37.62
075-097-014-000	0.15	37.62
075-097-015-000	0.15	37.62
075-097-016-000	0.15	37.62
075-097-017-000	0.15	37.62
075-097-018-000	0.15	37.62
075-097-019-000	0.15	37.62
075-097-020-000	0.15	37.62
075-097-021-000	0.15	37.62
075-097-022-000	0.15	37.62
075-097-023-000	0.15	37.62
075-097-024-000	0.15	37.62
075-097-025-000	0.15	37.62
075-097-026-000	0.15	37.62
075-097-027-000	0.15	37.62
075-097-028-000	0.15	37.62
075-097-029-000	0.15	37.62
075-097-030-000	0.15	37.62

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

APN	EBU	Charge
075-098-041-000	0.15	37.62
075-098-042-000	0.15	37.62
075-098-043-000	0.15	37.62
075-098-044-000	0.15	37.62
075-098-045-000	0.15	37.62
075-098-046-000	0.15	37.62
075-098-047-000	0.15	37.62
075-098-048-000	0.15	37.62
075-098-049-000	0.15	37.62
075-098-050-000	0.15	37.62
075-098-051-000	0.15	37.62
075-098-052-000	0.15	37.62
075-098-053-000	0.15	37.62
075-098-054-000	0.15	37.62
075-098-055-000	0.15	37.62
075-098-056-000	0.15	37.62
Total	**84.05**	**$21,079.62**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.E-2

SECTION 3: CONSENT CALENDAR

Meeting Date: June 12, 2018

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

1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2018/2019

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 2018/2019.

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 2018/2019. A Public Hearing to consider adoption of the report and annual levy of assessents is scheduled for June 26, 2018.

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 2018/2019.

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 2018/2019 are as follows:

	FY 17/18	FY 18/19	Change in Assessment
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. Engineer's Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2018/2019
2. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE) FOR FISCAL YEAR 2018/2019

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 2018/2019 (the "Assessment Roll"), which has been prepared in accordance with the method described in the Engineer's Report, has been submitted to the Council and is on file with the City Clerk; and

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2018/2019 is outlined in the Engineer's Annual Levy Report; and

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

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

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

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

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2018/2019, 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 26, 2018 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 2018/2019.

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by , seconded by , 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: Engineer's Report – Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for FY 2018/2019

City of Riverbank

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

2018/2019 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: June 12, 2018
Public Hearing: June 26, 2018

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WILLDAN

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 2018/2019, 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 ______________, 2018.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Tony Thrasher, Project Manager
District Administration Services

By: ________________________________

Richard Kopecky
R.C.E. # 16742

TABLE OF CONTENTS

INTRODUCTION 1

PART I — PLANS AND SPECIFICATIONS 3

A. DESCRIPTION OF THE DISTRICT 3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II — METHOD OF APPORTIONMENT 6

A. BENEFIT ANALYSIS 6
B. ASSESSMENT METHODOLOGY 6
C. ASSESSMENT RANGE FORMULA 10

PART III — DISTRICT BUDGET 11

PART IV — DISTRICT BOUNDARY MAPS 12

PART V — 2018/2019 ASSESSMENT ROLL 15

INTRODUCTION

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

Riverbank Storm Drain District No. 05-01

(Sterling Ridge)

(hereafter referred to as "District"), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2018/2019, 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 2018/2019. 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 2018/2019.

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

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the residential subdivision of Sterling Ridge.

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 2018/2019.

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

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

PART I — PLANS AND SPECIFICATIONS

A. Description of the District

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

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

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

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

B. Improvements Authorized by the 1972 Act

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

- The installation or planting of landscaping.

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

- The installation or construction of public lighting facilities.

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

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

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

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

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

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

PART II — METHOD OF APPORTIONMENT

A. Benefit Analysis

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

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

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin and related facilities including the drainage basin landscaping, fencing and pumps benefit developments in the area. All District costs have been identified as special benefit and shall be allocated to each property in proportion to the special benefits received.

B. Assessment Methodology

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit. At the writing of this Report, the parcels within the District had not been fully subdivided, based on available parcel information from the County Assessor's Office. Therefore, the parcels within the District may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that best reflects both the current and proposed use of each parcel. The EBUs calculated for a specific parcel defines that parcel's proportional special benefits from the proposed District improvements, facilities and services.

Equivalent Benefit Units

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Benefit Act, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size, and development. Although the EBU method of apportioning special benefit is commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District:

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This EBU is the base value that all other properties are compared and weighted against.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes or mobile home parks. Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential property, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater

Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, it has been determined that an appropriate allocation of special benefit for multi-family residential properties is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties - they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. There is no adjustment for parcels with more than five units.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification oftentimes involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Therefore, it has been determined that a reasonable allocation of special benefit for this type of property would parallel the twenty-five percent (25%) apportionment of property value and the number of single-family residential units typically developed per acre (an average of 4 units per acre). Based on these factors this land use shall be assigned 1.0 EBU per acre (4 units per acre x 25%). Parcels less than one acre shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract). Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

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

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases — In many districts where multiple land use classifications are involved, there is usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types and the Equivalent Benefit Unit factors used to calculate each parcel's individual EBU as outlined above.

Land Uses and Equivalent Benefit Units

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 5 Units
	0.50	Per Unit for Units 6-50
	0.25	Per Unit for all remaining units
Condominium/Town-home	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.25	Per Unit for all remaining units
Vacant	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of EBUs is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total EBUs of all the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners was required pursuant to the *California Constitution, Article XIIID, Section 4*.

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for Fiscal Year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment Rate for Fiscal Year 2017/2018 was $182.80 per EBU, the CPI increase for February 2018 is 3.56%. The adjusted Maximum Assessment Rate for Fiscal Year 2018/2019 is $189.31 per EBU.

