

CITY COUNCIL / LRA BOARD

Mayor/Chair

Richard D. O'Brien

Council/Authority Members

District 1 - Luis Uribe

District 2 - Rachel Hernandez

District 3 - Leanne Jones Cruz

District 4 - Darlene Barber-Martinez



CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers, 6707 Third St.
Suite B
Riverbank, CA 95367



TUESDAY, MAY 23, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

1. CALL TO ORDER

2. FLAG SALUTE

3. INVOCATION

4. ROLL CALL

5. AGENDA CHANGES

6. 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.

7. PRESENTATIONS (Informational only)

Item 7.1



Proclamation-National Public Works Week- It is recommended that the City Council read and present the Proclamation for National Public Works Week to the City of Riverbank Public Works Department for their service to our community.

Item 7.2



Presentation- The Homeless 2023 Point in Time (PIT) Count Results - It is recommended that the City Council receive a presentation from Ronald Reid, Sr. Program Manager and Lynnell Fuller, HMIS Administrator both from the Stanislaus County Community Services Agency, Housing and Homeless Services Division; they will be presenting the results of the 2023 PIT Count.

8. 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 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

PLEASE SPEAK DIRECTLY INTO THE MICROPHONE.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

9. 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 9.1 **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for May 9, 2023.

Item 9.3 **Resolution** to Authorize the City Manager to Enter into a Professional Services Agreement for Environmental Analysis Services with BaseCamp Environmental, Inc.

Item 9.4 **Second Reading** by Title Only and Introduction of Proposed Ordinance Adding Chapter 150.080 Through 150.100, Entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances.

Item 9.5 Adopt Three **(3) Resolutions** for Each of the Following Landscape and Lighting Districts 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 2023/2024. The Landscape and Lighting Districts are:

9.5-A: Consolidated Landscaping and Lighting District

9.5-B: Ridgewood Place Landscaping and Lighting District

9.5-C: River Cove Landscaping and Lighting District

9.5-D: Sierra Vista Estates Landscaping and Lighting District

9.5-E: Crossroads Landscaping and Lighting District

Item 9.6 Adopt a **Resolution** for Each of the following Storm Drain Maintenance Districts Declaring its Intention to Levy and Collect Annual Assessments for Fiscal Year 2023/2024. The Storm Drain Maintenance Districts are:

9.6-A: Riverbank Storm Drain Maintenance District No.2006-01 (Heartlands)

9.6-B: Riverbank Storm Drain Maintenance District No.05-01 (Sterling Ridge)

Item 9.7 **Resolution** Authorizing an Amendment to the Agreement between the City of Riverbank and the Riverbank Unified School District for School Resource Officer Services and Authorizing the City Manager to Finalize and Execute said Agreement.

10. PUBLIC HEARING- No Items Scheduled

11. NEW BUSINESS- No Items Scheduled.

12. 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/LRA Board during this time.

Item 12.1 Staff

Item 12.2 Council/Authority Member

Item 12.3 Mayor/Chair

13. CLOSED SESSION

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session

Item 13.1 **CONFERENCE WITH LEGAL COUNSEL– Anticipated Litigation**
Significant Exposure to Litigation, (Pursuant to Gov. Code § 54956.9(d))
Number of Potential Cases: 1

Item 13.2 **LIABILITY CLAIMS**
(Pursuant to Government Code § 54961)
Claimant: Robert Tapia
Agency Claimed Against: City of Riverbank

Item 13.3 **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Pursuant to Government Code § 54956.8)
Property: 062-031-005 (Parcels 1 and 1A)
Agency Negotiator: Marisela H. Garcia, City Manager
Property Negotiator: Aemetis, Inc.
Under Negotiation: Price, terms of payment, or both

14. REPORT FROM CLOSED SESSION

Item 14.1 Report from Closed Session **Item 13.1**
CONFERENCE WITH LEGAL COUNSEL– Anticipated Litigation
Significant Exposure to Litigation, pursuant to Gov. Code § 54956.9(d)
Number of Potential Cases: 1

Item 14.2 Report from Closed Session **Item 13.2**
LIABILITY CLAIMS
(Pursuant to Government Code § 54961)
Claimant: Robert Tapia
Agency Claimed Against: City of Riverbank

- Item 14.3** Report from Closed Session **Item 13.3**
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54956.8)
Property: 062-031-005 (Parcels 1 and 1A)
Agency Negotiator: Marisela H. Garcia, City Manager
Property Negotiator: Aemetis, Inc.
Under Negotiation: Price, terms of payment, or both

15. ADJOURNMENT

- The next regular City Council Meeting will be on June 13th, 2023 at 6:00 p.m.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act.

Posted this 18th Day of May, 2023

/s/ *Gabriela Hernandez, City Clerk*



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

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.



TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC “LIVE” VIEWING

- Government Channels: Charter– 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 pm, please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 4:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Mail to cityclerk@riverbank.org *(Note: This technology is not a guaranteed method.)*
 - Indicate Agenda Item # in the **subject line**. (Call 209-863-7198 / 209-863-7122 to ensure receipt)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
(please make sure the volume on your video device or any nearby device is turned down.)
 - **Using a computer** – click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
 - **Using a Phone** – press ***9** to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the **teleconference phone number (209) 863-7151** so that Council may receive your comments. Council will be waiting for your call. Thank you

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/86561873093>

- Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 865 6187 3093**
- Join by telephone: **1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 865 6187 3093**

Learn about using ZOOM - Visit <https://zoom.us/j/94943925973?status=success> for a free account or to download the app.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.1

SECTION 7: PRESENTATIONS

Meeting Date:	May 23, 2023
Subject:	Proclamation-National Public Works Week
From:	Marisela H. Garcia, City Manager
Submitted by:	Cody Bridgewater, Public Works Director

RECOMMENDATION

It is recommended that the City Council read and present the Proclamation for National Public Works Week to the City of Riverbank Public Works Department for their service to our community.

SUMMARY

The City of Riverbank and its citizens recognizes our public works professionals are vital to the efficient operation of public works systems and programs such as water, sewer, streets, fleet maintenance, and wastewater treatment. The health, safety, and comfort of this community greatly depends on these facilities and services. Their planning, design and construction, is vitally dependent upon the efforts, skill of public works officials and the efficiency and effectiveness of the qualified personnel who staff the City's Public Works Department.

BACKGROUND

The year 2023 marks the 63rd annual National Public Works Week sponsored by the American Public Works Association. Public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Riverbank.

These infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are managers and employees at all levels of government, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water and wastewater treatment systems, and other structures and facilities essential for our citizens.

STRATEGIC PLAN

While not directly related to the Strategic Plan it is important to provide support to our employees so they can continue providing services throughout the community.

FINANCIAL IMPACT

There is no financial impact with the report.

ATTACHMENTS

1. Proclamation



CITY OF RIVERBANK ***PROCLAMATION***

NATIONAL PUBLIC WORKS WEEK

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Riverbank; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are managers and employees at all levels of government, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water and wastewater treatment systems, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Riverbank to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2023 marks the 63rd annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, LET IT BE RESOLVED that the City Council of the City of Riverbank does hereby designate the week of May 21 – 27, 2023 as National Public Works Week; I urge all citizens to join with representatives of government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, managers, and employees and to recognize the substantial contributions they make to protecting our health, safety, and quality of life.

Richard D. O'Brien, Mayor
May 23, 2023

Riverbank City Council:
District 1 – Luis Uribe, District 3 – Leanne Jones Cruz, District 4 – Darlene Barber-Martinez
District 2-Vice Mayor Rachel Hernandez - Mayor Richard D. O'Brien

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.2

SECTION 7: PRESENTATIONS

Meeting Date: May 23, 2023

Subject: Presentation- The Homeless 2023 Point in Time (PIT) Count Results presented by Stanislaus County Community Services Agency Representatives Ronald Reid, Program Manager and Lynnell Fuller, HMIS Administrator

From: Marisela H. Garcia, City Manager

Submitted by: Norma Torres-Manriquez, Senior Management Analyst

RECOMMENDATION

It is recommended that the City Council receive a presentation from Ronald Reid, Sr. Program Manager and Lynnell Fuller, HMIS Administrator both from the Stanislaus County Community Services Agency, Housing and Homeless Services Division; they will be presenting the results of the 2023 PIT Count.

SUMMARY

Every year, during the last ten days in January, the US Department of Housing and Urban Development (HUD) requires communities to conduct a Point-In-Time (PIT) count of people experiencing homelessness. The goal is to measure the prevalence of homelessness in communities across the country.

The PIT count is an unduplicated count of sheltered and unsheltered people experiencing homelessness. With the help of volunteers, the count is organized by the Stanislaus Community System of Care (CSOC) made up of local governments, non-profit organizations, and homeless providers.

The 2023 unsheltered count took place in Riverbank on January 26, 2023 the County will be sharing the results of the PIT count and how Riverbank compares to other surrounding cities that also participated in the 2023 Count. The count data is critical to determine the scope of homelessness, define existing resources, and helps to identify any gaps in services in Stanislaus County.

FINANCIAL IMPACT

None

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 23, 2023
Subject:	Waiver of Readings
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

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/LRA Board may waive the reading of the text and introduce the ordinance or resolution by title only for the record.

The full text of 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/LRA Board; 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. 9.2

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 23, 2023
Subject:	Approval of the May 9, 2023 City Council and Local Redevelopment Authority Board Minutes.
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

RECOMMENDATION

It is recommended that the City Council/ Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes of May 9, 2023 as presented.

SUMMARY

The Draft Minutes of the City Council and the Local Redevelopment Authority Board meeting have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

1. The May 9, 2023 City Council and Local Redevelopment Authority Board Minutes.

CITY COUNCIL / LRA BOARD

Mayor/Chair
Richard D. O'Brien
Council/Authority Members:
District 1 -Luis Uribe
District 2- Rachel Hernandez
District 3- Leanne Jones Cruz
District 4 -Darlene Barber-Martinez



CITY OF RIVERBANK

**Regular City Council and
Local Redevelopment Authority
Board Meetings**

Council Chambers, 6707 Third St
Suite B
Riverbank, CA 95367



MINUTES

TUESDAY, MAY 9, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

- 1. CALL TO ORDER** - Mayor / Chair O'Brien called the meeting to order at 6:00 P.M.
- 2. FLAG SALUTE** –Mayor / Chair O'Brien led the pledge of allegiance.
- 3. INVOCATION** – Reverend Randy Richardson provided the invocation.
- 4. ROLL CALL** – CITY Clerk Hernandez conducted Roll Call.

Members of the City Council / Local Redevelopment Authority Board present in the Chamber:

Council Member / Authority Member District 1 Luis Uribe
Council Member / Authority Member District 3 Leanne Jones Cruz
Council Member / Authority Member District 4 Darlene Barber-Martinez
Vice Mayor / Vice Chair District 2 Rachel Hernandez
Mayor / Chair Richard D. O'Brien

5. AGENDA CHANGES

Mayor O'Brien will allow for 9 minutes of comments during Public Comment, remaining comments will be heard at the end of the meeting.

6. 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.

7. PRESENTATIONS (Informational only)

Item 7.1 **Proclamation-Older Americans Month**-It is recommended that the City Council read and present the Proclamation for Older Americans Month to commissioner John Dinan, Commission on Aging and present Awards of Recognition to nominated Riverbank residents for their service to our community.

Mayor O'Brien presented John Dinan, Commissioner with the Stanislaus Commission on Aging with the Older Americans Month Proclamation on behalf of City Council.

Jacob Faulder, Representative with Senator Marie Alvarado-Gil's Office also presented a proclamation on behalf of the Senator.

The following residents where selected and were presented with a gift and recognized by the District's Councilmembers:

Thelma Louise Gibson – Selected by Councilmember Uribe

Charles Neal – Selected by Councilmember Jones Cruz

Joan Brister-Giles - Selected by Councilmember Barber-Martinez

Also recognized, but not in attendance:

Sandra Sanchez – Selected by Vice Mayor Hernandez

Arnold Setliff – Selected by Mayor O'Brien

Item 7.2 **Proclamation- Mental Health Awareness Month** – It is recommended that the City Council read and present the Proclamation for Mental Health Awareness Month to Luly Arias, Riverbank Promotora and Shellie Lamar, Oakdale Family Resource Network Manager.

Mayor O'Brien presented Shellie Lamar & Mary Lu Ruiz, with Oakdale Family Resource Network and Kevin Panyanouvong & Janet Nunez-Pineda with Stanislaus County Behavioral Health and Recovery Services with the Mental Health Awareness Month Proclamation on behalf of City Council.

Jacob Faulder, Representative with Senator Marie Alvarado-Gil's Office also presented a proclamation on behalf of the Senator.

Item 7.3 **Proclamation-Declaring May as Asian Pacific American Heritage Month**-It is recommended that the City Council read and present a Proclamation for Asian Pacific American Heritage Month to Vice Mayor Rachel Hernandez.

Mayor O'Brien presented Vice Mayor Rachel Hernandez, with the Asian Pacific Islander Heritage Month Proclamation on behalf of City Council.

Jacob Faulder, Representative with Senator Marie Alvarado-Gil's Office also presented a proclamation on behalf of the Senator.

Item 7.4 **Building & Planning Presentation**-It is recommended that the City Council receive a presentation from Donna Kenney, Planning and Building Manager regarding the Planning & Building & Neighborhood Improvement Division.

City Council received a Power Point Presentation from Planning & Building Manager Donna Kenney regarding the Building, Planning, and Neighborhood Improvement Divisions.

8. 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 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

Mayor O'Brien Opened Public Comment at 6:51 P.M.

Residents who spoke in opposition of Riverwalk Project

Jami Aggers, Modesto Resident requested that an item regarding an urban limit initiative be placed on the May 23rd agenda and approved or placed on the 2024 Ballot. With me tonight are several supporters who we are referring to as "Voters for Farmland". Mrs. Aggers shared a document that was provided to all of the City Council.

Karen Conratto, Modesto Resident
Dan Whetstone, Modesto Resident

Legislative Update from the Office of Senator Marie Alvarado-Gil, was provided by representative Jacob Faulder. Has a new bill, SB 820, relates to cannabis enforcement and seizure of property.

There being no further public comments, Mayor O'Brien closed the Public Comment period 6:58 P.M.

9. 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 9.1 **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for April 25, 2023.

There being no public comments, Mayor O'Brien brought the item back to City Council.

ACTION: By motion moved and seconded (Uribe / Jones Cruz 5/0) to approve the **consent calendar** as presented.

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None

10. PUBLIC HEARINGS

The Public Notice for Item 10.1 and Item 10.2 was published on April 26, 2023 in the Riverbank News.

Item 10.1 **Public Hearing to Adopt Resolution of the City Council of the City of Riverbank Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 2; and**

Resolution of the City Council of the City of Riverbank Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 2.- It is recommended that the City Council hold a public hearing and adopt resolutions annexing territory to the City of Riverbank Community Facilities District 2016-1 (Public Services) and to authorize the levy of a special tax therein to finance certain City services.

Development Services Administration Manager Cleek, gave a comprehensive staff report and Power Point Presentation on the Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 2; and Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 2.

City Council discussed item with staff.

Mayor O'Brien Opened the Public Hearing at 7:03 P.M.

Mayor O'Brien Closed the Public Hearing at 7:04 P.M.

City Clerk reported on the Election Results, 18 votes were in favor of the ballot measure. There were 0 number of votes in opposition of the ballot measure.

There is at least a two-thirds majority vote in favor of the ballot measure. The resolution declaring election results and directing the recording of an amended Notice of Special Tax Lien shall be adopted.

There being no public comments, Mayor O'Brien brought the item back to the City Council.

ACTION: *By motion moved and seconded (Jones Cruz / Barber-Martinez 5/0) to adopt **Resolution 2023-040** Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public*

Services) Annexation No. 2. And **Resolution 2023-041** Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 2.

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None

Item 10.2 **First Reading by Title Only and Introduction of Proposed Ordinance Adding Chapter 150.080 Through 150.100, Entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances-** Conduct a public hearing for the first reading of the proposed ordinance, waive further reading, read by title only, and introduce an ordinance of the City Council of the City of Riverbank adding Chapter 150.080 through 150.100, entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances.

City Manager Garcia, gave a comprehensive staff report and gave the First Reading by Title Only and Introduction of Proposed Ordinance Adding Chapter 150.080 Through 150.100, Entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances.

City Council discussed item with staff.

Mayor O'Brien Opened the Public Hearing at 7:17 P.M.

Mayor O'Brien Closed the Public Hearing at 7:19 P.M.

There being no public comments, Mayor O'Brien brought the item back to the City Council.

ACTION: By motion moved and seconded (Barber-Martinez /Uribe 5/0) to approve **Ordinance 2023-004** First Reading by Title Only and Introduction of Proposed Ordinance Adding Chapter 150.080 Through 150.100, Entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances, moving to a second reading.

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None

11. NEW BUSINESS

Item 11.1 **A Resolution to Approve the Appropriation of Additional Funds To The Claus Road Curb & Sidewalk Project Due To Unforeseen**

Conditions of the Sewer Line, Relocation of the Existing 2" Traffic Signal Conduit and Abandonment of Existing 1" Water Service- It is recommended that the City Council consider authorizing a budget amendment of \$202,803.00 to the Sewer Fund to repair the sewer line removal and installation, relocation of the existing 2" traffic signal conduit and \$13,000 to the Water Fund to abandonment of existing 1" water service.

Public Works Director Bridgewater, gave a comprehensive staff report and Power Point Presentation on the Claus Road Curb and Sidewalk Project need for appropriation of additional funds due to unforeseen conditions of the sewer line, relocation of the Existing 2" Traffic Signal Conduit and abandonment of existing 1" Water Service.

City Council discussed item with staff.

There being no public comments, Mayor O'Brien brought the item back to the City Council.

ACTION: *By motion moved and seconded (Jones Cruz / Uribe 5/0) to approve **Resolution 2023-042** Approve the Appropriation of Additional Funds to The Claus Road Curb & Sidewalk Project Due to Unforeseen Conditions of the Sewer Line, Relocation of the Existing 2" Traffic Signal Conduit and Abandonment of Existing 1" Water Service.*

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

12. 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/LRA Board during this time.

Item 12.1 Staff

City Manager Garcia advised the City Council and the public on the following items:

- Pleased to report that our Façade Improvement Program is now active, we did what we are calling a soft opening of this program. We actually mailed letters to each of the property owners within the downtown specific plan. We felt it gave us a better opportunity to explain the program, rather than a social media posting and also gave them copies of the program guidelines themselves, so that they could see what the process could look like. We have had a wonderful response, and we are really excited of some of the proposed changes. Very excited, tomorrow we will launch our social media and webpage that will go live, in the event there are property owners who have not received the information as of yet, we do have it available on our website.*

Item 12.2 Council/Authority Member

Councilmember Jones Cruz reported on the following:

- *Tonight's the first night of Downtown Market!*

Councilmember Uribe reported on the following:

- *The Month of May is full of days and weeks of appreciations such as:*
 - *Military Appreciation Month*
 - *Firefighters Day*
 - *National Nurse's Week*
 - *Police Week*
 - *EMS*
 - *National Foster Care*
 - *Memorial Day at the end of the month.*
- *Will be attending the Stanislaus Latino Chamber of Commerce installation dinner on Saturday, May 13th.*
- *To all the mothers out there, Happy Mother's Day!*

Councilmember Barber-Martinez reported on the following:

- *It is exciting to see all the preparations on Roselle Avenue for our new sidewalks that are coming in.*
- *Thank you to everyone who participated in our Love Riverbank, especially those that helped with the honor our heroes project. We had cards, cookies, and lots of smiles.*
- *The Historical Society is having their After-Mother's Day Omelet Breakfast that will be on Sunday, May 21st from 8:00 a.m. to 1:00 p.m. at the Community Center*
- *Tomorrow is our SHA (Stanislaus Homeless Alliance Meeting) at 1010 tenth street, everyone is invited to see what we are doing in the county to tackle our homeless issues. We are working together, instead of each city working on their own.*
- *Congratulations to all of our Graduates, very proud of our graduates!*
- *Happy Mother's Day!*

Vice Mayor Hernandez reported on the following:

- *Thank you for a great Love Riverbank Event, it was awesome to be out there and support. Be at the library dusting, picking up garbage at Jacob Myers, for an entire day with all the staff and all the hard work that was done.*

Item 12.3 Mayor/Chair

Mayor O'Brien reported on the following:

- *Would like to echo the Love Riverbank, you did a fantastic job, (Randy Richardson) your enthusiasm infected almost the entire city, I appreciate that. Love Riverbank was a huge success because of you and your efforts.*
- *I got to tour the Day use facility at Sierra House, that is coming along, I have not heard of any problems with PG&E, so I am assuming those have been resolved.*
- *LRA, there is some property that is coming our way which is 1 and 1A, which is property bordering Claribel Road. Which should be coming our way prior to the end of September, which is when the county is requiring, so Army is working hard for that. We should be getting updates on that periodically. Parcel 2 should be*

coming too. For Council and everyone, there is an article or notice in the Modesto Bee, so you may be getting some calls/comments. This is clean property, though you see articles that are partially accurate, saying it is contaminated, it is not. Parcel 2 is where the Ethanol Plant will be constructed.

- The other item, is coming to a date near you for the council, we should be getting the EIR (Riverwalk) should be coming out within a week or two, then after we are done making our read, then it will be released to the public.*

13. CLOSED SESSION- No Items Scheduled.

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session.

14. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 7: 33P.M.to the next regular scheduled City Council / LRA Meeting of May 23,2023 at 6:00P.M.

ATTEST: (Adopted 5/23/2023)

APPROVED:

Gabriela Hernandez
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor/ Chair

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

Subject: Resolution to Authorize the City Manager to Enter into a Consultant Agreement for Environmental Analysis Services Pursuant to the California Environmental Quality Act with BaseCamp Environmental, Inc. for the Proposed Project at Claribel Road and Roselle Avenue

From: Marisela H. Garcia, City Manager

Submitted by: Donna Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that the City Council approve the attached Resolution for environmental analysis services and authorize the City Manager to enter into a Consultant Agreement with BaseCamp Environmental, Inc ("BaseCamp").

STAFF SUMMARY

The Planning Department has received numerous applications to develop the northwest corner of Claribel Road and Roselle Avenue. The applications include requests for a Tentative Map, a Rezone to Planned Development, and three Architecture and Site Plan Reviews for a gas station, a mini mart/car wash, and multifamily apartments. The developer requested that the application be expedited, which the Planning and Building Manager is unable to do because of the workload and a current lack of planning staff. The developer offered to pay for Interwest to process the complex project under the Planning and Building Manager's supervision. On April 25, 2023 the City Council approved a Resolution authorizing the City Manager to enter into a contract with Interwest for planning project management services.

In addition to planning management services, the proposed project needs environmental analysis pursuant to the California Environmental Quality Act. The project applicant has requested that BaseCamp Environmental, Inc be allowed to provide this service. Staff has drafted a contract for BaseCamp's services (Attachment 2) and

obtained a proposal from BaseCamp (Exhibit A to Attachment 2). The City Attorney is preparing a funding agreement to secure payment by the project applicant for Interwest and BaseCamp work.

FINANCIAL IMPACT

No financial impact to the City of Riverbank's budget. Environmental analysis hours will be paid for by the Project applicant.

ATTACHMENTS

1. Draft City Council Resolution 2023-
2. Riverbank Standard Consultant Agreement
Exhibit A – BaseCamp Environmental, Inc. Proposal

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONSULTANT AGREEMENT WITH BASECAMP ENVIRONMENTAL, INC. FOR THE
ENVIRONMENTAL ANALYSIS PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT FOR THE PROPOSED PROJECT AT
CLARIBEL ROAD AND ROSELLE AVENUE**

**THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS
THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:**

WHEREAS, the City has received a complex planning application from a developer who desires that it be expedited; and

WHEREAS, the Planning and Building Manager is unable to expedite the application due to a large workload and a current lack of planning staff; and

WHEREAS, the developer has offered to pay for a consultant (Interwest Consulting Group, “Interwest”) to process the project under the Planning and Building Manager’s supervision at no cost to the City; and

WHEREAS, at the regular City Council meeting of April 25, 2023, the City Council authorized the City Manager to enter into an agreement with Interwest; and

WHEREAS, the project also needs environmental analysis pursuant to the California Environmental Quality Act and the applicant has asked that BaseCamp Environmental, Inc., (“BaseCamp”) be allowed to provide that service at no cost to the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the City Manager to enter into an agreement with BaseCamp to provide environmental analysis services.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of May, 2023; 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:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Consultant Agreement between the City of Riverbank and BaseCamp Environmental, Inc.

CONSULTANT AGREEMENT
CITY OF RIVERBANK
AND
BaseCamp Environmental, Inc

This Agreement is made and entered into this ____ day of _____, 2023, by and between the CITY OF RIVERBANK, a California municipal corporation, hereinafter referred to as "CITY", and BaseCamp Environmental, Inc, hereinafter referred to as "CONSULTANT".

WITNESSETH:

CITY desires to retain the services of CONSULTANT for the Environmental Analysis of the proposed Project at Claribel Road and Roselle Avenue.

CONSULTANT desires to perform the services requested by CITY on the terms and conditions set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Description of Work

CONSULTANT will provide to CITY temporary assistance for environmental analysis services that are reasonably required for the completion of the project at Claribel Road and Roselle Avenue.

CONSULTANT shall provide all labor, equipment, material and supplies required or necessary to properly, competently and completely perform the work or render the services under this Agreement. CONSULTANT shall determine the method, details and means of doing the work or rendering the services.

It is understood by the parties hereto that description of work pursuant to this Agreement may change from time to time. Changes to the work description shall be subject to approval by both parties in writing and signed by each party.

1 2. Scheduling

2 The parties shall confer at least monthly about the schedule of
3 pending and anticipated work. CITY shall give CONSULTANT
4 reasonable advance notice of deadlines for completion of specific
5 work and CONSULTANT shall use their best good faith efforts,
6 subject to pre-existing commitments, to meet those deadlines.
7 Whenever possible, CITY will schedule meetings and events in
8 conjunction with CONSULTANT. CONSULTANT shall not be obligated to
9 attend any meeting or event that conflicts with their pre-existing
10 commitments or that unreasonably interferes with their work
11 schedule.

12 3. Compensation

13 Compensation shall be on a time-and-expense basis, based on
14 the work described herein in Exhibit A.

15 CONSULTANT shall maintain automobile liability insurance with
16 coverage for any vehicle including those owned, leased, rented or
17 borrowed. This insurance shall have a standard cross liability
18 clause or endorsement. The limit amount for this insurance shall
19 be no less than \$1,000,000.00 per occurrence combined single limit
20 for bodily injury and property damage.

21 CONSULTANT shall not incur any single expense in excess of
22 \$50 with the prior written consent of CITY.

23 4. Term and Time For Completion

24 This Agreement shall become effective on the date first
25 hereinabove written and will continue in effect until the services
26 provided herein have been completed, unless sooner terminated as
27 provided in Paragraph 8.

1 If not terminated pursuant to other provisions herein, this
2 Agreement shall terminate as of December 31, 2024.

3 5. Payment For Services

4 CONSULTANT shall submit to CITY monthly itemized bills for
5 the services rendered and costs incurred. If the work is
6 satisfactorily completed, CITY shall pay such bill within thirty
7 (30) days of its receipt. Should CITY dispute any portion of any
8 bill, CITY shall pay the undisputed portion within the time stated
9 above, and at same time advise CONSULTANT in writing of the
10 disputed portion.

11 6. Compliance With Laws

12 CONSULTANT agrees that it shall conduct their work and perform
13 their services in compliance with all laws and regulations of
14 Stanislaus County, California, and any officer, department or
15 agency thereof, as well as other laws and regulations as may be
16 applicable thereto.

17 7. Indemnification and Hold Harmless

18 CONSULTANT shall protect, indemnify, hold harmless and defend
19 CITY, its directors, officers, employees and agents, from any and
20 all third party claims, fines, demands, costs, expenses (including
21 but not limited to attorneys' fees and costs of litigation or
22 arbitration), liability, losses, penalties, causes of action,
23 awards, suits or judgments for damages of any nature whatsoever
24 (hereinafter collectively referred to as "Claims") to the extent
25 arising out of the breach of this Agreement in whole or in part
26 by, or willful or fraudulent misconduct or negligent acts, errors
27 or omissions by CONSULTANT in the performance of their duties under

1 this Agreement, but not including the sole or active negligence or
2 the willful misconduct of CITY.

3 Neither termination of this Agreement nor completion of the
4 acts to be performed under this Agreement shall release CONSULTANT
5 from its obligations to indemnify as to any claims so long as the
6 event upon which such Claims is predicated shall have occurred
7 prior to the effective date of any such termination or completion
8 and arose out of or was in any way connected with performance or
9 operations under this Agreement by CONSULTANT, their employees,
10 agents or consultants, or the employee, agent or consultant of any
11 one of them.

12 Submission of insurance certificates or other proof of
13 compliance with the insurance requirements in this Agreement does
14 not relieve CONSULTANT from liability under this indemnification
15 and hold harmless clause. The obligation of this indemnity article
16 shall apply whether or not such insurance policies shall have been
17 determined to be applicable to any of such damages or claims for
18 damages.

19 8. Termination

20 This Agreement shall terminate on December 31, 2024. However,
21 this Agreement may be terminated at any time and for any reason by
22 CITY upon five (5) days' advance written notice. In the event of
23 such termination, CONSULTANT is to be fairly compensated for all
24 work performed to the date of termination as calculated by CITY
25 based on Paragraph 2 hereof, provided that such compensation shall
26 not in any case exceed the maximum sum set forth in Paragraph 2
27 hereof. Compensation under this paragraph shall not include costs

1 related to lost profit associated with the expected completion of
2 the work or other such payments relating to the benefit of the
3 bargain.

4 9. Attorneys' Fees

5 In the event that any arbitration, litigation or other action
6 or proceeding of any nature between CITY and CONSULTANT becomes
7 necessary to enforce or interpret all or any portion of this
8 Agreement or because of an alleged breach by either party of any
9 of the terms hereof, it is mutually agreed that the losing or
10 defaulting party shall pay the prevailing party's reasonable
11 attorneys' fees, costs and expenses incurred in connection with
12 the prosecution or defense of such action or proceeding.

13 10. Entire Agreement

14 This writing constitutes the entire Agreement between the
15 parties relative to the services specified herein, and no
16 modifications hereof shall be effective unless and until such
17 modification is evidenced by a writing signed by both parties to
18 this Agreement. There are no understandings, agreements,
19 conditions, representations, warranties or promises with respect
20 to the subject matter of this Agreement except those contained in
21 or referred to in this writing.

22 11. Independent CONSULTANT

23 It is expressly understood and agreed by the parties hereto
24 that CONSULTANT's relationship to CITY is that of an independent
25 consultant. All persons hired by CONSULTANT and performing the
26 work shall be consultant's employees or agents. CITY shall not be
27 obligated in any way to pay any wages or other claims by any such

1 employees or agents or any other person by reason of this
2 Agreement. CONSULTANT shall be solely liable to such employees
3 and agents for losses, costs, damage of injuries by said employees
4 or agents during the course of the work.

5 12. Conflicts of Interest

6 CONSULTANT (including their employees and subconsultants)
7 shall not maintain or acquire any direct or indirect interest that
8 conflicts with the performance of this Agreement. In the event
9 that CONSULTANT maintains or acquires such a conflicting interest,
10 any contract (including this Agreement) involving CONSULTANT's
11 conflicting interest may be terminated by CITY.

12 13. Ownership of Work

13 All original documents prepared by CONSULTANT for this
14 Agreement, whether complete or in progress, are the property of
15 the CITY, and shall be given to CITY at the completion of
16 CONSULTANT's services, or upon demand from the CITY. No such
17 documents shall be revealed or made available by CONSULTANT to any
18 third party without the prior written consent of the CITY.
19 CONSULTANT shall be allowed to retain copies of all documents
20 prepared under this Agreement.

21 14. Successors and Assignment

22 This Agreement shall be binding on the heirs, successors,
23 executors, administrators and assigns of the parties; however,
24 CONSULTANT agrees that they will not assign, transfer, convey or
25 otherwise dispose of this Agreement or any part thereof, or their
26 rights, title or interest therein, or their power to execute the
27 same without the prior written consent of CITY.

1 15. Severability

2 If any provision of this Agreement is held to be
3 unenforceable, the remainder of this Agreement shall be severable
4 and not affected thereby.

5 16. Waiver of Rights

6 Any waiver at any time by either party hereto of their rights
7 with respect to a breach or default, or any other matter arising
8 in connection with this Agreement, shall not be deemed to be a
9 waiver with respect to any other breach, default or matter.

10 17. Remedies Not Exclusive

11 The use by either party of any remedy specified herein for
12 the enforcement of this Agreement is not exclusive and shall not
13 deprive the party using such remedy of, or limit the application
14 of any remedy provided by law.

15 18. Notices

16 All notices, statements, reports, approvals or requests or
17 other communications that are required either expressly or by
18 implication to be given by either party to the other under this
19 Agreement shall be in writing and signed for each party by such
20 officers as each may, from time to time, authorize in writing to
21 so act. All such notices shall be deemed to have been received on
22 the date of delivery if delivered personally or three (3) days
23 after mailing if enclosed in a properly addressed and stamped
24 envelope and deposited in the U.S. Post Office for delivery.
25 Unless and until formally notified otherwise, all notices shall be
26 addressed to the parties at their addresses shown below:

27 CITY

28

1 Marisela H. Garcia, Riverbank City Manager
2 6707 Third Street
Riverbank, CA 95367

3 CONSULTANT
4 BaseCamp Environmental, Inc
Charlie Simpson
5 802 West Lodi Avenue
Lodi, CA 95240

6
7 19. Sub-Consultants

8 No subcontract shall be awarded or an outside consultant
9 engaged by CONSULTANT unless prior written approval is obtained
10 from CITY.

11 **IN WITNESS WHEREOF** the parties execute this Agreement on the
12 day and year first hereinabove written.

13 CITY OF RIVERBANK

BaseCamp Environmental, Inc.

14
15 By: _____
16 Marisela H. Garcia
17 City Manager

President

18 ATTEST:

19
20 _____
21 Gabriela Hernandez
City Clerk

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Exhibit A
Scope of Work

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PROPOSAL FOR ENVIRONMENTAL SERVICES
PREPARATION OF INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION

PROPOSED COMMERCIAL AND MULTI-FAMILY RESIDENTIAL
PROJECT AT CLARIBEL ROAD AND ROSELLE ROAD

City of Riverbank, CA

Updated May 17, 2023

BASECAMP ENVIRONMENTAL, INC.
Attn: Charlie Simpson
802 W Lodi Avenue
Lodi, CA 95240
209-224-8213

1.0 UNDERSTANDING AND APPROACH

1.1 PROJECT UNDERSTANDING AND BACKGROUND

The proposed project involves residential and commercial development of a 10.23-acre site adjacent to and northwest of the intersection of Claribel Road and Roselle Avenue in the City of Riverbank. The project includes the development of a convenience store, fueling station and car wash facility immediately adjacent to the intersection; lands surrounding the proposed commercial area would be developed with 144 multi-family residential units.

The proposed residential project would consist of four three-story buildings of 36 one – and two-bedroom units each. Two additional buildings - a 2,000 square foot office/gym and a 2,000 square foot club house – together with access ways and parking areas would complete the residential complex. Commercial development would include a 4,400 square foot convenience store combined with a 2,200 square foot quick serve restaurant, 20 fueling positions and a 115 lineal foot tunnel car wash and associated interior cleaning area.

A single driveway serving both planned uses would enter the site from Roselle Avenue. Two driveways on Claribel Road would each serve one of the proposed uses. Utility service would be obtained from existing City facilities in the adjacent streets. Storm drainage would be routed through a dual-use drainage basin located in the western portion of the site.

The applicant has filed initial applications for City approval of a Tentative Parcel Map, rezoning of Parcel 3 of the proposed parcel map for high density residential use and site plan approval for both projects.

The proposed discretionary approvals are considered a “project” and therefore require review under the California Environmental Quality Act (CEQA). It is anticipated for the purposes of this proposal that the project’s potential environmental effects can be adequately addressed with a CEQA Initial Study/Mitigated Negative Declaration IS/MND. BaseCamp Environmental, Inc. (BaseCamp) proposes to prepare and process the required IS/MND in cooperation with City of Riverbank staff. This document describes the BaseCamp team’s proposed Scope of Work for completion of the required.

1.2 OVERVIEW OF PROPOSED ENVIRONMENTAL SERVICES

This section provides a general overview of the services to be provided by BaseCamp. These include:

- Environmental Coordination and Planning
- Preparation of Technical Studies
- Preparation of Administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND)
- Publication and Noticing of Public Review Draft IS/MND

Response to Comments and Preparation of Final IS/MND
Preparation of Mitigation Monitoring/Reporting Plan
Public Meeting Attendance
Preparation and Filing of Notice of Determination

1.2.1 Environmental Coordination and Planning

BaseCamp's involvement in the project will begin with initial coordination and communication with the applicant, design architects and engineers and City staff. BaseCamp will participate in meetings, discussions with City staff and other communication related to the project description and the method and scope of CEQA review in the various issue areas.

Additional environmental coordination and planning services will be required over the course of IS/MND preparation and processing. These additional needs would be discussed during a series of on-line or in-person meetings; a total of six such meetings are anticipated. Should the planning and coordination process reveal additional environmental concerns not addressed in this proposal, these concerns will be performed as extra work, subject to prior consultation with and approval by the City.

1.2.2 IS/MND Preparation

Preparation of the IS/MND will begin with defining the existing setting of the project and the availability of programmatic environmental information, including information available in the City's general plan EIR and other CEQA documents that may have been prepared for other nearby projects.

BaseCamp's analytical approach to preparing the IS/MND would include developing a detailed understanding of the project and the physical changes that would accompany it. This information together with the environmental setting and previous impact analysis data will be used to identify the potential environmental effects of the project. The General Plan EIR will be used as a tiering document to describe any environmental effects that have already been addressed on a programmatic level, pursuant to CEQA Guidelines Sections 15152, 15153 and 15183.

To the degree that it is effective and reasonable, and without generating unnecessary additional work, the IS/MND will reference the analysis contained in the General Plan EIR, consider its applicability with respect to the proposed project and determine whether the General Plan EIR analysis is sufficient to meet the needs of CEQA or, alternatively, whether and what additional analysis is needed for that purpose.

This information will be supplemented by a new traffic study, a noise impact technical study, and biological and cultural resources studies of the annexation area. A Health Risk Assessment will also be needed as a part of the IS/MND contract. Should the need for other technical studies be identified during IS/MND preparation, other qualified subcontractors will be identified and retained by BaseCamp on an extra services basis, Riverbank Community Development Director or City Council as appropriate.

The various technical chapters of the IS/MND would be brought together in an administrative Draft IS/MND, which would be submitted to the City of Riverbank for administrative review. After these reviews and associated revisions, the Draft IS/MND will be finalized and released for a 45-day public review period.

Following public review, BaseCamp would prepare a Final IS/MND including responses to comments on the Draft IS/MND. A Mitigation Monitoring/Reporting Plan (MMRP) would be prepared for adoption in conjunction with project approval. Upon project approval, BaseCamp will prepare a Notice of Determination and monitor its filing by the City staff, or file it with the County Clerk and State Clearinghouse on City request.

2.0 SCOPE OF WORK

2.1 COORDINATION AND MEETINGS

2.2 PREPARATION OF ADMINISTRATIVE DRAFT IS/MND

2.2.1 Environmental Coordination and Planning

BaseCamp's involvement in IS/MND preparation would begin on approval of the scope of work from the project applicant. BaseCamp proposes to coordinate and attend an IS/MND kickoff teleconference with City staff and the applicant's representatives. The kickoff agenda would include:

- Clarification of and questions regarding Project Description
- Clarification and questions related to IS/MND scope of work, environmental issues
- Location and access to available information, as required
- Identification of related projects
- Project schedule, including periodic coordinating meetings
- Site access, permissions and notification
- Cumulative impacts and alternatives

BaseCamp will attend general coordination teleconferences with the City and applicant representatives as scheduled during the IS/MND preparation process. At a minimum and in addition to the initiation meeting, these events would include:

- IS/MND status, midway through preparation of the Administrative Draft IS/MND
- After City's review of the Administrative Draft IS/MND
- Close of public review and initial review of comments on the Draft IS/MND
- Upon City's review of the Administrative Final IS/MND

The City will require additional planning services over the course of processing entitlement applications. These additional needs may include meetings and coordination with other agencies, preparation of other needed documents not identified in this proposal. These needs will be met, if requested, as extra work items. As they come up, these needs will be identified and communicated to the City as soon as possible. Accounting for these extra services is addressed in Section 4.0.

2.2.2 Preparation of Technical Studies

BaseCamp will engage its traffic, noise, biological and cultural resources technical subcontractors as soon as the Project Description is considered adequately defined and stable for the purposes of environmental impact analysis. For example, traffic studies will be initiated as soon as development quantities, proposed access points and level of required on- and off-site transportation improvements are defined.

Subcontractor proposals for each of the proposed technical studies are appended to this proposal. Subcontractor authorizations will include delivery schedules that are consistent with the overall CEQA document preparation schedule described herein.

2.3.3 Administrative Draft IS/MND

BaseCamp will prepare an administrative review version of the Draft IS/MND, which will be submitted electronically to City staff for review. Hard copies will not be provided unless requested; if requested, however, hard copies will be provided for the cost of reproduction. The principal subtasks and other elements of Administrative Draft IS/MND preparation are discussed below.

Project Description

BaseCamp will prepare a detailed written and graphic description of the project that identifies its purposes and objectives, proposed physical development, off-site improvements, project operations and environmental controls that may be proposed by the applicant, or any proposed project modifications identified during the IS/MND preparation process and accepted by the applicant. The description would be based on information supplied by the applicant and its design consultants.