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

PART III — DISTRICT BUDGET

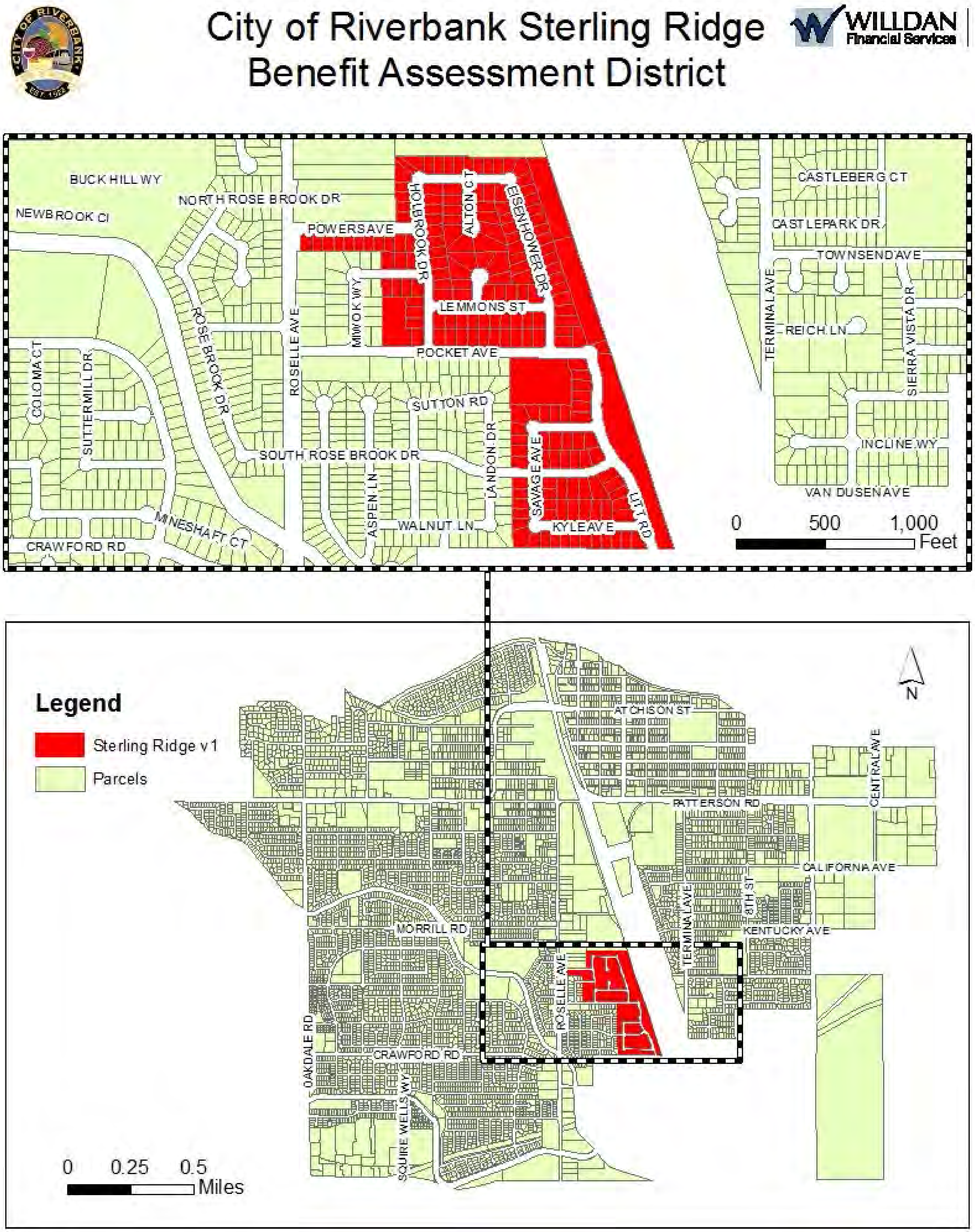
Storm Drain District No. 05-01 (Sterling Ridge)	General Benefit	Special Benefit	Total Budget
DIRECT COSTS			
Annual Maintenance			
Inspection & Abatement: Drainage Basins	$1,265	$1,335	$2,600
Landscape Maint: Drainage Basins (incl utilities)	1,946	2,054	4,000
Annual Maint: Drainage Basins/Channelway fencing	487	513	1,000
Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc	12	988	1,000
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	26	2,074	2,100
Annual Inspection & Maint: Storm Drain pipes	32	2,468	2,500
Annual pump operation (include electricity)	1,707	1,797	3,504
Annual Maintenance Expenses: Storm Drains	**$5,475**	**$11,229**	**$16,704**
Total Annual Direct Costs	**$5,475**	**$11,229**	**$16,704**
ADMINISTRATION COSTS			
City Administration & Overhead	$0	$4,100	$4,100
Professional Fes & Services	0	2,300	2,300
County Administration Fee	0	102	102
Miscellaneous/Other Admin Fees	0	338	338
Total Annual Administration Costs	**$0**	**$6,840**	**$6,840**
TOTAL DIRECT AND ADMIN COSTS	**$5,475**	**$18,069**	**$23,544**
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	**$5,475**	**$18,069**	**$23,544**
DISTRICT STATISTICS			
Total Parcels			361
Parcels Levied			361
Total EBU			361.00
Levy per EBU			$65.22
Maximum Levy per EBU			**$189.31**
FUND BALANCE INFORMATION			
Beginning Reserve Fund Balance			$94,077
Reserve Collection			0
Ending Reserve Fund Balance			**$94,077**

PART IV — DISTRICT BOUNDARY MAPS

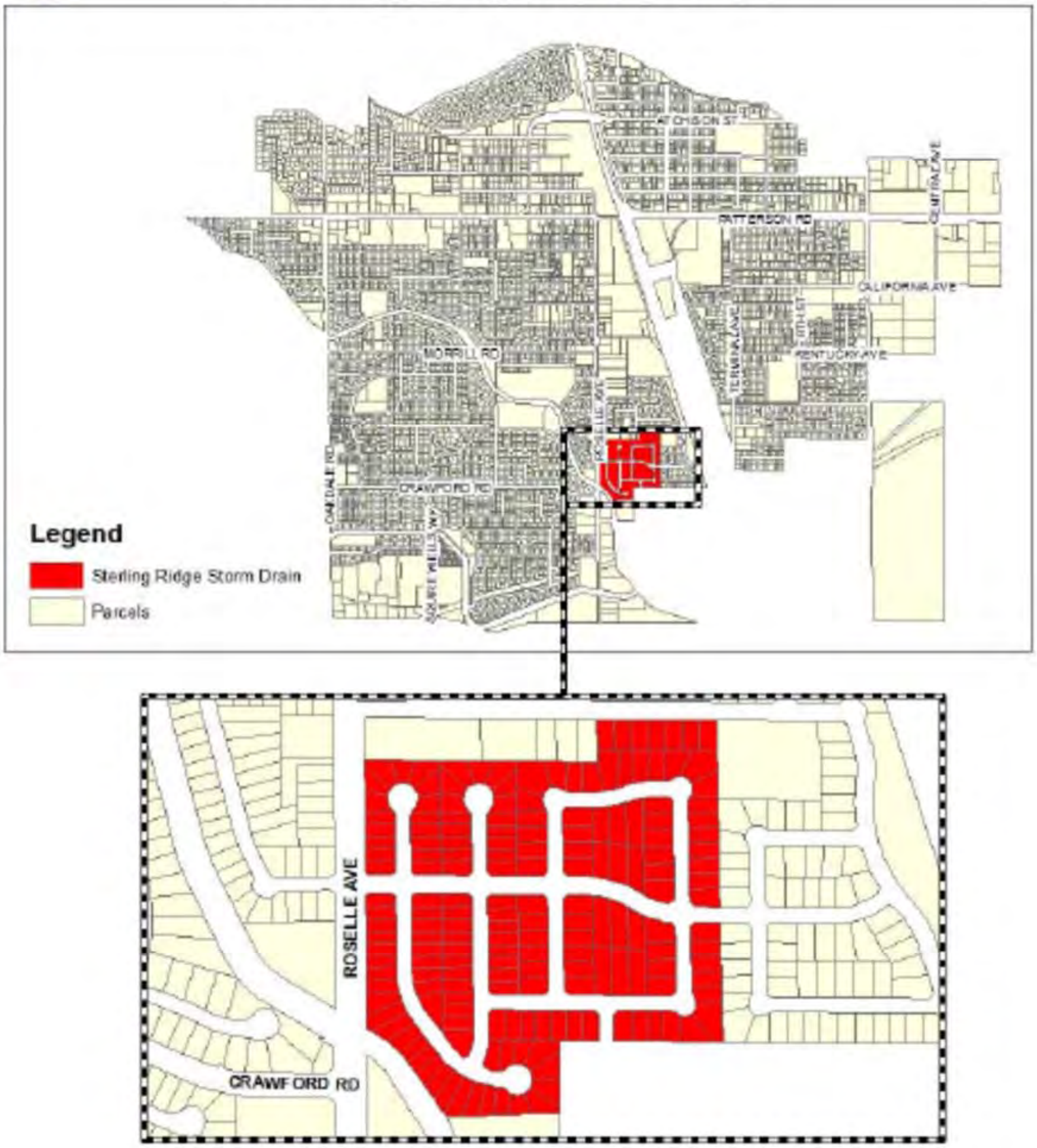
The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

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 — 2018/2019 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
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075-049-027-000	1.0	65.20
075-049-028-000	1.0	65.20
075-049-029-000	1.0	65.20
075-049-030-000	1.0	65.20
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075-049-040-000	1.0	65.20
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075-049-042-000	1.0	65.20
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075-095-026-000	1.0	65.20
075-095-027-000	1.0	65.20
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075-095-029-000	1.0	65.20
075-095-030-000	1.0	65.20
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075-095-033-000	1.0	65.20
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075-095-068-000	1.0	65.20
075-095-069-000	1.0	65.20
075-095-070-000	1.0	65.20
075-095-071-000	1.0	65.20
075-095-072-000	1.0	65.20
075-095-073-000	1.0	65.20
075-095-074-000	1.0	65.20
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APN	EBU	Charge
075-095-076-000	1.0	65.20
075-095-077-000	1.0	65.20
075-095-078-000	1.0	65.20
075-095-079-000	1.0	65.20
075-095-080-000	1.0	65.20
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075-095-083-000	1.0	65.20
075-095-084-000	1.0	65.20
075-095-085-000	1.0	65.20
075-095-086-000	1.0	65.20
Total	**361.0**	**$23,537.20**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date:	June 12, 2018
Subject:	Dedication of Walking Trail at Jacob Meyers Park as the Scott Mc Ritchie Trail
From:	Sean Scully, City Manager

RECOMMENDATION

It is recommended that the City Council consider the proposed resolution dedicating the Jacob Meyers Park Trail in honor of Scott Mc Ritchie.

SUMMARY/BACKGROUND

As Council and community are well aware, Scott Mc Ritchie has served as a community advocate and volunteer in Riverbank for many decades. Mr. Mc Ritchie has not only served on a number of City committees (budget, planning, etc). He has also served as a leader in a variety of charitable programs and has been a key figure in the Riverbank Housing Authority. Perhaps most notably, Mr. Mc Ritchie has been a longtime advocate for Jacob Meyers Park (as part of the Friends for Jacob Meyers Park group) and has been an important part of many of the most meaningful improvement projects that make Jacob Meyers the regional attraction it is now.

Internal discussions amongst staff as well as communication from members of the community have indicated a desire to have the Council consider dedicating an important area of the park to Mr. Mc Ritchie. A small area of the park (campgrounds) have already been dedicated to Mr. Mc Ritchie but since the campgrounds are part of the larger walking trail area, staff would suggest that the entire area which is encapsulated by the walking trail, be dedicated as the Scott Mc Ritchie trail. If approved staff would work to develop an appropriate entrance sign, which dedicates the trail to Mr. Mc Ritchie. The sign could also summarize Mr. Mc Ritchie's many civic and volunteer led efforts to make Riverbank the place it is today.

FINANCIAL IMPACT

Minimal financial impact is expected. If approved staff will budget funds (approximately $500) during the upcoming FY 18/19 for an appropriate sign dedicating the area to Mr. Mc Ritchie.

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DEDICATING THE JACOB MEYERS PARK TRAIL IN HONOR OF SCOTT MC RITCHIE

WHEREAS, Scott Mc Ritchie has a long history of service to the City of Riverbank; and

WHEREAS, Scott Mc Ritchie has served in many civic and volunteer capacities for Riverbank; and

WHEREAS, Scott Mc Ritchie has been a longtime supporter and volunteer for many projects at Jacob Meyers Park; and

WHEREAS, the projects, support and volunteerism of Scott Mc Ritchie have made Riverbank a better place; and

WHEREAS, the Community, Council and Staff of the City of Riverbank desire to recognize Mr. Mc Ritchie for his many efforts on behalf of the community; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Riverbank hereby dedicates the Jacob Meyers Park Trail as the Scott Mc Ritchie Park Trail.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	June 12, 2018
Subject:	A Resolution submitting a ballot measure to the City's qualified voters at the November 6, 2018, Statewide General Election authorizing the City to impose a business license tax on the gross receipts of cannabis businesses in an amount not to exceed fifteen percent (15%).
From:	Sean Scully, City Manager
Submitted by:	Sean Scully, City Manager

RECOMMENDATION

Adopt a resolution submitting a ballot measure to the City of Riverbank's ("City") qualified voters at the November 6, 2018, Statewide General Election authorizing the City to impose a business license tax on the gross receipts of cannabis businesses in an amount not to exceed fifteen percent (15%).

DISCUSSION

On November 8, 2016, the Control, Regulate, & Tax Adult Use of Marijuana Act ("AUMA'") was approved by California voters with the passage of Proposition 64. Effective November 9, 2016, AUMA legalizes the use and cultivation of non-medical marijuana for personal use, for persons 21 years or older. AUMA permits local jurisdictions to regulate or ban non-medical (adult or recreational use) marijuana related to the cultivation, distribution and delivery, transportation, manufacturing, testing laboratories, dispensaries, and micro-marijuana facilities.

On June 27, 2017, the Governor signed SB 94, entitled the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"). MAUCRSA essentially combines the previous medical marijuana acts (the 2015 MMRSA and 2016 MCRSA laws) with AUMA and establishes a State system for the regulation and administration of both medical and recreational marijuana use.

On August 22, 2017, the City adopted Ordinance No 2017-007 amending the City's Municipal Code, thereby authorizing certain commercial cannabis activity in the City. The City's cannabis ordinance authorizes commercial cannabis cultivation, dispensaries, and testing laboratories subject to obtaining a development agreement and conditional use permit from the City. Cannabis deliveries are prohibited, unless a City business license is obtained by the delivery service.

The attached resolution would place a measure on the ballot authorizing the City of Patterson City Council ("City Council") to impose a business license tax on cannabis business in the City by resolution. Under the City's existing business license tax ordinance, all persons engaged in business activity in the City are required to obtain a business license certificate and pay the City's business license tax.[1] The proposed ordinance, which will be incorporated into the City's municipal code only if the tax measure passes, would authorize a business tax to be imposed on any cannabis business in the City, with a maximum tax rate of up to fifteen percent (15%) of the business' monthly gross receipts. If the City's voters approve the measure, the actual tax rate will be set by resolution of the City Council. The measure authorizes, but does not require, the City Council to impose a cannabis business tax on any commercial cannabis activity.

If the measure passes, the tax ultimately imposed by the City Council will apply only to those cannabis businesses operating outside of a development agreement approved by the City Council. All of the approved cannabis businesses currently operating in the City are subject to such a development agreement. However, the City needs a taxing mechanism in place to collect revenue from any cannabis business operating outside a development agreement and those businesses that continue to operate after a development agreement expires. The tax is also necessary in the event the Cannabis Pilot Program is cancelled or substantially altered by the City Council.

The City Council will also be authorized to establish penalties and fines to enforce the payment of the cannabis business tax. The City Manager may also establish rules and procedures for the collection of the business tax, and the Finance Director will be directed to audit any businesses submitting such taxes to the City.

The cannabis business license tax is proposed as a general tax, which the City may use for any legal municipal purpose. Under Article XIIIC of the State Constitution, no local government may impose, extend, or increase any general tax unless and until that tax is submitted to the electorate and approved by a majority vote. Therefore, staff is requesting approval from the City Council to place the attached tax measure on the ballot for the Statewide General Election on November 6, 2018.

If the City Council decides not to submit the cannabis business tax for voter approval at the November 6, 2018, election, the next statewide general election to submit this measure will occur in 2020.