Preparation of Administrative Draft IS/MND

The IS/MND will include an Introduction chapter providing a very brief summary of the project, general information related to CEQA and the IS/MND process, information related to the public review process, and a discussion of the project history and any related projects in the project vicinity. The project and its environmental effects will be summarized and tabulated for each environmental discipline in a detailed summary table. The table will display identify the significance of each effect, proposed mitigation measures, and the significance (or lack of significance) of impacts with the incorporation of proposed mitigation measures.

Preparation of the IS/MND technical chapters will begin immediately upon authorization with the identification, collection and analysis of available source documentation and environmental information as well as consultation with City staff. The scope of study will be related to the importance and complexity of anticipated environmental issues. The issues to be addressed are detailed in the Notice of Preparation.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality

Land Use and Planning
Noise
Population and Housing
Public Services
Transportation/Circulation
Tribal Cultural Resources
Utilities and Energy
Wildfire

BaseCamp will analyze the potential environmental effects of the project in each environmental discipline by considering the various elements of the project in light of the available Environmental Setting data, including technical studies provided by the BaseCamp subcontractors. Significant, potentially significant and less than significant environmental effects will be identified in each area of concern, consistent with CEQA Guidelines Appendix G. The basis of the environmental impact analysis will be “significance thresholds,” which will be identified in each issue area based on Appendix G and any other applicable local guidelines.

Each subject-specific analysis will include consideration of the environmental analysis contained in the EIR prepared for the Riverbank General Plan and any adopted specific plans related to the project site. Specifically, this analysis will consider whether the environmental issue was adequately addressed in the General Plan EIR, such that the potential significant environmental effects of the project are adequately disclosed, and mitigation measures are identified.

The IS/MND will also consider relationships between the various disciplines and project elements. The analysis will include chapters addressing potential energy, greenhouse gas, tribal cultural resources and wildfire effects as well as mandatory findings of significance as required by CEQA.

For any significant or potentially significant environmental effects, the IS/MND will identify existing adopted State and local requirements that would, through the ordinary operation of law and practice in the City of Riverbank, avoid or reduce potential environmental impacts. These provisions will be identified as elements of the “existing regulatory environment” that would reduce the effects of the project. These existing environmental controls will be specifically identified in the Initial Study text and listed in the IS/MND Summary Table and the MMRP.

Where existing requirements are not sufficient to avoid or reduce potentially significant environmental effects to a less than significant level, the IS/MND will identify additional feasible mitigation measures needed to meet these objectives. Mitigation measures will identify the necessary action, responsibility for implementation and monitoring, and whether or not the measure(s) will reduce impacts to a less than significant level. Feasible mitigation measures will be evaluated for consistency with applicable statutory and case law standards, i.e. nexus and proportionality. Each mitigation measure will be evaluated for its potential to generate additional environmental effects, especially significant environmental effects. Potential for significant effects that could arise from

proposed mitigation measures will be identified in the IS/MND. The anticipated scope of analysis in each of the Initial Study subject areas is outlined below.

Aesthetics: The IS/MND will describe potential effects of the project on existing and anticipated future landscapes in the project area, aesthetic conditions, sensitivities and values, and existing night lighting. The aesthetic values of the project site, its visibility from public roads and nearby residential areas, and the nature of views to and from the site will be discussed.

Agriculture and Forestry: The IS/MND will describe presence or absence of agricultural activities and values on and near the project site from soils studies and available land management information. The IS/MND will disclose relevant agriculture-related information from the General Plan and State mapping. Any potential effects related to prime agricultural land designations or Williamson Act contracts for the site or vicinity will be discussed.

Air Quality: The IS/MND will describe the regional and local climate, existing air quality, attainment/non-attainment status, and local compliance under the state and federal Clean Air Acts and applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations. The IS/MND will quantify the potential air emissions from project construction and operation, including operation of proposed fueling facilities, and compare these results to SJVAPCD significance thresholds using the CalEEMod 2022 model, and their effects on the regional airshed as well as local residential communities. Potential health risks and effects on carbon monoxide concentrations would be estimated using available screening models.

Biological Resources: The IS/MND would incorporate the results of a database search and site inspection by BaseCamp subcontractor Moore Biological Consultants. The Moore Biological report will characterize overall project site habitat values and the potential presence/absence of special-status plant and wildlife species as well as wetlands, riparian areas or other sensitive habitats. Potentially significant project effects on biological values will be described in the IS/MND together with mitigation measures available or needed to address the identified effects.

Cultural Resources: Preparation of the IS/MND will include a new data base search and survey of the site by subcontractor Solano Archaeological to determine the archaeological sensitivity of the site and the presence, if any, of significant archaeological resources. It is not believed that any historical resources are present on the site. The IS/MND will document any potential conflicts with identified resources as well as procedures to be followed in the event of inadvertent disturbance of archaeological resources during construction. The analysis will also take into account any concerns voiced by interested Native American tribes during the AB 52 process.

Geology and Soils: The IS/MND will include a description of regional and local geology, topography, faulting, seismicity, and soil properties based on the City and County General Plans, other existing published sources and any site-specific data that is available for the project site, including a detailed geotechnical evaluation, if any, prepared for

project. The IS/MND will identify potential project impacts on mineral resources, geologic hazards and soils.

Greenhouse Gas Emissions: The IS/MND will include a discussion of global climate change and potential project emissions of greenhouse gases (GHGs). The project will be compared for consistency with state and local planning efforts to reduce greenhouse gas emissions, including the provisions of the California Climate Change Scoping Plan, and information available regarding the City of Riverbank greenhouse gas reduction programs. The IS/MND will quantify potential greenhouse gas emissions associated with the project using the CalEEMod model.

Hazards and Hazardous Materials: The IS/MND will identify existing potential hazards, including existing or potential environmental contamination sources on and near the project site from field review, from available mapping and a hazardous materials database search to be obtained from a third-party supplier by BaseCamp. The IS/MND will consider potential hazardous materials releases and air toxic emissions associated with the project as well as storage and use of hazardous materials on the site. potential health risks associated with air toxics will be addressed in a Health Risk Assessment prepared by subcontractor Environmental Permitting Services.

Hydrology and Water Quality: The IS/MND will identify existing surface and ground water features of the project vicinity, their general flow and quality characteristics and mapped river and dam failure floodplain areas from available documentation. The IS/MND will describe direct and indirect effects of the project on surface and groundwater resources, storm water impacts on surface water quality and the mitigating effects of the City's adopted storm water management requirements.

Land Use and Planning: The IS/MND will describe existing and planned land uses and land use patterns on and near the project site, City land use designations and zoning and any applicable land use policy, overlay designations, zoning standards or other requirements related to the project. The IS/MND will describe the potential effects of the project, including potential conflicts with existing and planned land uses.

Noise: The IS/MND will characterize existing environmental noise conditions in the project vicinity from on-site noise data collected by BaseCamp subcontractor Saxelby Acoustics and from General Plan Noise Element data. The IS/MND will identify existing sensitive receptors in the vicinity of the project, quantify project construction and operation noise levels, including car wash noise, and potential effects on sensitive receptors in terms of consistency with City requirements.

Population and Housing: The IS/MND will describe population characteristics and distribution of housing in Riverbank from available data and identify other nearby areas planned for residential development. The IS/MND will quantify the effects of proposed residential development on planned City population and consistency with City population and growth policies and standards. The project's contributions to the Riverbank housing stock will be identified.

Public Services: The IS/MND will identify existing public service providers with responsibility for the project site and vicinity, including police protection, fire protection, school and recreation/park service providers and facilities. The service responsibilities and activities of the responsible providers, their relationship to the project, and to project area access and water supplies will be described. The IS/MND will discuss the service demands, including any special needs, associated with the project and the ability of the service providers to meet those needs. If additional service facilities will be needed, the IS/MND will consider the potential environmental impacts of meeting those needs.

Transportation: The transportation impact analysis will be based on a technical report prepared by Wood Rodgers, including additional work as described in the Attachment. The IS/MND will identify and describe potentially-affected County and City roads, transit, airports and other transportation facilities serving the project vicinity. The IS/MND will describe Vehicles Miles Traveled (VMT) generated by each of the two land uses associated with the project in comparison to existing VMT levels to the degree documented by the City of Riverbank. The IS/MND will describe the potential effects of project development and operation on non-road transportation, including pedestrian, bicycle and transit.

Utility Systems: The IS/MND will identify and describe the type and location of existing and planned City utility systems that would provide utility service to the project, including the existing potable water, sewer systems and storm drainage as well as the regulated utilities. The project's demand for and potential utility effects will be considered in the IS/MND based on discussions with the Project Engineer and City utility staff.

Tribal Cultural Resources: The IS/MND will report on the results of the data base search at the Central California Information Center, the City's AB 52 notification efforts as well as any information gleaned from tribal notification, including Native American outreach performed as a part of the cultural resources record search and survey. BaseCamp will work with City staff to prepare the AB 52 tribal notification letter and attachments required under AB 52 on behalf of the City. BaseCamp will attend one tribal consultation-related meeting to discuss Native American concerns and their resolution.

2.2.4 Administrative Draft IS/MND, First Revision and Screencheck

BaseCamp will meet with City staff to discuss staff comments on the Administrative Draft IS/MND. BaseCamp will revise the document to address City comments and resubmit it as a screencheck draft for final review and approval for publication as the Public Review Draft IS/MND. City comments on the screencheck draft will be incorporated into the Public Review Draft IS/MND as required.

2.2.5 Draft IS/MND Publication and Distribution

The Public Review Draft IS/MND will be reproduced and circulated for public and agency comment as directed by the City. BaseCamp will prepare and distribute the Notice of Intent to a distribution list provided by the City, by email where feasible. Primary IS/MND distribution for review would be accomplished by electronic

publication of the IS/MND and appendices on the City's web site. BaseCamp will prepare necessary State Clearinghouse notices and public review-related document and post the IS/MND to the State Clearinghouse CEQAnet site. It is not expected that distribution of hard copies will be needed for public review; if hard copies are requested by the City, they will be prepared by BaseCamp for the cost of reproduction.

2.2.6 Final IS/MND, Mitigation Monitoring Reporting Plan

Following the public review period, BaseCamp would meet with the City staff to discuss any comments received on the Draft IS/MND and to determine the general nature and voicing of the responses to comments.

BaseCamp would prepare an addendum-style Final IS/MND incorporating the Draft IS/MND by reference and including the Draft IS/MND summary, an errata section identifying any necessary changes to the IS/MND, a list of commenters, and the proposed City responses to all of the substantive comments received during the public review period. The Final IS/MND will be submitted electronically to the City for administrative review. The Final IS/MND would be revised to reflect City comments and resubmitted for final City review and approval.

BaseCamp will prepare a Mitigation Monitoring/Reporting Program (MMRP) in the format customarily used by the City. The MMRP will identify the IS/MND mitigation measures, the parties responsible for implementing the mitigation, and the timing and method of monitoring. The MMRP will be submitted to the City electronically for administrative review and then revised to reflect City comments and resubmitted.

2.2.7 Public Meetings

BaseCamp will attend two public meetings (i.e. one Planning Commission, one City Council) for the purpose of answering questions or discussing the IS/MND and CEQA process with the decision-makers and the attending public. BaseCamp will attend additional public meetings as directed by the City on an extra services basis.

2.2.8 Notice of Determination

Upon City approval of the project, BaseCamp will prepare a Notice of Determination for review and filing with the County Clerk by the City. On City request, BaseCamp will file the Notice with the Clerk. BaseCamp will file a copy of the Clerk-filed NOD and fee payment receipt with the State Clearinghouse. NOD filing fees will be the responsibility of the applicant.

3.0 IS/MND SCHEDULE

BaseCamp proposes to complete the IS/MND in general accordance with the schedule shown below. Recognizing that work may be interrupted and re-initiated due to circumstances beyond the control of BaseCamp, the schedule may need to be adjusted accordingly. BaseCamp will make every effort to obtain delivery of subcontractor products consistent with the proposed schedule.

Administrative Draft IS/MND to City	18 weeks
Draft IS/MND Publication (from receipt of City comments)	4 weeks
Administrative Final IS/MND, MMRP and Findings (from close of public review)	4 weeks
Complete Final IS/MND, MMRP and Findings (from receipt of City comments)	2 weeks

4.0 COST PROPOSAL

BaseCamp Environmental proposes to perform the above-described Scope of Work elements on a Time and Materials basis with a not-to-exceed limit of \$98,410.20, including IS/MND labor, expenses and subcontractors as detailed below.

Extra services, if any, would be billed in accordance with BaseCamp's Standard Schedule of Rates and Charges, attached. Extra, or out-of-scope, services will be identified and described to the City as soon as possible together with estimated costs.

COST ESTIMATE		
RIVERBANK COMMERCIAL AND RESIDENTIAL		
	TOTAL	
	HOURS	COST
LABOR		
Task 1 Project Initiation, Public Meetings	44	\$9,640.00
Initiation, Management, Background Research	24	\$4,820.00
Site Visit and City Coordination Meetings	20	\$3,920.00
Public Meeting (1)	4	\$900.00
Task 2 Technical Studies	\$42,682.00	\$46,950.20
Air Permitting Services	\$10,560.00	\$11,616.00
Biological Resources	\$4,800.00	\$5,280.00
Cultural Resources	\$6,020.00	\$6,622.00
Noise Study	\$8,862.00	\$9,748.20
Traffic Evaluation, Wood Rodgers	\$23,000.00	\$25,300.00
Task 3 CEQA Document Preparation and Process	242	\$41,320.00
Prepare Administrative Draft IS/MND	160	\$27,720.00
Revise, Publish, Distribute Documents	36	\$5,580.00
Prepare Final IS/MND, Approval Documents	30	\$5,060.00
Prepare Mitigation Monitoring Plan	16	\$2,960.00
EXPENSES		\$500.00
TOTAL ESTIMATED COST		\$98,410.20

STANDARD SCHEDULE OF RATES AND CHARGES

BASECAMP ENVIRONMENTAL, INC.

2023

HOURLY FEES FOR PERSONNEL

Principal	\$225
Senior Planner	\$180
Project Planner	\$165
Assistant Environmental Planner	\$145
Graphics Technician	\$125
Document Processing	\$125

COPYING CHARGES

Charges for copying by BaseCamp Environmental will be charged as follows:

Copies (b/w) \$0.15/page
Copies (color) \$0.25/page

EXPENSES

Subcontractor charges and other materials and services purchased by BaseCamp in connection with services provided under this Agreement will be invoiced at actual cost plus 10%. Materials and services include but are not limited to costs for subcontractor services, travel and subsistence, insurance certificates necessitated by the job, document and map reproduction, computer time, telecommunications, out-of-house fax, rented or leased equipment, supplies, and postage and shipping expenses.

NOTE REGARDING PROJECT APPLICATION AND PROCESSING FEES

CLIENT is responsible for payment of all application fees, processing fees or other project-related charges imposed by government agencies, including payment of California Department of Fish and Wildlife CEQA fees at the filing of the Notice of Determination filing, <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>.

ATTACHMENTS:

Moore Biological, Biological Assessment Proposal

Solano Archaeology, Cultural Resources Study Proposal

Environmental Permitting Specialists, Health Risk Assessment

Saxelby Acoustics, Noise Study Proposal

Wood Rodgers, Transportation and Traffic Study Proposal

MOORE BIOLOGICAL CONSULTANTS

May 2, 2023

Mr. Charlie Simpson
BaseCamp Environmental
802 West Lodi Avenue
Lodi, CA 95240

Subject: 10.2+/- ACRE COMMERCIAL & RESIDENTIAL PROJECT
RIVERBANK, CALIFORNIA: PROPOSAL FOR BIOLOGICAL
ASSESSMENT

Dear Charlie:

Thank you for asking Moore Biological Consultants to assist with this project. An understanding of the requested services was gained through review of maps and aerial photographs, a preliminary search of California Department of Fish and Wildlife's (CDFW) database, and past work in Riverbank over a couple of decades, including the recent Claribel Road/Roselle Avenue intersection improvement project. This letter describes the anticipated work scope and costs for preparing a Biological Assessment (BA).

The proposed scope of work is preparation of a BA for the proposed project intended to support the upcoming California Environmental Quality Act (CEQA) review. As a first step, a species list will be obtained from the U.S. Fish and Wildlife Service (USFWS) to identify any sensitive plant and wildlife species, as well as any critical habitats, that have the potential to occur in or near the project site. A query of CDFW's California Natural Diversity Database (CNDDDB) will also be conducted to determine the locations of special-status plant and wildlife species and sensitive habitats within the project vicinity.

We will conduct a field survey to identify and describe vegetation communities and plant and wildlife species, and search for suitable habitat for or presence of special-status species within the site.

Following the database searches and field survey, the findings will be presented in a technical report. The BA will describe on-site habitats and biological resources, with a focus on wetlands and special-status species, will identify potentially significant impacts to biological resources from the project, and include mitigation recommendations to reduce potential project impacts to a less than significant level. Maps, aerial photographs, and ground-level photographs will be included to provide a comprehensive understanding of site conditions and habitats.

The estimated cost for this work is not-to-exceed \$4,800.00. This cost includes 12 hours at a rate of \$200.00/hour for Principal Biologist, 12 hours at a rate of \$125.00/hour for Biologist, 5 hours at a rate of \$150.00/hour for GIS Specialist, and \$150.00 in expenses (mileage, copies, etc.). We do not envision a need for consultation with agency staff or focused species surveys and these tasks are excluded from this scope of work. We can complete the BA within 3 weeks of receiving authorization to proceed.

Thank you again for asking Moore Biological Consultants to prepare this work scope and cost proposal. Please call me at (209) 745-1159 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Diane S. Moore', with a stylized, flowing script.

Diane S. Moore, M.S.
Principal Biologist



Solano Archaeological Services

CULTURAL RESOURCE MANAGEMENT

CULTURAL RESOURCES SCOPE OF WORK

Date: March 14th, 2023
To: Charlie Simpson
BaseCamp Environmental
From: Solano Archaeological Services, LLC
Project: 2819 Claribel Road Development Project, City of Riverbank, Stanislaus County, California

Solano Archaeological Services, LLC (SAS) understands that BaseCamp Environmental proposes to develop an Initial Study/Mitigated Negative Declaration for the 2819 Claribel Road Development Project in the City of Riverbank, Stanislaus County, California (the Project). As the proposed Project is subject to California Environmental Quality Act (CEQA) requirements, SAS proposes to conduct all aspects of this investigation in accordance with CEQA guidelines. This Scope-of-Work is based on information provided by Mr. Charlie Simpson via email on March 13th, 2023. An accompanying Cost Estimate is provided as a separate attached document below.

If you have questions about the Scope-of-Work provided below, please contact Mr. Jason Coleman, SAS Managing Principal, at 707-718-1416 or jason@solanoarchaeology.com.

SCOPE OF WORK

<u>Type of Services Needed:</u>	Cultural Resources Inventory and Evaluation
<u>Regulatory Compliance Required:</u>	CEQA
<u>Approximate Project Area Acreage:</u>	~10.23 acres
<u>Pre-Inventory Project Concerns:</u>	None

REQUIRED SERVICES

Archaeological and Historical Records Search and Literature Review

1. A standard pre-field comprehensive records search will be conducted through the Central California Information Center (CCIC) at California State University, Stanislaus. The CCIC will review the California Historical Resources Information System (CHRIS) for any listings within a half-mile radius of the project area, identifying any documented archaeological sites and studies to provide an assessment of the project area's archaeological sensitivity. The CCIC search will also include, but not necessarily be restricted to, a review of the following State of California Department of Parks and Recreation and Office of Historic Preservation inventories:

- California Inventory of Historic Resources
- National Register of Historic Places
- California Register of Historic Places
- California Historical Landmarks
- California Points of Historical Interest

In addition to the CCIC records search, SAS will research land-use patterns associated with the project area to establish a chain of ownership of the involved property to aid in the evaluation of

Solano Archaeological Services

CULTURAL RESOURCE MANAGEMENT

discovered resources. This research will include a review of General Land Office plat maps, historic aeriels, and historic USGS topographic quadrangles. All CCIC and SAS research findings will be thoroughly analyzed before fieldwork commences.

2. Native American Community Outreach

The Public Resources Code (PRC) Sections 21080.1, 21080.3.1, and 21080.3.2 require public agencies to consult with appropriate California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of mitigating impacts to cultural resources. To meet PRC requirements, SAS will contact the NAHC and request a review of the NAHC Sacred Lands File database for documented cultural properties in or near the project area. The NAHC will also be asked to provide a list of Native American contacts who will be notified in writing of the Project and solicited for any available information on potential unrecorded cultural resources or properties in the project area. Although SAS can provide client and agency assistance, per AB-52, only the lead agency can conduct formal consultation with requesting tribal governments. Other than initiating outreach and assisting with formal consultation, SAS cannot play any direct government-to-government roles in the process and also does not anticipate a presence at any in-person meetings. The results of this outreach to the Native American community will be summarized in the Cultural Resources Inventory and Evaluation Report (Section 4).

3. Pedestrian Survey

An intensive pedestrian survey of the project area will be conducted by qualified SAS archaeologists walking transects spaced at no greater than 15 meters. The SAS team will take representative digital photographs of the project area, and thoroughly video and photograph any discovered resources. A sub-meter accurate GPS unit (Trimble Geo7X) will be utilized to verify the project area perimeter, and document resource boundaries as appropriate (polygons for area sites, lines for linear sites, and points for isolated finds). State of California Department of Parks and Recreation Series 523 forms will be utilized to document any findings.

4. Cultural Resources Inventory and Evaluation Report

SAS will prepare a memorandum format report that documents the Project description, regulatory context, cultural setting, Native American consultation/outreach program, the results of CCIC and SAS research, and the findings of the field survey. Each documented cultural resource will be evaluated for California Register of Historic Resources (CRHR) listing eligibility. The report will also provide Project-specific recommendations based on resource CRHR evaluations in conjunction with Native American concerns, and potential effects by Project implementation. In addition, the report will include protocols for the inadvertent discovery of cultural resources, and appropriate mitigation measures for the avoidance of potentially significant (per CRHR criteria) occurrences. A copy of the final report will be submitted to the CCIC per SAS' CHRIS user agreement.

5. Payment

SAS will submit an invoice for 100% of the provided cost estimate after submission of the report. The client agrees to compensate SAS within 45 days of receipt of the invoice.

Solano Archaeological Services

CULTURAL RESOURCE MANAGEMENT

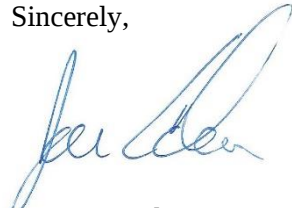
6. Assumptions

- A. Should a discovered resource need additional mitigative efforts (e.g., archaeological testing, data recovery, human interment analysis, etc.) for evaluation, this mitigation is not included in this scope and will require an additional Scope-of-Work and Cost Estimate.
- B. Timeline of 30 days to deliver report with standard records search and non-expedited status.
- C. This scope includes only up to two rounds of report review.
- D. No built environment resource necessitating a separate study with an architectural historian will be identified.

Should any of these assumptions prove incorrect, the Scope-of-Work and Cost Estimate may need to be adjusted to reflect the additional work involved.

We would like to thank you for the opportunity to submit this proposal. If you would like SAS to proceed with conducting the Scope-of-Work as outlined above, please provide written authorization and we will start the work right away.

Sincerely,



Jason A. Coleman, M.A., R.P.A.
SAS Managing Principal
707-718-1416
jason@solanoarchaeology.com



Solano Archaeological Services LLC
P.O. Box 367
Elmira, CA 95625 US
(707) 718-1416
admin@solanoarchaeology.com

Estimate

ADDRESS

Charlie Simpson
BaseCamp Environmental, Inc.
115 S School St, Suite 14
Lodi, CA 95240 USA

ESTIMATE #	DATE	
1225	03/14/2023	

DESCRIPTION	QTY	RATE	AMOUNT
2023 CLAIRBEL ROAD RIVERBANK PROJECT			
CEQA Cultural Resources Inventory (includes records search, research, Native American outreach, fieldwork, and technical memo)	1	6,020.00	6,020.00

TOTAL

\$6,020.00

Accepted By

Accepted Date

Cost Estimate
Analysis of Air Quality, Permitting and Risk Assessment
Riverbank Commercial and High Density Project

Task	Description	Data Required	Hours	Cost
1	Calculate annual and maximum hourly emission rates of toxics air contaminants	Annual gallons of gasoline and diesel expected to be dispensed	8	\$1,320
2	Calculate annual DPM emissions from HD fuel delivery trucks	Annual gallons of gasoline and diesel expected to be dispensed. Assume 7,500 gallons per truck delivery	6	\$990
3	Calculate annual emissions of criteria air pollutants	Traffic volumes associated with the gas station/convenience store	8	\$1,320
3	Calculate screening level risks	Site Map / distance to nearby residences	4	\$660
4	Prepare permit applications for gasoline dispensers	Data on proposed Phase I and II vapor recovery systems. Size / number of underground tanks. Copies of CARB Executive Orders	10	\$1,650
5	OPTIONAL - - in the event the screening level HRA indicates significant health risks, prepare a refined HRA	No additional data required	28	\$4,620
TOTALS		Core Tasks (Tasks 1 to 4)	64	\$10,560
		Optional Task (Task 5)	28	\$4,620
		Core + Optional Tasks	92	\$10,560



February 27, 2023

Charlie Simpson
BaseCamp Environmental, Inc.
802 West Lodi Avenue
Lodi, CA 95240
csimpson@basecampenv.com

Subject: Proposal to Prepare a CEQA Noise/Vibration Analysis for the Riverbank Commercial and Residential Project – 2819 Claribel Road, City of Riverbank, California

Dear Mr. Simpson:

Based upon the information you provided, Saxelby Acoustics is pleased to provide the following scope of services for the above-referenced project located in the City of Riverbank, California.

Scope of Work:

Task 1 – CEQA Noise and Vibration Study

1A. Existing Noise Environment:

- **Transportation Noise:** Saxelby Acoustics will conduct continuous (24-hour) noise measurements to quantify the existing noise from Roselle Avenue and Claribel Road.
- **Community Noise Survey:** Saxelby Acoustics will conduct a noise survey within the project area to quantify existing background noise levels at the nearest existing residential uses. The noise survey will consist of short-term noise level measurements and continuous noise level measurements for a minimum period of 24-hours.

1B. Analysis of Traffic Noise:

Saxelby Acoustics will evaluate increased traffic noise levels at existing sensitive receptors in the project vicinity. This task will be performed using traffic volumes provided by the traffic engineer. We anticipate providing traffic noise levels for existing, existing plus project, cumulative, and cumulative plus project scenarios. However, should additional scenarios be included in the traffic study, we will also evaluate those scenarios. Saxelby Acoustics will also predict future (20-year) exterior and interior traffic noise levels on the proposed project. If necessary, we will analyze appropriate exterior or interior noise control measures. Such measures may include site design features, sound walls, upgraded acoustic windows, etc.

1C. Analysis of Stationary Noise Environment:

Saxelby Acoustics will provide an analysis noise and vibration impacts associated with operation and construction of the project at existing sensitive receptors in the project vicinity. It is expected that this analysis will follow the assumptions used in the project air quality analysis, as applicable. Operational noise sources are expected to include vehicle circulation, truck deliveries, car wash, and mechanical equipment.

1D. Report Preparation:

Saxelby Acoustics will provide a draft report which details our findings, methodology, and noise reduction measures (if required). The report will be prepared to meet the requirements of the City of Riverbank and CEQA. Saxelby Acoustics will provide the technical noise study in a generic technical format.

1E. Response to Comments:

Saxelby Acoustics will respond to comments on the draft technical report. After comments are received, a final report will be provided.

Fee:

Saxelby Acoustics will conduct the above-described scope of work for a total fee of \$8,862.00.

Saxelby Acoustics Fee Proposal – 2819 Claribel Commercial and Residential Project

Task	Description	Quantity	Rate	Fee
Task 1 – CEQA Noise / Vibration Study				
1A	Existing Noise Environment			
	Principal Consultant	4 hrs.	\$ 200 /hr.	\$800
	Technical Staff	12 hrs.	\$ 150 /hr.	\$1,800
	Mileage	400 miles	\$ 0.655 /mile	\$262.00
1B	Analysis of Traffic Noise Environment			
	Principal Consultant	2 hrs.	\$ 200 /hr.	\$400
	Technical Staff	4 hrs.	\$ 150 /hr.	\$600
1C	Analysis of Stationary Noise Environment			
	Principal Consultant	2 hrs.	\$ 200 /hr.	\$400
	Technical Staff	8 hrs.	\$ 150 /hr.	\$1,200
1D	Mitigation and Report Preparation			
	Principal Consultant	8 hrs.	\$ 200 /hr.	\$1,600
	Technical Staff	4 hrs.	\$ 150 /hr.	\$600
	Administration	4 hrs.	\$ 100 /hr.	\$400
1E	Response to Comments			
	Principal Consultant	4 hrs.	\$ 200 /hr.	\$800
Total for Task 1:				\$8,862.00

Attendance at additional meetings or performance of additional work which is outside of this proposal will be invoiced based upon hourly rates and expenses, as outlined in the attached fee schedule.

Timing:

We will commit to meeting deadlines as required to keep the project schedule. We request two weeks to provide a completed study after receipt of traffic volumes from the traffic engineer.

Saxelby Acoustics maintains automobile, general, workers compensation, and professional liability insurance policies as outlined on the attached fee schedule.

Thank you again for inviting our proposal, and please call or email me if you have any questions.

Sincerely,

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

Proposal Accepted by:

Print Name:

Company:

Title:

Date:

Saxelby Acoustics 2023 Fee Schedule and Consulting Terms

Item	Rate
Principal Consultant	
<i>Regular Rate</i>	\$200/hr.
<i>Legal Rate (Inspections, depositions, court testimony, expert witness conference, etc.)</i>	\$500/hr.
Technical Staff	\$150/hr.
Administrative Staff	\$100/hr.
Mileage Rate	IRS Rate (\$0.655/mile)
Meals and Lodging	\$250/day
Sound Level Meter	
<i>Basic (daily)</i>	\$100/day
<i>Basic (weekly)</i>	\$400/week
<i>Advanced (daily)</i>	\$150/day
<i>Advanced (weekly)</i>	\$600/week
<i>Very Low Noise (daily)</i>	\$200/day
<i>Very Low Noise (weekly)</i>	\$800/week
Sound Meter – Advanced Outdoor Setup	
Very low noise, wind measurement, audio recording, solar panels, environmental protection shroud, etc.	\$1,000/week
IIC Tapping Machine	\$500/day \$2000/week
Sound System for Acoustic Testing	\$200/day \$800/week
Vibration Sensor with Calibrator	\$200/day \$800/week

Insurance Coverage

Saxelby Acoustics LLC maintains the following insurance limits:

- Commercial General Liability – \$2,000,000 per occurrence / \$4,000,000 aggregate
- Auto Liability – \$1,000,000
- Umbrella Liability – \$3,000,000 per occurrence, \$3,000,000 aggregate
- Worker's Compensation – Per Statute
- Professional Liability - \$1,000,000

Certificates of insurance to our clients can be issued for no additional fee.

Request for Retainers

For new clients, a retainer of up to 50% of the contract is required prior to beginning work on the project. Payment for the balance of the study will be required prior to issuance of signed/stamped report.

Invoicing and Terms of Payment

Saxelby Acoustics reserves the right to submit monthly invoices for services and expenses which have been incurred when the project duration is expected to exceed 30 days. Payment for professional services is due within 30 days of the invoice date, and past due thereafter. Past due invoices will incur interest at the rate of 2% per month on the balance due, unless otherwise agreed upon. We will accept bank transfer (ACH) and credit card payments for no additional fee. Cash payments are not accepted.



March 17, 2023

Mr. Charlie Simpson
BaseCamp Environmental, Inc.
802 West Lodi Avenue
Lodi, CA 95240
(209)-224-8213
csimpson@basecampenv.com

Re: Proposal for Preparation of a Traffic Impact Analysis Report for the Riverbank Residential and Commercial Developments in Riverbank, CA

Dear Mr. Simpson,

Wood Rodgers, Inc. (Wood Rodgers) is pleased to have this opportunity to provide a proposal for the preparation of a Transportation Impact Analysis (TIA) report for the Riverbank Residential and Commercial Developments (Project). The Project site is located on a 10.19-acre parcel (APN 075-014-026-000) located at 2819 Claribel Road in Riverbank, CA (City).

SCOPE OF WORK

All Project understanding is based on information contained in the Project's site plan, provided by BaseCamp Environmental (Client) on 03/11/2023 (see Exhibit D). The residential component of the Project proposes to develop 144 multifamily dwelling units, and the commercial component of the Project would develop a gas station with 20 fueling stations, a 4,400 square foot convenience store, a 115-foot express car wash, and a 2,200 square foot quick serve restaurant. The Project would gain access to the surrounding roadway network via two driveways on Claribel Road and one driveway on Roselle Avenue. There would be internal access between the residential and commercial components of the site.

The Project site is currently zoned C-1 Neighborhood Commercial. The Project proposes to rezone part of the site to as HDR - High Density Residential.

Wood Rodgers will analyze one (1) Project description in the TIA based on a Project description provided by the Client. The final Project description will be confirmed with the Client upon notice to proceed.

The purpose of this TIA is to estimate Project travel characteristics and evaluate potential traffic deficiencies and impacts of the Project on surrounding roadway facilities. Traffic analysis in the TIA will be prepared consistent with City of Riverbank guidelines and CEQA Guidelines. The following tasks will be performed as part of the TIA:

TASK I | PREPARATION OF TRAFFIC IMPACT ANALYSIS

TASK I.1 | PROJECT MANAGEMENT

- Communicate with the Client as necessary to discuss and resolve key issues. Attend a Project kickoff phone conference with Client and/or City if necessary to establish final Project description and scope of the TIA.
- Daily project management and quality control/quality assurance.
- Review Project documents (Project description, site plans, driveway access, emergency access, etc.).
- Review agency planning documents including, but not limited to the City General Plan Circulation Element, etc.
- Review relevant, recently completed traffic studies and planning/engineering reports (as available).

TASK I.2 | TRAFFIC IMPACT ANALYSIS AND LOCAL TRANSPORTATION ANALYSIS

- Based on a preliminary Project trip generation/distribution, Wood Rodgers is proposing to analyze up to five (5) existing intersections and three (3) Project driveway intersections.
 - Study Intersections:
 1. Oakdale Road & Claribel Road
 2. Squire Wells Way & Claribel Road
 3. Roselle Avenue & Claribel Road
 4. Terminal Avenue & Claribel Road
 5. Roselle Avenue & Westgate Drive
 6. Project Driveway 1 & Claribel Road
 7. Project Driveway 2 & Claribel Road
 8. Project Driveway 3 & Roselle Avenue
 - **Note:** Any additional study intersections or facilities subsequently identified for evaluation can be included in the TIA upon appropriate authorization. Any change to the study facilities to be analyzed in the TIA may lead to a change in budget and schedule.
- New weekday peak hour traffic counts will be obtained for the five (5) study intersections.
- Wood Rodgers will also collect average daily traffic counts at up to three (3) roadway segments for use in Project air quality analysis:
 1. Claribel Road west of Roselle Avenue
 2. Claribel Road east of Roselle Avenue
 3. Roselle Avenue north of Claribel Road

Task I.2.1 | Estimate Project Trip Characteristics

- Prepare final Project trip generation for weekday daily, AM peak hour, and PM peak hour conditions using trip generation rates specified in Institute of Transportation Engineers (ITE) publication *Trip Generation, 11th Edition* (2021).

- Prepare final Project trip distribution and assignment based on review of existing traffic flow and travel patterns within the vicinity of the Project and knowledge of the area.

Task 1.2.2 | Operations Analysis

- Operations analysis for study intersections and roadways will be performed under the following time periods and scenarios:
 - Time Periods:
 1. Weekday AM & PM Peak Hour
 - Scenarios:
 1. “Existing” Conditions
 2. “Existing Plus Project” Conditions
 3. “Cumulative” Conditions
 4. “Cumulative Plus Project” Conditions
- **Assumption:** Cumulative Conditions will be estimated as existing volumes plus volumes from pending and approved projects in the area, or from latest available travel demand model files, if available. The City will provide a list of pending and approved projects.
- The following analysis will be performed for the above scenarios:
 - Complete HCM 6th Edition capacity analysis using Synchro software for all study intersections under weekday AM and PM peak hour conditions.
 - Complete peak hour signal warrant analysis for unsignalized study intersections.
 - Develop future volume forecasts for “Cumulative Conditions” based on a list of pending and approved projects.
 - 95th percentile queues will be analyzed for critical movements.

Task 1.2.3 | Identification of Level-of-Service Deficiencies and Recommended Improvements

- The study will follow County Level of Service (LOS) standards outlined in the City TIA Guidelines or General Plan.
- Identify LOS deficiencies caused by the Project, if any.
- Recommend off-site intersection/roadway improvements, as needed, related to the proposed Project.
- Estimate Project fair share costs towards identified improvements.

Task 1.2.4 | Pedestrian, Bicycle, and Transit Facilities

- Identify Project impacts on existing and proposed pedestrian, bicycle, and transit facilities in the study area.

Task 1.2.5 | Site Access and Internal Circulation Evaluation

- Evaluate Project site internal circulation, driveway locations, parking, and emergency access.
- Provide recommendations for potential improvements to internal circulation.

Task 1.2.6 | Vehicle Miles Traveled Analysis

- Project vehicle miles traveled (VMT) will be evaluated consistent with the current City policies and guidelines (if available), the OPR Technical Advisory, and CEQA Guidelines.
- Project will be compared against applicable VMT screening criteria.
- Project VMT will be estimated using trip lengths obtained from big data or regional travel demand model sources, if necessary.
- Project VMT may be compared against existing average VMT for similar land uses to determine impacts.
- Mitigation measures will be identified, if necessary, to reduce project VMT.

TASK 1.3 | PREPARE TRAFFIC IMPACT ANALYSIS REPORT

- Prepare a detailed TIA Report summarizing data/results/findings from Tasks 1.1 through 1.2 using appropriate text, tables, and graphics.
- Prepare and deliver one (1) electronic PDF copy of the Draft TIA Report to the Client.
- Respond to one (1) round of Client and City comments on the Draft TIA Report.
- Prepare and deliver one (1) electronic PDF copy Final TIA Report.

Deliverables:

- ✓ Draft TIA Report
- ✓ Response to comments on the Draft TIA Report
- ✓ Final TIA Report

SPECIAL CONDITIONS

This proposal assumes the following:

1. Subsequent to the initiation of the TIA, any revisions to the Project description, proposed uses/quantities, site plan layout, proposed Project public access and/or emergency access, etc., will be provided to Wood Rodgers. Any revisions may require changes to the TIA as extra work under this contract.
2. At any stage of the process, agency/public/client/applicant/stakeholder comments calling for analysis of additional facilities/scenarios/alternatives (above and beyond those listed in this proposal) will be completed only upon approval of an appropriate contract addendum by the Client.
3. Wood Rodgers has budgeted for up to two (2) meetings with the Client or City.

QUOTATION AND SCHEDULE

Wood Rodgers will complete Tasks 1.1 through 1.3 of the above Scope of Work on a Time-and-Materials (T/M) basis, not-to-exceed budget of **\$23,000** without prior authorization. We anticipate submitting a TIS Report for client review within approximately **16 weeks** from the date of formal Client authorization of this contract.

Mr. Charlie Simpson

March 17, 2023

Page 5 of 10

The work will be completed in accordance with Wood Rodgers' Invoicing Payment and Liabilities Policies – **Exhibit A**. A current Wood Rodgers Fee Schedule is included as **Exhibit B**. A detailed budget and schedule are included as **Exhibit C**.

If you are in agreement with the proposed Scope of Work, Budget, and Schedule, please sign below and return to us at your earliest convenience.

Wood Rodgers is confident that we will provide quality transportation planning services on this Project, and we will strive to deliver a TIA that meets the Project's overall schedule needs. Should you have any questions about this proposal, please feel free to contact me by phone at (916) 917-6058 or by email at mtambellini@woodrogers.com.

Sincerely,



Mario Tambellini, PE, TE
Project Engineer
Wood Rodgers, Inc.

Matthew W. Salveson, PE, PhD
Principal
Wood Rodgers, Inc.

In Agreement with the Above Terms:

Signature

Name:

Title:

Organization:

Date

Enclosures

EXHIBIT "A"



WOOD RODGERS

INVOICING, PAYMENT & LIABILITY POLICIES

1. "Reimbursable expenses", including, but not limited to, mileage, blueprints, and reproduction are not included in proposal costs unless specifically identified in the scope of work. Such costs shall be billed at the stated mileage rate or vendor invoice.
2. Invoices are submitted monthly by Wood Rodgers, Inc. Client shall notify Wood Rodgers, Inc. in writing of any and all objections, if any, to an invoice within thirty (30) days of the invoice date. Otherwise, the invoice shall be deemed proper and accepted by the Client. Amounts invoiced are due and payable upon receipt. Client's account shall be considered delinquent if Wood Rodgers, Inc. does not receive full payment within forty-five (45) days after the invoice date.
3. A service charge shall be applied to delinquent accounts at the rate of 1.5% per month. Payment thereafter shall be applied first to accrued interest and then to unpaid principal. Client shall pay all costs and expenses, including without limitation, reasonable attorney's fees, incurred by Wood Rodgers, Inc. in connection with collection of delinquent accounts of Client.
4. If a delinquency occurs, Wood Rodgers, Inc. may choose to suspend work upon ten (10) days written notice to Client. Wood Rodgers, Inc. shall recommence work once such delinquency is completely cured and any and all attendant collection costs, fees, or other amounts required to be paid by Client under this contract are paid in full. If a delinquency by Client occurs and Wood Rodgers, Inc. chooses not to suspend work, no waiver or estoppel shall be implied. Client agrees and understands that if Wood Rodgers, Inc. suspends its work pursuant to this paragraph, Wood Rodgers, Inc. shall not be liable for any costs or damages, including but not limited to delay and consequential damages, to the Client, other owner of the property where such work is being performed, or any other third party, that may arise from or be related to such work suspension. Client agrees to indemnify and hold Wood Rodgers, Inc. harmless from and against any and all damages, costs, attorney's fees, and/or other expenses which Wood Rodgers, Inc. may incur as a result of any claim by any person or entity arising out of such suspension of work.
5. When non-standard billing is requested by Client, time spent by office administrative personnel in preparation of such billing shall be considered an extra cost to the project and shall be billed as such.
6. In providing services under this Agreement, Wood Rodgers, Inc. will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
7. Client and Wood Rodgers, Inc. recognize the risks, rewards, and benefits of the project and Wood Rodgers, Inc. total fee for services. The risks have been allocated such that Client and Wood Rodgers, Inc. agrees that, to the fullest extent permitted by law, the total liability of Wood Rodgers, Inc. to Client and to all construction contractors and subcontractors on the project for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes shall not exceed the total aggregate liability of \$23,000. Such causes include but are not limited to Wood Rodgers, Inc. negligence, errors, omissions, strict liability, and breach of contract and breach of warranty.
8. This agreement and the applicable Services Authorization & Agreement or Proposal/Contract constitute the entire agreement between the parties and there are no conditions, agreements or representations between the parties except as expressed in said documents. It is not the intent of the parties to this agreement to form a partnership or joint venture.