The resolution also directs the City Council to appoint two (2) of its members to a subcommittee with the purpose of formulating the arguments in favor of the measure and any rebuttal to an argument against the measure. After adopting the resolution, the City Council may appoint the two (2) member subcommittee by minute action. Staff is also directed to take action necessary to ensure the measure appears on the ballot, including the drafting of an impartial analysis and ensuring all documents are properly delivered to the Stanislaus County Registrar of Voters.

[1] Riverbank Municipal Code Chapter 110.

ALTERNATIVE ACTIONS

1. Adopt the Resolution placing the cannabis business license tax measure on the ballot for the November 6, 2018, Statewide General Election;

2. Continue adoption of the Resolution to a later City Council meeting, and provide staff with direction to amend the Resolution; or

3. Reject the Resolution placing the cannabis business tax measure on the ballot for the November 6, 2018, Statewide General Election.

FINANCIAL IMPACT

The City will be required to pay Stanislaus County for its services in consolidating the election, which is typically estimated around $5 per registered voter. However, if the measure passes, the City anticipates significant revenue resulting from the cannabis business tax.

ENVIRONMENTAL

MAUCRSA provides an exemption under the California Environmental Quality Act ("CEQA") for any ordinance, rule, or regulation by a city that requires discretionary review and approval for commercial cannabis activity.[2] Additionally, this item does not constitute a project under CEQA because it does not establish any entitlements or authorize any projects within the City.[3]

ATTACHMENT

1. Resolution Placing Measure on November 6, 2018, Statewide General Election Ballot.
2. Cannabis Business Tax Ordinance.

[2] Bus. & Prof. Code, § 26055, subd. (h).
[3] Pub. Res. Code, §§ 21065, 21080.

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, SUBMITTING A BALLOT MEASURE TO THE CITY'S QUALIFIED VOTERS AT THE NOVEMBER 6, 2018, STATEWIDE GENERAL ELECTION, AUTHORIZING THE CITY TO IMPOSE A BUSINESS LICENSE TAX ON THE GROSS RECEIPTS OF CANNABIS BUSINESSES IN AN AMOUNT NOT TO EXCEED FIFTEEN PERCENT

WHEREAS, in 2016, the voters of California approved Proposition 64 entitled the "Control, Regulate and Tax Adult Use of Marijuana Act" ("AUMA"). AUMA legalized the adult-use and possession of cannabis by persons 21 years of age or older and the personal cultivation of up to six (6) cannabis plants within a private residence; and

WHEREAS, on August 22, 2017, the City Council of the City of Riverbank ("City Council") adopted Ordinance No 2017-007 amending the City of Riverbank's ("City") municipal code, thereby authorizing commercial cannabis activity in the City; and

WHEREAS, the City Council seeks authorization to enact a tax on the gross receipts of cannabis businesses located in the City; and

WHEREAS, pursuant to Elections Code section 9222 and Government Code section 53724, the City Council desires to submit a measure to the qualified electors of the City at the next Statewide General Election on November 6, 2018, asking for authorization to impose a business license tax on cannabis businesses in an amount not to exceed fifteen percent (15%); and

WHEREAS, pursuant to Government Code section 53724, the City Council must approve this resolution by a two-thirds vote to submit the Measure to the City's qualified voters; and

WHEREAS, pursuant to Elections Code section 10400 et seq., the City Council finds it necessary and desirable to request consolidation of this measure with the Stanislaus County Board of Supervisors and Registrar of Voters.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Riverbank as follows:

1. The foregoing recitals are true and correct and are hereby incorporated by reference.

2. Pursuant to California Elections Code section 9222, the City Council hereby calls an election to be held during the Statewide General Election on Tuesday, November 6, 2018, and orders that the following question be submitted to the voters at such election:

Shall the measure adopting an ordinance authorizing the City Council of the City of Riverbank to impose a business license tax at a rate of up to fifteen percent (15%) of gross receipts on cannabis businesses and dispensaries, to help fund general municipal services, be adopted?	YES	
	NO	

3. Pursuant to Elections Code sections 10002 and 10403, the City Council hereby requests that the Stanislaus County Board of Supervisors consolidate the election of this measure with the Statewide General Election, to be conducted on November 6, 2018, and that the consolidated election be held and conducted in the manner prescribed by Elections Code section 10418.

4. The City Council hereby requests that the Stanislaus County Board of Supervisors authorize the Stanislaus County Registrar of Voters to provide any and all services necessary to conduct the election, and the City agrees to pay for said services.

5. The City Council hereby directs the City Clerk to deliver certified copies of this Resolution to the Clerk of the Stanislaus County Board of Supervisors and the Stanislaus County Registrar of Voters on or before July 1, 2018.

6. The City Attorney is hereby directed to prepare an impartial analysis of the measure pursuant to Election Code section 9280, to be submitted to the City Elections Official on or before July 23, 2018.

7. The City Council is hereby authorized and directed to form a two (2) member subcommittee to formulate, execute, and submit the argument in favor of the measure, limited to 300 words, and shall include up to five (5) signatures, pursuant to Elections Code sections 9282 and 9283. The argument in favor shall be submitted to the City elections official on or before July 23, 2018.

8. The two (2) member subcommittee shall be authorized to formulate, execute, and submit a rebuttal to any argument submitted against the measure, limited to 250 words, and to include up to five (5) signatures, pursuant to Elections Code sections 9285 and 9283, to be submitted to the City elections official on or before July 30, 2018.

9. The City Clerk and other City officers and employees are hereby authorized and directed to take all other actions that are necessary to have the City's measure properly submitted to the City voters at the Statewide General Election on November 6, 2018.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; motioned by Councilmember ______, seconded by Councilmember ______, and upon roll call was carried by the following City Council vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTESTED:

____

Annabelle H. Aguilar, CMC
City Clerk`

APPROVED:

____

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING CHAPTER 34: TAXATION OF TITLE III: ADMINISTRATION, BY ADDING CANNABIS BUSINESS TAX SECTIONS 34.70 THROUGH 34.71, IMPOSING A BUSINESS LICENSE TAX AT A RATE OF UP TO FIFTEEN PERCENT (15%) ON THE GROSS RECEIPTS OF COMMERCIAL CANNABIS BUSINESSES IN THE CITY

WHEREAS, in 1996, the voters of the state of California approved Proposition 215 (codified as California Health and Safety Code section 11362.5, and known as "The Compassionate Use Act of 1996" of "CUA"); and

WHEREAS, in 2003, the California Legislature passed SB 420 (Medical Marijuana Program Act), which amended the Health and Safety Code to permit the establishment of medical cannabis dispensaries for the distribution of cannabis for medical purposes; and

WHEREAS, on October 9, 2015, Governor Brown signed three bills into law (AB 266, AB 243, and SB 643), collectively referred to as the Medical Marijuana Regulation and Safety Act (the "MMRSA"). MMRSA set up a state licensing system for commercial medical cannabis uses while also allowing cities to maintain local control of cannabis cultivation; and

WHEREAS, in 2016, the voters of California approved Proposition 64 entitled the "Control, Regulate and Tax Adult Use of Marijuana Act" ("AUMA"). AUMA legalized the adult-use and possession of cannabis by persons 21 years of age or older and the personal cultivation of up to six (6) cannabis plants within a private residence; and

WHEREAS, on June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medical and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction; and

WHEREAS, on August 22, 2017, the City Council of the City of Riverbank ("City Council") adopted Ordinance No 2017-007 amending the City of Riverbank's ("City") municipal code, thereby authorizing commercial cannabis activity in the City; and

WHEREAS, the City Council seeks authorization to enact a tax on cannabis businesses; and

WHEREAS, this Ordinance would tax businesses engaged in commercial cannabis activity at a maximum rate of up to fifteen percent (15%) of monthly gross receipts, as directed by the City Council by resolution; and

WHEREAS, the City Council of the City finds that it is in the best interest of the health, welfare, and safety of the public to submit this Ordinance to the qualified voters of the City at the next Statewide General Election on November 6, 2018.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF RIVERBANK DO ORDAIN AS FOLLOWS:

SECTION 1. Amending Chapter 23: Taxation of Title III: Administration of the Riverbank Municipal Code by adding Cannabis Business Tax Sections 34.70 through 34.71, which shall read as follows:

34.70 Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

“Business” means professions, trades, occupations, gainful activities, and all and every kind of calling whether or not carried on for profit.

“Cannabis” or “Marijuana” has the meaning as defined in California Health and Safety Code section 11018.

“Cannabis business” means any business activity involving the commercial cultivation, distribution, and exchange of cannabis, including, but not limited to, the planting, cultivation, harvesting, transporting, manufacturing, compounding, converting, processing, preparing, storing, packaging, providing, wholesale and retail sales, whether fixed, mobile, permanent, or temporary, where cannabis is made available, sold, given, distributed, or otherwise provided in accordance with the existing laws of the state of California, whether for medical or non-medical reasons.

“City” means the City of Riverbank, a municipal corporation of the state of California, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

“Collector” means the Director of Finance or other City officer or employee charged with the administration of this chapter.

“Fixed place of business” means the premises occupied in the City for the particular purpose of conducting a business there and regularly kept open for that purpose with a competent person in attendance for the purpose of attending to such business.

“Gross receipts” means the total amount charged or received for the performance of any act, service, or employment of whatever nature it may be, whether or not such service, act, or employment is done as a part of or in connection with the sale of goods, wares, merchandise, for which a charge is made or credit allowed. Gross receipts shall be calculated without any deduction on account of any of the following: (i) the cost of tangible property sold or bartered; (ii) the cost of materials or products used, labor or service cost, interest paid, losses, or other expense; or (iii) transportation costs

"Person" means all domestic and foreign corporations, associations, syndicates, joint stock corporations, partnerships of every kind, clubs, business or common law trusts, societies, and individuals transacting and carrying on any business in the City.

"Reporting Period" means a year, quarter, or calendar month, as determined by the Collector.

34.71 Cannabis Business Tax.

A. Every person engaged in a cannabis business shall pay an annual business license tax of up to 15 cents for each $1.00 of gross receipts, regardless whether the City has authorized the cannabis business.

B. The tax rate shall be set by resolution of the City Council. The City Council may, in its discretion, implement such cannabis business tax rate it deems appropriate, and may by resolution increase or lower such tax rate from time to time, provided that the cannabis business tax shall not exceed 15 cents for each $1.00 of gross receipts.

C. Any tax adopted by the City Council pursuant to this chapter shall apply only to those cannabis businesses operating outside the scope of a development agreement approved by the City Council. However, the tax may apply to all cannabis businesses in the event the City Council cancels the Cannabis Pilot Program.

D. The Collector shall establish reporting periods for the periodic collection of gross receipts. The reporting period may fall under yearly, quarterly, or monthly reporting, or any reasonable reporting period established by the Collector.

E. Failure to pay the cannabis business tax shall be subject to penalties, interest charges, and assessments as the City Council may establish by resolution, and the City may use any and all code enforcement remedies available at law to collect such payments.

F. The payment of the cannabis business tax shall not be construed as authorizing the conduct or continuance of any illegal business or of a legal business in an illegal manner. Nothing in this section shall be applied or construed as authorizing the sale of cannabis.

G. The Collector or his or her designee shall annually audit any cannabis business taxes imposed by this section to verify that tax revenues have been properly expended in accordance with the law.

H. The cannabis business tax is not a sales tax and shall not be assessed as such.

I. This section was submitted to the qualified voters of the City for approval. Any amendment to the maximum tax rate therefore may not become effective until such amendment is approved by the voters. The voters expressly authorize the City Council to amend, modify, change or revise any other provisions of this section as the City Council deems in the best interest of the City. The City Council or City Manager may promulgate rules, regulations and procedures to implement this section and to ensure the efficient and timely collection of any taxes or any related penalties imposed by this section.

<u>SECTION 2.</u> This is a City Council sponsored initiative ordinance that shall only be amended by the qualified voters of the City as provided in the ordinance. The City Council reserves the right and authority to amend the ordinance as authorized, or at any time after a state or federal law is enacted, which requires amendments in order for the ordinance to be in compliance with such law or laws.

<u>SECTION 3.</u> If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The People of the City hereby declare that they would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

<u>SECTION 4.</u> After its adoption by the voters, this ordinance shall be in full force and effect ten (10) days after the vote is declared by the legislative body, pursuant to the provisions of Elections Code sections 9217 and 15400, and as provided by law.

PASSED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the 27th day of March, 2018; motioned by Councilmember Leanne Jones Cruz, seconded by Vice Mayor (CM-D4) Darlene Barber-Martinez; moved said ordinance by a City Council roll call vote of 5-0:

AYES:
NAYS:
ABSENT:
ABSTAINED:

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

APPROVED AS TO FORM:

____
Tom P. Hallinan, City Attorney

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

Meeting Date:	June 12, 2018
Subject:	A **Resolution** Authorizing the Creation of a Special Revenue Fund to be Referred to as the Public Benefit Fund and Appropriating all Current and Future Cannabis-Related Revenues to said Fund and Prioritizing Expenditures to be Made from Said Fund
From:	Sean Scully, City Manager
Submitted by:	Marisela H. Garcia, Assistant City Manager/Director of Finance

RECOMMENDATION

It is recommended that the City Council adopt a Resolution authorizing the creation of the Public Benefit Fund and appropriating all current and future cannabis-related revenues to said fund and prioritize expenditures to be made from said fund.

SUMMARY

The Governmental Accounting Standards Board issued Statement No. 54 which requires City Council action in order to establish a new fund. Council is asked to consider creating a Special Revenue Fund that would legally restrict the expenditure of all Cannabis-related revenues. This fund would be referred to as the Public Benefit Fund.

BACKGROUND

On August 22, 2017, the City Council adopted Ordinance No. 2017-007 to revise the Riverbank Municipal Code to establish a Cannabis Business Pilot Program to regulate all Cannabis businesses within the City. Prior to the adoption of this ordinance, the City Council held multiple public hearings regarding the various types of cannabis-related businesses (i.e. manufacturing, distribution, dispensaries, etc.). Throughout these discussions Council provided direction that any revenues related to cannabis-type businesses would be appropriated towards public safety and public benefit related items including, but not limited to, improving, upgrading, and creating additional community facilities and infrastructure, enhance services, and assist in implementing the goals of the General Plan. Fees may also be used to pay for the impact on and maintenance or improvement of city neighborhoods.