EXHIBIT "B"



SACRAMENTO & ROSEVILLE FEE SCHEDULE

CLASSIFICATION	STANDARD RATE
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$300
Principal Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$265
Senior Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$240
Senior Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$230
Project Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$215
Project Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$205
Engineer/Geologist/Surveyor/Planner/GIS/LA* II	\$195
Engineer/Geologist/Surveyor/Planner/GIS/LA* I	\$180
Assistant Engineer/Geologist/Surveyor/Planner/GIS/LA*	\$150
Designer	\$95
Senior CAD Technician/Graphics Designer II	\$180
Senior CAD Technician/Graphics Designer I	\$160
CAD Technician/Graphics Designer	\$140
Project Coordinator	\$155
Administrative Assistant	\$120
1 Person Survey Crew	\$235
2 Person Survey Crew	\$340
3 Person Survey Crew	\$435
Consultants, Outside Services, Materials & Direct Charges	Cost Plus 10%
Overtime Work, Expert Witness Testimony and Preparation	Rate Plus 50%

*LA = Landscape Architect

Blueprints, reproductions, and outside graphic services will be charged at vendor invoice.
Auto mileage will be charged at the IRS standard rate, currently 65.5 cents per mile.

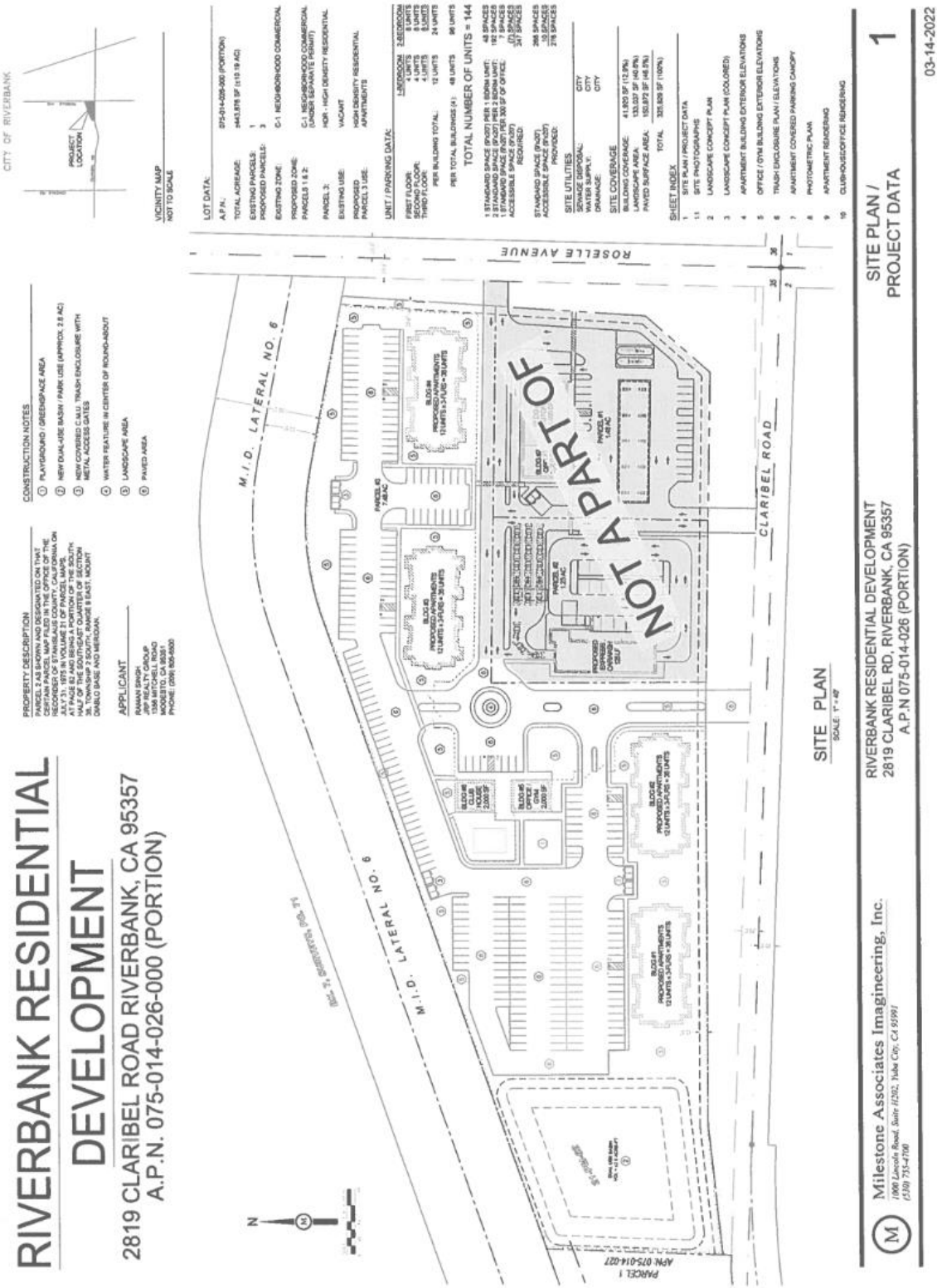
Fee Schedule subject to change January 1, 2024.

EXHIBIT “C”

Proposed Budget and Schedule - Traffic Impact Analysis
Riverbank Residential and Commercial Developments, Riverbank, CA

|--|

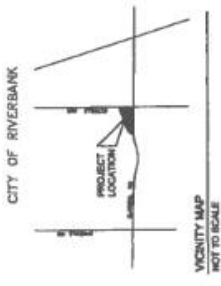
EXHIBIT "D" PROJECT SITE PLAN



RIVERBANK COMMERCIAL DEVELOPMENT

2819 CLARIBEL ROAD RIVERBANK, CA 95357
A.P.N. 075-014-026-000 (PORTION)

- CONSTRUCTION NOTES
- 1 NEW U.S. FUEL TANKS AND CONCRETE PAD
 - 2 NEW FUEL DISPENSERS (20 FUELING SPACES)
 - 3 NEW FUEL DISPENSERS (20 FUELING SPACES) WITH OVERHEAD CANOPY
 - 4 NEW COVERED C.M.U. TRASH ENCLOSURE WITH METAL ACCESS GATES
 - 5 LANDSCAPE AREA
 - 6 PAVED AREA
 - 7 NEW VACUUM STATIONS WITH OVERHEAD CANOPY



PROPERTY DESCRIPTION

PARCELS 2 & 3 ARE SHOWN AND DEDICATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA ON 07/24/2008 AS MAP NO. 075-014-026-000. PARCELS 1 & 2 ARE SHOWN AND DEDICATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA ON 07/24/2008 AS MAP NO. 075-014-026-000. PARCELS 1 & 2 ARE SHOWN AND DEDICATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA ON 07/24/2008 AS MAP NO. 075-014-026-000. PARCELS 1 & 2 ARE SHOWN AND DEDICATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA ON 07/24/2008 AS MAP NO. 075-014-026-000.

LOT DATA

A.P.N. 075-014-026-000
TOTAL ACREAGE 844,879 SF (19.19 AC)
TOTAL DEVELOPMENT 811,008 SF (18.71 AC)
EXISTING PARCELS 1
PROPOSED PARCELS 3
EXISTING ZONE C-1 NEIGHBORHOOD COMMERCIAL
PROPOSED ZONE C-1 NEIGHBORHOOD COMMERCIAL
PARCELS 1 & 2
PARCELS 3
EXISTING USE VACANT
PROPOSED USE CONVENIENCE STORE, GASOLINE FUEL DISPENSERS, DRIVE-THRU RESTAURANT

PARKING DATA

BUILD #1 - C-STORE 14,400 SF / 300 SPACES
BUILD #2 - C-STORE 2,200 SF / 30 SPACES
BUILD #3 - CARWASH
BUILD #4 - CARWASH
BUILD #5 - CARWASH
BUILD #6 - CARWASH
BUILD #7 - CARWASH
BUILD #8 - CARWASH
BUILD #9 - CARWASH
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BUILD #99 - CARWASH
BUILD #100 - CARWASH

SITE UTILITIES

SEWAGE DISPOSAL: CITY
WATER SUPPLY: CITY
DRAINAGE: CITY

SITE COVERAGE

C-STORE COVERAGE: 4,400 SF (3.1%)
C-STORE COVERAGE: 2,200 SF (1.6%)
CARWASH COVERAGE: 4,400 SF (3.1%)
LANDSCAPE AREA: 71,877 SF (8.4%)
PAVED SURFACE AREA: 118,048 SF (10.6%)
TOTAL: 118,048 SF (10.6%)

APPLICANT

RAMAN SINGH
JRP REALTY GROUP
1000 LINCOLN ROAD, SUITE 1202, TOLSON, CA 95357
PHONE: (916) 832-8000

RIVERBANK COMMERCIAL DEVELOPMENT
2819 CLARIBEL RD, RIVERBANK, CA 95357
A.P.N. 075-014-026 (PORTION)

Milestone Associates Imagineering, Inc.
1000 Lincoln Road, Suite 1202, Tolson, CA 95357
(916) 755-4700

SITE PLAN / PROJECT DATA
1

05-09-22

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 23, 2023
Subject:	Second Reading by Title Only of a Proposed Ordinance Adding Chapter 150.080 Through 150.100, Entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances
From:	Marisela H. Garcia, City Manager
Submitted By:	Tom Hallinan, City Attorney

RECOMMENDATION:

It is recommended that the City Council approve a second reading of an Ordinance of the City Council of the City of Riverbank adding Chapter 150.080 through 150.100, entitled Vacant Buildings to Chapter 150, Building Regulations, to Title XV, Land Usage, of the Riverbank Code of Ordinances. On May 9, 2023 the City Council held a Public Hearing and voted 5-0 to approve it for a second reading.

BACKGROUND / SUMMARY:

Vacant buildings and buildings that are boarded up or in a state of disrepair (collectively, “vacant buildings”) often contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, and undermine the aesthetic character of a neighborhood. Additionally, vacant buildings have the potential to be detrimental to public health, safety, and welfare; unreasonably interfere with the reasonable and lawful use and enjoyment of other premises within the neighborhood; and pose a danger to police officers or firefighters entering the premises in times of emergency.

With the continued development of the City, vacant buildings may become an issue the City will increasingly need to address. Currently, the Riverbank Code of Ordinances only regulates vacant buildings as a nuisance when they remain open to trespassers, become a shelter for vagrants, or otherwise become a threat to public health.¹ The proposed

¹ Riverbank Code of Ordinances, section 97.29.

ordinance establishes rules and regulations for vacant buildings that will allow the City to proactively address any challenges it faces with regard to vacant buildings in the future.

The proposed ordinance establishes a vacant or boarded building monitoring program (the “Program”) which is administered by the City Manager, or their designee. The Program identifies and monitors the maintenance of all vacant or boarded buildings in the City and allows the City to recover the costs of monitoring such buildings.

Any owner of a vacant building must register for the Program within thirty (30) days of the building becoming vacant or boarded and shall be subject to a fee set by the City Council. Owners registered in the Program must also provide the City Manager or their designee with a rehabilitation plan containing a statement outlining the owner’s plan to rehabilitate the property, such as repairing the premises for occupancy, meeting applicable codes, offering the premises for sale, lease, or rent; and a timeline for any of the actions mentioned. The City Manager or their designee, in their discretion, may waive the monthly fee of the Program upon a showing by an owner that they are progressing diligently to repair the premises; the building is being actively offered for sale, lease, or rent; or the City Manager or their designee determines that the building does not contribute toward blight, based on specific criteria.

Failing to register for the Program constitutes a violation subject to administrative penalties. An owner failing to register for the Program is provided a notice of violation, which commences a 30-day correction period. If the owner still has not registered for the Program after the 30-day correction period and any applicable extension, the owner is then subject to administrative penalties, not to exceed one thousand dollars (\$1,000) per violation. The ordinance provides various factors that may be considered when determining the amount of the administrative penalty. Such factors include the severity, extent and length of time in which the blighting conditions have existed on the property; the owner’s efforts, or lack thereof, to remedy the problem; staff time and costs incurred in investigating the conditions; and the extent, if any, to which an administrative penalty would impose a substantial economic hardship on the owner or would hinder the rehabilitation of the building. The ordinance also provides the owner an option to appeal any penalties assessed, and an opportunity for a hearing.

ENVIRONMENTAL DETERMINATION:

The proposed project is exempt from analysis under the California Environmental Quality Act (CEQA) under the “Common Sense Exemption” that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in Section 15061(b)(3) of the State CEQA Guidelines.

FINANACIAL IMPACT:

The proposed ordinance may increase City costs due to the need to monitor vacant buildings and enforce the provisions of the ordinance. Enforcement of the proposed ordinance may offset some of any costs that arise.

ATTACHMENTS:

1. Ordinance 2023-

CITY OF RIVERBANK

ORDINANCE 2023-XXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, ADDING CHAPTER 150.80 THROUGH 150.100 ENTITLED VACANT
BUILDINGS TO CHAPTER 150, BUILDING REGULATIONS, TO TITLE XV, LAND
USAGE, OF THE RIVERBANK CODE OF ORDINANCES**

WHEREAS, structures that sit vacant, in a state of disrepair, or boarded up (collectively, “vacant buildings”) are public nuisances in that they often contribute to the decrease in value of surrounding properties, precipitate disinvestment by neighboring owners, provide a location for criminal activity, undermine the aesthetic nature of the City of Riverbank, and have other undesirable effects; and

WHEREAS, vacant buildings, and especially those which remain boarded or in a state of disrepair for more than six months, are unsightly and diminish neighboring property values and neighbors’ sense of well-being; and

WHEREAS, allowing certain buildings to remain vacant even in the absence of code violations or disrepair may pose a danger to police officers or firefighters entering the premises in time of emergency; and detracts from the appearance and good order of a neighborhood; and

WHEREAS, registration of vacant properties and implementation of a maintenance plan will discourage property owners from allowing their properties to remain vacant or in a state of disrepair and will thereby provide a basis for the return of vacant buildings to the housing stock and other good use; and

WHEREAS, the City Council of the City of Riverbank desires to impose certain rules and regulations on vacant buildings within the City of Riverbank.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIVERBANK DOES ORDAIN AS FOLLOWS:

SECTION 1. Sections 150.80 through 150.100, entitled Vacant Buildings, of Chapter 150, Building Regulations, of Title XV, Land Usage, shall be added to the Riverbank Municipal Code and shall read as follows:

VACANT BUILDINGS

Sections:

- 15.150.080 Findings: vacant or boarded buildings.**
- 15.150.081 Definitions.**
- 15.150.082 Vacant or boarded building monitoring program.**
- 15.150.083 Failure to register for monitoring program.**
- 15.150.084 Notice of violation.**
- 15.150.085 Permitted time periods to commence and correct violations.**
- 15.150.086 Securing vacant buildings.**
- 15.150.087 Opportunity for a hearing.**
- 15.150.088 Extension.**
- 15.150.089 Inspection of premises.**
- 15.150.090 Administrative penalty.**
- 15.150.091 Administrative penalty: factors.**
- 15.150.092 Payment of administrative penalty.**
- 15.150.093 Authority to designate agent to resume utility service.**
- 15.150.094 Penalties cumulative.**
- 15.150.095 Reserved.**
- 15.150.096 Reserved.**
- 15.150.097 Reserved.**
- 15.150.098 Reserved.**
- 15.150.099 Reserved.**
- 15.150.100 Reserved.**

15.150.080 Findings: vacant or boarded buildings.

The City Council finds as follows:

Vacant and boarded buildings are a major cause and source of blight in residential and non-residential neighborhoods. This is particularly true when the owner of the vacant building fails to maintain and manage the building to ensure that it does not become a liability to the neighborhood. Vacant buildings can attract transients and criminals. Use of vacant buildings by transients and criminals, who frequently employ primitive cooking or heating methods, creates a risk of fire for the vacant building and adjacent properties. Vacant properties are often used as dumping grounds for junk and debris and are often overgrown with weeds and grass. Vacant buildings which are boarded up to prevent entry by transients and other long-term vacancies discourage economic development and limit appreciation of property values.

Based on the likely economic and public health, welfare, and safety problems caused by vacant buildings, the City needs to monitor the status of vacant buildings so that they do not become attractive nuisances, are not used by trespassers, are properly maintained both inside and out, and do not become a blighting influence in the City. City departments involved in such monitoring include the police, public works and building departments and the code enforcement division. There is a substantial cost to the City for monitoring vacant buildings, whether or not those buildings are boarded up. It is the responsibility of property owners to prevent property they own from becoming a burden to the neighborhood and community and a threat to the public health, safety, or welfare, and any costs to the City for monitoring vacant buildings should be borne by those owners.

15.150.081 Definitions.

The definitions contained in this section shall govern the construction of this Chapter.

“Blight” shall mean a condition of decay, deterioration, disrepair, neglect or inadequate maintenance, including, but not limited to, conditions constituting a public nuisance pursuant to Section 98.03 of this Code, contributing to the diminution of the property values of surrounding properties, undermining the economic vitality of a neighborhood or creating health or safety dangers.

“Boarded building” or “boarded up” shall mean a building, any of the doors or windows of which have been covered with plywood or other material.

“Vacant building” or “vacant” shall mean a building which is without a legal resident or occupant or which is not being put to a lawful commercial or industrial use.

15.150.082 Vacant or boarded building monitoring program.

A. Monitoring program. The City Manager or their designee shall be responsible for administering a vacant or boarded building monitoring program for identifying and monitoring the maintenance of all vacant or boarded buildings in the City. Any building,

residential or non-residential, which is boarded up by voluntary action of the owner or as a result of enforcement activities by the City or is vacant for more than ninety (90) days for any reason, must register for the program.

Every owner of a vacant or boarded building that is registered in the program shall be subject to a monthly fee in an amount set by resolution of the City Council not to exceed the reasonable cost of monitoring the vacant or boarded building, and must submit a rehabilitation plan containing:

1. A statement outlining the property owner's plan, if applicable, for repairing the premises for occupants, meeting all applicable codes, offering the premises for sale, lease, or rent, or actively maintaining and monitoring the premises,
2. The expected timeline for completing any actions listed above.

B. Fee waiver. The vacant or boarded building monitoring program fee may be waived by the City Manager or their designee upon a showing by the owner that:

1. The owner has obtained a building permit and is progressing diligently to repair the premises for occupancy.

2. The building meets all applicable codes and is actively being offered for sale, lease or rent.

3. The City Manager or their designee determines that the building does not contribute to, and is not likely to contribute to blight, because the owner is actively maintaining and monitoring the building so that it does not contribute to blight. Active maintenance and monitoring shall include:

- a. Maintenance of landscaping and plant materials in good condition.
- b. Maintenance of the exterior of the building, including but not limited to paint and finishes, in good condition.
- c. Regular removal of all exterior trash, debris, and graffiti.
- d. Maintenance of the building in continuing compliance with all applicable codes and regulations.
- e. Prevention of criminal activity on the premises, including, but not limited to, use and sale of controlled substances, prostitution, and criminal street gang activity.

C. Procedure. The vacant or boarded building monitoring program fee shall be billed to the owner of the property and mailed to the owner's address as set forth on the last equalized assessment roll of the County Assessor.

Any owner billed may apply for a waiver on the grounds set forth in subsection (B) of this section by submitting a written statement of the grounds for the waiver, and the owner's daytime telephone number, to the City Manager or their designee within thirty (30) days

after the billing is mailed to the owner. The City Manager or their designee shall review the written statement and may contact the owner to discuss the application for waiver. The City Manager or their designee shall prepare a written decision which shall be mailed to the owner.

Any owner who disagrees with the decision of the City Manager or their designee relating to an application for waiver may appeal by submitting a written appeal hearing request to the City Clerk within thirty (30) days of receipt of the City Manager or their designee's decision. The hearing shall be set and conducted pursuant to Sections 99.06 and 99.07 of this Code.

D. Collection. If the monthly fee is not paid within ninety (90) working days after billing, or within sixty (60) days after the decision of the City Manager or their designee or the outcome of an appeal hearing, the fee may be collected through a lien pursuant to Section 99.16 of this Code.

15.150.083 Failure to register for monitoring program.

Failing to register for the vacant or boarded building monitoring program as required in Section 15.150.082 within thirty (30) days of a building becoming vacant or boarded as defined in Section 15.150.081 shall constitute a violation of these provisions subject to administrative penalty.

15.150.084 Notice of violation.

A. Upon a property owner failing to register as required under Section 15.150.081, the City Manager, or their designee shall issue a notice of violation directed to the record owner of the premises. The notice of violation shall contain:

1. The street address and such other description as is required to identify the premises.
2. A statement specifying the conditions which constitute a violation of this Chapter.
3. A statement that administrative penalties may begin to accrue upon the expiration of the thirty (30) day correction period if the property owner does not register for the vacant or boarded building monitoring program. The statement shall state that the thirty (30) day correction period begins on the date of the issuance of the notice of violation. The statement shall identify the date of issuance.
4. A statement that upon registering into the vacant or boarded building monitoring program, the property owner shall be subject to a monthly fee and must submit a rehabilitation plan as specified in Subsection 15.150.082(A).

5. A statement notifying the property owner that he or she may request a hearing within twenty (20) calendar days of the mailing of the notice to dispute the existence of any violation or to show cause why an administrative penalty should not be assessed in accordance with this Code. The statement shall notify the property owner that the thirty (30) day correction period shall be suspended from the date of a request for a hearing until such time as the hearing officer renders a decision.

6. A statement notifying the property owner that he or she may request an extension as provided for in Section 15.150.088.

B. The notice of violation, and any amended or supplemental notice, shall be served either by personal delivery or by return receipt mailing upon the record owner at his or her address as it appears on the latest equalized assessment roll of Stanislaus County, or as known to the City Manager or their designee. A copy of the notice and any amended or supplemental notice shall also be posted on the building.

15.150.085 Permitted time periods to commence and correct violations.

Any owner of a vacant or boarded building in violation of Section 15.150.082 shall register for the vacant or boarded building monitoring program within thirty (30) days of the date of the issuance of the notice of violation. The date of the issuance of the notice of violation shall be the date the notice of violation is mailed to the property owner or posted on the property as provided for in Section 15.150.084, whichever is earlier. Provided the property owner diligently pursues registration into the program, no administrative penalties shall be imposed. In the event the property owner does not request a hearing or correct the violation within thirty (30) days of the date of the issuance of the notice of violation, the City may impose administrative penalties as provided for in Section 15.150.090. In the event the property owner requests a hearing, the thirty (30) day correction period shall be suspended from the date of the request until such time as a decision is rendered. Upon the issuance of a decision, the property owner shall have the balance of the original thirty (30) day period to commence any necessary corrections or repairs before administrative penalties accrue.

15.150.086 Securing vacant buildings.

In administering the vacant or boarded building monitoring program, the City Manager or their designee may impose such requirements to secure the property as deemed reasonably necessary to protect the public health, safety, and welfare. The City Manager or their designee shall notify the affected property owner of the decision to impose securing requirements in writing. Any owner who disagrees with the decision of the City Manager or their designee relating to any securing requirements may appeal by submitting a written appeal hearing request to the City Clerk within thirty (30) days of

receipt of the written notice imposing securing requirements on the property. The hearing shall be set and conducted pursuant to sections 99.06 and 99.07 of this Code.

15.150.087 Opportunity for a hearing.

Hearings shall be scheduled and conducted as provided for in Sections 99.06 and 99.07 of this Code.

15.150.088 Extension.

The City Manager or their designee may, upon request of the owner of the premises grant a thirty (30) day extension for good cause shown. The City Manager or their designee may grant one (1) extension for each property in violation of these provisions. Administrative penalties shall not accrue during the extension period.

15.150.089 Inspection of premises.

A. If the property owner requests a hearing, the appeal hearing body may, with the consent of the owner, inspect the building and premises involved in the hearing prior to, during or after the hearing, provided that:

1. Notice of such inspection shall be given to the parties before the inspection is made;
2. The parties are given an opportunity to be present during the inspection; and
3. The hearing body shall state for the record during the hearing, if requested, or file a written statement after the hearing for inclusion in the hearing record, upon completion of the inspection, the material facts observed, and the conclusion drawn therefrom.

B. The owner shall have a right to rebut or explain the matters stated by the hearing body pursuant to subsection (A) either for the record during the hearing or by filing a written statement within five (5) days after the hearing for inclusion in the hearing record.

C. An inspection warrant or the owner's consent to inspect the building and surrounding properties is required unless such inspection can be made from areas in which the general public has access or with permission of other persons authorized to provide access to the property on which the building is located.

15.150.090 Administrative penalty.

A. Any owner of a vacant or boarded building who has failed to register for the vacant or boarded building monitoring program and who has failed to commence corrections within the correction period established under Section 15.150.085 or any extension as provided for in Section 15.150.088, shall be liable for administrative penalties.

B. Any violation of Sections 15.150.082 and 15.150.083 shall be a misdemeanor. Any administrative penalty imposed pursuant to this Chapter shall be in an amount not to exceed \$1,000 per building for each violation. Pursuant to Section 99.09(G), each and every day, or portion thereof, of continuing violation shall constitute a separate and distinct offense.

15.150.091 Administrative penalty- factors.

In setting the penalty, the City Manager or their designee shall consider factors including, but not limited to: the severity, extent and length of time in which the blighting conditions have existed on the property; the owner's efforts, or lack thereof, to remedy the problem; staff time and costs incurred in investigating the conditions; and the extent, if any, to which an administrative penalty would impose a substantial economic hardship on the owner or would hinder the rehabilitation of the building.

15.150.092 Payment of administrative penalty.

A. Upon the expiration of the thirty (30) day correction period, or any applicable thirty (30) day extension, whichever is applicable, the City shall send the property owner a letter notifying him or her of any administrative penalties being imposed. The administrative penalty shall become due and payable within thirty (30) days of the mailing of the letter notifying the property owner of the administrative penalty.

B. If the administrative penalty is not timely paid, the City may initiate action to collect the penalty by the remedies and procedures provided for in Chapter 99.

C. An administrative penalty shall accrue interest at the same annual rate as any civil judgment. Interest shall accrue commencing on the 31st day following the date the penalty is due and payable as provided for in subsection (A) of this Section.

15.150.093 Authority to designate agent to resume utility service.

The owner of a vacant building may designate in writing to the City an agent to authorize the resumption of City utility service to the property. However, this Section shall not be interpreted to reduce or eliminate outstanding debts, fees or costs the owner or agent may be required to pay prior to City utility service connection.

15.150.094 Penalties cumulative.

Unless otherwise expressly provided, the remedies, procedures, and penalties provided by this Chapter are cumulative to each other and to any others available under State law or other City ordinances.

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Chapter, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 3: This Ordinance shall become effective thirty (30) days from and after its final passage (05/23/23), provided it is published pursuant to GC § 36933 in a newspaper of general circulation within fifteen (15) days after its adoption.

The foregoing ordinance was given its first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on May 9, 2023. Said ordinance was given a second reading by title only and adopted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the 23rd day of May, 2023; motioned by Councilmember _____, seconded by Councilmember _____; moved said ordinance by a City Council _____ vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

APPROVED AS TO FORM:

Tom P. Hallinan
City Attorney

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5-A

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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 2023/2024.**
- 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 2023/2024.**
- 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 2023/2024.**

From: Marisela H. Garcia, 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 2023/2024.

SUMMARY

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

The Engineer's Annual Levy Report for Fiscal Year 2023/2024 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones.

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 2023/2024.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 the Consolidated Districts all increased except for Zone 2 – Courtney Estates (this district just has street lighting). The annual increase for the other districts will cover the maintenance costs in the new Grover Landscaping Contract, and help cover tree trimming and unforeseen irrigation repairs.

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change</u>
Zone 2 - Courtney Estates	\$ 25.50	\$ 25.50	\$ 0.00
Zone 3 - South Bend Estates	\$ 82.14	\$ 94.46	\$12.32
Zone 5 - Elmwood Estates	\$ 25.46	\$ 26.22	\$.76
Zone 6 - Chianti	\$ 61.06	\$122.12	\$61.06
Zone 7 - Sterling Ridge	\$137.83	\$141.98	\$ 4.15
Zone 8 - Eastwood Estates	\$ 90.64	\$135.96	\$45.32

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District Fiscal Year 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 2023/2024 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 2023/2024.

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 2023/2024, 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 13, 2023 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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Consolidated L & L Engineer's Annual Levy Report – 2023/2024



City of Riverbank

Consolidated Landscaping and Lighting District

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023
Public Hearing: June 13, 2023

27368 Via Industria
Suite 200
Temecula, CA 92590
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F 951.587.3510

www.willdan.com



AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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PART I - OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2023/2024. 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 2023/2024.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the California Constitution

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

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

- Zone 1 was initially established within the District to provide landscaping and lighting improvements within a planned residential development known as Avery Estates. This development was to include a small eleven-unit residential

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

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

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

- Zone 6 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as the Chianti Subdivision.
- Zone 7 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Sterling Ridge.
- Zone 8 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Eastwood Estates.

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

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

B. GENERAL DESCRIPTION OF THE IMPROVEMENTS AND SERVICES

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

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

- Landscape improvements within the parkways, entryways and other public right-of-ways or open space areas including street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing.
- Street lighting improvements within or adjacent to the subdivisions and developments including electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.
- Any appurtenant facilities, services or improvements directly associated with any of the foregoing improvements including incidental expenses.

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

C. DISTRICT ZONES AND SPECIFIC IMPROVEMENTS

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

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

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

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

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

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

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

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

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

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

- The remaining nine (9) street lights are located within the residential subdivision on Greenoaks Court, Aspen Court, Rosebrook Drive, Greenoaks Drive and Aspen Lane;
- Approximately 830 linear feet of parkway landscaping adjacent to the subdivision along the east side of Roselle Avenue (the entire length of the Elmwood Estates Unit 1 subdivision).
- Ten (10) street lights are located within the residential subdivision Unit 2 on South Rosebrook Drive, Pierce Lane, Walnut Lane and Sutton Road;

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

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

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

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

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

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

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

Benefit Zones

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

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-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 2023/24 is 5.30%.

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 2023/2024

	Zone No. 2	Zone No. 3	Zone No. 5	Zone No. 6	Zone No. 7	Zone No. 8	
	Courtney	South Bend	Elmwood	Chianti	Sterling	Eastwood	
	Estates	Estates	Estates	Unit 1	Ridge	Estates	District
		Units 1 & 2	Units 1 & 2		Unit 1	Unit 1	Totals
DIRECT COSTS							
Landscape Maintenance	\$0	\$6,720	\$2,760	\$2,570	\$6,420	\$2,520	\$20,990
Landscape Utilities	0	1,000	640	110	2,591	155	4,496
Utilities	121	0	0	0	0	0	121
Repairs/Abatement	71	200	200	0	10,000	0	10,471
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	\$8,064	\$3,640	\$2,726	\$19,515	\$2,709	\$36,886
ADMINISTRATION COSTS							
City Administration & Overhead	\$0	\$0	\$0	\$0	\$2,500	\$0	\$2,500
District Administration	76	447	1,121	82	1,152	44	2,921
County Administration Fee	3	15	37	3	38	1	97
Administration Costs (Subtotal)	\$78	\$462	\$1,158	\$85	\$3,690	\$46	\$5,518
LEVY BREAKDOWN							
Total Direct and Admin. Costs	\$310	\$8,526	\$4,798	\$2,811	\$23,205	\$2,755	\$42,404
Reserve Collection/ (Transfers)	(4)	(1,819)	(130)	(1,223)	2,776	(1,803)	(2,202)
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	\$6,707	\$4,668	\$1,588	\$25,981	\$952	\$40,201
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	\$94.46	\$26.22	\$122.12	\$141.98	\$135.96	
Maximum Levy per EDU	\$42.64	\$95.00	\$59.60	\$199.09	\$364.24	\$283.44	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	\$217	\$4,237	\$3,322	\$2,472	\$118,770	\$1,983	\$131,001
Reserve Fund Activity	(4)	(1,819)	(130)	(1,223)	2,776	(1,803)	(2,202)
Ending Reserve Fund Balance (Projected)	\$213	\$2,418	\$3,192	\$1,249	\$121,547	\$181	\$128,799
Beginning Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0

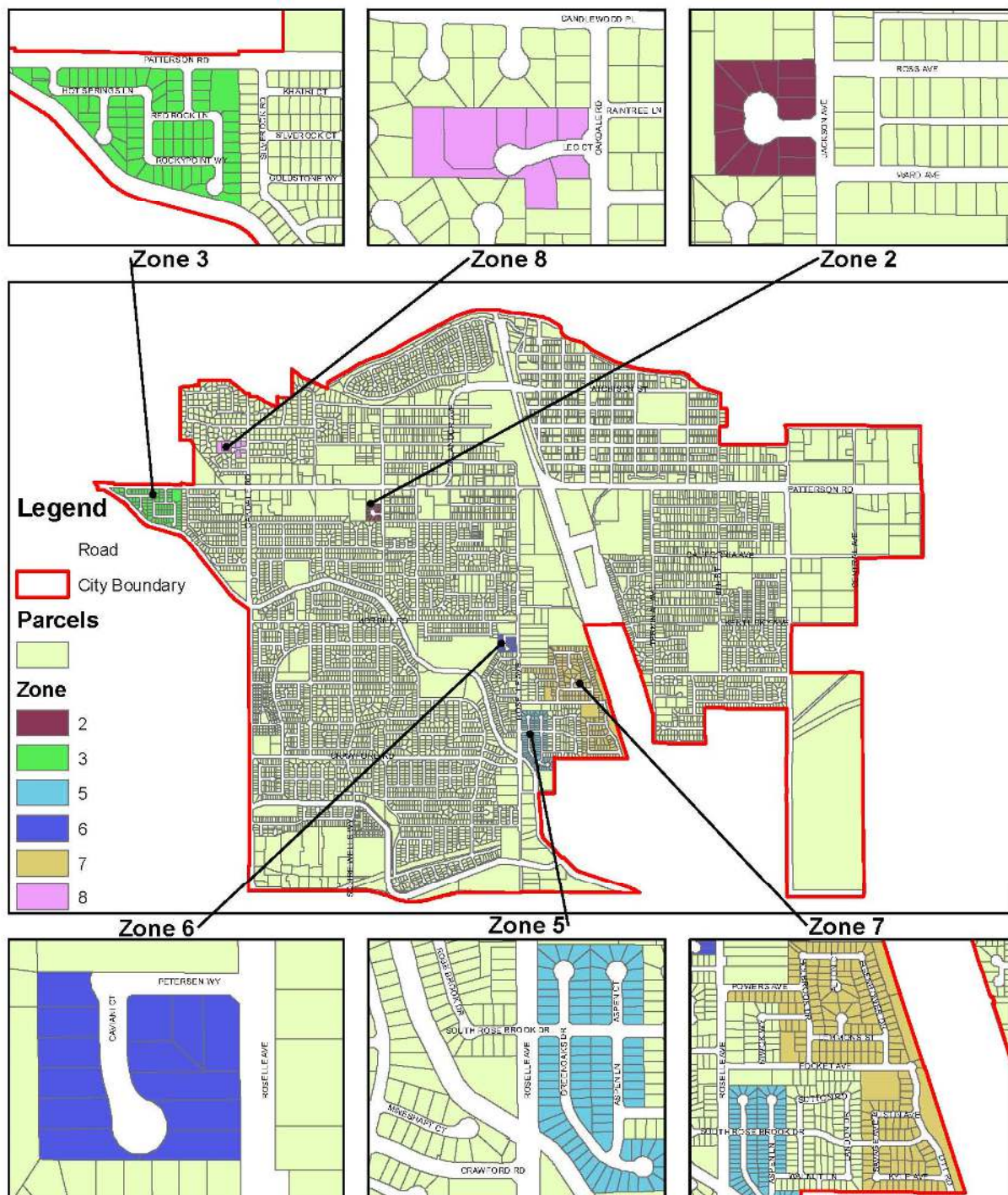
PART V - DISTRICT BOUNDARY MAPS

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.

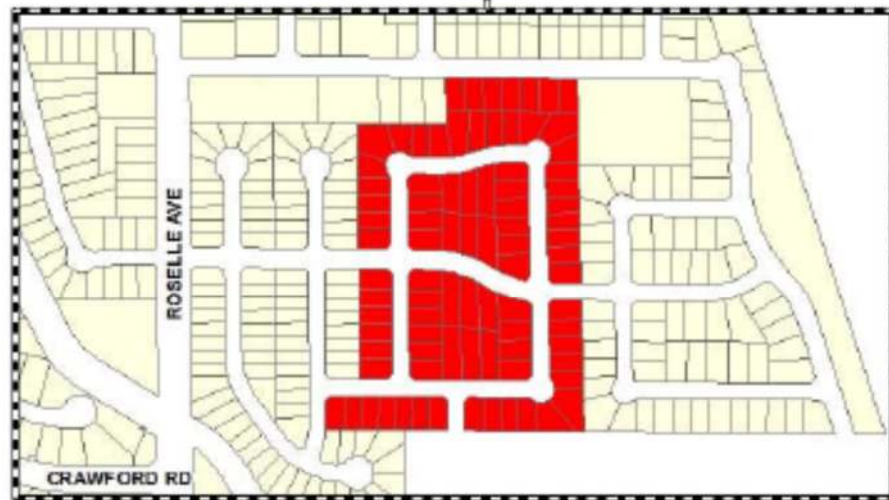
Riverbank Consolidated Landscape and Lighting District



Legend

- Elmwood Estate Unit No. 2
- Parcels

The map displays a dense grid of street parcels. A red square highlights a specific parcel within the Elmwood Estate Unit No. 2, which is outlined by a dashed line. The map includes labels for several streets: MORRILL RD, GANDALE RD, CRAWFORD RD, SQUARE WELLS, ATOHSON ST, BETTERSON RD, CENTRAL AVE, CALIFORNIA AVE, KENTUCKY AVE, and TRIMBLE AVE. A dashed line runs vertically through the center of the map, separating the highlighted area from the rest of the unit.