The establishment of the Public Benefit Fund would ensure that current and future cannabis-related revenues would be used towards expenditures pre-designated by the

City Council. The following revenues would be directly deposited into the Public Benefit Fund:

1. Public Benefit Fee (as negotiated through Development Agreements)
2. Non-Performance Penalties, Interest, or Fines
3. Administrative Cultivation Permit Fees
4. Any other "Cannabis-Related" Fees, Fines, and Penalties

PUBLIC BENEFIT EXPENDITURE APPROPRIATION

As part of the establishment of the new fund, it is recommended that the City Council provide direction on the prioritization of expenditures to be funded by the Public Benefit Fund. Past discussions with Council have included the following:

1. Public Safety – Additional Deputy Sheriff's or other enhancements to our Law Enforcement Contract.
2. Code Enforcement – Additional Code Enforcement Officers to monitor the activities under the Administrative Cultivation Permits.
3. Service Enhancements – Provide grant opportunities to our residents for Recreation Programs.
4. Offsets to other city departments for the administration of the fund (i.e. Finance).

STRATEGIC PLAN

This item is directly related to the City's Three Year Goal to Achieve and Maintain Financial Stability and Sustainability.

FINANCIAL IMPACT

Currently, the City has one active dispensary from which it receives revenues. The Public Benefit Fee is due to the City as follows:

Effective Date of DA	No Public Benefit Due
First (1st) Business Day of 1st Month following issuance of the Conditional Use Permit	$10,000 or 5% of Gross Receipts from Operations each month, whichever is greater
1st Business day of the Seventh (7th)Month following issuance of the Conditional Use Permit	$15,000 or 5% of Gross Receipts from Operations each month, whichever is greater
1st Business day of the Thirteenth (13th) Month following issuance of the Conditional Use Permit	$18,000 or 5% of Gross Receipts from Operations each month, whichever is greater

Expenditures will be dependent upon the prioritization of expenditures made by the City Council.

ATTACHMENT

1. Resolution

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AUTHORIZING THE CREATION OF A SPECIAL REVENUE FUND TO BE REFERRED TO AS THE PUBLIC BENEFIT FUND AND APPROPRIATING ALL CURRENT AND FUTURE CANNABIS-RELATED REVENUES TO SAID FUND AND PRIORITIZING EXPENDITURES TO BE MADE FROM SAID FUND

WHEREAS, On August 22, 2017 the City Council adopted Ordinance No. 2017-007 which established a Cannabis Business Pilot Program; and

WHEREAS, The City Council has approved Development Agreements with Pacafi Cooperative, Inc. (DBA Flavors) and F.F.A. (DBA Riverbank Cannabis Collective) to operate cannabis dispensaries within the city limits; and

WHEREAS, The Development Agreements established a Public Benefit Fee to be remitted by the cannabis dispensaries to the City of Riverbank; and

WHEREAS, It is the desire of the City Council to create the Public Benefit Fund to account for all current and future cannabis-related revenue including, but not limited to, Public Benefit Fee, Non-Performance Penalties, Interest, & Fines, Administrative Cultivation Permit Fees, any other cannabis related fees, fines & penalties; and

WHEREAS, It is the desire of the City Council that expenditures from the Public Benefit Fund be prioritized.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the creation of a Special Revenue Fund to be referred to as the Public Benefit Fund, and appropriate all current and future cannabis-related revenues to said fund and prioritize the expenditures from this fund as follows:

1. Public Safety – i.e. Additional Deputy Sheriff's or enhancements to our Law Enforcement Contract.
2. Code Enforcement – i.e. Additional Code Enforcement Officers to monitor the activities under the Administrative Cultivation Permits.
3. Service Enhancements – i.e. Provide grant opportunities to our residents for Recreation Programs.
4. Offsets to other city departments for the administration of the fund (i.e. Finance).

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; 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. 6.4

SECTION 6: NEW BUSINESS

Meeting Date:	June 12, 2018
Subject:	A **Resolution** Authorizing the City Manager to Recruit and Fill a Half-time Neighborhood Improvement Officer I (One) Position
From:	Sean Scully, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that the City Council consider approving the proposed Resolution authorizing the City Manager to recruit and fill a half-time Neighborhood Improvement Officer I position.

BACKGROUND SUMMARY:

On August 22, 2017 the City Council passed Ordinance No. 2017-007 which regulates numerous land use issues related to personal and commercial cannabis activities within the City of Riverbank. One component of the ordinance specifically addresses the indoor growth of cannabis for personal use. Council chose to create an Administrative Cultivation Permit ("ACP") process which residents must follow if they intend to grow cannabis within the guidelines established by Proposition 64. Since ordinance adoption, staff has developed an application and inspection process which carries out the intent of the ordinance as adopted by Council.

ANALYSIS:

In order to implement the ACP process, staff must recruit and fill a half-time Neighborhood Improvement Officer I ("NIO") position to process these permits and provide health and safety inspections of cannabis sites throughout the City. In addition, the Inspector will participate in the abatement of residential and commercial cannabis activities that are operating without permits; there are currently two of these in the City. The new NIO position, as well as the current NIO, would be under the direct supervision of the Planning and Building Manager.

Current code enforcement activity, which includes unpermitted vendors, weed abatement, homeless encampments abatement, and the general enforcement of zoning and building regulations does not allow the existing NIO to spend much time on vehicle abatements, from which the City can expect payments through the Stanislaus County Service Authority Abandoned Vehicle Abatement Program (“SCSAAVAP”). It is recommended that, in addition to ACP processing and inspections, the new NIO conduct abandoned vehicle abatement (“AVA”).

FINANCIAL IMPACT:

The funding source for the new half-time NIO position is based on the following information:

- The ACP fee is $120 per year with a $50 reinspection fee (if needed).
- The abatement of non-permitted cannabis uses would be covered by an hourly fee ($50.00 inspection to start) with possible fines, or in the case of commercial cannabis activities, the remedies specified in their Development Agreement.
- The current SCSAAVAP quarterly payment to the City is approximately $1,065 per abated vehicle. If, for example the new NIO abates one abandoned vehicle per week in addition to the cannabis activities, that equals $4,260/month or $51,120/year of grant funding.
- With a future increase in cannabis permitting and enforcement activity and increased abatements of abandoned vehicles, the half-time NIO position could eventually convert to a full time position or two half-time positions (one for cannabis activities and one for vehicle abatement).

The top step of the Neighborhood Improvement Officer I range is currently $51,598.56/year or $25,799.28 for a half-time position (see chart below):

56	Neighborhood Improvement Officer I	Hourly	20.41	21.43	22.50	23.63	24.81
		Bi-Weekly	1,632.70	1,714.33	1,800.05	1,890.06	1,984.56
		Monthly	3,537.51	3,714.39	3,900.11	4,095.12	4,299.88
		Annual	42,450.12	44,572.68	46,801.32	49,141.44	51,598.56

Since it is unclear at this time on the amount of funding the City will receive due to ACP and AVA activities, staff will evaluate the workload and adjust the NIO’s hours at three (3) months to ensure the position is budget neutral and paid for by these programs.

STRATEGIC GOALS

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three years. The presentation to the City Council of the need for Code Enforcement personnel to conduct cannabis oversight is a specific objective. It is consistent with the established General Plan goal to Enhance Public Safety as part of the City’s Vision “To be recognized as a premier community where individuals, families and businesses thrive in a safe and beautiful environment.”

ATTACHMENTS:

1) Resolution No. 2018-XXX
2) Neighborhood Improvement Officer I/II Classification

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO RECRUIT AND FILL A HALF-TIME NEIGHBORHOOD IMPROVEMENT OFFICER I (ONE) POSITION

WHEREAS, the implementation of Ordinance No. 2017-007 which regulates numerous land use issues related to personal and commercial cannabis activities within the City formed the basis for a review of the operational needs in the Development Services Department; and

WHEREAS, after further review of the needs of the department, it has been determined that there is a necessity to fill an existing job classification in order to best meet the needs of the City's evolving Development Services Department; and

WHEREAS, the existing job classification of Neighborhood Improvement Officer I has a salary range as follows:

Job Classification	Range	Salary (Monthly)
Neighborhood Improvement Officer I	56	$3,537.51-$4,299.88
(Half-time position		$1,768.75-$2,149.94)

WHEREAS, the Stanislaus County Service Authority Abandoned Vehicle Abatement Program ("SCSAAVAP") and Public Benefit funds from commercial cannabis development agreements may cover the salary and benefit costs of this position.