PART VI — 2023/2024 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	1.00	2	\$25.50
075-043-057-000	1.00	2	25.50
075-043-058-000	1.00	2	25.50
075-043-059-000	1.00	2	25.50
075-043-060-000	1.00	2	25.50
075-043-061-000	1.00	2	25.50
075-043-062-000	1.00	2	25.50
075-043-063-000	1.00	2	25.50
075-043-064-000	1.00	2	25.50
075-043-065-000	1.00	2	25.50
075-043-066-000	1.00	2	25.50
075-043-067-000	1.00	2	25.50
Total:	12.00		\$306.00
074-022-001-000	1.00	3	\$94.46
074-022-002-000	1.00	3	94.46
074-022-003-000	1.00	3	94.46
074-022-004-000	1.00	3	94.46
074-022-005-000	1.00	3	94.46
074-022-006-000	1.00	3	94.46
074-022-007-000	1.00	3	94.46
074-022-008-000	1.00	3	94.46
074-022-009-000	1.00	3	94.46
074-022-010-000	1.00	3	94.46
074-022-011-000	1.00	3	94.46
074-022-012-000	1.00	3	94.46
074-022-013-000	1.00	3	94.46
074-022-014-000	1.00	3	94.46
074-022-015-000	1.00	3	94.46
074-022-016-000	1.00	3	94.46
074-022-017-000	1.00	3	94.46
074-022-018-000	1.00	3	94.46
074-022-019-000	1.00	3	94.46
074-022-020-000	1.00	3	94.46
074-022-021-000	1.00	3	94.46
074-022-022-000	1.00	3	94.46
074-022-023-000	1.00	3	94.46
074-022-024-000	1.00	3	94.46
074-022-025-000	1.00	3	94.46
074-022-026-000	1.00	3	94.46
074-022-029-000	1.00	3	94.46
074-022-030-000	1.00	3	94.46
074-022-031-000	1.00	3	94.46
074-022-032-000	1.00	3	94.46
074-022-033-000	1.00	3	94.46
074-022-034-000	1.00	3	94.46
074-022-035-000	1.00	3	94.46
074-022-036-000	1.00	3	94.46
074-022-037-000	1.00	3	94.46
074-022-038-000	1.00	3	94.46

APN	EDUs	Zone	Charge
074-022-039-000	1.00	3	94.46
074-022-040-000	1.00	3	94.46
074-022-041-000	1.00	3	94.46
074-022-042-000	1.00	3	94.46
074-022-043-000	1.00	3	94.46
074-022-044-000	1.00	3	94.46
074-022-045-000	1.00	3	94.46
074-022-046-000	1.00	3	94.46
074-022-047-000	1.00	3	94.46
074-022-048-000	1.00	3	94.46
074-022-049-000	1.00	3	94.46
074-022-050-000	1.00	3	94.46
074-022-051-000	1.00	3	94.46
074-022-052-000	1.00	3	94.46
074-022-053-000	1.00	3	94.46
074-022-054-000	1.00	3	94.46
074-022-055-000	1.00	3	94.46
074-022-056-000	1.00	3	94.46
074-022-057-000	1.00	3	94.46
074-022-058-000	1.00	3	94.46
074-022-059-000	1.00	3	94.46
074-022-060-000	1.00	3	94.46
074-022-061-000	1.00	3	94.46
074-022-062-000	1.00	3	94.46
074-022-063-000	1.00	3	94.46
074-022-064-000	1.00	3	94.46
074-022-065-000	1.00	3	94.46
074-022-066-000	1.00	3	94.46
074-022-067-000	1.00	3	94.46
074-022-068-000	1.00	3	94.46
074-022-069-000	1.00	3	94.46
074-022-070-000	1.00	3	94.46
074-022-075-000	1.00	3	94.46
074-022-076-000	1.00	3	94.46
074-022-077-000	1.00	3	94.46
Total:	71.00		\$6,706.66
075-049-001-000	1.00	5	\$26.22
075-049-002-000	1.00	5	26.22
075-049-003-000	1.00	5	26.22
075-049-004-000	1.00	5	26.22
075-049-005-000	1.00	5	26.22
075-049-006-000	1.00	5	26.22
075-049-007-000	1.00	5	26.22
075-049-008-000	1.00	5	26.22
075-049-009-000	1.00	5	26.22
075-049-010-000	1.00	5	26.22
075-049-011-000	1.00	5	26.22
075-049-012-000	1.00	5	26.22
075-049-013-000	1.00	5	26.22

APN	EDUs	Zone	Charge
075-049-014-000	1.00	5	26.22
075-049-015-000	1.00	5	26.22
075-049-016-000	1.00	5	26.22
075-049-017-000	1.00	5	26.22
075-049-018-000	1.00	5	26.22
075-049-019-000	1.00	5	26.22
075-049-020-000	1.00	5	26.22
075-049-021-000	1.00	5	26.22
075-049-022-000	1.00	5	26.22
075-049-023-000	1.00	5	26.22
075-049-024-000	1.00	5	26.22
075-049-025-000	1.00	5	26.22
075-049-026-000	1.00	5	26.22
075-049-027-000	1.00	5	26.22
075-049-028-000	1.00	5	26.22
075-049-029-000	1.00	5	26.22
075-049-030-000	1.00	5	26.22
075-049-031-000	1.00	5	26.22
075-049-032-000	1.00	5	26.22
075-049-033-000	1.00	5	26.22
075-049-034-000	1.00	5	26.22
075-049-035-000	1.00	5	26.22
075-049-036-000	1.00	5	26.22
075-049-037-000	1.00	5	26.22
075-049-038-000	1.00	5	26.22
075-049-039-000	1.00	5	26.22
075-049-040-000	1.00	5	26.22
075-049-041-000	1.00	5	26.22
075-049-042-000	1.00	5	26.22
075-049-043-000	1.00	5	26.22
075-049-044-000	1.00	5	26.22
075-049-045-000	1.00	5	26.22
075-049-046-000	1.00	5	26.22
075-049-047-000	1.00	5	26.22
075-049-048-000	1.00	5	26.22
075-049-049-000	1.00	5	26.22
075-049-050-000	1.00	5	26.22
075-049-051-000	1.00	5	26.22
075-049-052-000	1.00	5	26.22
075-049-053-000	1.00	5	26.22
075-049-054-000	1.00	5	26.22
075-049-055-000	1.00	5	26.22
075-049-056-000	1.00	5	26.22
075-049-057-000	1.00	5	26.22
075-049-058-000	1.00	5	26.22
075-049-059-000	1.00	5	26.22
075-049-060-000	1.00	5	26.22
075-049-061-000	1.00	5	26.22
075-049-062-000	1.00	5	26.22

APN	EDUs	Zone	Charge
075-049-063-000	1.00	5	26.22
075-049-064-000	1.00	5	26.22
075-049-065-000	1.00	5	26.22
075-049-066-000	1.00	5	26.22
075-049-067-000	1.00	5	26.22
075-049-068-000	1.00	5	26.22
075-049-069-000	1.00	5	26.22
075-049-070-000	1.00	5	26.22
075-049-071-000	1.00	5	26.22
075-049-072-000	1.00	5	26.22
075-049-073-000	1.00	5	26.22
075-049-074-000	1.00	5	26.22
075-049-075-000	1.00	5	26.22
075-049-076-000	1.00	5	26.22
075-049-077-000	1.00	5	26.22
075-049-078-000	1.00	5	26.22
075-049-079-000	1.00	5	26.22
075-049-080-000	1.00	5	26.22
075-049-081-000	1.00	5	26.22
075-049-082-000	1.00	5	26.22
075-049-083-000	1.00	5	26.22
075-049-084-000	1.00	5	26.22
075-049-085-000	1.00	5	26.22
075-049-086-000	1.00	5	26.22
075-049-087-000	1.00	5	26.22
075-049-088-000	1.00	5	26.22
075-049-089-000	1.00	5	26.22
075-049-090-000	1.00	5	26.22
075-049-091-000	1.00	5	26.22
075-049-092-000	1.00	5	26.22
075-095-001-000	1.00	5	26.22
075-095-002-000	1.00	5	26.22
075-095-003-000	1.00	5	26.22
075-095-004-000	1.00	5	26.22
075-095-005-000	1.00	5	26.22
075-095-006-000	1.00	5	26.22
075-095-007-000	1.00	5	26.22
075-095-008-000	1.00	5	26.22
075-095-009-000	1.00	5	26.22
075-095-010-000	1.00	5	26.22
075-095-011-000	1.00	5	26.22
075-095-012-000	1.00	5	26.22
075-095-013-000	1.00	5	26.22
075-095-014-000	1.00	5	26.22
075-095-015-000	1.00	5	26.22
075-095-016-000	1.00	5	26.22
075-095-017-000	1.00	5	26.22
075-095-018-000	1.00	5	26.22
075-095-019-000	1.00	5	26.22

APN	EDUs	Zone	Charge
075-095-020-000	1.00	5	26.22
075-095-021-000	1.00	5	26.22
075-095-022-000	1.00	5	26.22
075-095-023-000	1.00	5	26.22
075-095-024-000	1.00	5	26.22
075-095-025-000	1.00	5	26.22
075-095-026-000	1.00	5	26.22
075-095-027-000	1.00	5	26.22
075-095-028-000	1.00	5	26.22
075-095-029-000	1.00	5	26.22
075-095-030-000	1.00	5	26.22
075-095-031-000	1.00	5	26.22
075-095-032-000	1.00	5	26.22
075-095-033-000	1.00	5	26.22
075-095-034-000	1.00	5	26.22
075-095-035-000	1.00	5	26.22
075-095-036-000	1.00	5	26.22
075-095-037-000	1.00	5	26.22
075-095-038-000	1.00	5	26.22
075-095-039-000	1.00	5	26.22
075-095-040-000	1.00	5	26.22
075-095-041-000	1.00	5	26.22
075-095-042-000	1.00	5	26.22
075-095-043-000	1.00	5	26.22
075-095-044-000	1.00	5	26.22
075-095-045-000	1.00	5	26.22
075-095-046-000	1.00	5	26.22
075-095-047-000	1.00	5	26.22
075-095-048-000	1.00	5	26.22
075-095-049-000	1.00	5	26.22
075-095-050-000	1.00	5	26.22
075-095-051-000	1.00	5	26.22
075-095-052-000	1.00	5	26.22
075-095-053-000	1.00	5	26.22
075-095-054-000	1.00	5	26.22
075-095-055-000	1.00	5	26.22
075-095-056-000	1.00	5	26.22
075-095-057-000	1.00	5	26.22
075-095-058-000	1.00	5	26.22
075-095-059-000	1.00	5	26.22
075-095-060-000	1.00	5	26.22
075-095-061-000	1.00	5	26.22
075-095-062-000	1.00	5	26.22
075-095-063-000	1.00	5	26.22
075-095-064-000	1.00	5	26.22
075-095-065-000	1.00	5	26.22
075-095-066-000	1.00	5	26.22
075-095-067-000	1.00	5	26.22
075-095-068-000	1.00	5	26.22

APN	EDUs	Zone	Charge
075-095-069-000	1.00	5	26.22
075-095-070-000	1.00	5	26.22
075-095-071-000	1.00	5	26.22
075-095-072-000	1.00	5	26.22
075-095-073-000	1.00	5	26.22
075-095-074-000	1.00	5	26.22
075-095-075-000	1.00	5	26.22
075-095-076-000	1.00	5	26.22
075-095-077-000	1.00	5	26.22
075-095-078-000	1.00	5	26.22
075-095-079-000	1.00	5	26.22
075-095-080-000	1.00	5	26.22
075-095-081-000	1.00	5	26.22
075-095-082-000	1.00	5	26.22
075-095-083-000	1.00	5	26.22
075-095-084-000	1.00	5	26.22
075-095-085-000	1.00	5	26.22
075-095-086-000	1.00	5	26.22
Total:	178.00		\$4,667.16
075-031-036-000	1.00	6	\$122.12
075-031-037-000	1.00	6	122.12
075-031-038-000	1.00	6	122.12
075-031-039-000	1.00	6	122.12
075-031-040-000	1.00	6	122.12
075-031-041-000	1.00	6	122.12
075-031-042-000	1.00	6	122.12
075-031-043-000	1.00	6	122.12
075-031-044-000	1.00	6	122.12
075-031-045-000	1.00	6	122.12
075-031-046-000	1.00	6	122.12
075-031-047-000	1.00	6	122.12
075-031-048-000	1.00	6	122.12
Total:	13.00		\$1,587.56
075-088-001-000	1.00	7	\$141.98
075-088-002-000	1.00	7	141.98
075-088-003-000	1.00	7	141.98
075-088-004-000	1.00	7	141.98
075-088-005-000	1.00	7	141.98
075-088-006-000	1.00	7	141.98
075-088-007-000	1.00	7	141.98
075-088-008-000	1.00	7	141.98
075-088-009-000	1.00	7	141.98
075-088-010-000	1.00	7	141.98
075-088-011-000	1.00	7	141.98
075-088-012-000	1.00	7	141.98
075-088-013-000	1.00	7	141.98
075-088-014-000	1.00	7	141.98
075-088-015-000	1.00	7	141.98
075-088-016-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-088-017-000	1.00	7	141.98
075-088-018-000	1.00	7	141.98
075-088-019-000	1.00	7	141.98
075-088-020-000	1.00	7	141.98
075-088-021-000	1.00	7	141.98
075-088-022-000	1.00	7	141.98
075-088-023-000	1.00	7	141.98
075-088-024-000	1.00	7	141.98
075-088-025-000	1.00	7	141.98
075-088-026-000	1.00	7	141.98
075-088-027-000	1.00	7	141.98
075-088-028-000	1.00	7	141.98
075-088-029-000	1.00	7	141.98
075-088-030-000	1.00	7	141.98
075-088-031-000	1.00	7	141.98
075-088-032-000	1.00	7	141.98
075-088-033-000	1.00	7	141.98
075-088-034-000	1.00	7	141.98
075-088-035-000	1.00	7	141.98
075-088-036-000	1.00	7	141.98
075-088-037-000	1.00	7	141.98
075-088-038-000	1.00	7	141.98
075-088-039-000	1.00	7	141.98
075-088-040-000	1.00	7	141.98
075-088-041-000	1.00	7	141.98
075-088-042-000	1.00	7	141.98
075-088-043-000	1.00	7	141.98
075-088-044-000	1.00	7	141.98
075-088-045-000	1.00	7	141.98
075-088-046-000	1.00	7	141.98
075-088-047-000	1.00	7	141.98
075-088-048-000	1.00	7	141.98
075-088-049-000	1.00	7	141.98
075-088-050-000	1.00	7	141.98
075-088-051-000	1.00	7	141.98
075-088-052-000	1.00	7	141.98
075-088-053-000	1.00	7	141.98
075-088-054-000	1.00	7	141.98
075-088-055-000	1.00	7	141.98
075-088-056-000	1.00	7	141.98
075-088-057-000	1.00	7	141.98
075-088-058-000	1.00	7	141.98
075-088-059-000	1.00	7	141.98
075-088-060-000	1.00	7	141.98
075-088-061-000	1.00	7	141.98
075-088-062-000	1.00	7	141.98
075-088-063-000	1.00	7	141.98
075-089-001-000	1.00	7	141.98
075-089-002-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-089-003-000	1.00	7	141.98
075-089-004-000	1.00	7	141.98
075-089-005-000	1.00	7	141.98
075-089-006-000	1.00	7	141.98
075-089-007-000	1.00	7	141.98
075-089-008-000	1.00	7	141.98
075-089-009-000	1.00	7	141.98
075-089-010-000	1.00	7	141.98
075-089-011-000	1.00	7	141.98
075-089-012-000	1.00	7	141.98
075-089-013-000	1.00	7	141.98
075-089-014-000	1.00	7	141.98
075-089-015-000	1.00	7	141.98
075-089-016-000	1.00	7	141.98
075-089-017-000	1.00	7	141.98
075-089-018-000	1.00	7	141.98
075-089-019-000	1.00	7	141.98
075-089-020-000	1.00	7	141.98
075-089-021-000	1.00	7	141.98
075-089-022-000	1.00	7	141.98
075-089-023-000	1.00	7	141.98
075-089-024-000	1.00	7	141.98
075-089-025-000	1.00	7	141.98
075-089-026-000	1.00	7	141.98
075-089-027-000	1.00	7	141.98
075-089-028-000	1.00	7	141.98
075-089-029-000	1.00	7	141.98
075-089-030-000	1.00	7	141.98
075-089-031-000	1.00	7	141.98
075-089-032-000	1.00	7	141.98
075-089-033-000	1.00	7	141.98
075-089-034-000	1.00	7	141.98
075-089-035-000	1.00	7	141.98
075-089-036-000	1.00	7	141.98
075-089-037-000	1.00	7	141.98
075-089-038-000	1.00	7	141.98
075-089-039-000	1.00	7	141.98
075-089-040-000	1.00	7	141.98
075-089-041-000	1.00	7	141.98
075-089-042-000	1.00	7	141.98
075-089-043-000	1.00	7	141.98
075-089-044-000	1.00	7	141.98
075-089-045-000	1.00	7	141.98
075-089-046-000	1.00	7	141.98
075-089-047-000	1.00	7	141.98
075-089-048-000	1.00	7	141.98
075-089-049-000	1.00	7	141.98
075-089-050-000	1.00	7	141.98
075-089-051-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-089-052-000	1.00	7	141.98
075-089-053-000	1.00	7	141.98
075-089-054-000	1.00	7	141.98
075-089-055-000	1.00	7	141.98
075-089-056-000	1.00	7	141.98
075-089-057-000	1.00	7	141.98
075-089-058-000	1.00	7	141.98
075-090-001-000	1.00	7	141.98
075-090-002-000	1.00	7	141.98
075-090-003-000	1.00	7	141.98
075-090-004-000	1.00	7	141.98
075-090-005-000	1.00	7	141.98
075-090-006-000	1.00	7	141.98
075-090-007-000	1.00	7	141.98
075-090-008-000	1.00	7	141.98
075-090-009-000	1.00	7	141.98
075-090-010-000	1.00	7	141.98
075-090-011-000	1.00	7	141.98
075-090-012-000	1.00	7	141.98
075-090-013-000	1.00	7	141.98
075-090-014-000	1.00	7	141.98
075-090-015-000	1.00	7	141.98
075-090-016-000	1.00	7	141.98
075-090-017-000	1.00	7	141.98
075-090-018-000	1.00	7	141.98
075-090-019-000	1.00	7	141.98
075-090-020-000	1.00	7	141.98
075-090-021-000	1.00	7	141.98
075-090-022-000	1.00	7	141.98
075-090-023-000	1.00	7	141.98
075-090-024-000	1.00	7	141.98
075-090-025-000	1.00	7	141.98
075-090-026-000	1.00	7	141.98
075-090-027-000	1.00	7	141.98
075-090-028-000	1.00	7	141.98
075-090-029-000	1.00	7	141.98
075-090-030-000	1.00	7	141.98
075-090-031-000	1.00	7	141.98
075-090-032-000	1.00	7	141.98
075-090-033-000	1.00	7	141.98
075-090-034-000	1.00	7	141.98
075-090-035-000	1.00	7	141.98
075-090-036-000	1.00	7	141.98
075-090-037-000	1.00	7	141.98
075-090-038-000	1.00	7	141.98
075-090-039-000	1.00	7	141.98
075-090-040-000	1.00	7	141.98
075-090-041-000	1.00	7	141.98
075-090-042-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-090-043-000	1.00	7	141.98
075-090-044-000	1.00	7	141.98
075-090-045-000	1.00	7	141.98
075-090-046-000	1.00	7	141.98
075-090-047-000	1.00	7	141.98
075-090-048-000	1.00	7	141.98
075-090-049-000	1.00	7	141.98
075-090-050-000	1.00	7	141.98
075-090-051-000	1.00	7	141.98
075-090-052-000	1.00	7	141.98
075-090-053-000	1.00	7	141.98
075-090-054-000	1.00	7	141.98
075-090-055-000	1.00	7	141.98
075-090-056-000	1.00	7	141.98
075-090-057-000	1.00	7	141.98
075-090-058-000	1.00	7	141.98
075-090-059-000	1.00	7	141.98
075-090-060-000	1.00	7	141.98
075-090-061-000	1.00	7	141.98
075-090-063-000	1.00	7	141.98
Total:	183.00		\$25,982.34
074-018-052-000	1.00	8	\$135.96
074-018-055-000	1.00	8	135.96
074-018-056-000	1.00	8	135.96
074-018-057-000	1.00	8	135.96
074-018-058-000	1.00	8	135.96
074-018-059-000	1.00	8	135.96
074-018-060-000	1.00	8	135.96
Total:	7.00		\$951.72

*Totals may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5-B

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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 2023/2024.**
- 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 2023/2024.**
- 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 2023/2024.**

From: Marisela H. Garcia, 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 2023/2024.

SUMMARY

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

The Engineer's Annual Levy Report for Fiscal Year 2023/2024 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 2023/2024.

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 Ridgewood will increase by \$92.58 annually to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased from \$600 annually to \$2,880. The increase will also help cover tree trimming and unforeseen irrigation repairs.

The annual assessments for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2023/2024 are as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$92.58	\$185.16	\$92.58

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

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 2023/2024

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 2023/2024 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 2023/2024.

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 2023/2024, 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 13, 2023 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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – Ridgewood L&L for FY 2023/2024



City of Riverbank

Ridgewood Place Landscaping and Lighting District

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023
Public Hearing: June 13, 2023

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



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 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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PART I - OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2023/2024. 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 2023/2024.

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 2023/2024.

F. DESCRIPTION OF THE DISTRICT

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

PART III - METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

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

Assessment Rate x Parcel’s EDU = Parcel Levy Amount

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

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

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article 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 1993/1994 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 1998/1999 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 2023/2024 is \$517.18 which is an increase of 4.88% from prior year's maximum assessment. However, a rate of \$185.16 per EDU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, a 4.88% CPI increase is applied since it is greater than a 3.00% increase.

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
4.88%	3.00%	4.88%	\$493.11	\$24.07	\$517.18

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 2023/2024

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$2,880
Utilities	200
Repairs/Abatement	100
Street Lighting	100
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	\$3,280
ADMINISTRATION COSTS	
City Administration & Overhead	\$2,000
District Administration	2,244
County Administration Fee	5
Administration Costs (Subtotal)	\$4,249
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$7,529
Reserve Collection/ (Transfers)	(3,270)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	\$4,259
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	\$185.16
Maximum Assessment Rate Approved	\$517.18
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	\$4,250
Reserve Fund Activity	(3,270)
Ending Reserve Fund Balance (Projected)	\$980
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

PART V — DISTRICT BOUNDARY MAPS

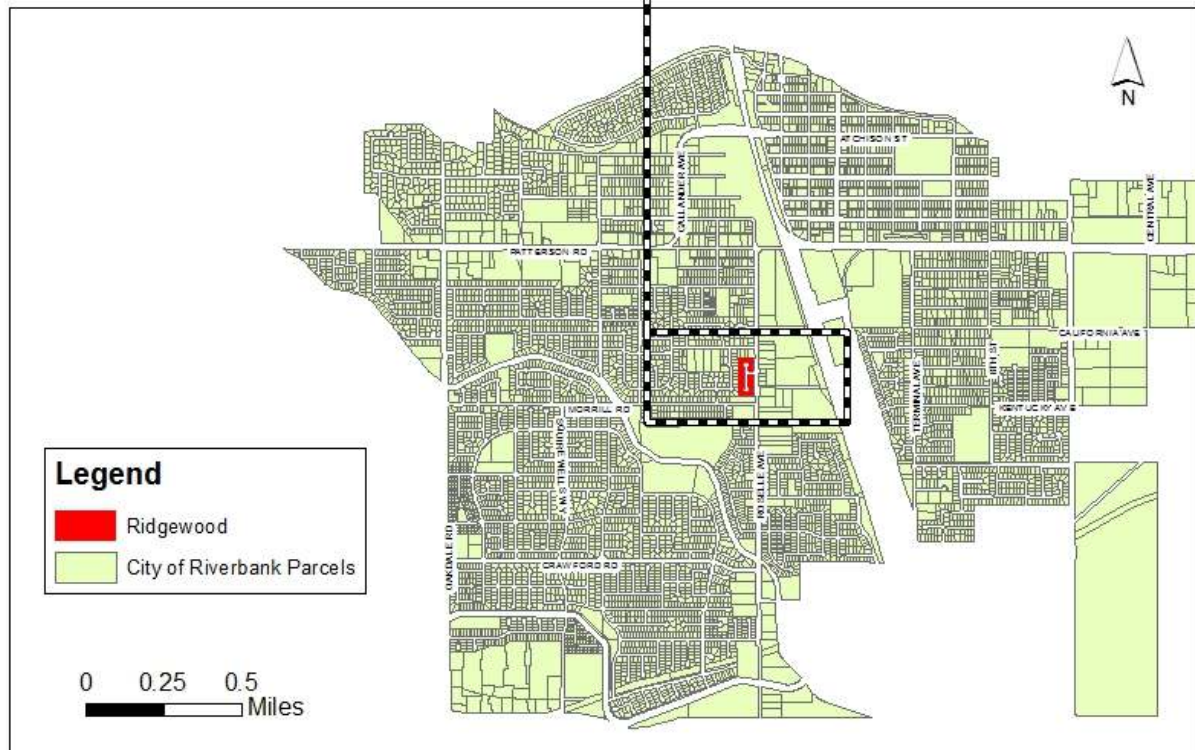
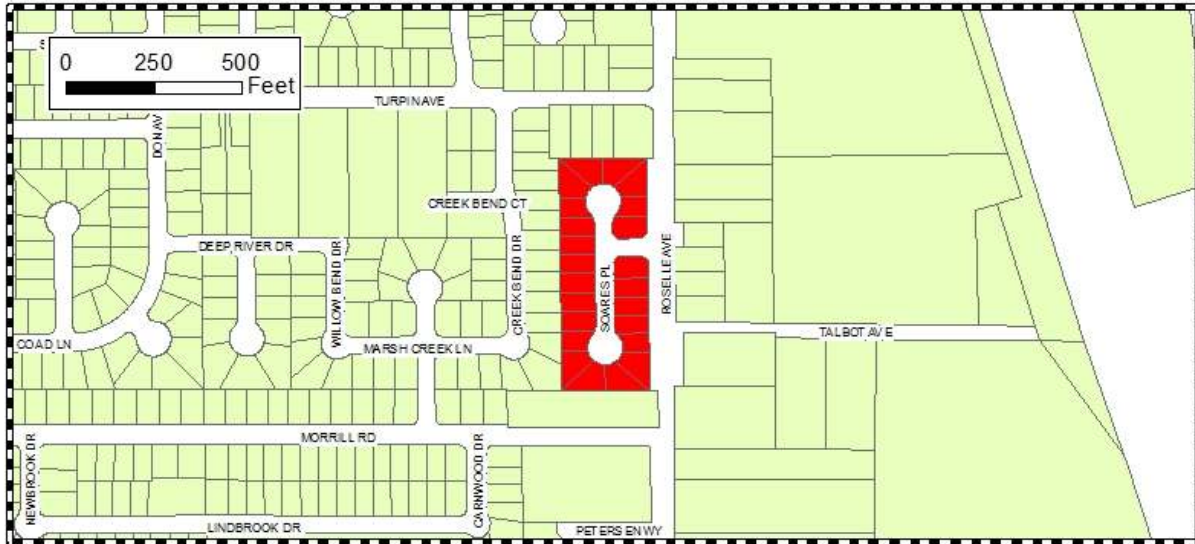
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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.

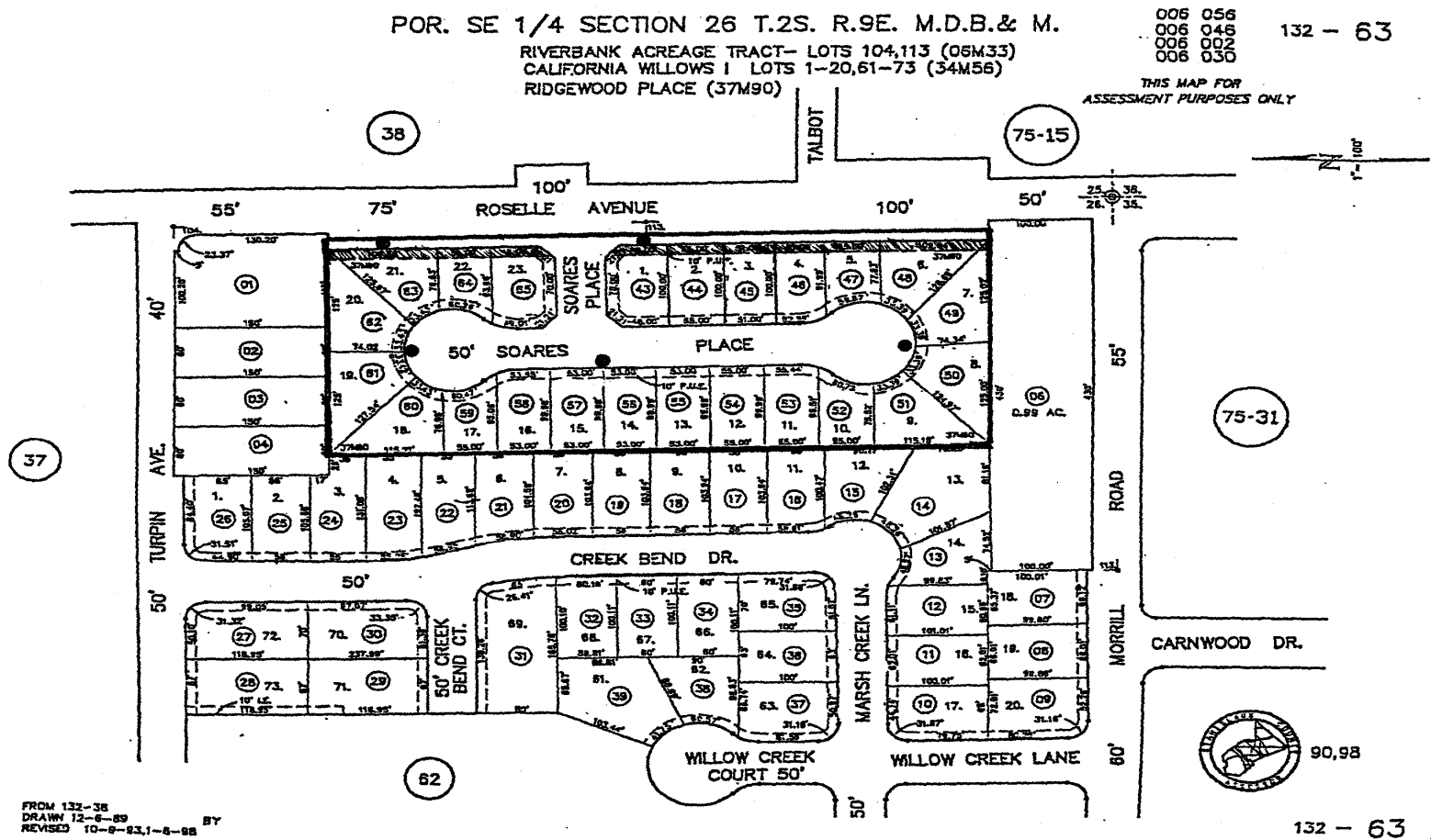


City of Riverbank Ridgewood Place Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

- Street Lights
- Landscaped Areas Shaded



PART VI — 2023/2024 ASSESSMENT ROLL

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

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

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

APN	EDU	Charge
132-063-043-000	1.0	\$185.16
132-063-044-000	1.0	185.16
132-063-045-000	1.0	185.16
132-063-046-000	1.0	185.16
132-063-047-000	1.0	185.16
132-063-048-000	1.0	185.16
132-063-049-000	1.0	185.16
132-063-050-000	1.0	185.16
132-063-051-000	1.0	185.16
132-063-052-000	1.0	185.16
132-063-053-000	1.0	185.16
132-063-054-000	1.0	185.16
132-063-055-000	1.0	185.16
132-063-056-000	1.0	185.16
132-063-057-000	1.0	185.16
132-063-058-000	1.0	185.16
132-063-059-000	1.0	185.16
132-063-060-000	1.0	185.16
132-063-061-000	1.0	185.16
132-063-062-000	1.0	185.16
132-063-063-000	1.0	185.16
132-063-064-000	1.0	185.16
132-063-065-000	1.0	185.16
Total	23.0	\$4,258.68

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5-C

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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 2023/2024.**
- 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 2023/2024.**
- 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 2023/2024.**

From: Marisela H. Garcia, 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 2023/2024.

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 River Cove subdivision.

The Engineer's Annual Levy Report for Fiscal Year 2023/2024 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 2023/2024.

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 2023/2024 will be as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$196.90	\$196.90	\$0.00

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez,
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 LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE
SUBDIVISION FOR FISCAL YEAR 2023/2024**

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 2023/2024 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 2023/2024.

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 2023/2024, 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 13, 2023 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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – River Cove L&L for FY 2023/2024



City of Riverbank

River Cove Landscaping and Lighting District

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023
Public Hearing: June 13, 2023

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



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 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2023/2024. 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 2023/2024.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the California Constitution

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

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

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

Provisions of the 1972 Act (Improvements and Services)

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

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

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

PART II — PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2023/2024.

B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT

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

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS

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

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

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

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

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

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

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

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

The park area within the District is clearly a special benefit to the properties and property owners within the District. Because of the Park's size and location it provides no benefit to parcels outside the District or to the public at large and therefore the entire cost of

maintaining this park could be assessed to parcels within the District. However, the City currently funds the maintenance of all parks within the City of Riverbank from the General Fund. Therefore, the District budget includes a General Fund Contribution to offset the costs associated with maintaining the Park area.

PART III — METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original 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 — 2023/2024 DISTRICT BUDGET

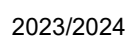
River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$21,900
Utilities	3,500
Repairs/Abatement	10,000
Street Lighting	906
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	\$36,306
ADMINISTRATION COSTS	
City Administration & Overhead	\$2,766
District Administration	3,420
County Administration Fee	50
Administration Costs (Subtotal)	\$6,237
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$42,543
Reserve Collection/ (Transfers)	4,909
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	\$47,452
DISTRICT STATISTICS	
Total Parcels	248
Total Parcels Levied	241
Total Equivalent Dwelling Units (EDU)	241.00
Assessment Rate (Levy Per EDU)	\$196.90
Maximum Assessment Rate Approved	\$196.90
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	(\$6,300)
Reserve Fund Activity	4,909
Ending Reserve Fund Balance (Projected)	(\$1,391)
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.



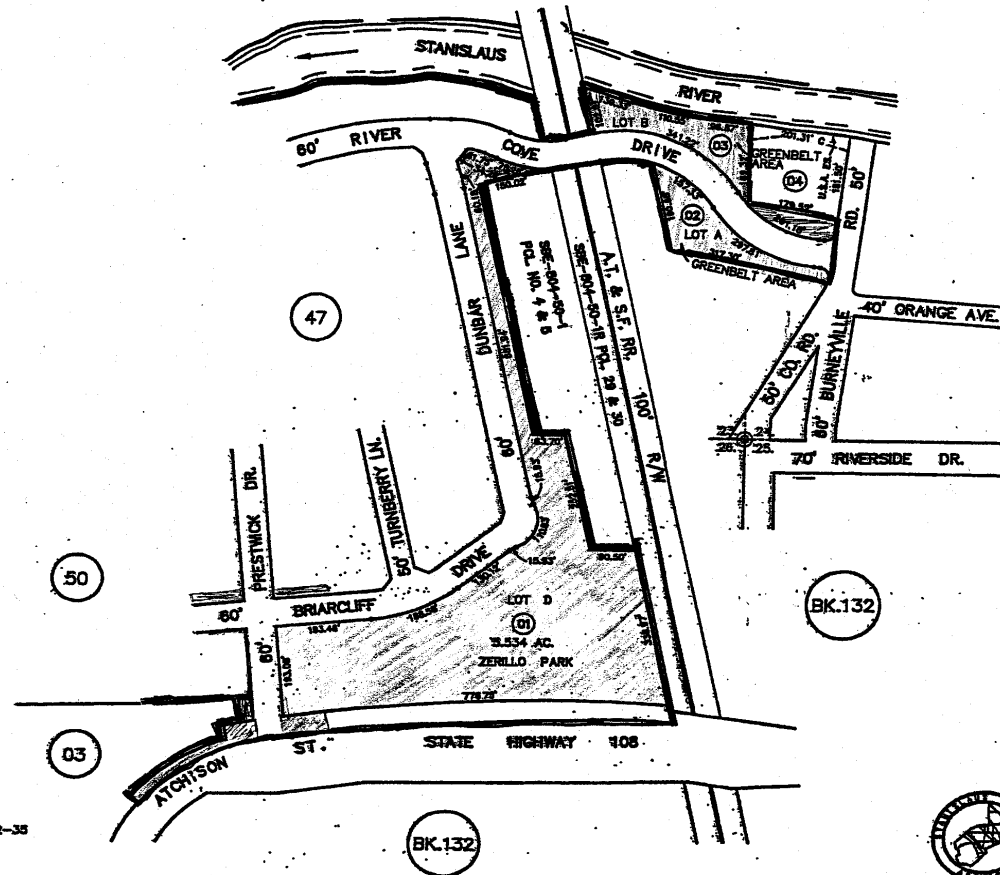
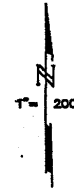
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 Landscaped Areas Shaded

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

006 035 75 - 48
006 065

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



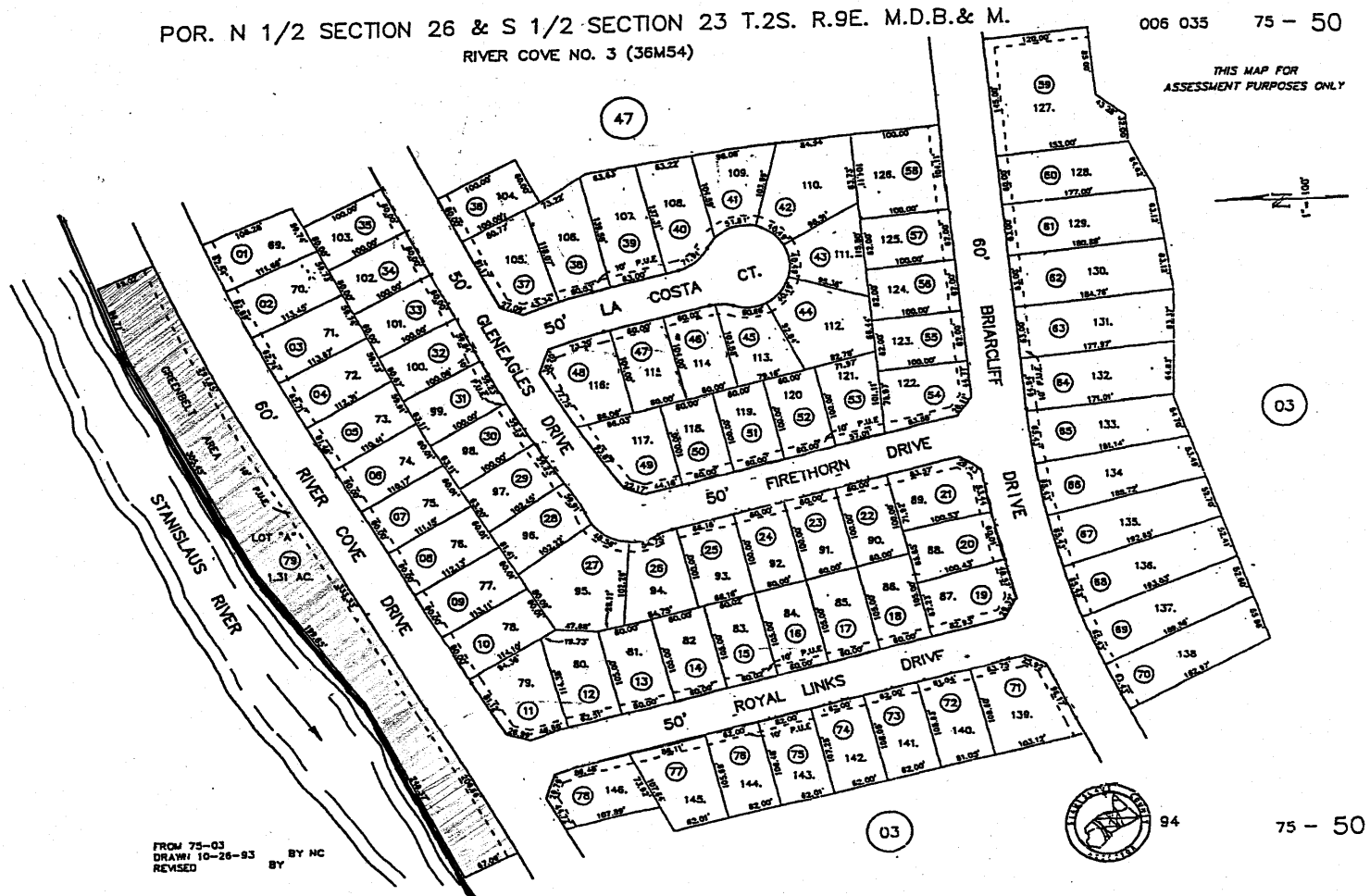
FROM 4-10, 4-26 75-03, 132-35
DRAWN 1-15-83 BY NC
REVISED BY



75 - 48

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

 Landscaped Areas Shaded



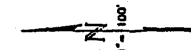
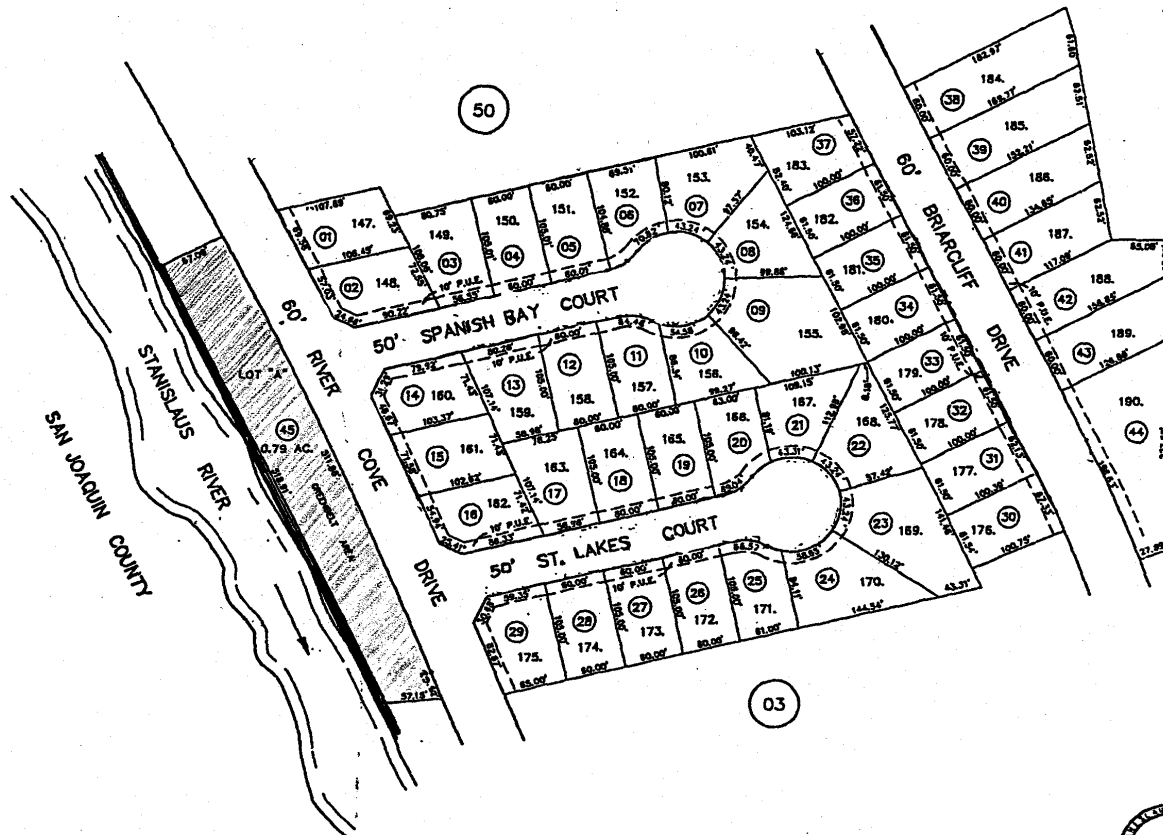
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 Landscaped Areas Shaded

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

006 035 75 - 52

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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



75 - 52

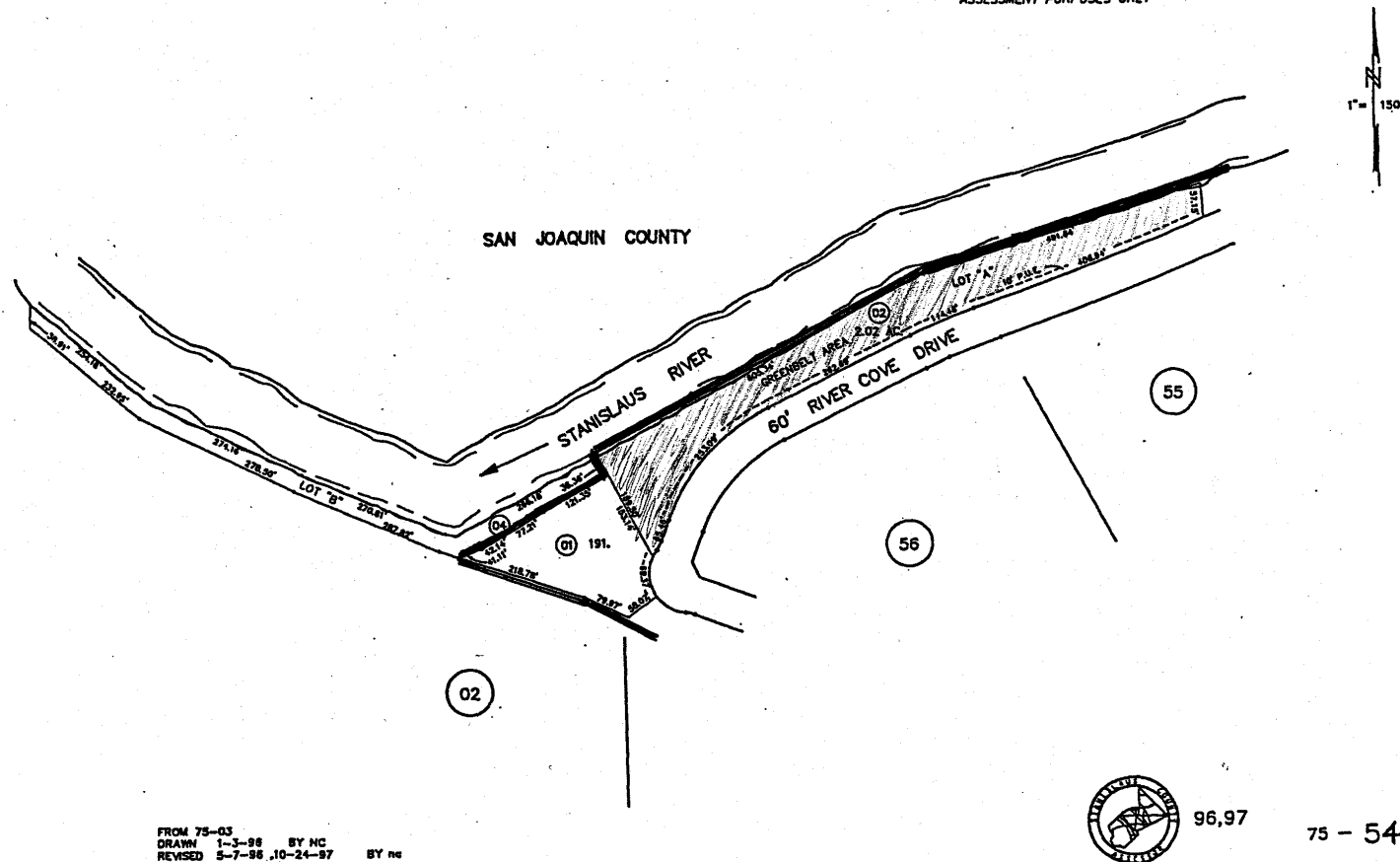
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 Landscaped Areas Shaded

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

006 035 75 - 54

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

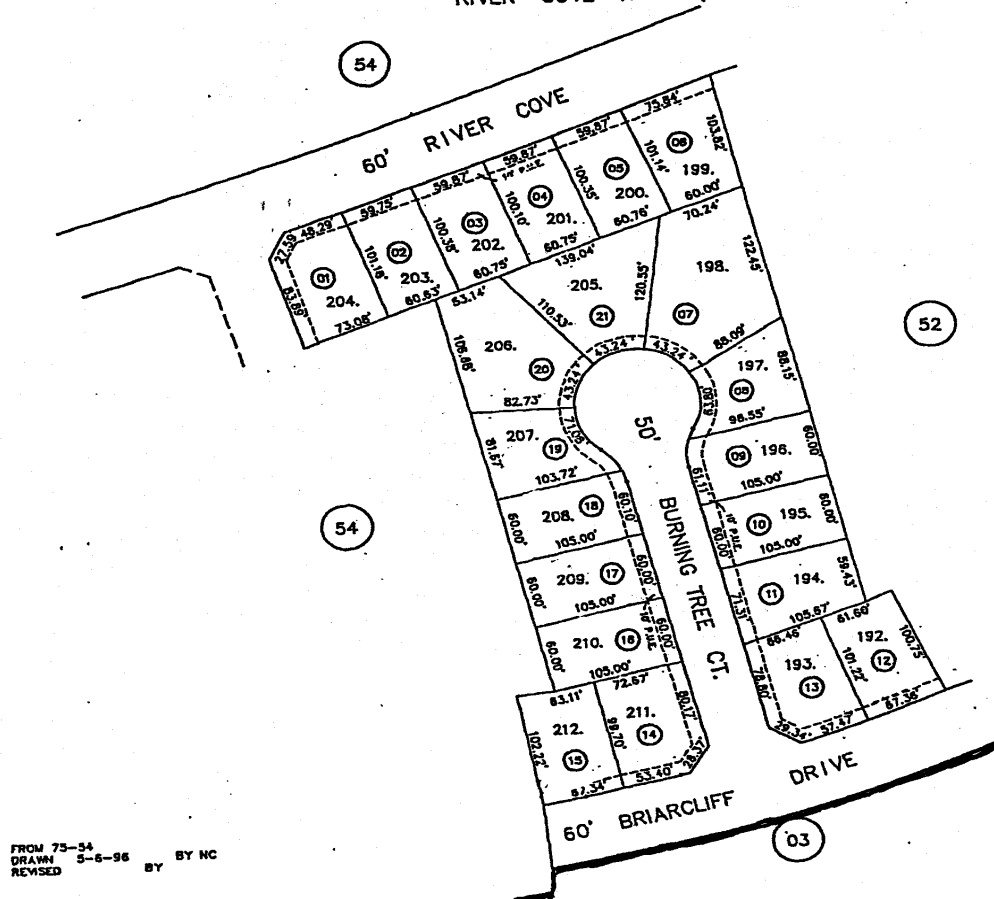
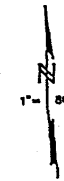


**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

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

006 035 75 - 55

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 75-54
DRAWN 5-6-96 BY NC
REVISED BY



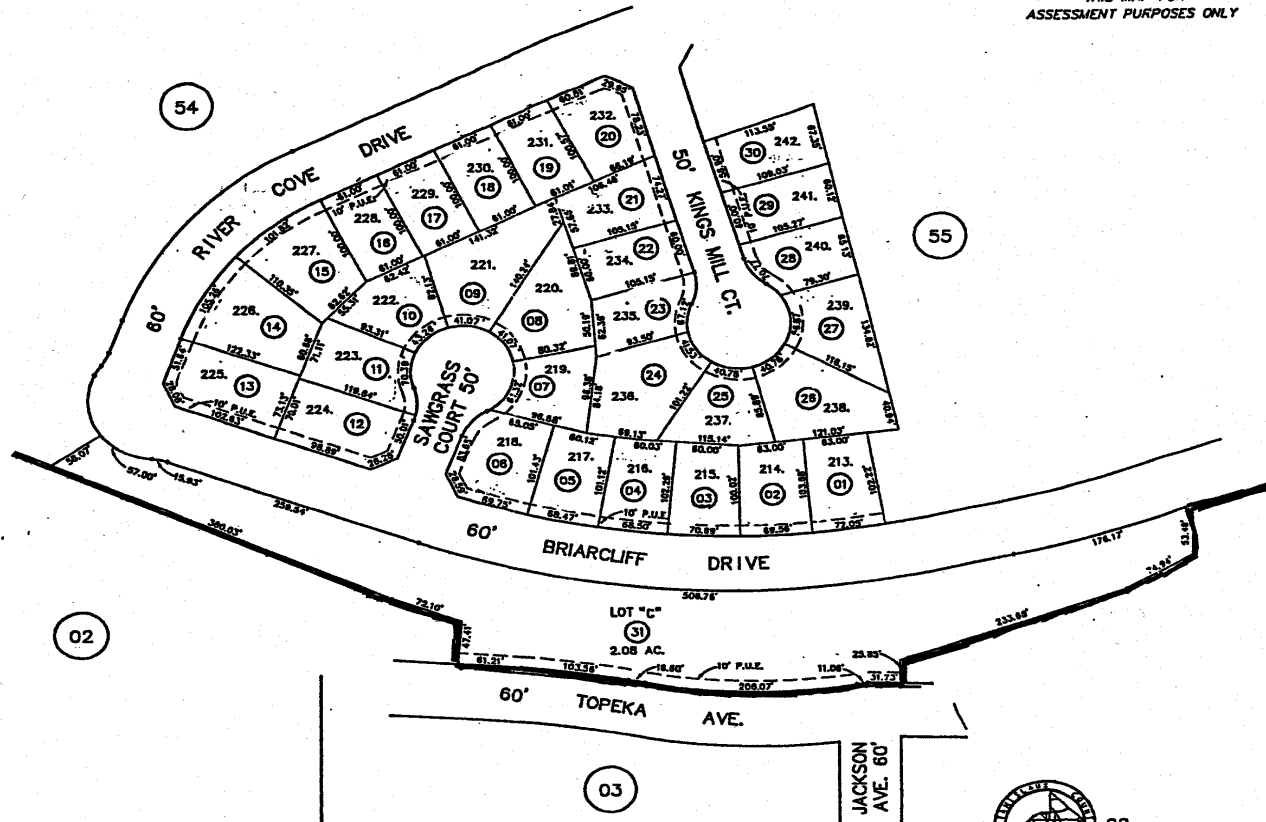
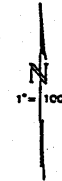
75 - 55

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

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

006 035 75 - 56

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 73-34
DRAWN 10-24-97 BY NC
REVISED BY



75 - 56

PART VI — 2023/2024 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
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075-047-033-000	1.0	196.90
075-047-034-000	1.0	196.90
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075-047-036-000	1.0	196.90
075-047-037-000	1.0	196.90
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075-047-039-000	1.0	196.90
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075-047-050-000	1.0	196.90
075-047-051-000	1.0	196.90
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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
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075-050-032-000	1.0	196.90
075-050-033-000	1.0	196.90
075-050-034-000	1.0	196.90
075-050-035-000	1.0	196.90
075-050-036-000	1.0	196.90

APN	EDU	Charge
075-050-037-000	1.0	196.90
075-050-038-000	1.0	196.90
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075-050-047-000	1.0	196.90
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APN	EDU	Charge
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075-052-024-000	1.0	196.90
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075-052-028-000	1.0	196.90
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APN	EDU	Charge
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075-055-001-000	1.0	196.90
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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 / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5-D

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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 2023/2024.**
- 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 2023/2024.**
- 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 2023/2024.**

From: Marisela H. Garcia, 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 2023/2024.

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 2023/2024 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 2023/2024.

FISCAL IMPACT

The annual assessments for Sierra Vista Estates will increase by \$22.49 to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased from \$600 annually to \$2,280. The increase will also help cover tree trimming and unforeseen irrigation repairs.

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2023/2024 will be as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$44.97	\$67.46	\$22.49

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

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 2023/2024

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

PROPOSED

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 2023/2024 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 2023/2024.

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

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

“Sierra Vista Estates Landscape and Lighting District”

Section 4 **Proposed Assessment Amounts:** For Fiscal Year 2023/2024, 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 13, 2023 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 23rdth day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gaby Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – Sierra Vista L&L for FY 2023-2024



City of Riverbank

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

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023
Public Hearing: June 13, 2023

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Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com



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 2023/2024 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2023/2024. 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 2023/2024.

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

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

B. APPLICABLE LEGISLATION

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

Compliance with the Current Legislation

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

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

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

Provisions of the 1972 Act (Improvements and Services)

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

1. The installation or planting of landscaping;

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

PART II – PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIID, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2023/2024.

B. DESCRIPTION OF THE DISTRICT

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

D. DESCRIPTION OF IMPROVEMENTS

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

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

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

PART III – METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

The following describes the proposed assessment range formula:

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

1. Beginning in Fiscal Year 2001/2002 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 2023/2024 is \$194.28.

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

PART IV – DISTRICT BUDGET FY 2023/2024

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$2,280
Utilities	300
Repairs/Abatement	500
Street Lighting	500
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	\$3,580
ADMINISTRATION COSTS	
City Administration & Overhead	\$2,000
District Administration	2,702
County Administration Fee	13
Administration Costs (Subtotal)	\$4,716
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$8,296
Reserve Collection/ (Transfers)	(3,979)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	\$4,317
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	\$67.46
Maximum Assessment Rate Approved	\$194.28
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	\$18,640
Reserve Fund Activity	(3,979)
Ending Reserve Fund Balance (Projected)	\$14,661
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

PART V — DISTRICT BOUNDARY MAPS

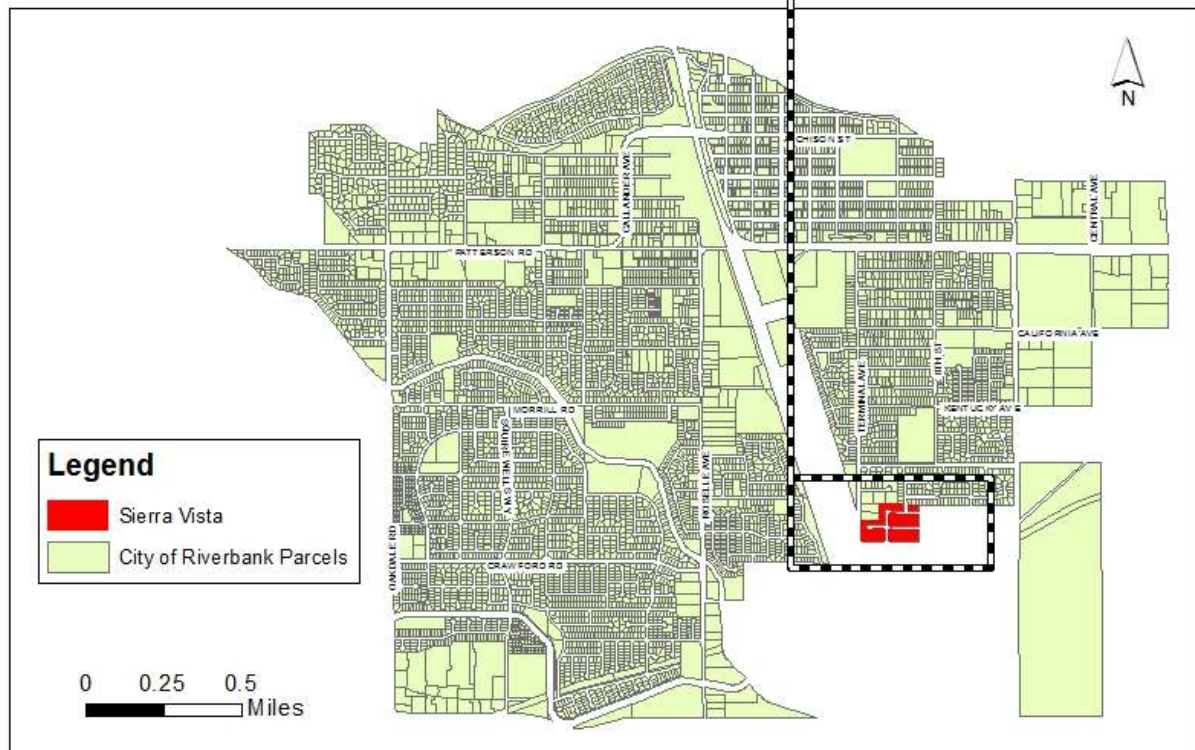
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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

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



City of Riverbank Sierra Vista Estates Landscape and Lighting District



PART VI — 2023/2024 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	\$67.46
075-058-003-000	1.0	67.46
075-058-004-000	1.0	67.46
075-058-005-000	1.0	67.46
075-058-006-000	1.0	67.46
075-058-007-000	1.0	67.46
075-058-008-000	1.0	67.46
075-058-009-000	1.0	67.46
075-058-010-000	1.0	67.46
075-058-011-000	1.0	67.46
075-058-012-000	1.0	67.46
075-058-013-000	1.0	67.46
075-058-014-000	1.0	67.46
075-058-015-000	1.0	67.46
075-058-016-000	1.0	67.46
075-058-017-000	1.0	67.46
075-058-018-000	1.0	67.46
075-058-019-000	1.0	67.46
075-058-020-000	1.0	67.46
075-058-027-000	1.0	67.46
075-058-028-000	1.0	67.46

APN	EDU	Charge
075-058-029-000	1.0	67.46
075-058-030-000	1.0	67.46
075-058-031-000	1.0	67.46
075-058-032-000	1.0	67.46
075-058-033-000	1.0	67.46
075-058-034-000	1.0	67.46
075-058-035-000	1.0	67.46
075-058-036-000	1.0	67.46
075-058-037-000	1.0	67.46
075-058-038-000	1.0	67.46
075-058-039-000	1.0	67.46
075-058-040-000	1.0	67.46
075-058-041-000	1.0	67.46
075-058-042-000	1.0	67.46
075-058-043-000	1.0	67.46
075-058-044-000	1.0	67.46
075-058-045-000	1.0	67.46
075-058-046-000	1.0	67.46
075-058-047-000	1.0	67.46
075-058-048-000	1.0	67.46
075-058-049-000	1.0	67.46
075-058-050-000	1.0	67.46
075-058-051-000	1.0	67.46
075-058-052-000	1.0	67.46
075-058-053-000	1.0	67.46
075-058-054-000	1.0	67.46
075-058-055-000	1.0	67.46
075-058-056-000	1.0	67.46
075-058-057-000	1.0	67.46
075-058-058-000	1.0	67.46
075-058-059-000	1.0	67.46
075-058-060-000	1.0	67.46
075-058-061-000	1.0	67.46
075-058-062-000	1.0	67.46
075-058-063-000	1.0	67.46
075-058-064-000	1.0	67.46
075-058-065-000	1.0	67.46
075-058-066-000	1.0	67.46
075-058-067-000	1.0	67.46
075-058-069-000	1.0	67.46
075-058-070-000	1.0	67.46
075-058-071-000	1.0	67.46
075-058-072-000	1.0	67.46
Total	64	\$4,317.44

*Total may differ from budget due to rounding

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5-E

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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 2023/2024.**
- 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 2023/2024.**
- 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 2023/2024.**

From: Marisela H. Garcia, 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 2023/2024.

SUMMARY

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

The Engineer's Annual Levy Report for Fiscal Year 2023/2024 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones.

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 2023/2024.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 Crossroads District Benefit and Zone 1, 2 and 4 will increase annually to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased from \$110,436 annually to \$403,800. The increase will also help cover tree trimming and unforeseen irrigation repairs

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2023/2024 are as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
District Benefit:	\$109.66	\$131.59	\$ 21.93
Zone 1:	\$ 22.29	\$ 78.02	\$ 55.73
Zone 2:	\$ 33.07	\$100.86	\$ 67.79
Zone 4:	\$ 32.15	\$ 48.23	\$ 16.08

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District Fiscal Year 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

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 2023/2024

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

PROPOSED

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 2023/2024 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 2023/2024.

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 2023/2024, 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 13, 2023 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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – Annual Levy Report for Crossroads Landscape and Lighting District for FY 2023-2024



City of Riverbank

Crossroads Landscaping and Lighting District

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023
Public Hearing: June 13, 2023

27368 Via Industria
Suite 200
Temecula, CA 92590
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F 951.587.3510

www.willdan.com



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 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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INTRODUCTION

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

Crossroads Landscaping and Lighting District

(hereafter referred to as “District”). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as “City”), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2023/2024. 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 2023/2024. 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 2023/2024 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 2023/2024 shall be submitted to the Stanislaus County Auditor/Controller for inclusion on the property tax roll for each parcel.

A. LEGISLATIVE AUTHORITY

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

within the District and those property owners approved the assessments associated with the Zone's improvements.

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

Part I

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

Part II

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

Part III

District Budget: An estimate of the annual costs to maintain and service the improvements installed and constructed as part of the development of properties within the District. The maximum assessments and assessment range formula established for this District was originally based on the development plans and estimated annual cost and expenses associated with the proposed improvements and developments at build-out. The proposed assessments to provide the improvements for Fiscal Year 2023/2024 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 2023/2024 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 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:

- 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 including but not limited to street lights and traffic signals;
- 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;
- 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;
- The acquisition of any associated existing improvement;
- 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;
- 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 seven (307) single-family residential properties. In addition to Regional improvements, these properties benefit and are assessed for the following:

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

Zone 03 currently includes all properties within the District boundaries that are not included within Zones 01, 02 or 04. The parcels within this zone are currently only assessed for their proportional share of the Regional Improvements. As properties within this Zone are developed and subdivided, they will likely be incorporated into one of the District's other local Zones or a new local Zone may be established to address their specific improvement and benefits. In either case, these changes will facilitate increased assessments for the affected properties. All such assessment increases will be subject to the substantive and procedural requirements of Article XIID.

Zone 04 incorporates a significant portion of the residential developments within the District and generally includes all residential subdivisions south and east of Zone 02 and north of the Commercial Center. The parcels and subdivisions of Zone 04 (including the

four new residential subdivisions known as the Heartlands, the Cottages, the Gables and Prospector's Court) represent one thousand six hundred eleven (1,611) single-family residential parcels, two (2) multifamily parcels, and one hundred seventeen (117) nonresidential or vacant parcels. In addition to Regional improvements, these properties benefit and are assessed for the following:

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

PART II — METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

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

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

Special Benefits

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

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

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

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

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

General Benefit

The costs associated with a specific improvement that is considered a benefit to properties outside the District or to the public at large have been identified as general benefit and is not included in the District's annual assessments. In making this

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

C. ASSESSMENT METHODOLOGY

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

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

Land Use Codes and Equivalent Dwelling Units

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

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

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

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

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

The formulas described in the preceding description of calculating each parcel's Levy Amount is applied separately for both Regional (District-wide) Benefits and the Zone Benefits applicable to each parcel. The combined amount of the Regional and Zone

assessment is the parcel's annual assessment amount (Levy) that will be submitted to the County for inclusion on the property tax roll.

D. ASSESSMENT RANGE FORMULA

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

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

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

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

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

hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase before it can be imposed. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART III — DISTRICT BUDGET

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2023/2024:

- The Maximum Assessment Rate for District-Wide Improvements is \$281.72/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is \$92.08/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is \$101.95/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is \$0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is \$105.31/EDU.

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

- Zone 01 \$373.80 (\$281.72+\$92.08)
- Zone 02 \$383.67 (\$281.72+\$101.95)
- Zone 03 \$281.72 (\$281.72+\$0.00)
- Zone 04 \$387.03 (\$281.72+\$105.31)

The following page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2023/2024. 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 2023/2024.

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

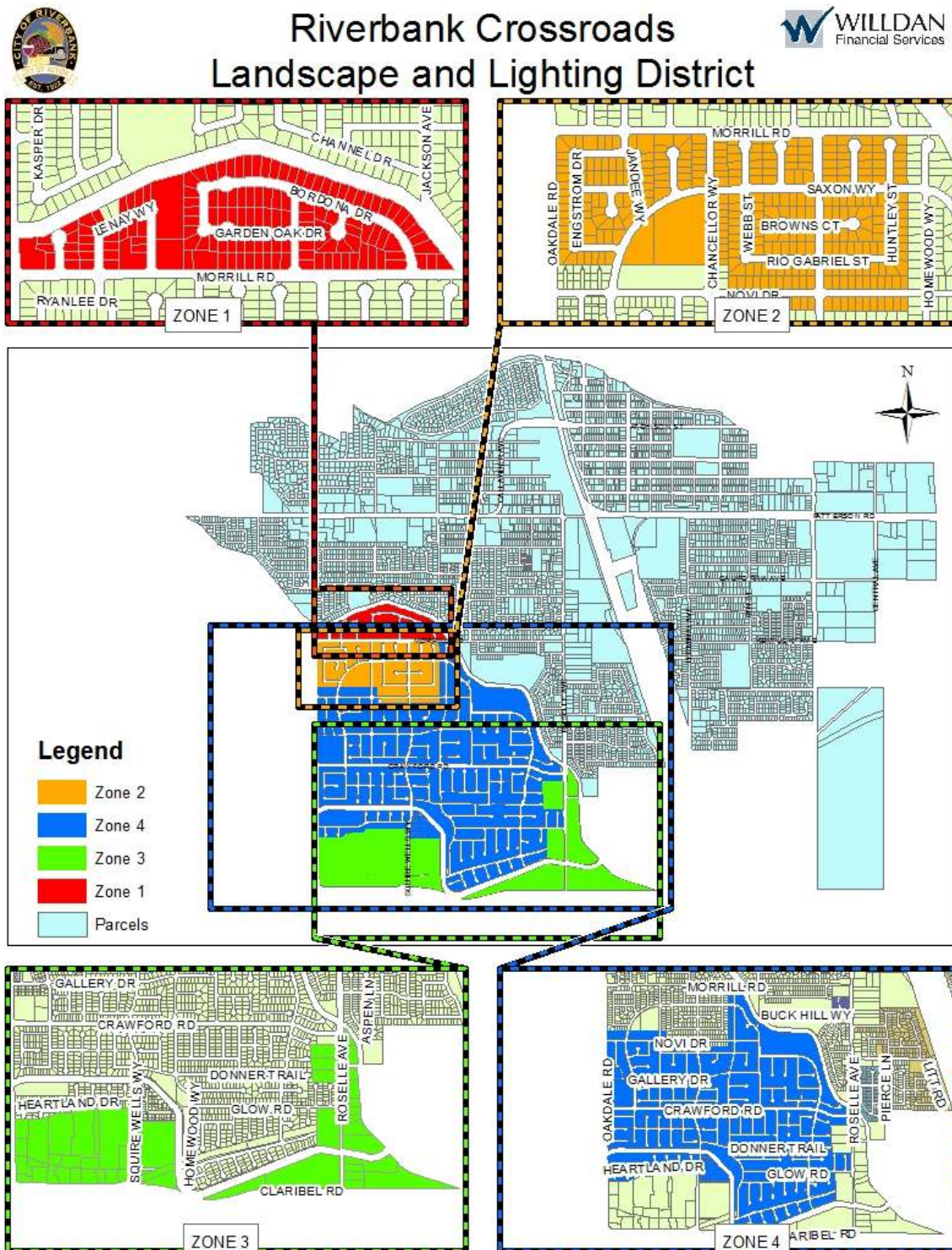
District Budget Fiscal Year 2023/2024

BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	\$0	\$10,680	\$0	\$8,946	\$0	\$29,940	\$49,566
Median/Traffic Circle Maintenance	1,000	18,060	0	0	0	1,000	20,060
Trail Landscape Maintenance	0	6,960	0	0	0	0	6,960
Park/Open Space Landscape Maintenance	11,880	62,920	0	0	0	1,500	76,300
Drainage Channel Maintenance	0	0	0	0	0	22,010	22,010
Pedestrian Connection	0	360	0	0	0	800	1,160
Landscape Reserves/Weed Abatement	0	0	0	0	0	0	0
Repairs/Abatement	0	60,000	3,355	8,935	0	0	72,290
Landscape	0	0	0	0	0	0	0
Utilities	0	41,845	0	0	0	0	41,845
Neighborhood Park Maintenance	0	67,945	0	0	0	0	67,945
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	\$12,929	\$268,978	\$3,480	\$18,101	\$0	\$56,648	\$360,136
ADMINISTRATION COSTS							
City Administration & Overhead	\$1,000	\$5,500	\$500	\$1,000	\$0	\$2,000	\$10,000
District Administration	0	7,348	0	0	0	0	7,348
County Administration Fee	0	456	0	0	0	0	456
Miscellaneous Administration Expenses	0	0	0	0	0	237	237
Administrative Costs Subtotal	\$1,000	\$13,304	\$500	\$1,000	\$0	\$2,237	\$18,041
LEVY BREAKDOWN							
Total Direct and Admin. Costs	\$13,929	\$282,282	\$3,980	\$19,101	\$0	\$58,885	\$378,177
Reserve Collection/ (Transfers)	0	31,299	7,769	11,864	0	22,723	73,656
Improvement Replacement Fund Collection	0	0	0	0	0	0	0
(Sub-Total) Levy Collection	\$13,929	\$313,581	\$11,749	\$30,965	\$0	\$81,608	\$451,833
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	\$13,929	\$313,581	\$11,749	\$30,965	\$0	\$81,608	\$451,833
DISTRICT STATISTICS							
Total Parcels		2,218	140	307	41	1,730	
Total Parcels Levied		2,186	140	307	40	1,699	
Total Equivalent Dwelling Units (EDU)		2,382.98	150.60	307.00	233.14	1,692.24	
Levy per EDU		\$131.59	\$78.02	\$100.86	\$0.00	\$48.23	
Maximum Levy per EDU		\$281.72	\$92.08	\$101.95	\$0.00	\$105.31	
FUND BALANCE INFORMATION							
Reserve Fund Balance		(\$6,300)	(7,875.15)	(\$21,525)	\$0	(\$16,800)	(\$52,501)
Reserve Fund Activity		31,299	7,769	11,864	0	22,723	73,656
Projected Ending Reserve Fund Balance		\$24,999	(\$106)	(\$9,661)	\$0	\$5,923	\$21,155
Capital Improvement Project Fund Balance		\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		\$0	\$0	\$0	\$0	\$0	\$0
Total Projected Available Fund Balance		\$24,999	(\$106)	(\$9,661)	\$0	\$5,923	\$21,155

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 2023/2024. 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 — 2023/2024 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	\$131.59	\$78.02	\$209.60
075-051-002-000	01	1.00	131.59	78.02	209.60
075-051-003-000	01	1.00	131.59	78.02	209.60
075-051-004-000	01	1.00	131.59	78.02	209.60
075-051-005-000	01	1.00	131.59	78.02	209.60
075-051-006-000	01	1.00	131.59	78.02	209.60
075-051-007-000	01	1.00	131.59	78.02	209.60
075-051-008-000	01	1.00	131.59	78.02	209.60
075-051-009-000	01	1.00	131.59	78.02	209.60
075-051-010-000	01	1.00	131.59	78.02	209.60
075-051-011-000	01	1.00	131.59	78.02	209.60
075-051-012-000	01	1.00	131.59	78.02	209.60
075-051-013-000	01	1.00	131.59	78.02	209.60
075-051-014-000	01	1.00	131.59	78.02	209.60
075-051-015-000	01	1.00	131.59	78.02	209.60
075-051-016-000	01	1.00	131.59	78.02	209.60
075-051-017-000	01	1.00	131.59	78.02	209.60
075-051-018-000	01	1.00	131.59	78.02	209.60
075-051-019-000	01	1.00	131.59	78.02	209.60
075-051-020-000	01	1.00	131.59	78.02	209.60
075-051-021-000	01	1.00	131.59	78.02	209.60
075-051-022-000	01	1.00	131.59	78.02	209.60
075-051-023-000	01	1.00	131.59	78.02	209.60
075-051-024-000	01	1.00	131.59	78.02	209.60
075-051-025-000	01	1.00	131.59	78.02	209.60
075-051-026-000	01	1.00	131.59	78.02	209.60
075-051-027-000	01	1.00	131.59	78.02	209.60
075-051-028-000	01	1.00	131.59	78.02	209.60
075-051-029-000	01	1.00	131.59	78.02	209.60
075-051-030-000	01	1.00	131.59	78.02	209.60
075-051-032-000	01	1.00	131.59	78.02	209.60
075-051-033-000	01	1.00	131.59	78.02	209.60
075-051-034-000	01	1.00	131.59	78.02	209.60
075-051-035-000	01	1.00	131.59	78.02	209.60
075-051-036-000	01	1.00	131.59	78.02	209.60
075-051-037-000	01	1.00	131.59	78.02	209.60
075-051-038-000	01	1.00	131.59	78.02	209.60
075-051-039-000	01	1.00	131.59	78.02	209.60
075-051-040-000	01	1.00	131.59	78.02	209.60
075-051-041-000	01	1.00	131.59	78.02	209.60
075-051-042-000	01	1.00	131.59	78.02	209.60
075-051-043-000	01	1.00	131.59	78.02	209.60
075-051-044-000	01	1.00	131.59	78.02	209.60
075-051-045-000	01	1.00	131.59	78.02	209.60
075-051-046-000	01	1.00	131.59	78.02	209.60
075-051-047-000	01	1.00	131.59	78.02	209.60
075-051-048-000	01	1.00	131.59	78.02	209.60
075-051-049-000	01	1.00	131.59	78.02	209.60
075-051-050-000	01	1.00	131.59	78.02	209.60
075-051-051-000	01	1.00	131.59	78.02	209.60
075-051-052-000	01	1.00	131.59	78.02	209.60
075-051-053-000	01	1.00	131.59	78.02	209.60
075-051-054-000	01	1.00	131.59	78.02	209.60
075-051-055-000	01	1.00	131.59	78.02	209.60
075-051-056-000	01	1.00	131.59	78.02	209.60
075-051-057-000	01	1.00	131.59	78.02	209.60
075-051-058-000	01	1.00	131.59	78.02	209.60
075-051-059-000	01	1.00	131.59	78.02	209.60
075-051-060-000	01	1.00	131.59	78.02	209.60

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-051-061-000	01	1.00	131.59	78.02	209.60
075-051-062-000	01	1.00	131.59	78.02	209.60
075-051-063-000	01	1.00	131.59	78.02	209.60
075-051-064-000	01	1.00	131.59	78.02	209.60
075-051-065-000	01	1.00	131.59	78.02	209.60
075-051-066-000	01	1.00	131.59	78.02	209.60
075-051-067-000	01	1.00	131.59	78.02	209.60
075-051-068-000	01	1.00	131.59	78.02	209.60
075-051-069-000	01	1.00	131.59	78.02	209.60
075-051-070-000	01	1.00	131.59	78.02	209.60
075-053-001-000	01	1.00	131.59	78.02	209.60
075-053-002-000	01	1.00	131.59	78.02	209.60
075-053-003-000	01	1.00	131.59	78.02	209.60
075-053-004-000	01	1.00	131.59	78.02	209.60
075-053-005-000	01	1.00	131.59	78.02	209.60
075-053-006-000	01	1.00	131.59	78.02	209.60
075-053-007-000	01	1.00	131.59	78.02	209.60
075-053-008-000	01	1.00	131.59	78.02	209.60
075-053-009-000	01	1.00	131.59	78.02	209.60
075-053-010-000	01	1.00	131.59	78.02	209.60
075-053-011-000	01	1.00	131.59	78.02	209.60
075-053-012-000	01	1.00	131.59	78.02	209.60
075-053-013-000	01	1.00	131.59	78.02	209.60
075-053-014-000	01	1.00	131.59	78.02	209.60
075-053-015-000	01	1.00	131.59	78.02	209.60
075-053-016-000	01	1.00	131.59	78.02	209.60
075-053-017-000	01	1.00	131.59	78.02	209.60
075-053-018-000	01	1.00	131.59	78.02	209.60
075-053-019-000	01	1.00	131.59	78.02	209.60
075-053-020-000	01	1.00	131.59	78.02	209.60
075-053-021-000	01	1.00	131.59	78.02	209.60
075-053-022-000	01	1.00	131.59	78.02	209.60
075-053-023-000	01	1.00	131.59	78.02	209.60
075-053-024-000	01	1.00	131.59	78.02	209.60
075-053-025-000	01	1.00	131.59	78.02	209.60
075-053-026-000	01	1.00	131.59	78.02	209.60
075-053-027-000	01	1.00	131.59	78.02	209.60
075-053-028-000	01	1.00	131.59	78.02	209.60
075-053-029-000	01	1.00	131.59	78.02	209.60
075-053-030-000	01	1.00	131.59	78.02	209.60
075-053-031-000	01	1.00	131.59	78.02	209.60
075-053-032-000	01	1.00	131.59	78.02	209.60
075-053-033-000	01	1.00	131.59	78.02	209.60
075-053-034-000	01	1.00	131.59	78.02	209.60
075-053-035-000	01	1.00	131.59	78.02	209.60
075-053-036-000	01	1.00	131.59	78.02	209.60
075-053-037-000	01	1.00	131.59	78.02	209.60
075-057-001-000	01	2.60	342.14	202.84	544.96
075-057-002-000	01	1.00	131.59	78.02	209.60
075-057-003-000	01	1.00	131.59	78.02	209.60
075-057-004-000	01	1.00	131.59	78.02	209.60
075-057-005-000	01	1.00	131.59	78.02	209.60
075-057-006-000	01	1.00	131.59	78.02	209.60
075-057-007-000	01	1.00	131.59	78.02	209.60
075-057-008-000	01	1.00	131.59	78.02	209.60
075-057-009-000	01	1.00	131.59	78.02	209.60
075-057-010-000	01	1.00	131.59	78.02	209.60
075-057-011-000	01	1.00	131.59	78.02	209.60
075-057-012-000	01	1.00	131.59	78.02	209.60

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-057-013-000	01	1.00	131.59	78.02	209.60
075-057-014-000	01	1.00	131.59	78.02	209.60
075-057-015-000	01	1.00	131.59	78.02	209.60
075-057-016-000	01	1.00	131.59	78.02	209.60
075-057-019-000	01	1.00	131.59	78.02	209.60
075-057-020-000	01	1.00	131.59	78.02	209.60
075-057-021-000	01	1.00	131.59	78.02	209.60
075-057-022-000	01	1.00	131.59	78.02	209.60
075-057-026-000	01	1.00	131.59	78.02	209.60
075-057-027-000	01	1.00	131.59	78.02	209.60
075-057-028-000	01	1.00	131.59	78.02	209.60
075-057-029-000	01	1.00	131.59	78.02	209.60
075-057-030-000	01	1.00	131.59	78.02	209.60
075-057-031-000	01	1.00	131.59	78.02	209.60
075-057-032-000	01	1.00	131.59	78.02	209.60
075-057-033-000	01	1.00	131.59	78.02	209.60
075-057-034-000	01	1.00	131.59	78.02	209.60
075-057-035-000	01	1.00	131.59	78.02	209.60
075-057-036-000	01	1.00	131.59	78.02	209.60
075-057-037-000	01	1.00	131.59	78.02	209.60
075-057-038-000	01	1.00	131.59	78.02	209.60
075-057-039-000	01	10.00	1,315.92	780.15	2,096.06
075-059-001-000	02	1.00	131.59	100.86	232.44
075-059-002-000	02	1.00	131.59	100.86	232.44
075-059-003-000	02	1.00	131.59	100.86	232.44
075-059-004-000	02	1.00	131.59	100.86	232.44
075-059-005-000	02	1.00	131.59	100.86	232.44
075-059-006-000	02	1.00	131.59	100.86	232.44
075-059-007-000	02	1.00	131.59	100.86	232.44
075-059-008-000	02	1.00	131.59	100.86	232.44
075-059-009-000	02	1.00	131.59	100.86	232.44
075-059-010-000	02	1.00	131.59	100.86	232.44
075-059-011-000	02	1.00	131.59	100.86	232.44
075-059-012-000	02	1.00	131.59	100.86	232.44
075-059-013-000	02	1.00	131.59	100.86	232.44
075-059-014-000	02	1.00	131.59	100.86	232.44
075-059-015-000	02	1.00	131.59	100.86	232.44
075-059-016-000	02	1.00	131.59	100.86	232.44
075-059-017-000	02	1.00	131.59	100.86	232.44
075-059-018-000	02	1.00	131.59	100.86	232.44
075-059-019-000	02	1.00	131.59	100.86	232.44
075-059-020-000	02	1.00	131.59	100.86	232.44
075-059-021-000	02	1.00	131.59	100.86	232.44
075-059-022-000	02	1.00	131.59	100.86	232.44
075-059-023-000	02	1.00	131.59	100.86	232.44
075-059-024-000	02	1.00	131.59	100.86	232.44
075-059-025-000	02	1.00	131.59	100.86	232.44
075-059-026-000	02	1.00	131.59	100.86	232.44
075-059-027-000	02	1.00	131.59	100.86	232.44
075-059-028-000	02	1.00	131.59	100.86	232.44
075-059-029-000	02	1.00	131.59	100.86	232.44
075-059-030-000	02	1.00	131.59	100.86	232.44
075-059-031-000	02	1.00	131.59	100.86	232.44
075-059-032-000	02	1.00	131.59	100.86	232.44
075-059-033-000	02	1.00	131.59	100.86	232.44
075-059-034-000	02	1.00	131.59	100.86	232.44
075-059-035-000	02	1.00	131.59	100.86	232.44
075-059-036-000	02	1.00	131.59	100.86	232.44
075-059-037-000	02	1.00	131.59	100.86	232.44