NOW, THEREFORE, be it resolved that the City Council of the City of Riverbank does hereby approve and authorize the City Manager to recruit and fill a Neighborhood Improvement Officer I position.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 12th day of June, 2018; 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

CITY OF RIVERBANK

NEIGHBORHOOD IMPROVEMENT OFFICER I/II

*Class specifications are only intended to present a descriptive summary of the range of duties and responsibilities associated with specified positions. Therefore, specifications **may not include all** duties performed by individuals within a classification. In addition, specifications are intended to outline the **minimum** qualifications necessary for entry into the class and do not necessarily convey the qualifications of incumbents within the position.*

DEFINITION:

Under general supervision, learns to inspect and inspects residential, commercial and industrial properties, and transient businesses to determine compliance with applicable federal, state, and local codes, laws, regulations, and ordinances relating to maintenance of properties and structures and business licensing; initiates enforcement action and issues citations and notices; performs other related duties as required.

DISTINGUISHING CHARACTERISTICS:

Neighborhood Improvement Officer I

The **Neighborhood Improvement Officer I** is the entry-level class in the Neighborhood Improvement Officer series that allows the incumbent to develop journey level knowledge and abilities. Initially, under immediate supervision, incumbents perform the more routine and less complex assignments within an established procedural framework, where there are minimal consequences of error, including a wide variety of code, law, regulation, and ordinance enforcement. This classification is distinguished from the next higher level classification of Neighborhood Improvement Officer II by the performance of work requiring a lesser degree of code interpretation and judgment.

Neighborhood Improvement Officer II

The **Neighborhood Improvement Officer II** is the journey level class in the Neighborhood Improvement Officer series in which incumbents are expected to independently perform the full scope of assigned Neighborhood Improvement duties. Incumbents are responsible for performing the full range of inspection and Neighborhood Improvement responsibilities involving codes and regulations in a broad range of areas, including zoning, building, housing, vehicle abatement, health, and safety. The work requires independence and discretion in working with the public and in conducting field inspections and involves a proactive implementation of applicable codes and regulations. This class is distinguished from the next higher classification of Building Official in that the latter has overall management responsibility for the Building Division.

SUPERVISION RECEIVED/EXERCISED:

Neighborhood Improvement Officer I

Receives immediate supervision from the Building Official. Incumbents in this class do not routinely exercise supervision.

Neighborhood Improvement Officer II

Receives general supervision from the Building Official. May exercise functional and technical supervision over Neighborhood Improvement Officer I and office personnel.

ESSENTIAL FUNCTIONS: *(include but are not limited to the following)*

- Learns to perform and performs the full array of residential, commercial and industrial properties, and transient businesses inspections; enforces codes and ordinances such as property maintenance, graffiti removal, housing, nuisance abatement, property management, zoning, signs, noise, business licenses, abandoned vehicle abatement, and other regulations and ordinances; determines existence and type of code violation; compiles, analyzes, and evaluates findings of investigations and inspections; researches property ownership; coordinates with property owners or their representatives and other regulatory agencies to take corrective action; performs follow-up inspections and investigation as required; ensures compliance with all applicable municipal codes and regulations; issues citations for noncompliance; issues stop work orders and refer them to the proper department if necessary.

- Interprets, applies, and explains applicable municipal codes, zoning ordinances, vehicle codes, state housing, health and safety codes, and other related laws, codes, and regulations to the public, departmental staff, and other agencies; advises property owners on the requirements for compliance; explains processes and procedures for obtaining compliance or appropriate permits, including reinspection on applicable permits and notices until compliance in attained.

- Maintains clear, concise, and comprehensive records and reports related to enforcement activities; maintains daily log of contacts or inspections for code enforcement cases; enters and retrieves information from records systems.

- Photographs violations; gathers evidence and prepares cases for court proceedings; produces photographs and records of violations for evidence; files criminal complaints in court when necessary with supervisor's approval.

- Responds to questions and concerns from the public, departmental staff, and other agencies; provides information as appropriate and resolves service issues and complaints; cooperates with other agencies.

- Assists at the front counter; answers questions regarding code enforcement, planning, building, or public information as necessary.

- Prepares a variety of reports and correspondence, including notices of violations and follow-up letters; attends various meetings and training seminars; responds to emergency situations as required.

- Establishes positive working relationships with representatives of community organizations, state/local agencies, City management and staff, and the public.

PHYSICAL, MENTAL, AND ENVIRONMENTAL WORKING CONDITIONS:

Position requires sitting, standing, walking on level and slippery surfaces, reaching, twisting, turning, kneeling, bending, stooping, squatting, crouching, grasping, and making repetitive hand movement in the performance of daily duties. The position also requires both near and far vision when making inspections, reading written reports, and work related documents. Acute hearing is required when providing phone and personal service. The need to lift, carry, and push tools, equipment, and supplies weighing 25 pounds or more is also required. Additionally, the incumbent in this outdoor position works in all weather conditions, including wet, hot, and cold. Incumbents may frequently deal with irate

members of the public. The nature of the work also requires the incumbent to drive motorized vehicles, work in heavy vehicle traffic conditions, and often work with constant interruptions.
Some of these requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

QUALIFICATIONS: *(The following are minimal qualifications necessary for entry into the classification.)*

Education and/or Experience:

Any combination of education and experience that has provided the knowledge, skills, and abilities necessary for a **Neighborhood Improvement Officer I/II.** A typical way of obtaining the required qualifications is to possess the equivalent of:

Neighborhood Improvement Officer I
One year of experience in the enforcement of codes in the areas of building, business licensing, and construction, and a high school diploma or equivalent.

Neighborhood Improvement Officer II
In addition to the above, one year of experience equivalent to that of a Neighborhood Improvement Officer I with the City of Riverbank.

License/Certificate:

Neighborhood Improvement Officer I
Possession of, or ability to obtain, a valid Class C California driver's license. Possession of a PC 832 within one year of appointment is highly desirable.

Neighborhood Improvement Officer II
Possession of, or ability to obtain, a valid Class C California driver's license. Possession of a PC 832 within six months of appointment. Possession of, or ability to obtain, an ICC Housing and Property Maintenance or ICC Zoning certification within six months of appointment.

KNOWLEDGE/ABILITIES/SKILLS: *(The following are a representative sample of the KAS's necessary to perform essential duties of the position. The level and scope of the knowledge and abilities listed below vary between the I and II levels.)*

Knowledge of:

Modern principles, practices, and methods used in the enforcement of a variety of codes, laws, regulations, permits, and ordinances, including housing codes, business license codes, fire codes, and health laws; methods and techniques used in enforcement and investigation; law enforcement procedures and administrative techniques; rules of evidence and court procedures; basic principles of mathematics; applicable federal, state, and local laws, codes, ordinances and regulations; methods and techniques of scheduling work assignments; standard office procedures, practices, and equipment; modern office equipment, including a computer and applicable software; methods and techniques for record keeping and report preparation and writing; proper English, spelling, and grammar; occupational hazards and standard safety practices.