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-059-038-000	02	1.00	131.59	100.86	232.44
075-059-039-000	02	1.00	131.59	100.86	232.44
075-059-041-000	02	1.00	131.59	100.86	232.44
075-059-042-000	02	1.00	131.59	100.86	232.44
075-059-043-000	02	1.00	131.59	100.86	232.44
075-059-044-000	02	1.00	131.59	100.86	232.44
075-059-045-000	02	1.00	131.59	100.86	232.44
075-059-046-000	02	1.00	131.59	100.86	232.44
075-059-047-000	02	1.00	131.59	100.86	232.44
075-059-048-000	02	1.00	131.59	100.86	232.44
075-059-049-000	02	1.00	131.59	100.86	232.44
075-059-050-000	02	1.00	131.59	100.86	232.44
075-059-051-000	02	1.00	131.59	100.86	232.44
075-059-052-000	02	1.00	131.59	100.86	232.44
075-059-053-000	02	1.00	131.59	100.86	232.44
075-059-054-000	02	1.00	131.59	100.86	232.44
075-059-055-000	02	1.00	131.59	100.86	232.44
075-059-056-000	02	1.00	131.59	100.86	232.44
075-059-057-000	02	1.00	131.59	100.86	232.44
075-059-058-000	02	1.00	131.59	100.86	232.44
075-059-059-000	02	1.00	131.59	100.86	232.44
075-059-060-000	02	1.00	131.59	100.86	232.44
075-059-062-000	02	1.00	131.59	100.86	232.44
075-059-063-000	02	1.00	131.59	100.86	232.44
075-060-001-000	02	1.00	131.59	100.86	232.44
075-060-002-000	02	1.00	131.59	100.86	232.44
075-060-003-000	02	1.00	131.59	100.86	232.44
075-060-004-000	02	1.00	131.59	100.86	232.44
075-060-005-000	02	1.00	131.59	100.86	232.44
075-060-006-000	02	1.00	131.59	100.86	232.44
075-060-007-000	02	1.00	131.59	100.86	232.44
075-060-008-000	02	1.00	131.59	100.86	232.44
075-060-009-000	02	1.00	131.59	100.86	232.44
075-060-010-000	02	1.00	131.59	100.86	232.44
075-060-011-000	02	1.00	131.59	100.86	232.44
075-060-013-000	02	1.00	131.59	100.86	232.44
075-060-014-000	02	1.00	131.59	100.86	232.44
075-060-015-000	02	1.00	131.59	100.86	232.44
075-060-016-000	02	1.00	131.59	100.86	232.44
075-060-017-000	02	1.00	131.59	100.86	232.44
075-060-018-000	02	1.00	131.59	100.86	232.44
075-060-019-000	02	1.00	131.59	100.86	232.44
075-060-020-000	02	1.00	131.59	100.86	232.44
075-060-021-000	02	1.00	131.59	100.86	232.44
075-060-022-000	02	1.00	131.59	100.86	232.44
075-060-023-000	02	1.00	131.59	100.86	232.44
075-060-024-000	02	1.00	131.59	100.86	232.44
075-060-025-000	02	1.00	131.59	100.86	232.44
075-060-026-000	02	1.00	131.59	100.86	232.44
075-060-027-000	02	1.00	131.59	100.86	232.44
075-060-028-000	02	1.00	131.59	100.86	232.44
075-060-029-000	02	1.00	131.59	100.86	232.44
075-060-030-000	02	1.00	131.59	100.86	232.44
075-060-031-000	02	1.00	131.59	100.86	232.44
075-060-032-000	02	1.00	131.59	100.86	232.44
075-060-033-000	02	1.00	131.59	100.86	232.44
075-060-034-000	02	1.00	131.59	100.86	232.44
075-060-035-000	02	1.00	131.59	100.86	232.44
075-060-036-000	02	1.00	131.59	100.86	232.44

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-060-037-000	02	1.00	131.59	100.86	232.44
075-060-038-000	02	1.00	131.59	100.86	232.44
075-060-039-000	02	1.00	131.59	100.86	232.44
075-060-040-000	02	1.00	131.59	100.86	232.44
075-060-041-000	02	1.00	131.59	100.86	232.44
075-060-042-000	02	1.00	131.59	100.86	232.44
075-060-043-000	02	1.00	131.59	100.86	232.44
075-060-044-000	02	1.00	131.59	100.86	232.44
075-060-045-000	02	1.00	131.59	100.86	232.44
075-060-046-000	02	1.00	131.59	100.86	232.44
075-060-047-000	02	1.00	131.59	100.86	232.44
075-060-048-000	02	1.00	131.59	100.86	232.44
075-060-049-000	02	1.00	131.59	100.86	232.44
075-060-050-000	02	1.00	131.59	100.86	232.44
075-060-051-000	02	1.00	131.59	100.86	232.44
075-060-052-000	02	1.00	131.59	100.86	232.44
075-060-053-000	02	1.00	131.59	100.86	232.44
075-060-054-000	02	1.00	131.59	100.86	232.44
075-060-055-000	02	1.00	131.59	100.86	232.44
075-060-056-000	02	1.00	131.59	100.86	232.44
075-060-057-000	02	1.00	131.59	100.86	232.44
075-060-058-000	02	1.00	131.59	100.86	232.44
075-060-059-000	02	1.00	131.59	100.86	232.44
075-060-060-000	02	1.00	131.59	100.86	232.44
075-060-061-000	02	1.00	131.59	100.86	232.44
075-060-062-000	02	1.00	131.59	100.86	232.44
075-060-063-000	02	1.00	131.59	100.86	232.44
075-060-064-000	02	1.00	131.59	100.86	232.44
075-060-065-000	02	1.00	131.59	100.86	232.44
075-060-066-000	02	1.00	131.59	100.86	232.44
075-060-067-000	02	1.00	131.59	100.86	232.44
075-060-068-000	02	1.00	131.59	100.86	232.44
075-060-069-000	02	1.00	131.59	100.86	232.44
075-060-070-000	02	1.00	131.59	100.86	232.44
075-060-071-000	02	1.00	131.59	100.86	232.44
075-060-072-000	02	1.00	131.59	100.86	232.44
075-060-073-000	02	1.00	131.59	100.86	232.44
075-060-074-000	02	1.00	131.59	100.86	232.44
075-060-075-000	02	1.00	131.59	100.86	232.44
075-060-076-000	02	1.00	131.59	100.86	232.44
075-060-077-000	02	1.00	131.59	100.86	232.44
075-060-078-000	02	1.00	131.59	100.86	232.44
075-061-001-000	02	1.00	131.59	100.86	232.44
075-061-002-000	02	1.00	131.59	100.86	232.44
075-061-003-000	02	1.00	131.59	100.86	232.44
075-061-004-000	02	1.00	131.59	100.86	232.44
075-061-005-000	02	1.00	131.59	100.86	232.44
075-061-006-000	02	1.00	131.59	100.86	232.44
075-061-007-000	02	1.00	131.59	100.86	232.44
075-061-008-000	02	1.00	131.59	100.86	232.44
075-061-009-000	02	1.00	131.59	100.86	232.44
075-061-010-000	02	1.00	131.59	100.86	232.44
075-061-011-000	02	1.00	131.59	100.86	232.44
075-061-012-000	02	1.00	131.59	100.86	232.44
075-061-013-000	02	1.00	131.59	100.86	232.44
075-061-014-000	02	1.00	131.59	100.86	232.44
075-061-015-000	02	1.00	131.59	100.86	232.44
075-061-016-000	02	1.00	131.59	100.86	232.44
075-061-017-000	02	1.00	131.59	100.86	232.44

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-061-018-000	02	1.00	131.59	100.86	232.44
075-061-019-000	02	1.00	131.59	100.86	232.44
075-061-020-000	02	1.00	131.59	100.86	232.44
075-061-021-000	02	1.00	131.59	100.86	232.44
075-061-022-000	02	1.00	131.59	100.86	232.44
075-061-023-000	02	1.00	131.59	100.86	232.44
075-061-024-000	02	1.00	131.59	100.86	232.44
075-061-025-000	02	1.00	131.59	100.86	232.44
075-061-026-000	02	1.00	131.59	100.86	232.44
075-061-027-000	02	1.00	131.59	100.86	232.44
075-061-028-000	02	1.00	131.59	100.86	232.44
075-061-029-000	02	1.00	131.59	100.86	232.44
075-061-030-000	02	1.00	131.59	100.86	232.44
075-061-031-000	02	1.00	131.59	100.86	232.44
075-061-032-000	02	1.00	131.59	100.86	232.44
075-061-033-000	02	1.00	131.59	100.86	232.44
075-061-034-000	02	1.00	131.59	100.86	232.44
075-061-035-000	02	1.00	131.59	100.86	232.44
075-061-036-000	02	1.00	131.59	100.86	232.44
075-061-037-000	02	1.00	131.59	100.86	232.44
075-061-038-000	02	1.00	131.59	100.86	232.44
075-061-039-000	02	1.00	131.59	100.86	232.44
075-061-040-000	02	1.00	131.59	100.86	232.44
075-061-041-000	02	1.00	131.59	100.86	232.44
075-061-042-000	02	1.00	131.59	100.86	232.44
075-061-043-000	02	1.00	131.59	100.86	232.44
075-061-044-000	02	1.00	131.59	100.86	232.44
075-061-045-000	02	1.00	131.59	100.86	232.44
075-061-046-000	02	1.00	131.59	100.86	232.44
075-061-047-000	02	1.00	131.59	100.86	232.44
075-061-048-000	02	1.00	131.59	100.86	232.44
075-061-049-000	02	1.00	131.59	100.86	232.44
075-061-050-000	02	1.00	131.59	100.86	232.44
075-061-051-000	02	1.00	131.59	100.86	232.44
075-061-052-000	02	1.00	131.59	100.86	232.44
075-061-053-000	02	1.00	131.59	100.86	232.44
075-061-054-000	02	1.00	131.59	100.86	232.44
075-061-055-000	02	1.00	131.59	100.86	232.44
075-061-056-000	02	1.00	131.59	100.86	232.44
075-061-057-000	02	1.00	131.59	100.86	232.44
075-061-058-000	02	1.00	131.59	100.86	232.44
075-061-059-000	02	1.00	131.59	100.86	232.44
075-061-060-000	02	1.00	131.59	100.86	232.44
075-061-061-000	02	1.00	131.59	100.86	232.44
075-061-062-000	02	1.00	131.59	100.86	232.44
075-061-063-000	02	1.00	131.59	100.86	232.44
075-061-064-000	02	1.00	131.59	100.86	232.44
075-061-065-000	02	1.00	131.59	100.86	232.44
075-061-066-000	02	1.00	131.59	100.86	232.44
075-061-067-000	02	1.00	131.59	100.86	232.44
075-061-068-000	02	1.00	131.59	100.86	232.44
075-061-069-000	02	1.00	131.59	100.86	232.44
075-062-001-000	02	1.00	131.59	100.86	232.44
075-062-002-000	02	1.00	131.59	100.86	232.44
075-062-003-000	02	1.00	131.59	100.86	232.44
075-062-004-000	02	1.00	131.59	100.86	232.44
075-062-005-000	02	1.00	131.59	100.86	232.44
075-062-006-000	02	1.00	131.59	100.86	232.44
075-062-007-000	02	1.00	131.59	100.86	232.44

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-062-008-000	02	1.00	131.59	100.86	232.44
075-062-009-000	02	1.00	131.59	100.86	232.44
075-062-010-000	02	1.00	131.59	100.86	232.44
075-062-011-000	02	1.00	131.59	100.86	232.44
075-062-012-000	02	1.00	131.59	100.86	232.44
075-062-013-000	02	1.00	131.59	100.86	232.44
075-062-014-000	02	1.00	131.59	100.86	232.44
075-062-015-000	02	1.00	131.59	100.86	232.44
075-062-016-000	02	1.00	131.59	100.86	232.44
075-062-017-000	02	1.00	131.59	100.86	232.44
075-062-018-000	02	1.00	131.59	100.86	232.44
075-062-019-000	02	1.00	131.59	100.86	232.44
075-062-020-000	02	1.00	131.59	100.86	232.44
075-062-021-000	02	1.00	131.59	100.86	232.44
075-062-022-000	02	1.00	131.59	100.86	232.44
075-062-023-000	02	1.00	131.59	100.86	232.44
075-062-024-000	02	1.00	131.59	100.86	232.44
075-062-025-000	02	1.00	131.59	100.86	232.44
075-062-026-000	02	1.00	131.59	100.86	232.44
075-062-027-000	02	1.00	131.59	100.86	232.44
075-062-028-000	02	1.00	131.59	100.86	232.44
075-062-029-000	02	1.00	131.59	100.86	232.44
075-062-030-000	02	1.00	131.59	100.86	232.44
075-062-031-000	02	1.00	131.59	100.86	232.44
075-062-032-000	02	1.00	131.59	100.86	232.44
075-079-001-000	02	1.00	131.59	100.86	232.44
075-079-002-000	02	1.00	131.59	100.86	232.44
075-079-003-000	02	1.00	131.59	100.86	232.44
075-079-004-000	02	1.00	131.59	100.86	232.44
075-079-005-000	02	1.00	131.59	100.86	232.44
075-079-006-000	02	1.00	131.59	100.86	232.44
075-079-007-000	02	1.00	131.59	100.86	232.44
075-079-008-000	02	1.00	131.59	100.86	232.44
075-079-009-000	02	1.00	131.59	100.86	232.44
075-079-010-000	02	1.00	131.59	100.86	232.44
075-079-011-000	02	1.00	131.59	100.86	232.44
075-079-012-000	02	1.00	131.59	100.86	232.44
075-079-013-000	02	1.00	131.59	100.86	232.44
075-079-014-000	02	1.00	131.59	100.86	232.44
075-079-015-000	02	1.00	131.59	100.86	232.44
075-079-016-000	02	1.00	131.59	100.86	232.44
075-079-017-000	02	1.00	131.59	100.86	232.44
075-079-018-000	02	1.00	131.59	100.86	232.44
075-079-019-000	02	1.00	131.59	100.86	232.44
075-079-020-000	02	1.00	131.59	100.86	232.44
075-079-021-000	02	1.00	131.59	100.86	232.44
075-079-022-000	02	1.00	131.59	100.86	232.44
075-079-023-000	02	1.00	131.59	100.86	232.44
075-079-024-000	02	1.00	131.59	100.86	232.44
075-079-025-000	02	1.00	131.59	100.86	232.44
075-079-026-000	02	1.00	131.59	100.86	232.44
075-079-027-000	02	1.00	131.59	100.86	232.44
075-079-028-000	02	1.00	131.59	100.86	232.44
075-079-029-000	02	1.00	131.59	100.86	232.44
075-079-030-000	02	1.00	131.59	100.86	232.44
075-079-031-000	02	1.00	131.59	100.86	232.44
075-079-032-000	02	1.00	131.59	100.86	232.44
075-079-033-000	02	1.00	131.59	100.86	232.44
075-079-034-000	02	1.00	131.59	100.86	232.44

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-079-035-000	02	1.00	131.59	100.86	232.44
075-079-036-000	02	1.00	131.59	100.86	232.44
075-079-037-000	02	1.00	131.59	100.86	232.44
075-079-038-000	02	1.00	131.59	100.86	232.44
075-079-039-000	02	1.00	131.59	100.86	232.44
075-079-040-000	02	1.00	131.59	100.86	232.44
075-079-041-000	02	1.00	131.59	100.86	232.44
075-079-042-000	02	1.00	131.59	100.86	232.44
075-079-043-000	02	1.00	131.59	100.86	232.44
075-079-044-000	02	1.00	131.59	100.86	232.44
075-079-045-000	02	1.00	131.59	100.86	232.44
075-079-046-000	02	1.00	131.59	100.86	232.44
075-079-047-000	02	1.00	131.59	100.86	232.44
075-079-048-000	02	1.00	131.59	100.86	232.44
075-079-049-000	02	1.00	131.59	100.86	232.44
075-079-050-000	02	1.00	131.59	100.86	232.44
075-079-051-000	02	1.00	131.59	100.86	232.44
075-079-052-000	02	1.00	131.59	100.86	232.44
075-079-053-000	02	1.00	131.59	100.86	232.44
075-079-054-000	02	1.00	131.59	100.86	232.44
075-079-055-000	02	1.00	131.59	100.86	232.44
075-079-056-000	02	1.00	131.59	100.86	232.44
075-079-057-000	02	1.00	131.59	100.86	232.44
075-079-058-000	02	1.00	131.59	100.86	232.44
075-079-059-000	02	1.00	131.59	100.86	232.44
075-079-060-000	02	1.00	131.59	100.86	232.44
075-079-061-000	02	1.00	131.59	100.86	232.44
075-079-062-000	02	1.00	131.59	100.86	232.44
075-079-063-000	02	1.00	131.59	100.86	232.44
075-079-064-000	02	1.00	131.59	100.86	232.44
075-079-065-000	02	1.00	131.59	100.86	232.44
075-079-066-000	02	1.00	131.59	100.86	232.44
075-079-067-000	02	1.00	131.59	100.86	232.44
075-079-068-000	02	1.00	131.59	100.86	232.44
075-014-026-000	03	11.04	1,452.78	0.00	1,452.76
075-014-027-000	03	1.00	131.59	0.00	131.58
075-021-001-000	03	1.00	131.59	0.00	131.58
075-021-002-000	03	1.00	131.59	0.00	131.58
075-021-020-000	03	1.00	131.59	0.00	131.58
075-021-021-000	03	1.00	131.59	0.00	131.58
075-021-022-000	03	1.00	131.59	0.00	131.58
075-025-003-000	03	1.00	131.59	0.00	131.58
075-025-005-000	03	1.00	131.59	0.00	131.58
075-025-007-000	03	3.72	489.52	0.00	489.52
075-025-008-000	03	3.72	489.52	0.00	489.52
075-025-009-000	03	3.72	489.52	0.00	489.52
075-025-010-000	03	13.20	1,737.01	0.00	1,737.00
075-025-011-000	03	7.00	921.14	0.00	921.14
075-069-002-000	03	1.00	131.59	0.00	131.58
075-069-003-000	03	1.00	131.59	0.00	131.58
075-073-002-000	03	1.00	131.59	0.00	131.58
075-093-024-000	03	1.44	189.49	0.00	189.48
075-093-025-000	03	2.11	277.66	0.00	277.64
075-093-030-000	03	23.92	3,147.68	0.00	3,147.68
075-093-031-000	03	19.56	2,573.94	0.00	2,573.92
075-093-034-000	03	6.24	821.13	0.00	821.12
075-093-035-000	03	3.60	473.73	0.00	473.72
075-093-036-000	03	4.32	568.48	0.00	568.46
075-093-037-000	03	2.92	384.25	0.00	384.24