Ability to:

Inspect and analyze a variety of buildings and properties and identify code violations; appropriately apply codes and regulations to varying situations; effectively deal with angry and noncooperative people; keep up with constantly changing laws, codes, ordinances, and regulations; learn more complex principles, practices, techniques, and regulations pertaining to assigned duties; facilitate appropriate corrective action from property owners regarding violations; perform mathematical calculations quickly and accurately; implement, explain, and apply applicable laws, codes, and regulations; read, interpret, and record data accurately; organize, prioritize, and follow-up on work assignments; work independently and as part of a team; make sound decisions within established guidelines; analyze a complex issue and develop and implement an appropriate response; follow written and oral directions; observe safety principles and work in a safe manner; communicate clearly and concisely, both orally and in writing; establish and maintain effective working relationships.

Skill to:

Operate an office computer and a variety of word processing and software applications.

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 6.5

SECTION 6: NEW BUSINESS

Meeting Date:	June 12, 2018
Subject:	Accept Report on Status of LRA Budget for Third Quarter FY 2017/18
From:	Sean Scully, City Manager
Submitted by:	Melissa Holdaway, Administrative Analyst II

RECOMMENDATION

It is recommended that the Local Redevelopment Authority ("LRA") Board of Directors ("Board") receive and approve third quarter revenue and expenditure report (Jan 1, 2018 through March 31, 2018).

SUMMARY

This report covers revenue and expenditures specifically for the time period from Jan 1, 2018 through March 31, 2018.

BACKGROUND:

In April 2010, the LRA Board adopted a resolution that requires LRA staff to provide a quarterly report to the LRA Board on the status of the budget. This report is intended to comply with that requirement.

This report is a snapshot of the LRA's financials as of the date of the report. A final report will be prepared at the end of the fiscal year that reflects additional details regarding revenue and expenditures from this quarter that may not have been included at the time this staff report was due.

FINANCIAL IMPACT

Fund 197 – Leasehold Revenue
Rents Revenue was lower than expected as we provided offsets for inconveniencing tenants with the ESCA work that took place. This should be complete now that the roof and siding has been completed.

Admin expenses will be picked up completely by our leasehold revenue and a portion coming from the ESCA as the OEA grant expired on December 31, 2017.

Fund 198 – Office of Economic Adjustment Grant (OEA)

Grant closed. No revenue or expenditures for this period. We are in the process of reapplying for assistance for the calendar year.

Fund 199 – Environmental Services Cooperative Agreement (ESCA #2)

Revenue and expenditures are in line with the completed Scope of Work to date. We are 90% complete as of this reporting.

The roofing/siding capital project is 85% complete.

STRATEGIC PLANNING ALIGNMENT

The presentation of the LRA's FY 2017/18 Mid-Year budget supports the City's mission and reinforces the City's core values of transparency and fiscal responsibility.

ATTACHMENT

1. FY 2017/18 LRA Budget by Fund

	2017-18 Budget	First Quarter Jul-Sept	Second Quarter Oct-Dec	Third Quarter Jan-Mar	Fourth Quarter Apr-Jun	Year to Date	2017-18 Balance
Fund 197							
Rents	1,200,000	322,422	320,401	317,506		960,329	239,671
Sale of Personal Property	20,000					0	20,000
DOD Caretaker Revenue	100,800					0	100,800
Utility Revenue from Tenants	280,000	16,752	44,258	31,902		92,912	187,088
Miscellaneous Revenue	20,000	2,765	7,614	8,337		18,716	1,284
Total Revenue	1,620,800	341,939	372,272	357,745	-	1,071,956	548,844
Salaries	115,287	6,317	5,560	57,057		68,933	46,354
Fringe	71,436	3,583	6,880	27,392		37,855	33,581
Administrative Expenses							
Travel	1,000			328		328	672
Equipment						0	
Office Supplies/Legal Ads	1,978	37	165	279		482	1,496
Phones	3,429	43	140			183	3,246
Copier	740	106				106	634
Postage	200	10	8	35		53	147
Janitorial	1,671	76		981		1,057	614
Marketing/Branding	5,000		6,836			6,836	-1,836
Professional Services							0
Legal - General Municipal	50,000	1,718	1,686	3,319		6,722	43,278
Legal - Conveyance	5,500	5,140	52,384	33,119		90,643	-85,143
Other Services	2,500	3,800	125	1,575		5,500	-3,000
Insurance Premiums	100,000					0	100,000
Facilty Operations & Maintenance							
Well maintenance	550		1,110			1,110	-560
Permits	2,000			1,385		1,385	615
Water Testing	3,150	590	910	646		2,146	1,004
Electrical PM	73,500		4,961	9,061		14,022	59,478
Fire Suppression Maintenance	7,350	3,614	3,008			6,622	728
Landscaping	9,480	1,586	2,370			3,956	5,524
Propane	3,200	2,170	949	4,080		7,200	-4,000
Repairs	94,500	4,724	24,442	13,361		42,526	51,974
Fire Assessment Fees	200					0	200
Common Area Costs (electric, water, garbage)	350,000	29,562	84,200	119,623		233,384	116,616
Infrastructure Improvements	25,000					0	25,000
Tenant Improvements	25,000	19,829	3,864	986		24,678	322
Facility Mgmt/Security Services Contracts							
Security	200,000	32,595	48,219	47,719		128,534	71,466
Facility Management	500,000	82,361	123,868	135,120		341,349	158,651
Total Expenditures	1,652,671	197,861	371,685	456,065	-	1,025,611	
Net Revenues Less Expenditures	-31,871	144,078	588	(98,320)	-	46,346	

CLOSED GRANT

	2016-17 Budget	First Quarter Jul-Sept	Second Quarter Oct-Dec	2016-17 Year to Date
Fund 198				
OEA Grants	172,026	108,507	63,519	172,026
Total Revenue	172,026	108,507	63,519	172,026
Salaries	77,841	39,210	38,631	77,841
Fringe	39,155	21,181	17,974	39,155
Administrative Expenses				0
Travel				0
Office Supplies/Legal Ads	1,402	261	884	1,145
Phones	2,419	300	979	1,279
Copier	760	743		743
Postage	20	19		19
Janitorial	929	530		530
Marketing/Branding				0
Professional Services				0
Legal	49,500	46,262	5,051	51,313
Other Services				0
Total Expenditures	172,026	108,507	63,519	172,026
Net Revenues Less Expenditures	0	0	0	0

FUND 199

ESCA #2

Available Fund Balance, June 30, 2017 $ 5,256,641

	Quarter 1 9/30/2017	Quarter 2 12/31/2017	Quarter 3 3/31/2018	Quarter 4 6/30/2018
REVENUES (FY 2017-2018)				
Cash Request #6, #7, #8 and #9	$ 4,599,727	$ 906,682	$ 3,043,033	
EXPENSES (FY 2017-2018)				
WESTON Contract	$ 2,893,342	$ 3,153,370	$1,785,464	
Contingency	$ 152,281	$ 82,756		
SJES Contract	$ 75,000	$ 294,764	$382,414	
Admin	$ 3,417	$ 3,741	$35,376	
T & D (reimbursement basis only)	$ 32,266		$327,801	

ESCA #2 To Date		
Total Revenue	$ 31,692,785	(2016-current)
Total Expenses	$ 26,973,535	(2016-current)
BALANCE	$ 4,719,250	

Capital Improvements Related to ESCA #2 (funded w/reserved cash on hand)

Roof & Siding Project To Date	$ 3,405,770	Contractors/Equipment
Materials contract (awarded Jan 2017)	$ 681,132	Cost overrun to date of $185,617
	$ 4,086,901	85% complete