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-093-038-000	03	5.40	710.60	0.00	710.58
075-093-039-000	03	1.14	150.01	0.00	150.00
075-093-040-000	03	3.80	500.05	0.00	500.04
075-093-041-000	03	26.28	3,458.24	0.00	3,458.22
075-093-043-000	03	5.80	763.23	0.00	763.22
075-093-047-000	03	0.84	110.54	0.00	110.52
075-093-049-000	03	5.12	673.75	0.00	673.74
075-093-051-000	03	23.92	3,147.68	0.00	3,147.68
075-093-052-000	03	19.56	2,573.94	0.00	2,573.92
075-093-053-000	03	1.56	205.28	0.00	205.28
075-093-054-000	03	4.24	557.95	0.00	557.94
075-093-058-000	03	4.24	557.95	0.00	557.94
075-093-061-000	03	8.00	1,052.74	0.00	1,052.72
075-093-062-000	03	1.21	159.23	0.00	159.22
075-093-063-000	03	4.52	594.80	0.00	594.78
075-064-001-000	04	1.00	131.59	48.23	179.80
075-064-002-000	04	1.00	131.59	48.23	179.80
075-064-003-000	04	1.00	131.59	48.23	179.80
075-064-004-000	04	1.00	131.59	48.23	179.80
075-064-005-000	04	1.00	131.59	48.23	179.80
075-064-006-000	04	1.00	131.59	48.23	179.80
075-064-007-000	04	1.00	131.59	48.23	179.80
075-064-008-000	04	1.00	131.59	48.23	179.80
075-064-009-000	04	1.00	131.59	48.23	179.80
075-064-010-000	04	1.00	131.59	48.23	179.80
075-064-011-000	04	1.00	131.59	48.23	179.80
075-064-012-000	04	1.00	131.59	48.23	179.80
075-064-013-000	04	1.00	131.59	48.23	179.80
075-064-014-000	04	1.00	131.59	48.23	179.80
075-064-015-000	04	1.00	131.59	48.23	179.80
075-064-016-000	04	1.00	131.59	48.23	179.80
075-064-017-000	04	1.00	131.59	48.23	179.80
075-064-018-000	04	1.00	131.59	48.23	179.80
075-064-019-000	04	1.00	131.59	48.23	179.80
075-064-020-000	04	1.00	131.59	48.23	179.80
075-064-021-000	04	1.00	131.59	48.23	179.80
075-064-022-000	04	1.00	131.59	48.23	179.80
075-064-023-000	04	1.00	131.59	48.23	179.80
075-064-024-000	04	1.00	131.59	48.23	179.80
075-064-025-000	04	1.00	131.59	48.23	179.80
075-064-026-000	04	1.00	131.59	48.23	179.80
075-064-027-000	04	1.00	131.59	48.23	179.80
075-064-028-000	04	1.00	131.59	48.23	179.80
075-064-029-000	04	1.00	131.59	48.23	179.80
075-064-030-000	04	1.00	131.59	48.23	179.80
075-064-031-000	04	1.00	131.59	48.23	179.80
075-064-032-000	04	1.00	131.59	48.23	179.80
075-064-033-000	04	1.00	131.59	48.23	179.80
075-064-034-000	04	1.00	131.59	48.23	179.80
075-064-035-000	04	1.00	131.59	48.23	179.80
075-064-036-000	04	1.00	131.59	48.23	179.80
075-064-037-000	04	1.00	131.59	48.23	179.80
075-064-038-000	04	1.00	131.59	48.23	179.80
075-064-040-000	04	1.00	131.59	48.23	179.80
075-064-041-000	04	1.00	131.59	48.23	179.80
075-064-042-000	04	1.00	131.59	48.23	179.80
075-064-043-000	04	1.00	131.59	48.23	179.80
075-064-044-000	04	1.00	131.59	48.23	179.80
075-064-045-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-046-000	04	1.00	131.59	48.23	179.80
075-064-047-000	04	1.00	131.59	48.23	179.80
075-064-048-000	04	1.00	131.59	48.23	179.80
075-064-049-000	04	1.00	131.59	48.23	179.80
075-064-050-000	04	1.00	131.59	48.23	179.80
075-064-051-000	04	1.00	131.59	48.23	179.80
075-064-052-000	04	1.00	131.59	48.23	179.80
075-064-053-000	04	1.00	131.59	48.23	179.80
075-064-054-000	04	1.00	131.59	48.23	179.80
075-064-055-000	04	1.00	131.59	48.23	179.80
075-064-056-000	04	1.00	131.59	48.23	179.80
075-064-057-000	04	1.00	131.59	48.23	179.80
075-064-058-000	04	1.00	131.59	48.23	179.80
075-064-059-000	04	1.00	131.59	48.23	179.80
075-064-060-000	04	1.00	131.59	48.23	179.80
075-064-061-000	04	1.00	131.59	48.23	179.80
075-064-062-000	04	1.00	131.59	48.23	179.80
075-064-063-000	04	1.00	131.59	48.23	179.80
075-064-064-000	04	1.00	131.59	48.23	179.80
075-064-065-000	04	1.00	131.59	48.23	179.80
075-064-066-000	04	1.00	131.59	48.23	179.80
075-064-067-000	04	1.00	131.59	48.23	179.80
075-064-068-000	04	1.00	131.59	48.23	179.80
075-064-069-000	04	1.00	131.59	48.23	179.80
075-064-070-000	04	1.00	131.59	48.23	179.80
075-065-001-000	04	1.00	131.59	48.23	179.80
075-065-002-000	04	1.00	131.59	48.23	179.80
075-065-003-000	04	1.00	131.59	48.23	179.80
075-065-004-000	04	1.00	131.59	48.23	179.80
075-065-005-000	04	1.00	131.59	48.23	179.80
075-065-006-000	04	1.00	131.59	48.23	179.80
075-065-007-000	04	1.00	131.59	48.23	179.80
075-065-008-000	04	1.00	131.59	48.23	179.80
075-065-009-000	04	1.00	131.59	48.23	179.80
075-065-010-000	04	1.00	131.59	48.23	179.80
075-065-011-000	04	1.00	131.59	48.23	179.80
075-065-012-000	04	1.00	131.59	48.23	179.80
075-065-013-000	04	1.00	131.59	48.23	179.80
075-065-014-000	04	1.00	131.59	48.23	179.80
075-065-015-000	04	1.00	131.59	48.23	179.80
075-065-016-000	04	1.00	131.59	48.23	179.80
075-065-018-000	04	1.00	131.59	48.23	179.80
075-065-019-000	04	1.00	131.59	48.23	179.80
075-065-020-000	04	1.00	131.59	48.23	179.80
075-065-021-000	04	1.00	131.59	48.23	179.80
075-065-022-000	04	1.00	131.59	48.23	179.80
075-065-023-000	04	1.00	131.59	48.23	179.80
075-065-024-000	04	1.00	131.59	48.23	179.80
075-065-025-000	04	1.00	131.59	48.23	179.80
075-065-026-000	04	1.00	131.59	48.23	179.80
075-065-027-000	04	1.00	131.59	48.23	179.80
075-065-028-000	04	1.00	131.59	48.23	179.80
075-065-029-000	04	1.00	131.59	48.23	179.80
075-065-030-000	04	1.00	131.59	48.23	179.80
075-065-031-000	04	1.00	131.59	48.23	179.80
075-065-032-000	04	1.00	131.59	48.23	179.80
075-065-033-000	04	1.00	131.59	48.23	179.80
075-065-034-000	04	1.00	131.59	48.23	179.80
075-065-035-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-065-036-000	04	1.00	131.59	48.23	179.80
075-065-037-000	04	1.00	131.59	48.23	179.80
075-065-038-000	04	1.00	131.59	48.23	179.80
075-065-039-000	04	1.00	131.59	48.23	179.80
075-065-040-000	04	1.00	131.59	48.23	179.80
075-065-041-000	04	1.00	131.59	48.23	179.80
075-065-042-000	04	1.00	131.59	48.23	179.80
075-065-043-000	04	1.00	131.59	48.23	179.80
075-065-044-000	04	1.00	131.59	48.23	179.80
075-065-045-000	04	1.00	131.59	48.23	179.80
075-065-046-000	04	1.00	131.59	48.23	179.80
075-065-047-000	04	1.00	131.59	48.23	179.80
075-065-048-000	04	1.00	131.59	48.23	179.80
075-065-049-000	04	1.00	131.59	48.23	179.80
075-065-050-000	04	1.00	131.59	48.23	179.80
075-065-051-000	04	1.00	131.59	48.23	179.80
075-065-052-000	04	1.00	131.59	48.23	179.80
075-065-053-000	04	1.00	131.59	48.23	179.80
075-065-054-000	04	1.00	131.59	48.23	179.80
075-066-006-000	04	1.00	131.59	48.23	179.80
075-066-007-000	04	1.00	131.59	48.23	179.80
075-066-008-000	04	1.00	131.59	48.23	179.80
075-066-009-000	04	1.00	131.59	48.23	179.80
075-066-010-000	04	1.00	131.59	48.23	179.80
075-066-011-000	04	1.00	131.59	48.23	179.80
075-066-012-000	04	1.00	131.59	48.23	179.80
075-066-013-000	04	1.00	131.59	48.23	179.80
075-066-014-000	04	1.00	131.59	48.23	179.80
075-066-015-000	04	1.00	131.59	48.23	179.80
075-066-016-000	04	1.00	131.59	48.23	179.80
075-066-017-000	04	1.00	131.59	48.23	179.80
075-066-018-000	04	1.00	131.59	48.23	179.80
075-066-019-000	04	1.00	131.59	48.23	179.80
075-066-020-000	04	1.00	131.59	48.23	179.80
075-066-021-000	04	1.00	131.59	48.23	179.80
075-066-022-000	04	1.00	131.59	48.23	179.80
075-066-023-000	04	1.00	131.59	48.23	179.80
075-066-024-000	04	1.00	131.59	48.23	179.80
075-066-025-000	04	1.00	131.59	48.23	179.80
075-066-026-000	04	1.00	131.59	48.23	179.80
075-066-027-000	04	1.00	131.59	48.23	179.80
075-066-028-000	04	1.00	131.59	48.23	179.80
075-066-029-000	04	1.00	131.59	48.23	179.80
075-066-030-000	04	1.00	131.59	48.23	179.80
075-066-031-000	04	1.00	131.59	48.23	179.80
075-066-032-000	04	1.00	131.59	48.23	179.80
075-066-033-000	04	1.00	131.59	48.23	179.80
075-066-034-000	04	1.00	131.59	48.23	179.80
075-066-035-000	04	1.00	131.59	48.23	179.80
075-066-036-000	04	1.00	131.59	48.23	179.80
075-066-037-000	04	1.00	131.59	48.23	179.80
075-066-038-000	04	1.00	131.59	48.23	179.80
075-066-039-000	04	1.00	131.59	48.23	179.80
075-066-040-000	04	1.00	131.59	48.23	179.80
075-066-041-000	04	1.00	131.59	48.23	179.80
075-066-042-000	04	1.00	131.59	48.23	179.80
075-067-001-000	04	1.00	131.59	48.23	179.80
075-067-002-000	04	1.00	131.59	48.23	179.80
075-067-003-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-004-000	04	1.00	131.59	48.23	179.80
075-067-005-000	04	1.00	131.59	48.23	179.80
075-067-006-000	04	1.00	131.59	48.23	179.80
075-067-007-000	04	1.00	131.59	48.23	179.80
075-067-008-000	04	1.00	131.59	48.23	179.80
075-067-009-000	04	1.00	131.59	48.23	179.80
075-067-010-000	04	1.00	131.59	48.23	179.80
075-067-011-000	04	1.00	131.59	48.23	179.80
075-067-012-000	04	1.00	131.59	48.23	179.80
075-067-013-000	04	1.00	131.59	48.23	179.80
075-067-014-000	04	1.00	131.59	48.23	179.80
075-067-015-000	04	1.00	131.59	48.23	179.80
075-067-016-000	04	1.00	131.59	48.23	179.80
075-067-017-000	04	1.00	131.59	48.23	179.80
075-067-018-000	04	1.00	131.59	48.23	179.80
075-067-019-000	04	1.00	131.59	48.23	179.80
075-067-020-000	04	1.00	131.59	48.23	179.80
075-067-021-000	04	1.00	131.59	48.23	179.80
075-067-022-000	04	1.00	131.59	48.23	179.80
075-067-023-000	04	1.00	131.59	48.23	179.80
075-067-024-000	04	1.00	131.59	48.23	179.80
075-067-025-000	04	1.00	131.59	48.23	179.80
075-067-026-000	04	1.00	131.59	48.23	179.80
075-067-027-000	04	1.00	131.59	48.23	179.80
075-067-028-000	04	1.00	131.59	48.23	179.80
075-067-029-000	04	1.00	131.59	48.23	179.80
075-067-030-000	04	1.00	131.59	48.23	179.80
075-067-031-000	04	1.00	131.59	48.23	179.80
075-067-032-000	04	1.00	131.59	48.23	179.80
075-067-033-000	04	1.00	131.59	48.23	179.80
075-067-034-000	04	1.00	131.59	48.23	179.80
075-067-035-000	04	1.00	131.59	48.23	179.80
075-067-036-000	04	1.00	131.59	48.23	179.80
075-067-037-000	04	1.00	131.59	48.23	179.80
075-067-038-000	04	1.00	131.59	48.23	179.80
075-067-039-000	04	1.00	131.59	48.23	179.80
075-067-040-000	04	1.00	131.59	48.23	179.80
075-067-041-000	04	1.00	131.59	48.23	179.80
075-067-042-000	04	1.00	131.59	48.23	179.80
075-067-043-000	04	1.00	131.59	48.23	179.80
075-067-044-000	04	1.00	131.59	48.23	179.80
075-067-045-000	04	1.00	131.59	48.23	179.80
075-067-046-000	04	1.00	131.59	48.23	179.80
075-067-047-000	04	1.00	131.59	48.23	179.80
075-067-048-000	04	1.00	131.59	48.23	179.80
075-067-049-000	04	1.00	131.59	48.23	179.80
075-067-050-000	04	1.00	131.59	48.23	179.80
075-067-051-000	04	1.00	131.59	48.23	179.80
075-067-052-000	04	1.00	131.59	48.23	179.80
075-067-053-000	04	1.00	131.59	48.23	179.80
075-067-054-000	04	1.00	131.59	48.23	179.80
075-067-055-000	04	1.00	131.59	48.23	179.80
075-067-056-000	04	1.00	131.59	48.23	179.80
075-067-057-000	04	1.00	131.59	48.23	179.80
075-067-058-000	04	1.00	131.59	48.23	179.80
075-067-059-000	04	1.00	131.59	48.23	179.80
075-067-060-000	04	1.00	131.59	48.23	179.80
075-067-061-000	04	1.00	131.59	48.23	179.80
075-067-062-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-063-000	04	1.00	131.59	48.23	179.80
075-067-064-000	04	1.00	131.59	48.23	179.80
075-067-065-000	04	1.00	131.59	48.23	179.80
075-067-066-000	04	1.00	131.59	48.23	179.80
075-067-067-000	04	1.00	131.59	48.23	179.80
075-067-068-000	04	1.00	131.59	48.23	179.80
075-067-069-000	04	1.00	131.59	48.23	179.80
075-067-070-000	04	1.00	131.59	48.23	179.80
075-067-071-000	04	1.00	131.59	48.23	179.80
075-067-072-000	04	1.00	131.59	48.23	179.80
075-067-073-000	04	1.00	131.59	48.23	179.80
075-067-074-000	04	1.00	131.59	48.23	179.80
075-067-075-000	04	1.00	131.59	48.23	179.80
075-067-076-000	04	1.00	131.59	48.23	179.80
075-067-077-000	04	1.00	131.59	48.23	179.80
075-067-078-000	04	1.00	131.59	48.23	179.80
075-067-079-000	04	1.00	131.59	48.23	179.80
075-067-080-000	04	1.00	131.59	48.23	179.80
075-067-081-000	04	1.00	131.59	48.23	179.80
075-067-082-000	04	1.00	131.59	48.23	179.80
075-067-083-000	04	1.00	131.59	48.23	179.80
075-067-084-000	04	1.00	131.59	48.23	179.80
075-067-085-000	04	1.00	131.59	48.23	179.80
075-067-086-000	04	1.00	131.59	48.23	179.80
075-067-087-000	04	1.00	131.59	48.23	179.80
075-067-088-000	04	1.00	131.59	48.23	179.80
075-067-089-000	04	1.00	131.59	48.23	179.80
075-068-001-000	04	1.00	131.59	48.23	179.80
075-068-002-000	04	1.00	131.59	48.23	179.80
075-068-003-000	04	1.00	131.59	48.23	179.80
075-068-004-000	04	1.00	131.59	48.23	179.80
075-068-005-000	04	1.00	131.59	48.23	179.80
075-068-006-000	04	1.00	131.59	48.23	179.80
075-068-007-000	04	1.00	131.59	48.23	179.80
075-068-008-000	04	1.00	131.59	48.23	179.80
075-068-009-000	04	1.00	131.59	48.23	179.80
075-068-010-000	04	1.00	131.59	48.23	179.80
075-068-012-000	04	1.00	131.59	48.23	179.80
075-068-013-000	04	1.00	131.59	48.23	179.80
075-068-014-000	04	1.00	131.59	48.23	179.80
075-068-015-000	04	1.00	131.59	48.23	179.80
075-068-016-000	04	1.00	131.59	48.23	179.80
075-068-017-000	04	1.00	131.59	48.23	179.80
075-068-018-000	04	1.00	131.59	48.23	179.80
075-068-019-000	04	1.00	131.59	48.23	179.80
075-068-020-000	04	1.00	131.59	48.23	179.80
075-068-021-000	04	1.00	131.59	48.23	179.80
075-068-022-000	04	1.00	131.59	48.23	179.80
075-068-023-000	04	1.00	131.59	48.23	179.80
075-068-024-000	04	1.00	131.59	48.23	179.80
075-068-025-000	04	1.00	131.59	48.23	179.80
075-068-026-000	04	1.00	131.59	48.23	179.80
075-068-027-000	04	1.00	131.59	48.23	179.80
075-068-028-000	04	1.00	131.59	48.23	179.80
075-068-029-000	04	1.00	131.59	48.23	179.80
075-068-030-000	04	1.00	131.59	48.23	179.80
075-068-031-000	04	1.00	131.59	48.23	179.80
075-068-032-000	04	1.00	131.59	48.23	179.80
075-068-033-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-068-034-000	04	1.00	131.59	48.23	179.80
075-068-035-000	04	1.00	131.59	48.23	179.80
075-068-036-000	04	1.00	131.59	48.23	179.80
075-068-037-000	04	1.00	131.59	48.23	179.80
075-068-038-000	04	1.00	131.59	48.23	179.80
075-068-039-000	04	1.00	131.59	48.23	179.80
075-068-040-000	04	1.00	131.59	48.23	179.80
075-068-041-000	04	1.00	131.59	48.23	179.80
075-068-042-000	04	1.00	131.59	48.23	179.80
075-068-043-000	04	1.00	131.59	48.23	179.80
075-068-044-000	04	1.00	131.59	48.23	179.80
075-068-045-000	04	1.00	131.59	48.23	179.80
075-068-046-000	04	1.00	131.59	48.23	179.80
075-068-047-000	04	1.00	131.59	48.23	179.80
075-068-048-000	04	1.00	131.59	48.23	179.80
075-068-049-000	04	1.00	131.59	48.23	179.80
075-068-050-000	04	1.00	131.59	48.23	179.80
075-068-051-000	04	1.00	131.59	48.23	179.80
075-068-052-000	04	1.00	131.59	48.23	179.80
075-068-053-000	04	1.00	131.59	48.23	179.80
075-068-054-000	04	1.00	131.59	48.23	179.80
075-068-055-000	04	1.00	131.59	48.23	179.80
075-068-056-000	04	1.00	131.59	48.23	179.80
075-068-057-000	04	1.00	131.59	48.23	179.80
075-068-058-000	04	1.00	131.59	48.23	179.80
075-068-059-000	04	1.00	131.59	48.23	179.80
075-068-060-000	04	1.00	131.59	48.23	179.80
075-069-004-000	04	1.00	131.59	48.23	179.80
075-069-005-000	04	1.00	131.59	48.23	179.80
075-069-006-000	04	1.00	131.59	48.23	179.80
075-069-007-000	04	1.00	131.59	48.23	179.80
075-069-008-000	04	1.00	131.59	48.23	179.80
075-069-009-000	04	1.00	131.59	48.23	179.80
075-069-010-000	04	1.00	131.59	48.23	179.80
075-069-011-000	04	1.00	131.59	48.23	179.80
075-069-012-000	04	1.00	131.59	48.23	179.80
075-069-013-000	04	1.00	131.59	48.23	179.80
075-069-014-000	04	1.00	131.59	48.23	179.80
075-069-015-000	04	1.00	131.59	48.23	179.80
075-069-016-000	04	1.00	131.59	48.23	179.80
075-069-017-000	04	1.00	131.59	48.23	179.80
075-069-018-000	04	1.00	131.59	48.23	179.80
075-069-019-000	04	1.00	131.59	48.23	179.80
075-069-020-000	04	1.00	131.59	48.23	179.80
075-069-021-000	04	1.00	131.59	48.23	179.80
075-069-022-000	04	1.00	131.59	48.23	179.80
075-069-023-000	04	1.00	131.59	48.23	179.80
075-069-024-000	04	1.00	131.59	48.23	179.80
075-069-025-000	04	1.00	131.59	48.23	179.80
075-069-026-000	04	1.00	131.59	48.23	179.80
075-069-027-000	04	1.00	131.59	48.23	179.80
075-069-028-000	04	1.00	131.59	48.23	179.80
075-070-001-000	04	1.00	131.59	48.23	179.80
075-070-002-000	04	1.00	131.59	48.23	179.80
075-070-003-000	04	1.00	131.59	48.23	179.80
075-071-001-000	04	1.00	131.59	48.23	179.80
075-071-002-000	04	1.00	131.59	48.23	179.80
075-071-003-000	04	1.00	131.59	48.23	179.80
075-071-004-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-071-005-000	04	1.00	131.59	48.23	179.80
075-071-006-000	04	1.00	131.59	48.23	179.80
075-071-007-000	04	1.00	131.59	48.23	179.80
075-071-008-000	04	1.00	131.59	48.23	179.80
075-071-009-000	04	1.00	131.59	48.23	179.80
075-071-010-000	04	1.00	131.59	48.23	179.80
075-071-011-000	04	1.00	131.59	48.23	179.80
075-071-012-000	04	1.00	131.59	48.23	179.80
075-071-013-000	04	1.00	131.59	48.23	179.80
075-071-014-000	04	1.00	131.59	48.23	179.80
075-071-015-000	04	1.00	131.59	48.23	179.80
075-071-016-000	04	1.00	131.59	48.23	179.80
075-071-017-000	04	1.00	131.59	48.23	179.80
075-071-018-000	04	1.00	131.59	48.23	179.80
075-071-019-000	04	1.00	131.59	48.23	179.80
075-071-020-000	04	1.00	131.59	48.23	179.80
075-071-021-000	04	1.00	131.59	48.23	179.80
075-071-023-000	04	1.00	131.59	48.23	179.80
075-071-024-000	04	1.00	131.59	48.23	179.80
075-071-025-000	04	1.00	131.59	48.23	179.80
075-071-026-000	04	1.00	131.59	48.23	179.80
075-071-027-000	04	1.00	131.59	48.23	179.80
075-071-028-000	04	1.00	131.59	48.23	179.80
075-071-029-000	04	1.00	131.59	48.23	179.80
075-071-030-000	04	1.00	131.59	48.23	179.80
075-071-031-000	04	1.00	131.59	48.23	179.80
075-071-032-000	04	1.00	131.59	48.23	179.80
075-071-033-000	04	1.00	131.59	48.23	179.80
075-071-034-000	04	1.00	131.59	48.23	179.80
075-071-035-000	04	1.00	131.59	48.23	179.80
075-071-036-000	04	1.00	131.59	48.23	179.80
075-071-037-000	04	1.00	131.59	48.23	179.80
075-071-038-000	04	1.00	131.59	48.23	179.80
075-071-039-000	04	1.00	131.59	48.23	179.80
075-071-040-000	04	1.00	131.59	48.23	179.80
075-071-041-000	04	1.00	131.59	48.23	179.80
075-071-042-000	04	1.00	131.59	48.23	179.80
075-071-043-000	04	1.00	131.59	48.23	179.80
075-071-044-000	04	1.00	131.59	48.23	179.80
075-071-045-000	04	1.00	131.59	48.23	179.80
075-071-046-000	04	1.00	131.59	48.23	179.80
075-071-047-000	04	1.00	131.59	48.23	179.80
075-071-048-000	04	1.00	131.59	48.23	179.80
075-071-049-000	04	1.00	131.59	48.23	179.80
075-071-050-000	04	1.00	131.59	48.23	179.80
075-071-051-000	04	1.00	131.59	48.23	179.80
075-071-052-000	04	1.00	131.59	48.23	179.80
075-071-056-000	04	1.00	131.59	48.23	179.80
075-071-057-000	04	1.00	131.59	48.23	179.80
075-071-059-000	04	1.00	131.59	48.23	179.80
075-071-060-000	04	1.00	131.59	48.23	179.80
075-071-061-000	04	1.00	131.59	48.23	179.80
075-072-001-000	04	1.00	131.59	48.23	179.80
075-072-002-000	04	1.00	131.59	48.23	179.80
075-072-003-000	04	1.00	131.59	48.23	179.80
075-072-004-000	04	1.00	131.59	48.23	179.80
075-072-005-000	04	1.00	131.59	48.23	179.80
075-072-006-000	04	1.00	131.59	48.23	179.80
075-072-007-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-072-008-000	04	1.00	131.59	48.23	179.80
075-072-009-000	04	1.00	131.59	48.23	179.80
075-072-010-000	04	1.00	131.59	48.23	179.80
075-072-011-000	04	1.00	131.59	48.23	179.80
075-072-012-000	04	1.00	131.59	48.23	179.80
075-072-013-000	04	1.00	131.59	48.23	179.80
075-072-014-000	04	1.00	131.59	48.23	179.80
075-072-015-000	04	1.00	131.59	48.23	179.80
075-072-016-000	04	1.00	131.59	48.23	179.80
075-072-017-000	04	1.00	131.59	48.23	179.80
075-072-018-000	04	1.00	131.59	48.23	179.80
075-072-019-000	04	1.00	131.59	48.23	179.80
075-072-020-000	04	1.00	131.59	48.23	179.80
075-072-021-000	04	1.00	131.59	48.23	179.80
075-072-022-000	04	1.00	131.59	48.23	179.80
075-072-023-000	04	1.00	131.59	48.23	179.80
075-072-024-000	04	1.00	131.59	48.23	179.80
075-072-025-000	04	1.00	131.59	48.23	179.80
075-072-026-000	04	1.00	131.59	48.23	179.80
075-072-027-000	04	1.00	131.59	48.23	179.80
075-072-028-000	04	1.00	131.59	48.23	179.80
075-072-029-000	04	1.00	131.59	48.23	179.80
075-072-030-000	04	1.00	131.59	48.23	179.80
075-072-031-000	04	1.00	131.59	48.23	179.80
075-072-032-000	04	1.00	131.59	48.23	179.80
075-072-033-000	04	1.00	131.59	48.23	179.80
075-072-034-000	04	1.00	131.59	48.23	179.80
075-072-035-000	04	1.00	131.59	48.23	179.80
075-072-036-000	04	1.00	131.59	48.23	179.80
075-072-037-000	04	1.00	131.59	48.23	179.80
075-072-038-000	04	1.00	131.59	48.23	179.80
075-072-039-000	04	1.00	131.59	48.23	179.80
075-072-040-000	04	1.00	131.59	48.23	179.80
075-072-041-000	04	1.00	131.59	48.23	179.80
075-072-042-000	04	1.00	131.59	48.23	179.80
075-072-043-000	04	1.00	131.59	48.23	179.80
075-072-044-000	04	1.00	131.59	48.23	179.80
075-072-045-000	04	1.00	131.59	48.23	179.80
075-072-046-000	04	1.00	131.59	48.23	179.80
075-072-047-000	04	1.00	131.59	48.23	179.80
075-072-048-000	04	1.00	131.59	48.23	179.80
075-072-049-000	04	1.00	131.59	48.23	179.80
075-072-050-000	04	1.00	131.59	48.23	179.80
075-072-051-000	04	1.00	131.59	48.23	179.80
075-072-052-000	04	1.00	131.59	48.23	179.80
075-072-053-000	04	1.00	131.59	48.23	179.80
075-072-054-000	04	1.00	131.59	48.23	179.80
075-072-055-000	04	1.00	131.59	48.23	179.80
075-072-056-000	04	1.00	131.59	48.23	179.80
075-072-057-000	04	1.00	131.59	48.23	179.80
075-072-058-000	04	1.00	131.59	48.23	179.80
075-072-059-000	04	1.00	131.59	48.23	179.80
075-072-060-000	04	1.00	131.59	48.23	179.80
075-072-061-000	04	1.00	131.59	48.23	179.80
075-072-062-000	04	1.00	131.59	48.23	179.80
075-072-063-000	04	1.00	131.59	48.23	179.80
075-072-064-000	04	1.00	131.59	48.23	179.80
075-072-065-000	04	1.00	131.59	48.23	179.80
075-072-066-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-072-067-000	04	1.00	131.59	48.23	179.80
075-072-068-000	04	1.00	131.59	48.23	179.80
075-072-069-000	04	1.00	131.59	48.23	179.80
075-072-070-000	04	1.00	131.59	48.23	179.80
075-072-071-000	04	1.00	131.59	48.23	179.80
075-072-072-000	04	1.00	131.59	48.23	179.80
075-072-073-000	04	1.00	131.59	48.23	179.80
075-072-074-000	04	1.00	131.59	48.23	179.80
075-072-075-000	04	1.00	131.59	48.23	179.80
075-072-076-000	04	1.00	131.59	48.23	179.80
075-072-077-000	04	1.00	131.59	48.23	179.80
075-072-078-000	04	1.00	131.59	48.23	179.80
075-072-081-000	04	1.00	131.59	48.23	179.80
075-072-082-000	04	1.00	131.59	48.23	179.80
075-072-083-000	04	1.00	131.59	48.23	179.80
075-072-084-000	04	1.00	131.59	48.23	179.80
075-072-085-000	04	1.00	131.59	48.23	179.80
075-072-086-000	04	1.00	131.59	48.23	179.80
075-072-087-000	04	1.00	131.59	48.23	179.80
075-072-088-000	04	1.00	131.59	48.23	179.80
075-072-089-000	04	1.00	131.59	48.23	179.80
075-072-090-000	04	1.00	131.59	48.23	179.80
075-072-091-000	04	1.00	131.59	48.23	179.80
075-072-092-000	04	1.00	131.59	48.23	179.80
075-072-093-000	04	1.00	131.59	48.23	179.80
075-072-094-000	04	1.00	131.59	48.23	179.80
075-072-095-000	04	1.00	131.59	48.23	179.80
075-072-096-000	04	1.00	131.59	48.23	179.80
075-073-005-000	04	1.00	131.59	48.23	179.80
075-073-006-000	04	1.00	131.59	48.23	179.80
075-073-007-000	04	1.00	131.59	48.23	179.80
075-073-008-000	04	1.00	131.59	48.23	179.80
075-073-009-000	04	1.00	131.59	48.23	179.80
075-073-010-000	04	1.00	131.59	48.23	179.80
075-073-011-000	04	1.00	131.59	48.23	179.80
075-073-012-000	04	1.00	131.59	48.23	179.80
075-073-013-000	04	1.00	131.59	48.23	179.80
075-073-014-000	04	1.00	131.59	48.23	179.80
075-073-015-000	04	1.00	131.59	48.23	179.80
075-073-016-000	04	1.00	131.59	48.23	179.80
075-073-017-000	04	1.00	131.59	48.23	179.80
075-073-018-000	04	1.00	131.59	48.23	179.80
075-073-019-000	04	1.00	131.59	48.23	179.80
075-073-020-000	04	1.00	131.59	48.23	179.80
075-073-021-000	04	1.00	131.59	48.23	179.80
075-073-022-000	04	1.00	131.59	48.23	179.80
075-073-023-000	04	1.00	131.59	48.23	179.80
075-073-024-000	04	1.00	131.59	48.23	179.80
075-073-025-000	04	1.00	131.59	48.23	179.80
075-073-026-000	04	1.00	131.59	48.23	179.80
075-073-027-000	04	1.00	131.59	48.23	179.80
075-073-028-000	04	1.00	131.59	48.23	179.80
075-073-029-000	04	1.00	131.59	48.23	179.80
075-073-030-000	04	1.00	131.59	48.23	179.80
075-073-031-000	04	1.00	131.59	48.23	179.80
075-073-032-000	04	1.00	131.59	48.23	179.80
075-073-033-000	04	1.00	131.59	48.23	179.80
075-073-034-000	04	1.00	131.59	48.23	179.80
075-073-035-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-036-000	04	1.00	131.59	48.23	179.80
075-073-037-000	04	1.00	131.59	48.23	179.80
075-073-038-000	04	1.00	131.59	48.23	179.80
075-073-039-000	04	1.00	131.59	48.23	179.80
075-073-040-000	04	1.00	131.59	48.23	179.80
075-073-041-000	04	1.00	131.59	48.23	179.80
075-073-042-000	04	1.00	131.59	48.23	179.80
075-073-043-000	04	1.00	131.59	48.23	179.80
075-073-044-000	04	1.00	131.59	48.23	179.80
075-073-045-000	04	1.00	131.59	48.23	179.80
075-073-046-000	04	1.00	131.59	48.23	179.80
075-073-047-000	04	1.00	131.59	48.23	179.80
075-073-048-000	04	1.00	131.59	48.23	179.80
075-073-049-000	04	1.00	131.59	48.23	179.80
075-073-050-000	04	1.00	131.59	48.23	179.80
075-073-051-000	04	1.00	131.59	48.23	179.80
075-073-052-000	04	1.00	131.59	48.23	179.80
075-073-053-000	04	1.00	131.59	48.23	179.80
075-073-054-000	04	1.00	131.59	48.23	179.80
075-073-055-000	04	1.00	131.59	48.23	179.80
075-073-056-000	04	1.00	131.59	48.23	179.80
075-073-057-000	04	1.00	131.59	48.23	179.80
075-073-058-000	04	1.00	131.59	48.23	179.80
075-073-059-000	04	1.00	131.59	48.23	179.80
075-073-060-000	04	1.00	131.59	48.23	179.80
075-073-061-000	04	1.00	131.59	48.23	179.80
075-073-062-000	04	1.00	131.59	48.23	179.80
075-073-063-000	04	9.00	1,184.33	434.03	1,618.34
075-073-064-000	04	9.00	1,184.33	434.03	1,618.34
075-073-065-000	04	1.00	131.59	48.23	179.80
075-073-066-000	04	1.00	131.59	48.23	179.80
075-073-067-000	04	1.00	131.59	48.23	179.80
075-073-068-000	04	1.00	131.59	48.23	179.80
075-073-069-000	04	1.00	131.59	48.23	179.80
075-073-070-000	04	1.00	131.59	48.23	179.80
075-073-071-000	04	1.00	131.59	48.23	179.80
075-073-072-000	04	1.00	131.59	48.23	179.80
075-073-073-000	04	1.00	131.59	48.23	179.80
075-073-074-000	04	1.00	131.59	48.23	179.80
075-073-075-000	04	1.00	131.59	48.23	179.80
075-073-076-000	04	1.00	131.59	48.23	179.80
075-073-077-000	04	1.00	131.59	48.23	179.80
075-073-078-000	04	1.00	131.59	48.23	179.80
075-073-079-000	04	1.00	131.59	48.23	179.80
075-073-080-000	04	1.00	131.59	48.23	179.80
075-073-081-000	04	1.00	131.59	48.23	179.80
075-073-082-000	04	1.00	131.59	48.23	179.80
075-073-083-000	04	1.00	131.59	48.23	179.80
075-073-084-000	04	1.00	131.59	48.23	179.80
075-073-085-000	04	1.00	131.59	48.23	179.80
075-073-086-000	04	1.00	131.59	48.23	179.80
075-073-087-000	04	1.00	131.59	48.23	179.80
075-073-088-000	04	1.00	131.59	48.23	179.80
075-073-089-000	04	1.00	131.59	48.23	179.80
075-073-090-000	04	1.00	131.59	48.23	179.80
075-073-091-000	04	1.00	131.59	48.23	179.80
075-073-092-000	04	1.00	131.59	48.23	179.80
075-073-093-000	04	1.00	131.59	48.23	179.80
075-073-094-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-095-000	04	1.00	131.59	48.23	179.80
075-073-096-000	04	1.00	131.59	48.23	179.80
075-073-097-000	04	1.00	131.59	48.23	179.80
075-073-098-000	04	1.00	131.59	48.23	179.80
075-073-099-000	04	1.00	131.59	48.23	179.80
075-073-100-000	04	1.00	131.59	48.23	179.80
075-073-101-000	04	1.00	131.59	48.23	179.80
075-073-102-000	04	1.00	131.59	48.23	179.80
075-073-103-000	04	1.00	131.59	48.23	179.80
075-073-104-000	04	1.00	131.59	48.23	179.80
075-073-105-000	04	1.00	131.59	48.23	179.80
075-073-106-000	04	1.00	131.59	48.23	179.80
075-073-107-000	04	1.00	131.59	48.23	179.80
075-073-108-000	04	1.00	131.59	48.23	179.80
075-073-109-000	04	1.00	131.59	48.23	179.80
075-073-110-000	04	1.00	131.59	48.23	179.80
075-073-111-000	04	1.00	131.59	48.23	179.80
075-074-001-000	04	1.00	131.59	48.23	179.80
075-074-002-000	04	1.00	131.59	48.23	179.80
075-074-003-000	04	1.00	131.59	48.23	179.80
075-074-004-000	04	1.00	131.59	48.23	179.80
075-074-005-000	04	1.00	131.59	48.23	179.80
075-074-006-000	04	1.00	131.59	48.23	179.80
075-074-007-000	04	1.00	131.59	48.23	179.80
075-074-008-000	04	1.00	131.59	48.23	179.80
075-074-009-000	04	1.00	131.59	48.23	179.80
075-074-010-000	04	1.00	131.59	48.23	179.80
075-074-011-000	04	1.00	131.59	48.23	179.80
075-074-012-000	04	1.00	131.59	48.23	179.80
075-074-013-000	04	1.00	131.59	48.23	179.80
075-074-014-000	04	1.00	131.59	48.23	179.80
075-074-015-000	04	1.00	131.59	48.23	179.80
075-074-016-000	04	1.00	131.59	48.23	179.80
075-074-017-000	04	1.00	131.59	48.23	179.80
075-074-018-000	04	1.00	131.59	48.23	179.80
075-074-019-000	04	1.00	131.59	48.23	179.80
075-074-020-000	04	1.00	131.59	48.23	179.80
075-074-021-000	04	1.00	131.59	48.23	179.80
075-074-022-000	04	1.00	131.59	48.23	179.80
075-074-023-000	04	1.00	131.59	48.23	179.80
075-074-024-000	04	1.00	131.59	48.23	179.80
075-074-025-000	04	1.00	131.59	48.23	179.80
075-074-026-000	04	1.00	131.59	48.23	179.80
075-074-027-000	04	1.00	131.59	48.23	179.80
075-074-028-000	04	1.00	131.59	48.23	179.80
075-074-029-000	04	1.00	131.59	48.23	179.80
075-074-030-000	04	1.00	131.59	48.23	179.80
075-074-031-000	04	1.00	131.59	48.23	179.80
075-074-032-000	04	1.00	131.59	48.23	179.80
075-074-033-000	04	1.00	131.59	48.23	179.80
075-074-034-000	04	1.00	131.59	48.23	179.80
075-074-035-000	04	1.00	131.59	48.23	179.80
075-074-036-000	04	1.00	131.59	48.23	179.80
075-074-037-000	04	1.00	131.59	48.23	179.80
075-074-038-000	04	1.00	131.59	48.23	179.80
075-074-039-000	04	1.00	131.59	48.23	179.80
075-074-040-000	04	1.00	131.59	48.23	179.80
075-074-041-000	04	1.00	131.59	48.23	179.80
075-074-042-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-074-043-000	04	1.00	131.59	48.23	179.80
075-074-044-000	04	1.00	131.59	48.23	179.80
075-074-045-000	04	1.00	131.59	48.23	179.80
075-074-046-000	04	1.00	131.59	48.23	179.80
075-074-047-000	04	1.00	131.59	48.23	179.80
075-074-048-000	04	1.00	131.59	48.23	179.80
075-074-049-000	04	1.00	131.59	48.23	179.80
075-074-050-000	04	1.00	131.59	48.23	179.80
075-074-051-000	04	1.00	131.59	48.23	179.80
075-074-052-000	04	1.00	131.59	48.23	179.80
075-074-053-000	04	1.00	131.59	48.23	179.80
075-074-054-000	04	1.00	131.59	48.23	179.80
075-074-055-000	04	1.00	131.59	48.23	179.80
075-074-056-000	04	1.00	131.59	48.23	179.80
075-074-057-000	04	1.00	131.59	48.23	179.80
075-074-058-000	04	1.00	131.59	48.23	179.80
075-074-059-000	04	1.00	131.59	48.23	179.80
075-074-060-000	04	1.00	131.59	48.23	179.80
075-074-061-000	04	1.00	131.59	48.23	179.80
075-074-062-000	04	1.00	131.59	48.23	179.80
075-074-063-000	04	1.00	131.59	48.23	179.80
075-074-064-000	04	1.00	131.59	48.23	179.80
075-074-065-000	04	1.00	131.59	48.23	179.80
075-074-066-000	04	1.00	131.59	48.23	179.80
075-074-067-000	04	1.00	131.59	48.23	179.80
075-074-068-000	04	1.00	131.59	48.23	179.80
075-074-069-000	04	1.00	131.59	48.23	179.80
075-074-070-000	04	1.00	131.59	48.23	179.80
075-074-071-000	04	1.00	131.59	48.23	179.80
075-074-072-000	04	1.00	131.59	48.23	179.80
075-074-073-000	04	1.00	131.59	48.23	179.80
075-074-074-000	04	1.00	131.59	48.23	179.80
075-074-075-000	04	1.00	131.59	48.23	179.80
075-074-076-000	04	1.00	131.59	48.23	179.80
075-074-077-000	04	1.00	131.59	48.23	179.80
075-074-078-000	04	1.00	131.59	48.23	179.80
075-074-079-000	04	1.00	131.59	48.23	179.80
075-074-080-000	04	1.00	131.59	48.23	179.80
075-075-001-000	04	1.00	131.59	48.23	179.80
075-075-002-000	04	1.00	131.59	48.23	179.80
075-075-003-000	04	1.00	131.59	48.23	179.80
075-075-004-000	04	1.00	131.59	48.23	179.80
075-075-005-000	04	1.00	131.59	48.23	179.80
075-075-006-000	04	1.00	131.59	48.23	179.80
075-075-007-000	04	1.00	131.59	48.23	179.80
075-075-008-000	04	1.00	131.59	48.23	179.80
075-075-009-000	04	1.00	131.59	48.23	179.80
075-075-010-000	04	1.00	131.59	48.23	179.80
075-075-011-000	04	1.00	131.59	48.23	179.80
075-075-012-000	04	1.00	131.59	48.23	179.80
075-075-013-000	04	1.00	131.59	48.23	179.80
075-075-014-000	04	1.00	131.59	48.23	179.80
075-075-015-000	04	1.00	131.59	48.23	179.80
075-075-016-000	04	1.00	131.59	48.23	179.80
075-075-017-000	04	1.00	131.59	48.23	179.80
075-075-018-000	04	1.00	131.59	48.23	179.80
075-075-019-000	04	1.00	131.59	48.23	179.80
075-075-020-000	04	1.00	131.59	48.23	179.80
075-075-021-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-075-022-000	04	1.00	131.59	48.23	179.80
075-075-023-000	04	1.00	131.59	48.23	179.80
075-075-024-000	04	1.00	131.59	48.23	179.80
075-075-025-000	04	1.00	131.59	48.23	179.80
075-075-026-000	04	1.00	131.59	48.23	179.80
075-075-027-000	04	1.00	131.59	48.23	179.80
075-075-028-000	04	1.00	131.59	48.23	179.80
075-075-029-000	04	1.00	131.59	48.23	179.80
075-075-030-000	04	1.00	131.59	48.23	179.80
075-075-032-000	04	1.00	131.59	48.23	179.80
075-075-033-000	04	1.00	131.59	48.23	179.80
075-075-034-000	04	1.00	131.59	48.23	179.80
075-075-035-000	04	1.00	131.59	48.23	179.80
075-075-036-000	04	1.00	131.59	48.23	179.80
075-075-037-000	04	1.00	131.59	48.23	179.80
075-075-038-000	04	1.00	131.59	48.23	179.80
075-075-039-000	04	1.00	131.59	48.23	179.80
075-075-040-000	04	1.00	131.59	48.23	179.80
075-075-041-000	04	1.00	131.59	48.23	179.80
075-075-042-000	04	1.00	131.59	48.23	179.80
075-075-043-000	04	1.00	131.59	48.23	179.80
075-075-044-000	04	1.00	131.59	48.23	179.80
075-075-045-000	04	1.00	131.59	48.23	179.80
075-075-046-000	04	1.00	131.59	48.23	179.80
075-075-047-000	04	1.00	131.59	48.23	179.80
075-075-048-000	04	1.00	131.59	48.23	179.80
075-075-049-000	04	1.00	131.59	48.23	179.80
075-075-050-000	04	1.00	131.59	48.23	179.80
075-075-051-000	04	1.00	131.59	48.23	179.80
075-076-001-000	04	1.00	131.59	48.23	179.80
075-076-002-000	04	1.00	131.59	48.23	179.80
075-076-003-000	04	1.00	131.59	48.23	179.80
075-076-004-000	04	1.00	131.59	48.23	179.80
075-076-005-000	04	1.00	131.59	48.23	179.80
075-076-006-000	04	1.00	131.59	48.23	179.80
075-076-007-000	04	1.00	131.59	48.23	179.80
075-076-008-000	04	1.00	131.59	48.23	179.80
075-076-009-000	04	1.00	131.59	48.23	179.80
075-076-010-000	04	1.00	131.59	48.23	179.80
075-076-011-000	04	1.00	131.59	48.23	179.80
075-076-012-000	04	1.00	131.59	48.23	179.80
075-076-013-000	04	1.00	131.59	48.23	179.80
075-076-014-000	04	1.00	131.59	48.23	179.80
075-076-015-000	04	1.00	131.59	48.23	179.80
075-076-016-000	04	1.00	131.59	48.23	179.80
075-076-017-000	04	1.00	131.59	48.23	179.80
075-076-018-000	04	1.00	131.59	48.23	179.80
075-076-019-000	04	1.00	131.59	48.23	179.80
075-076-020-000	04	1.00	131.59	48.23	179.80
075-076-021-000	04	1.00	131.59	48.23	179.80
075-076-022-000	04	1.00	131.59	48.23	179.80
075-076-023-000	04	1.00	131.59	48.23	179.80
075-076-024-000	04	1.00	131.59	48.23	179.80
075-076-025-000	04	1.00	131.59	48.23	179.80
075-076-026-000	04	1.00	131.59	48.23	179.80
075-076-027-000	04	1.00	131.59	48.23	179.80
075-076-028-000	04	1.00	131.59	48.23	179.80
075-076-029-000	04	1.00	131.59	48.23	179.80
075-076-030-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-076-031-000	04	1.00	131.59	48.23	179.80
075-076-033-000	04	1.00	131.59	48.23	179.80
075-076-034-000	04	1.00	131.59	48.23	179.80
075-076-035-000	04	1.00	131.59	48.23	179.80
075-076-036-000	04	1.00	131.59	48.23	179.80
075-076-037-000	04	1.00	131.59	48.23	179.80
075-076-038-000	04	1.00	131.59	48.23	179.80
075-076-039-000	04	1.00	131.59	48.23	179.80
075-076-040-000	04	1.00	131.59	48.23	179.80
075-076-041-000	04	1.00	131.59	48.23	179.80
075-076-042-000	04	1.00	131.59	48.23	179.80
075-076-043-000	04	1.00	131.59	48.23	179.80
075-076-044-000	04	1.00	131.59	48.23	179.80
075-076-045-000	04	1.00	131.59	48.23	179.80
075-076-046-000	04	1.00	131.59	48.23	179.80
075-076-047-000	04	1.00	131.59	48.23	179.80
075-076-048-000	04	1.00	131.59	48.23	179.80
075-076-049-000	04	1.00	131.59	48.23	179.80
075-076-050-000	04	1.00	131.59	48.23	179.80
075-076-051-000	04	1.00	131.59	48.23	179.80
075-076-052-000	04	1.00	131.59	48.23	179.80
075-076-053-000	04	1.00	131.59	48.23	179.80
075-076-054-000	04	1.00	131.59	48.23	179.80
075-077-001-000	04	1.00	131.59	48.23	179.80
075-077-002-000	04	1.00	131.59	48.23	179.80
075-077-003-000	04	1.00	131.59	48.23	179.80
075-077-004-000	04	1.00	131.59	48.23	179.80
075-077-005-000	04	1.00	131.59	48.23	179.80
075-077-006-000	04	1.00	131.59	48.23	179.80
075-077-007-000	04	1.00	131.59	48.23	179.80
075-077-008-000	04	1.00	131.59	48.23	179.80
075-077-009-000	04	1.00	131.59	48.23	179.80
075-077-010-000	04	1.00	131.59	48.23	179.80
075-077-011-000	04	1.00	131.59	48.23	179.80
075-077-012-000	04	1.00	131.59	48.23	179.80
075-077-013-000	04	1.00	131.59	48.23	179.80
075-077-014-000	04	1.00	131.59	48.23	179.80
075-077-015-000	04	1.00	131.59	48.23	179.80
075-077-016-000	04	1.00	131.59	48.23	179.80
075-077-017-000	04	1.00	131.59	48.23	179.80
075-077-018-000	04	1.00	131.59	48.23	179.80
075-077-019-000	04	1.00	131.59	48.23	179.80
075-077-020-000	04	1.00	131.59	48.23	179.80
075-077-021-000	04	1.00	131.59	48.23	179.80
075-077-022-000	04	1.00	131.59	48.23	179.80
075-077-023-000	04	1.00	131.59	48.23	179.80
075-077-024-000	04	1.00	131.59	48.23	179.80
075-077-025-000	04	1.00	131.59	48.23	179.80
075-077-026-000	04	1.00	131.59	48.23	179.80
075-077-027-000	04	1.00	131.59	48.23	179.80
075-077-028-000	04	1.00	131.59	48.23	179.80
075-077-029-000	04	1.00	131.59	48.23	179.80
075-077-030-000	04	1.00	131.59	48.23	179.80
075-077-031-000	04	1.00	131.59	48.23	179.80
075-077-032-000	04	1.00	131.59	48.23	179.80
075-077-033-000	04	1.00	131.59	48.23	179.80
075-077-034-000	04	1.00	131.59	48.23	179.80
075-077-035-000	04	1.00	131.59	48.23	179.80
075-077-036-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-077-037-000	04	1.00	131.59	48.23	179.80
075-077-038-000	04	1.00	131.59	48.23	179.80
075-077-039-000	04	1.00	131.59	48.23	179.80
075-077-040-000	04	1.00	131.59	48.23	179.80
075-077-041-000	04	1.00	131.59	48.23	179.80
075-077-042-000	04	1.00	131.59	48.23	179.80
075-077-043-000	04	1.00	131.59	48.23	179.80
075-077-044-000	04	1.00	131.59	48.23	179.80
075-077-045-000	04	1.00	131.59	48.23	179.80
075-077-046-000	04	1.00	131.59	48.23	179.80
075-077-047-000	04	1.00	131.59	48.23	179.80
075-077-048-000	04	1.00	131.59	48.23	179.80
075-077-049-000	04	1.00	131.59	48.23	179.80
075-077-050-000	04	1.00	131.59	48.23	179.80
075-077-051-000	04	1.00	131.59	48.23	179.80
075-077-052-000	04	1.00	131.59	48.23	179.80
075-077-053-000	04	1.00	131.59	48.23	179.80
075-077-054-000	04	1.00	131.59	48.23	179.80
075-077-055-000	04	1.00	131.59	48.23	179.80
075-077-056-000	04	1.00	131.59	48.23	179.80
075-077-057-000	04	1.00	131.59	48.23	179.80
075-077-058-000	04	1.00	131.59	48.23	179.80
075-077-059-000	04	1.00	131.59	48.23	179.80
075-077-060-000	04	1.00	131.59	48.23	179.80
075-077-061-000	04	1.00	131.59	48.23	179.80
075-077-062-000	04	1.00	131.59	48.23	179.80
075-077-063-000	04	1.00	131.59	48.23	179.80
075-077-064-000	04	1.00	131.59	48.23	179.80
075-077-065-000	04	1.00	131.59	48.23	179.80
075-077-066-000	04	1.00	131.59	48.23	179.80
075-077-067-000	04	1.00	131.59	48.23	179.80
075-077-068-000	04	1.00	131.59	48.23	179.80
075-077-069-000	04	1.00	131.59	48.23	179.80
075-078-001-000	04	1.00	131.59	48.23	179.80
075-078-002-000	04	1.00	131.59	48.23	179.80
075-078-003-000	04	1.00	131.59	48.23	179.80
075-078-004-000	04	1.00	131.59	48.23	179.80
075-078-007-000	04	1.00	131.59	48.23	179.80
075-078-008-000	04	1.00	131.59	48.23	179.80
075-078-009-000	04	1.00	131.59	48.23	179.80
075-078-010-000	04	1.00	131.59	48.23	179.80
075-078-011-000	04	1.00	131.59	48.23	179.80
075-078-012-000	04	1.00	131.59	48.23	179.80
075-078-013-000	04	1.00	131.59	48.23	179.80
075-078-014-000	04	1.00	131.59	48.23	179.80
075-078-015-000	04	1.00	131.59	48.23	179.80
075-078-016-000	04	1.00	131.59	48.23	179.80
075-078-017-000	04	1.00	131.59	48.23	179.80
075-078-018-000	04	1.00	131.59	48.23	179.80
075-078-019-000	04	1.00	131.59	48.23	179.80
075-078-020-000	04	1.00	131.59	48.23	179.80
075-078-021-000	04	1.00	131.59	48.23	179.80
075-078-022-000	04	1.00	131.59	48.23	179.80
075-078-023-000	04	1.00	131.59	48.23	179.80
075-078-024-000	04	1.00	131.59	48.23	179.80
075-078-025-000	04	1.00	131.59	48.23	179.80
075-078-026-000	04	1.00	131.59	48.23	179.80
075-078-027-000	04	1.00	131.59	48.23	179.80
075-078-028-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-078-029-000	04	1.00	131.59	48.23	179.80
075-078-030-000	04	1.00	131.59	48.23	179.80
075-078-031-000	04	1.00	131.59	48.23	179.80
075-078-032-000	04	1.00	131.59	48.23	179.80
075-078-033-000	04	1.00	131.59	48.23	179.80
075-078-034-000	04	1.00	131.59	48.23	179.80
075-078-035-000	04	1.00	131.59	48.23	179.80
075-078-036-000	04	1.00	131.59	48.23	179.80
075-078-037-000	04	1.00	131.59	48.23	179.80
075-078-038-000	04	1.00	131.59	48.23	179.80
075-078-039-000	04	1.00	131.59	48.23	179.80
075-078-040-000	04	1.00	131.59	48.23	179.80
075-078-041-000	04	1.00	131.59	48.23	179.80
075-078-042-000	04	1.00	131.59	48.23	179.80
075-078-043-000	04	1.00	131.59	48.23	179.80
075-078-044-000	04	1.00	131.59	48.23	179.80
075-078-045-000	04	1.00	131.59	48.23	179.80
075-078-046-000	04	1.00	131.59	48.23	179.80
075-078-047-000	04	1.00	131.59	48.23	179.80
075-078-048-000	04	1.00	131.59	48.23	179.80
075-078-049-000	04	1.00	131.59	48.23	179.80
075-078-050-000	04	1.00	131.59	48.23	179.80
075-078-051-000	04	1.00	131.59	48.23	179.80
075-078-052-000	04	1.00	131.59	48.23	179.80
075-078-053-000	04	1.00	131.59	48.23	179.80
075-078-054-000	04	1.00	131.59	48.23	179.80
075-078-055-000	04	1.00	131.59	48.23	179.80
075-078-056-000	04	1.00	131.59	48.23	179.80
075-078-057-000	04	1.00	131.59	48.23	179.80
075-078-058-000	04	1.00	131.59	48.23	179.80
075-078-059-000	04	1.00	131.59	48.23	179.80
075-078-060-000	04	1.00	131.59	48.23	179.80
075-078-061-000	04	1.00	131.59	48.23	179.80
075-078-062-000	04	1.00	131.59	48.23	179.80
075-078-063-000	04	1.00	131.59	48.23	179.80
075-078-064-000	04	1.00	131.59	48.23	179.80
075-078-065-000	04	1.00	131.59	48.23	179.80
075-078-066-000	04	1.00	131.59	48.23	179.80
075-078-068-000	04	1.00	131.59	48.23	179.80
075-078-069-000	04	1.00	131.59	48.23	179.80
075-080-001-000	04	1.00	131.59	48.23	179.80
075-080-002-000	04	1.00	131.59	48.23	179.80
075-080-003-000	04	1.00	131.59	48.23	179.80
075-080-004-000	04	1.00	131.59	48.23	179.80
075-080-005-000	04	1.00	131.59	48.23	179.80
075-080-006-000	04	1.00	131.59	48.23	179.80
075-080-007-000	04	1.00	131.59	48.23	179.80
075-080-008-000	04	1.00	131.59	48.23	179.80
075-080-009-000	04	1.00	131.59	48.23	179.80
075-080-010-000	04	1.00	131.59	48.23	179.80
075-080-011-000	04	1.00	131.59	48.23	179.80
075-080-012-000	04	1.00	131.59	48.23	179.80
075-080-013-000	04	1.00	131.59	48.23	179.80
075-080-014-000	04	1.00	131.59	48.23	179.80
075-080-015-000	04	1.00	131.59	48.23	179.80
075-080-016-000	04	1.00	131.59	48.23	179.80
075-080-017-000	04	1.00	131.59	48.23	179.80
075-080-018-000	04	1.00	131.59	48.23	179.80
075-080-019-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-080-020-000	04	1.00	131.59	48.23	179.80
075-080-021-000	04	1.00	131.59	48.23	179.80
075-080-022-000	04	1.00	131.59	48.23	179.80
075-080-023-000	04	1.00	131.59	48.23	179.80
075-080-024-000	04	1.00	131.59	48.23	179.80
075-080-025-000	04	1.00	131.59	48.23	179.80
075-080-026-000	04	1.00	131.59	48.23	179.80
075-080-027-000	04	1.00	131.59	48.23	179.80
075-080-028-000	04	1.00	131.59	48.23	179.80
075-080-029-000	04	1.00	131.59	48.23	179.80
075-080-030-000	04	1.00	131.59	48.23	179.80
075-080-031-000	04	1.00	131.59	48.23	179.80
075-080-032-000	04	1.00	131.59	48.23	179.80
075-080-033-000	04	1.00	131.59	48.23	179.80
075-080-034-000	04	1.00	131.59	48.23	179.80
075-080-035-000	04	1.00	131.59	48.23	179.80
075-080-036-000	04	1.00	131.59	48.23	179.80
075-080-037-000	04	1.00	131.59	48.23	179.80
075-080-038-000	04	1.00	131.59	48.23	179.80
075-080-039-000	04	1.00	131.59	48.23	179.80
075-080-040-000	04	1.00	131.59	48.23	179.80
075-080-041-000	04	1.00	131.59	48.23	179.80
075-080-042-000	04	1.00	131.59	48.23	179.80
075-080-043-000	04	1.00	131.59	48.23	179.80
075-080-044-000	04	1.00	131.59	48.23	179.80
075-080-045-000	04	1.00	131.59	48.23	179.80
075-080-046-000	04	1.00	131.59	48.23	179.80
075-080-047-000	04	1.00	131.59	48.23	179.80
075-080-048-000	04	1.00	131.59	48.23	179.80
075-080-049-000	04	1.00	131.59	48.23	179.80
075-080-050-000	04	1.00	131.59	48.23	179.80
075-080-051-000	04	1.00	131.59	48.23	179.80
075-080-052-000	04	1.00	131.59	48.23	179.80
075-080-053-000	04	1.00	131.59	48.23	179.80
075-080-054-000	04	1.00	131.59	48.23	179.80
075-081-001-000	04	1.00	131.59	48.23	179.80
075-081-002-000	04	1.00	131.59	48.23	179.80
075-081-003-000	04	1.00	131.59	48.23	179.80
075-081-004-000	04	1.00	131.59	48.23	179.80
075-081-005-000	04	1.00	131.59	48.23	179.80
075-081-006-000	04	1.00	131.59	48.23	179.80
075-081-007-000	04	1.00	131.59	48.23	179.80
075-081-008-000	04	1.00	131.59	48.23	179.80
075-081-009-000	04	1.00	131.59	48.23	179.80
075-081-010-000	04	1.00	131.59	48.23	179.80
075-081-011-000	04	1.00	131.59	48.23	179.80
075-081-012-000	04	1.00	131.59	48.23	179.80
075-081-013-000	04	1.00	131.59	48.23	179.80
075-081-014-000	04	1.00	131.59	48.23	179.80
075-081-015-000	04	1.00	131.59	48.23	179.80
075-081-016-000	04	1.00	131.59	48.23	179.80
075-081-017-000	04	1.00	131.59	48.23	179.80
075-081-018-000	04	1.00	131.59	48.23	179.80
075-081-019-000	04	1.00	131.59	48.23	179.80
075-081-020-000	04	1.00	131.59	48.23	179.80
075-081-021-000	04	1.00	131.59	48.23	179.80
075-081-022-000	04	1.00	131.59	48.23	179.80
075-081-023-000	04	1.00	131.59	48.23	179.80
075-081-024-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-081-025-000	04	1.00	131.59	48.23	179.80
075-081-026-000	04	1.00	131.59	48.23	179.80
075-081-027-000	04	1.00	131.59	48.23	179.80
075-081-028-000	04	1.00	131.59	48.23	179.80
075-081-029-000	04	1.00	131.59	48.23	179.80
075-081-030-000	04	1.00	131.59	48.23	179.80
075-081-031-000	04	1.00	131.59	48.23	179.80
075-081-032-000	04	1.00	131.59	48.23	179.80
075-081-034-000	04	1.00	131.59	48.23	179.80
075-081-035-000	04	1.00	131.59	48.23	179.80
075-081-036-000	04	1.00	131.59	48.23	179.80
075-081-037-000	04	1.00	131.59	48.23	179.80
075-081-038-000	04	1.00	131.59	48.23	179.80
075-081-039-000	04	1.00	131.59	48.23	179.80
075-081-040-000	04	1.00	131.59	48.23	179.80
075-081-041-000	04	1.00	131.59	48.23	179.80
075-081-042-000	04	1.00	131.59	48.23	179.80
075-081-043-000	04	1.00	131.59	48.23	179.80
075-081-044-000	04	1.00	131.59	48.23	179.80
075-081-045-000	04	1.00	131.59	48.23	179.80
075-081-046-000	04	1.00	131.59	48.23	179.80
075-081-047-000	04	1.00	131.59	48.23	179.80
075-081-048-000	04	1.00	131.59	48.23	179.80
075-081-049-000	04	1.00	131.59	48.23	179.80
075-081-050-000	04	1.00	131.59	48.23	179.80
075-081-051-000	04	1.00	131.59	48.23	179.80
075-081-052-000	04	1.00	131.59	48.23	179.80
075-081-053-000	04	1.00	131.59	48.23	179.80
075-081-054-000	04	1.00	131.59	48.23	179.80
075-081-055-000	04	1.00	131.59	48.23	179.80
075-081-056-000	04	1.00	131.59	48.23	179.80
075-081-057-000	04	1.00	131.59	48.23	179.80
075-081-058-000	04	1.00	131.59	48.23	179.80
075-081-059-000	04	1.00	131.59	48.23	179.80
075-081-060-000	04	1.00	131.59	48.23	179.80
075-082-001-000	04	1.00	131.59	48.23	179.80
075-082-002-000	04	1.00	131.59	48.23	179.80
075-082-003-000	04	1.00	131.59	48.23	179.80
075-082-004-000	04	1.00	131.59	48.23	179.80
075-082-005-000	04	1.00	131.59	48.23	179.80
075-082-006-000	04	1.00	131.59	48.23	179.80
075-082-007-000	04	1.00	131.59	48.23	179.80
075-082-008-000	04	1.00	131.59	48.23	179.80
075-082-009-000	04	1.00	131.59	48.23	179.80
075-082-010-000	04	1.00	131.59	48.23	179.80
075-082-011-000	04	1.00	131.59	48.23	179.80
075-082-012-000	04	1.00	131.59	48.23	179.80
075-082-013-000	04	1.00	131.59	48.23	179.80
075-082-014-000	04	1.00	131.59	48.23	179.80
075-082-015-000	04	1.00	131.59	48.23	179.80
075-082-016-000	04	1.00	131.59	48.23	179.80
075-082-017-000	04	1.00	131.59	48.23	179.80
075-082-018-000	04	1.00	131.59	48.23	179.80
075-082-019-000	04	1.00	131.59	48.23	179.80
075-082-020-000	04	1.00	131.59	48.23	179.80
075-082-021-000	04	1.00	131.59	48.23	179.80
075-082-022-000	04	1.00	131.59	48.23	179.80
075-082-023-000	04	1.00	131.59	48.23	179.80
075-082-024-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-082-025-000	04	1.00	131.59	48.23	179.80
075-082-026-000	04	1.00	131.59	48.23	179.80
075-082-027-000	04	1.00	131.59	48.23	179.80
075-082-028-000	04	1.00	131.59	48.23	179.80
075-082-029-000	04	1.00	131.59	48.23	179.80
075-082-030-000	04	1.00	131.59	48.23	179.80
075-082-031-000	04	1.00	131.59	48.23	179.80
075-082-032-000	04	1.00	131.59	48.23	179.80
075-082-033-000	04	1.00	131.59	48.23	179.80
075-082-034-000	04	1.00	131.59	48.23	179.80
075-082-035-000	04	1.00	131.59	48.23	179.80
075-082-036-000	04	1.00	131.59	48.23	179.80
075-082-037-000	04	1.00	131.59	48.23	179.80
075-082-038-000	04	1.00	131.59	48.23	179.80
075-082-039-000	04	1.00	131.59	48.23	179.80
075-082-040-000	04	1.00	131.59	48.23	179.80
075-082-041-000	04	1.00	131.59	48.23	179.80
075-082-042-000	04	1.00	131.59	48.23	179.80
075-082-043-000	04	1.00	131.59	48.23	179.80
075-082-044-000	04	1.00	131.59	48.23	179.80
075-082-045-000	04	1.00	131.59	48.23	179.80
075-082-046-000	04	1.00	131.59	48.23	179.80
075-082-047-000	04	1.00	131.59	48.23	179.80
075-082-048-000	04	1.00	131.59	48.23	179.80
075-082-049-000	04	1.00	131.59	48.23	179.80
075-082-050-000	04	1.00	131.59	48.23	179.80
075-082-051-000	04	1.00	131.59	48.23	179.80
075-082-052-000	04	1.00	131.59	48.23	179.80
075-082-053-000	04	1.00	131.59	48.23	179.80
075-082-054-000	04	1.00	131.59	48.23	179.80
075-083-001-000	04	1.00	131.59	48.23	179.80
075-083-002-000	04	1.00	131.59	48.23	179.80
075-083-003-000	04	1.00	131.59	48.23	179.80
075-083-004-000	04	1.00	131.59	48.23	179.80
075-083-005-000	04	1.00	131.59	48.23	179.80
075-083-006-000	04	1.00	131.59	48.23	179.80
075-083-007-000	04	1.00	131.59	48.23	179.80
075-083-008-000	04	1.00	131.59	48.23	179.80
075-083-009-000	04	1.00	131.59	48.23	179.80
075-083-010-000	04	1.00	131.59	48.23	179.80
075-083-011-000	04	1.00	131.59	48.23	179.80
075-083-012-000	04	1.00	131.59	48.23	179.80
075-083-013-000	04	1.00	131.59	48.23	179.80
075-083-014-000	04	1.00	131.59	48.23	179.80
075-083-015-000	04	1.00	131.59	48.23	179.80
075-083-016-000	04	1.00	131.59	48.23	179.80
075-083-017-000	04	1.00	131.59	48.23	179.80
075-083-018-000	04	1.00	131.59	48.23	179.80
075-083-019-000	04	1.00	131.59	48.23	179.80
075-083-020-000	04	1.00	131.59	48.23	179.80
075-083-021-000	04	1.00	131.59	48.23	179.80
075-083-022-000	04	1.00	131.59	48.23	179.80
075-083-023-000	04	1.00	131.59	48.23	179.80
075-083-024-000	04	1.00	131.59	48.23	179.80
075-083-025-000	04	1.00	131.59	48.23	179.80
075-083-026-000	04	1.00	131.59	48.23	179.80
075-083-027-000	04	1.00	131.59	48.23	179.80
075-083-028-000	04	1.00	131.59	48.23	179.80
075-083-029-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-083-030-000	04	1.00	131.59	48.23	179.80
075-083-031-000	04	1.00	131.59	48.23	179.80
075-083-032-000	04	1.00	131.59	48.23	179.80
075-083-033-000	04	1.00	131.59	48.23	179.80
075-083-034-000	04	1.00	131.59	48.23	179.80
075-083-035-000	04	1.00	131.59	48.23	179.80
075-083-036-000	04	1.00	131.59	48.23	179.80
075-083-037-000	04	1.00	131.59	48.23	179.80
075-083-038-000	04	1.00	131.59	48.23	179.80
075-083-039-000	04	1.00	131.59	48.23	179.80
075-083-040-000	04	1.00	131.59	48.23	179.80
075-083-041-000	04	1.00	131.59	48.23	179.80
075-083-042-000	04	1.00	131.59	48.23	179.80
075-083-043-000	04	1.00	131.59	48.23	179.80
075-083-044-000	04	1.00	131.59	48.23	179.80
075-083-045-000	04	1.00	131.59	48.23	179.80
075-083-046-000	04	1.00	131.59	48.23	179.80
075-083-047-000	04	1.00	131.59	48.23	179.80
075-083-048-000	04	1.00	131.59	48.23	179.80
075-083-049-000	04	1.00	131.59	48.23	179.80
075-083-050-000	04	1.00	131.59	48.23	179.80
075-083-051-000	04	1.00	131.59	48.23	179.80
075-084-001-000	04	1.00	131.59	48.23	179.80
075-084-002-000	04	1.00	131.59	48.23	179.80
075-084-003-000	04	1.00	131.59	48.23	179.80
075-084-004-000	04	1.00	131.59	48.23	179.80
075-084-005-000	04	1.00	131.59	48.23	179.80
075-084-006-000	04	1.00	131.59	48.23	179.80
075-084-007-000	04	1.00	131.59	48.23	179.80
075-084-008-000	04	1.00	131.59	48.23	179.80
075-084-009-000	04	1.00	131.59	48.23	179.80
075-084-010-000	04	1.00	131.59	48.23	179.80
075-084-011-000	04	1.00	131.59	48.23	179.80
075-084-012-000	04	1.00	131.59	48.23	179.80
075-084-013-000	04	1.00	131.59	48.23	179.80
075-084-014-000	04	1.00	131.59	48.23	179.80
075-084-015-000	04	1.00	131.59	48.23	179.80
075-084-016-000	04	1.00	131.59	48.23	179.80
075-084-017-000	04	1.00	131.59	48.23	179.80
075-084-018-000	04	1.00	131.59	48.23	179.80
075-084-019-000	04	1.00	131.59	48.23	179.80
075-084-020-000	04	1.00	131.59	48.23	179.80
075-084-021-000	04	1.00	131.59	48.23	179.80
075-084-022-000	04	1.00	131.59	48.23	179.80
075-084-023-000	04	1.00	131.59	48.23	179.80
075-084-024-000	04	1.00	131.59	48.23	179.80
075-084-025-000	04	1.00	131.59	48.23	179.80
075-084-026-000	04	1.00	131.59	48.23	179.80
075-084-027-000	04	1.00	131.59	48.23	179.80
075-084-028-000	04	1.00	131.59	48.23	179.80
075-084-029-000	04	1.00	131.59	48.23	179.80
075-084-030-000	04	1.00	131.59	48.23	179.80
075-084-031-000	04	1.00	131.59	48.23	179.80
075-084-032-000	04	1.00	131.59	48.23	179.80
075-084-033-000	04	1.00	131.59	48.23	179.80
075-084-034-000	04	1.00	131.59	48.23	179.80
075-084-035-000	04	1.00	131.59	48.23	179.80
075-084-036-000	04	1.00	131.59	48.23	179.80
075-084-037-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-084-038-000	04	1.00	131.59	48.23	179.80
075-084-039-000	04	1.00	131.59	48.23	179.80
075-084-040-000	04	1.00	131.59	48.23	179.80
075-084-041-000	04	1.00	131.59	48.23	179.80
075-084-042-000	04	1.00	131.59	48.23	179.80
075-084-043-000	04	1.00	131.59	48.23	179.80
075-084-044-000	04	1.00	131.59	48.23	179.80
075-084-045-000	04	1.00	131.59	48.23	179.80
075-084-046-000	04	1.00	131.59	48.23	179.80
075-084-047-000	04	1.00	131.59	48.23	179.80
075-084-048-000	04	1.00	131.59	48.23	179.80
075-084-049-000	04	1.00	131.59	48.23	179.80
075-084-050-000	04	1.00	131.59	48.23	179.80
075-084-051-000	04	1.00	131.59	48.23	179.80
075-084-052-000	04	1.00	131.59	48.23	179.80
075-084-053-000	04	1.00	131.59	48.23	179.80
075-084-054-000	04	1.00	131.59	48.23	179.80
075-084-055-000	04	1.00	131.59	48.23	179.80
075-084-056-000	04	1.00	131.59	48.23	179.80
075-084-057-000	04	1.00	131.59	48.23	179.80
075-084-058-000	04	1.00	131.59	48.23	179.80
075-084-059-000	04	1.00	131.59	48.23	179.80
075-084-060-000	04	1.00	131.59	48.23	179.80
075-084-061-000	04	1.00	131.59	48.23	179.80
075-084-062-000	04	1.00	131.59	48.23	179.80
075-084-063-000	04	1.00	131.59	48.23	179.80
075-084-064-000	04	1.00	131.59	48.23	179.80
075-084-065-000	04	1.00	131.59	48.23	179.80
075-084-066-000	04	1.00	131.59	48.23	179.80
075-084-067-000	04	1.00	131.59	48.23	179.80
075-085-001-000	04	1.00	131.59	48.23	179.80
075-085-002-000	04	1.00	131.59	48.23	179.80
075-085-003-000	04	1.00	131.59	48.23	179.80
075-085-004-000	04	1.00	131.59	48.23	179.80
075-085-005-000	04	1.00	131.59	48.23	179.80
075-085-006-000	04	1.00	131.59	48.23	179.80
075-085-007-000	04	1.00	131.59	48.23	179.80
075-085-008-000	04	1.00	131.59	48.23	179.80
075-085-009-000	04	1.00	131.59	48.23	179.80
075-085-010-000	04	1.00	131.59	48.23	179.80
075-085-011-000	04	1.00	131.59	48.23	179.80
075-085-012-000	04	1.00	131.59	48.23	179.80
075-085-013-000	04	1.00	131.59	48.23	179.80
075-085-014-000	04	1.00	131.59	48.23	179.80
075-085-015-000	04	1.00	131.59	48.23	179.80
075-085-016-000	04	1.00	131.59	48.23	179.80
075-085-017-000	04	1.00	131.59	48.23	179.80
075-085-018-000	04	1.00	131.59	48.23	179.80
075-085-019-000	04	1.00	131.59	48.23	179.80
075-085-020-000	04	1.00	131.59	48.23	179.80
075-085-021-000	04	1.00	131.59	48.23	179.80
075-085-022-000	04	1.00	131.59	48.23	179.80
075-085-023-000	04	1.00	131.59	48.23	179.80
075-085-024-000	04	1.00	131.59	48.23	179.80
075-085-025-000	04	1.00	131.59	48.23	179.80
075-085-026-000	04	1.00	131.59	48.23	179.80
075-085-027-000	04	1.00	131.59	48.23	179.80
075-085-028-000	04	1.00	131.59	48.23	179.80
075-085-029-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-085-030-000	04	1.00	131.59	48.23	179.80
075-085-031-000	04	1.00	131.59	48.23	179.80
075-085-032-000	04	1.00	131.59	48.23	179.80
075-085-033-000	04	1.00	131.59	48.23	179.80
075-085-034-000	04	1.00	131.59	48.23	179.80
075-085-035-000	04	1.00	131.59	48.23	179.80
075-085-036-000	04	1.00	131.59	48.23	179.80
075-085-037-000	04	1.00	131.59	48.23	179.80
075-085-038-000	04	1.00	131.59	48.23	179.80
075-085-039-000	04	1.00	131.59	48.23	179.80
075-085-040-000	04	1.00	131.59	48.23	179.80
075-085-041-000	04	1.00	131.59	48.23	179.80
075-085-042-000	04	1.00	131.59	48.23	179.80
075-085-043-000	04	1.00	131.59	48.23	179.80
075-085-044-000	04	1.00	131.59	48.23	179.80
075-085-045-000	04	1.00	131.59	48.23	179.80
075-085-046-000	04	1.00	131.59	48.23	179.80
075-085-047-000	04	1.00	131.59	48.23	179.80
075-085-048-000	04	1.00	131.59	48.23	179.80
075-085-049-000	04	1.00	131.59	48.23	179.80
075-085-050-000	04	1.00	131.59	48.23	179.80
075-085-051-000	04	1.00	131.59	48.23	179.80
075-085-052-000	04	1.00	131.59	48.23	179.80
075-085-053-000	04	1.00	131.59	48.23	179.80
075-085-054-000	04	1.00	131.59	48.23	179.80
075-085-055-000	04	1.00	131.59	48.23	179.80
075-085-056-000	04	1.00	131.59	48.23	179.80
075-085-057-000	04	1.00	131.59	48.23	179.80
075-085-058-000	04	1.00	131.59	48.23	179.80
075-085-059-000	04	1.00	131.59	48.23	179.80
075-085-060-000	04	1.00	131.59	48.23	179.80
075-085-061-000	04	1.00	131.59	48.23	179.80
075-085-062-000	04	1.00	131.59	48.23	179.80
075-085-063-000	04	1.00	131.59	48.23	179.80
075-085-064-000	04	1.00	131.59	48.23	179.80
075-085-065-000	04	1.00	131.59	48.23	179.80
075-085-066-000	04	1.00	131.59	48.23	179.80
075-085-067-000	04	1.00	131.59	48.23	179.80
075-085-068-000	04	1.00	131.59	48.23	179.80
075-085-069-000	04	1.00	131.59	48.23	179.80
075-085-070-000	04	1.00	131.59	48.23	179.80
075-085-071-000	04	1.00	131.59	48.23	179.80
075-085-072-000	04	1.00	131.59	48.23	179.80
075-085-073-000	04	1.00	131.59	48.23	179.80
075-085-074-000	04	1.00	131.59	48.23	179.80
075-085-075-000	04	1.00	131.59	48.23	179.80
075-085-076-000	04	1.00	131.59	48.23	179.80
075-085-077-000	04	1.00	131.59	48.23	179.80
075-085-078-000	04	1.00	131.59	48.23	179.80
075-085-079-000	04	1.00	131.59	48.23	179.80
075-086-001-000	04	1.00	131.59	48.23	179.80
075-086-002-000	04	1.00	131.59	48.23	179.80
075-086-003-000	04	1.00	131.59	48.23	179.80
075-086-004-000	04	1.00	131.59	48.23	179.80
075-086-005-000	04	1.00	131.59	48.23	179.80
075-086-006-000	04	1.00	131.59	48.23	179.80
075-086-007-000	04	1.00	131.59	48.23	179.80
075-086-008-000	04	1.00	131.59	48.23	179.80
075-086-009-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-086-010-000	04	1.00	131.59	48.23	179.80
075-086-011-000	04	1.00	131.59	48.23	179.80
075-086-012-000	04	1.00	131.59	48.23	179.80
075-086-013-000	04	1.00	131.59	48.23	179.80
075-086-014-000	04	1.00	131.59	48.23	179.80
075-086-015-000	04	1.00	131.59	48.23	179.80
075-086-016-000	04	1.00	131.59	48.23	179.80
075-086-017-000	04	1.00	131.59	48.23	179.80
075-086-018-000	04	1.00	131.59	48.23	179.80
075-086-019-000	04	1.00	131.59	48.23	179.80
075-086-020-000	04	1.00	131.59	48.23	179.80
075-086-021-000	04	1.00	131.59	48.23	179.80
075-086-022-000	04	1.00	131.59	48.23	179.80
075-086-023-000	04	1.00	131.59	48.23	179.80
075-086-024-000	04	1.00	131.59	48.23	179.80
075-086-025-000	04	1.00	131.59	48.23	179.80
075-086-026-000	04	1.00	131.59	48.23	179.80
075-086-027-000	04	1.00	131.59	48.23	179.80
075-086-028-000	04	1.00	131.59	48.23	179.80
075-086-029-000	04	1.00	131.59	48.23	179.80
075-086-030-000	04	1.00	131.59	48.23	179.80
075-086-031-000	04	1.00	131.59	48.23	179.80
075-086-032-000	04	1.00	131.59	48.23	179.80
075-086-033-000	04	1.00	131.59	48.23	179.80
075-086-034-000	04	1.00	131.59	48.23	179.80
075-086-035-000	04	1.00	131.59	48.23	179.80
075-086-036-000	04	1.00	131.59	48.23	179.80
075-086-037-000	04	1.00	131.59	48.23	179.80
075-086-038-000	04	1.00	131.59	48.23	179.80
075-086-039-000	04	1.00	131.59	48.23	179.80
075-086-040-000	04	1.00	131.59	48.23	179.80
075-086-041-000	04	1.00	131.59	48.23	179.80
075-086-042-000	04	1.00	131.59	48.23	179.80
075-086-043-000	04	1.00	131.59	48.23	179.80
075-086-044-000	04	1.00	131.59	48.23	179.80
075-086-045-000	04	1.00	131.59	48.23	179.80
075-086-046-000	04	1.00	131.59	48.23	179.80
075-086-047-000	04	1.00	131.59	48.23	179.80
075-086-048-000	04	1.00	131.59	48.23	179.80
075-086-049-000	04	1.00	131.59	48.23	179.80
075-086-050-000	04	1.00	131.59	48.23	179.80
075-086-051-000	04	1.00	131.59	48.23	179.80
075-086-052-000	04	1.00	131.59	48.23	179.80
075-086-053-000	04	1.00	131.59	48.23	179.80
075-086-054-000	04	1.00	131.59	48.23	179.80
075-086-055-000	04	1.00	131.59	48.23	179.80
075-087-001-000	04	1.00	131.59	48.23	179.80
075-087-002-000	04	1.00	131.59	48.23	179.80
075-087-003-000	04	1.00	131.59	48.23	179.80
075-087-004-000	04	1.00	131.59	48.23	179.80
075-087-005-000	04	1.00	131.59	48.23	179.80
075-087-006-000	04	1.00	131.59	48.23	179.80
075-087-007-000	04	1.00	131.59	48.23	179.80
075-087-008-000	04	1.00	131.59	48.23	179.80
075-087-009-000	04	1.00	131.59	48.23	179.80
075-087-010-000	04	1.00	131.59	48.23	179.80
075-087-011-000	04	1.00	131.59	48.23	179.80
075-087-012-000	04	1.00	131.59	48.23	179.80
075-087-013-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-087-014-000	04	1.00	131.59	48.23	179.80
075-087-015-000	04	1.00	131.59	48.23	179.80
075-087-016-000	04	1.00	131.59	48.23	179.80
075-087-017-000	04	1.00	131.59	48.23	179.80
075-087-018-000	04	1.00	131.59	48.23	179.80
075-087-019-000	04	1.00	131.59	48.23	179.80
075-087-020-000	04	1.00	131.59	48.23	179.80
075-087-021-000	04	1.00	131.59	48.23	179.80
075-087-022-000	04	1.00	131.59	48.23	179.80
075-087-023-000	04	1.00	131.59	48.23	179.80
075-087-024-000	04	1.00	131.59	48.23	179.80
075-087-025-000	04	1.00	131.59	48.23	179.80
075-087-026-000	04	1.00	131.59	48.23	179.80
075-087-027-000	04	1.00	131.59	48.23	179.80
075-087-028-000	04	1.00	131.59	48.23	179.80
075-087-029-000	04	1.00	131.59	48.23	179.80
075-087-030-000	04	1.00	131.59	48.23	179.80
075-087-031-000	04	1.00	131.59	48.23	179.80
075-087-032-000	04	1.00	131.59	48.23	179.80
075-087-033-000	04	1.00	131.59	48.23	179.80
075-087-034-000	04	1.00	131.59	48.23	179.80
075-091-001-000	04	1.00	131.59	48.23	179.80
075-091-002-000	04	1.00	131.59	48.23	179.80
075-091-003-000	04	1.00	131.59	48.23	179.80
075-091-004-000	04	1.00	131.59	48.23	179.80
075-091-005-000	04	1.00	131.59	48.23	179.80
075-091-006-000	04	1.00	131.59	48.23	179.80
075-091-007-000	04	1.00	131.59	48.23	179.80
075-091-008-000	04	1.00	131.59	48.23	179.80
075-091-009-000	04	1.00	131.59	48.23	179.80
075-091-010-000	04	1.00	131.59	48.23	179.80
075-091-011-000	04	1.00	131.59	48.23	179.80
075-091-012-000	04	1.00	131.59	48.23	179.80
075-091-013-000	04	1.00	131.59	48.23	179.80
075-091-014-000	04	1.00	131.59	48.23	179.80
075-091-015-000	04	1.00	131.59	48.23	179.80
075-091-016-000	04	1.00	131.59	48.23	179.80
075-091-017-000	04	1.00	131.59	48.23	179.80
075-091-018-000	04	1.00	131.59	48.23	179.80
075-091-019-000	04	1.00	131.59	48.23	179.80
075-091-020-000	04	1.00	131.59	48.23	179.80
075-091-021-000	04	1.00	131.59	48.23	179.80
075-091-022-000	04	1.00	131.59	48.23	179.80
075-091-023-000	04	1.00	131.59	48.23	179.80
075-091-024-000	04	1.00	131.59	48.23	179.80
075-091-025-000	04	1.00	131.59	48.23	179.80
075-091-026-000	04	1.00	131.59	48.23	179.80
075-091-027-000	04	1.00	131.59	48.23	179.80
075-091-028-000	04	1.00	131.59	48.23	179.80
075-091-029-000	04	1.00	131.59	48.23	179.80
075-091-030-000	04	1.00	131.59	48.23	179.80
075-091-031-000	04	1.00	131.59	48.23	179.80
075-091-032-000	04	1.00	131.59	48.23	179.80
075-091-033-000	04	1.00	131.59	48.23	179.80
075-091-034-000	04	1.00	131.59	48.23	179.80
075-091-035-000	04	1.00	131.59	48.23	179.80
075-091-036-000	04	1.00	131.59	48.23	179.80
075-091-037-000	04	1.00	131.59	48.23	179.80
075-091-038-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-091-039-000	04	1.00	131.59	48.23	179.80
075-091-040-000	04	1.00	131.59	48.23	179.80
075-091-041-000	04	1.00	131.59	48.23	179.80
075-092-001-000	04	1.00	131.59	48.23	179.80
075-092-002-000	04	1.00	131.59	48.23	179.80
075-092-003-000	04	1.00	131.59	48.23	179.80
075-092-004-000	04	1.00	131.59	48.23	179.80
075-092-005-000	04	1.00	131.59	48.23	179.80
075-092-006-000	04	1.00	131.59	48.23	179.80
075-092-007-000	04	1.00	131.59	48.23	179.80
075-092-008-000	04	1.00	131.59	48.23	179.80
075-092-009-000	04	1.00	131.59	48.23	179.80
075-092-010-000	04	1.00	131.59	48.23	179.80
075-092-011-000	04	1.00	131.59	48.23	179.80
075-092-012-000	04	1.00	131.59	48.23	179.80
075-092-013-000	04	1.00	131.59	48.23	179.80
075-092-014-000	04	1.00	131.59	48.23	179.80
075-092-015-000	04	1.00	131.59	48.23	179.80
075-092-016-000	04	1.00	131.59	48.23	179.80
075-092-017-000	04	1.00	131.59	48.23	179.80
075-092-018-000	04	1.00	131.59	48.23	179.80
075-092-019-000	04	1.00	131.59	48.23	179.80
075-092-020-000	04	1.00	131.59	48.23	179.80
075-092-021-000	04	1.00	131.59	48.23	179.80
075-092-022-000	04	1.00	131.59	48.23	179.80
075-092-023-000	04	1.00	131.59	48.23	179.80
075-092-024-000	04	1.00	131.59	48.23	179.80
075-092-025-000	04	1.00	131.59	48.23	179.80
075-096-001-000	04	1.00	131.59	48.23	179.80
075-096-002-000	04	1.00	131.59	48.23	179.80
075-096-003-000	04	1.00	131.59	48.23	179.80
075-096-004-000	04	1.00	131.59	48.23	179.80
075-096-005-000	04	1.00	131.59	48.23	179.80
075-096-006-000	04	1.00	131.59	48.23	179.80
075-096-007-000	04	1.00	131.59	48.23	179.80
075-096-008-000	04	1.00	131.59	48.23	179.80
075-096-009-000	04	1.00	131.59	48.23	179.80
075-096-010-000	04	1.00	131.59	48.23	179.80
075-096-011-000	04	1.00	131.59	48.23	179.80
075-096-012-000	04	1.00	131.59	48.23	179.80
075-096-013-000	04	1.00	131.59	48.23	179.80
075-096-014-000	04	1.00	131.59	48.23	179.80
075-096-015-000	04	1.00	131.59	48.23	179.80
075-096-016-000	04	1.00	131.59	48.23	179.80
075-096-017-000	04	1.00	131.59	48.23	179.80
075-096-018-000	04	1.00	131.59	48.23	179.80
075-096-019-000	04	1.00	131.59	48.23	179.80
075-096-020-000	04	1.00	131.59	48.23	179.80
075-096-021-000	04	1.00	131.59	48.23	179.80
075-096-022-000	04	1.00	131.59	48.23	179.80
075-096-023-000	04	1.00	131.59	48.23	179.80
075-096-024-000	04	1.00	131.59	48.23	179.80
075-096-025-000	04	1.00	131.59	48.23	179.80
075-096-026-000	04	1.00	131.59	48.23	179.80
075-096-027-000	04	1.00	131.59	48.23	179.80
075-096-028-000	04	1.00	131.59	48.23	179.80
075-096-029-000	04	1.00	131.59	48.23	179.80
075-096-030-000	04	1.00	131.59	48.23	179.80
075-096-031-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-096-032-000	04	1.00	131.59	48.23	179.80
075-096-033-000	04	1.00	131.59	48.23	179.80
075-096-034-000	04	1.00	131.59	48.23	179.80
075-096-035-000	04	1.00	131.59	48.23	179.80
075-096-036-000	04	1.00	131.59	48.23	179.80
075-096-037-000	04	1.00	131.59	48.23	179.80
075-096-038-000	04	1.00	131.59	48.23	179.80
075-096-039-000	04	1.00	131.59	48.23	179.80
075-096-040-000	04	1.00	131.59	48.23	179.80
075-096-041-000	04	1.00	131.59	48.23	179.80
075-096-042-000	04	1.00	131.59	48.23	179.80
075-096-043-000	04	1.00	131.59	48.23	179.80
075-096-044-000	04	1.00	131.59	48.23	179.80
075-096-045-000	04	1.00	131.59	48.23	179.80
075-096-046-000	04	1.00	131.59	48.23	179.80
075-096-047-000	04	1.00	131.59	48.23	179.80
075-096-048-000	04	1.00	131.59	48.23	179.80
075-096-049-000	04	1.00	131.59	48.23	179.80
075-096-050-000	04	1.00	131.59	48.23	179.80
075-096-051-000	04	1.00	131.59	48.23	179.80
075-096-052-000	04	1.00	131.59	48.23	179.80
075-096-053-000	04	1.00	131.59	48.23	179.80
075-096-054-000	04	1.00	131.59	48.23	179.80
075-097-001-000	04	1.00	131.59	48.23	179.80
075-097-002-000	04	1.00	131.59	48.23	179.80
075-097-003-000	04	1.00	131.59	48.23	179.80
075-097-004-000	04	1.00	131.59	48.23	179.80
075-097-005-000	04	1.00	131.59	48.23	179.80
075-097-006-000	04	1.00	131.59	48.23	179.80
075-097-007-000	04	1.00	131.59	48.23	179.80
075-097-008-000	04	1.00	131.59	48.23	179.80
075-097-009-000	04	1.00	131.59	48.23	179.80
075-097-010-000	04	1.00	131.59	48.23	179.80
075-097-011-000	04	1.00	131.59	48.23	179.80
075-097-012-000	04	1.00	131.59	48.23	179.80
075-097-013-000	04	1.00	131.59	48.23	179.80
075-097-014-000	04	1.00	131.59	48.23	179.80
075-097-015-000	04	1.00	131.59	48.23	179.80
075-097-016-000	04	1.00	131.59	48.23	179.80
075-097-017-000	04	1.00	131.59	48.23	179.80
075-097-018-000	04	1.00	131.59	48.23	179.80
075-097-019-000	04	1.00	131.59	48.23	179.80
075-097-020-000	04	1.00	131.59	48.23	179.80
075-097-021-000	04	1.00	131.59	48.23	179.80
075-097-022-000	04	1.00	131.59	48.23	179.80
075-097-023-000	04	1.00	131.59	48.23	179.80
075-097-024-000	04	1.00	131.59	48.23	179.80
075-097-025-000	04	1.00	131.59	48.23	179.80
075-097-026-000	04	1.00	131.59	48.23	179.80
075-097-027-000	04	1.00	131.59	48.23	179.80
075-097-028-000	04	1.00	131.59	48.23	179.80
075-097-029-000	04	1.00	131.59	48.23	179.80
075-097-030-000	04	1.00	131.59	48.23	179.80
075-097-031-000	04	1.00	131.59	48.23	179.80
075-097-032-000	04	1.00	131.59	48.23	179.80
075-097-033-000	04	1.00	131.59	48.23	179.80
075-097-034-000	04	1.00	131.59	48.23	179.80
075-097-035-000	04	1.00	131.59	48.23	179.80
075-097-036-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-097-037-000	04	1.00	131.59	48.23	179.80
075-097-038-000	04	1.00	131.59	48.23	179.80
075-097-039-000	04	1.00	131.59	48.23	179.80
075-097-040-000	04	1.00	131.59	48.23	179.80
075-097-041-000	04	1.00	131.59	48.23	179.80
075-097-042-000	04	1.00	131.59	48.23	179.80
075-098-001-000	04	1.00	131.59	48.23	179.80
075-098-002-000	04	1.00	131.59	48.23	179.80
075-098-003-000	04	1.00	131.59	48.23	179.80
075-098-004-000	04	1.00	131.59	48.23	179.80
075-098-005-000	04	1.00	131.59	48.23	179.80
075-098-006-000	04	1.00	131.59	48.23	179.80
075-098-007-000	04	1.00	131.59	48.23	179.80
075-098-008-000	04	1.00	131.59	48.23	179.80
075-098-009-000	04	1.00	131.59	48.23	179.80
075-098-010-000	04	1.00	131.59	48.23	179.80
075-098-011-000	04	1.00	131.59	48.23	179.80
075-098-012-000	04	1.00	131.59	48.23	179.80
075-098-013-000	04	1.00	131.59	48.23	179.80
075-098-014-000	04	1.00	131.59	48.23	179.80
075-098-015-000	04	1.00	131.59	48.23	179.80
075-098-016-000	04	1.00	131.59	48.23	179.80
075-098-017-000	04	1.00	131.59	48.23	179.80
075-098-018-000	04	1.00	131.59	48.23	179.80
075-098-019-000	04	1.00	131.59	48.23	179.80
075-098-020-000	04	1.00	131.59	48.23	179.80
075-098-021-000	04	1.00	131.59	48.23	179.80
075-098-022-000	04	1.00	131.59	48.23	179.80
075-098-023-000	04	1.00	131.59	48.23	179.80
075-098-024-000	04	1.00	131.59	48.23	179.80
075-098-025-000	04	1.00	131.59	48.23	179.80
075-098-026-000	04	1.00	131.59	48.23	179.80
075-098-027-000	04	1.00	131.59	48.23	179.80
075-098-028-000	04	1.00	131.59	48.23	179.80
075-098-029-000	04	1.00	131.59	48.23	179.80
075-098-030-000	04	1.00	131.59	48.23	179.80
075-098-031-000	04	1.00	131.59	48.23	179.80
075-098-032-000	04	1.00	131.59	48.23	179.80
075-098-033-000	04	1.00	131.59	48.23	179.80
075-098-034-000	04	1.00	131.59	48.23	179.80
075-098-035-000	04	1.00	131.59	48.23	179.80
075-098-036-000	04	1.00	131.59	48.23	179.80
075-098-037-000	04	1.00	131.59	48.23	179.80
075-098-038-000	04	1.00	131.59	48.23	179.80
075-098-039-000	04	1.00	131.59	48.23	179.80
075-098-040-000	04	1.00	131.59	48.23	179.80
075-098-041-000	04	1.00	131.59	48.23	179.80
075-098-042-000	04	1.00	131.59	48.23	179.80
075-098-043-000	04	1.00	131.59	48.23	179.80
075-098-044-000	04	1.00	131.59	48.23	179.80
075-098-045-000	04	1.00	131.59	48.23	179.80
075-098-046-000	04	1.00	131.59	48.23	179.80
075-098-047-000	04	1.00	131.59	48.23	179.80
075-098-048-000	04	1.00	131.59	48.23	179.80
075-098-049-000	04	1.00	131.59	48.23	179.80
075-098-050-000	04	1.00	131.59	48.23	179.80
075-098-051-000	04	1.00	131.59	48.23	179.80
075-098-052-000	04	1.00	131.59	48.23	179.80
075-098-053-000	04	1.00	131.59	48.23	179.80

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-098-054-000	04	1.00	131.59	48.23	179.80
075-098-055-000	04	1.00	131.59	48.23	179.80
075-098-056-000	04	1.00	131.59	48.23	179.80
075-099-001-000	04	0.75	98.69	36.17	134.86
075-099-002-000	04	0.75	98.69	36.17	134.86
075-099-003-000	04	0.75	98.69	36.17	134.86
075-099-004-000	04	0.75	98.69	36.17	134.86
075-099-005-000	04	0.75	98.69	36.17	134.86
075-099-006-000	04	0.75	98.69	36.17	134.86
075-099-007-000	04	0.75	98.69	36.17	134.86
075-099-008-000	04	0.75	98.69	36.17	134.86
075-099-009-000	04	0.75	98.69	36.17	134.86
075-099-010-000	04	0.75	98.69	36.17	134.86
075-099-011-000	04	0.75	98.69	36.17	134.86
075-099-012-000	04	0.75	98.69	36.17	134.86
075-099-013-000	04	0.75	98.69	36.17	134.86
075-099-014-000	04	0.75	98.69	36.17	134.86
075-099-015-000	04	0.75	98.69	36.17	134.86
075-099-016-000	04	0.75	98.69	36.17	134.86
075-099-017-000	04	0.75	98.69	36.17	134.86
075-099-018-000	04	0.75	98.69	36.17	134.86
075-099-019-000	04	0.75	98.69	36.17	134.86
075-099-020-000	04	1.00	131.59	48.23	179.80
075-099-021-000	04	1.00	131.59	48.23	179.80
075-099-022-000	04	0.75	98.69	36.17	134.86
075-099-023-000	04	1.00	131.59	48.23	179.80
075-099-024-000	04	0.75	98.69	36.17	134.86
075-099-025-000	04	0.75	98.69	36.17	134.86
075-099-026-000	04	0.75	98.69	36.17	134.86
075-099-027-000	04	0.75	98.69	36.17	134.86
075-099-028-000	04	0.75	98.69	36.17	134.86
075-099-029-000	04	0.75	98.69	36.17	134.86
075-099-030-000	04	0.75	98.69	36.17	134.86
075-099-031-000	04	0.75	98.69	36.17	134.86
075-099-032-000	04	0.75	98.69	36.17	134.86
075-099-033-000	04	0.75	98.69	36.17	134.86
075-099-034-000	04	0.75	98.69	36.17	134.86
075-099-035-000	04	0.75	98.69	36.17	134.86
075-099-036-000	04	0.75	98.69	36.17	134.86
075-099-037-000	04	0.75	98.69	36.17	134.86
075-099-038-000	04	0.75	98.69	36.17	134.86
075-099-039-000	04	0.75	98.69	36.17	134.86
075-099-040-000	04	0.75	98.69	36.17	134.86
075-099-041-000	04	0.75	98.69	36.17	134.86
075-099-042-000	04	0.75	98.69	36.17	134.86
075-099-043-000	04	0.75	98.69	36.17	134.86
075-099-044-000	04	0.75	98.69	36.17	134.86
075-099-045-000	04	0.75	98.69	36.17	134.86
075-099-046-000	04	0.75	98.69	36.17	134.86
075-099-047-000	04	0.75	98.69	36.17	134.86
075-099-048-000	04	0.75	98.69	36.17	134.86
075-099-049-000	04	0.75	98.69	36.17	134.86
075-099-050-000	04	0.75	98.69	36.17	134.86
075-099-051-000	04	0.75	98.69	36.17	134.86
075-099-052-000	04	0.75	98.69	36.17	134.86
075-099-053-000	04	0.75	98.69	36.17	134.86
075-099-054-000	04	0.75	98.69	36.17	134.86
075-099-055-000	04	0.75	98.69	36.17	134.86
075-099-056-000	04	0.75	98.69	36.17	134.86

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-099-057-000	04	0.75	98.69	36.17	134.86
075-099-058-000	04	0.75	98.69	36.17	134.86
075-099-059-000	04	0.75	98.69	36.17	134.86
075-099-060-000	04	0.75	98.69	36.17	134.86
075-099-061-000	04	0.75	98.69	36.17	134.86
075-099-062-000	04	0.75	98.69	36.17	134.86
075-099-063-000	04	0.75	98.69	36.17	134.86
075-099-064-000	04	0.75	98.69	36.17	134.86
075-099-065-000	04	0.75	98.69	36.17	134.86
075-099-066-000	04	0.75	98.69	36.17	134.86
075-099-067-000	04	0.75	98.69	36.17	134.86
075-100-001-000	04	0.75	98.69	36.17	134.86
075-100-002-000	04	0.75	98.69	36.17	134.86
075-100-003-000	04	0.75	98.69	36.17	134.86
075-100-004-000	04	0.75	98.69	36.17	134.86
075-100-005-000	04	0.75	98.69	36.17	134.86
075-100-006-000	04	0.75	98.69	36.17	134.86
075-100-007-000	04	0.75	98.69	36.17	134.86
075-100-008-000	04	0.75	98.69	36.17	134.86
075-100-009-000	04	0.75	98.69	36.17	134.86
075-100-010-000	04	0.75	98.69	36.17	134.86
075-100-011-000	04	0.75	98.69	36.17	134.86
075-100-012-000	04	0.75	98.69	36.17	134.86
075-100-013-000	04	0.75	98.69	36.17	134.86
075-100-014-000	04	0.75	98.69	36.17	134.86
075-100-015-000	04	0.75	98.69	36.17	134.86
075-100-016-000	04	0.75	98.69	36.17	134.86
075-100-017-000	04	0.75	98.69	36.17	134.86
075-100-018-000	04	0.75	98.69	36.17	134.86
075-100-019-000	04	0.75	98.69	36.17	134.86
075-100-020-000	04	0.75	98.69	36.17	134.86
075-100-021-000	04	0.75	98.69	36.17	134.86
075-100-022-000	04	0.75	98.69	36.17	134.86
075-100-023-000	04	0.75	98.69	36.17	134.86
075-100-024-000	04	0.75	98.69	36.17	134.86
075-100-025-000	04	0.75	98.69	36.17	134.86
075-100-026-000	04	0.75	98.69	36.17	134.86
075-100-027-000	04	0.75	98.69	36.17	134.86
075-100-028-000	04	0.75	98.69	36.17	134.86
075-100-029-000	04	0.75	98.69	36.17	134.86
075-100-030-000	04	0.75	98.69	36.17	134.86
075-100-031-000	04	0.75	98.69	36.17	134.86
075-100-032-000	04	0.75	98.69	36.17	134.86
075-100-033-000	04	0.75	98.69	36.17	134.86
075-100-034-000	04	0.75	98.69	36.17	134.86
075-100-035-000	04	0.75	98.69	36.17	134.86
075-100-036-000	04	0.75	98.69	36.17	134.86
075-100-037-000	04	0.75	98.69	36.17	134.86
075-100-038-000	04	0.75	98.69	36.17	134.86
075-100-039-000	04	0.75	98.69	36.17	134.86
075-100-040-000	04	0.75	98.69	36.17	134.86
075-100-041-000	04	0.75	98.69	36.17	134.86
075-100-042-000	04	0.75	98.69	36.17	134.86
075-100-043-000	04	0.75	98.69	36.17	134.86
075-100-044-000	04	0.75	98.69	36.17	134.86
075-100-045-000	04	0.75	98.69	36.17	134.86
075-100-046-000	04	0.75	98.69	36.17	134.86
075-100-047-000	04	0.75	98.69	36.17	134.86
075-100-048-000	04	0.75	98.69	36.17	134.86

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-102-001-000	04	4.32	568.48	208.33	776.80
075-102-002-000	04	0.91	119.75	43.88	163.62
075-102-003-000	04	3.01	396.09	145.16	541.24
Total		2,382.98	\$313,581.10	\$124,322.43	\$437,870.06

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6-A

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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

- 1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2023/2024.**

From: Marisela H. Garcia, 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 2023/2024.

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 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 2023/2024.

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 2023/2024 are as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Residential Parcel Assessments	\$39.50	\$41.46	\$1.96

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 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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

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

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

WHEREAS, an Assessment Roll for Fiscal Year 2023/2024 (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 2023/2024 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 2023/2024, 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 13, 2023 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 2023/2024.

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O’Brien
Mayor

Attachment: Engineer's Annual Levy Report – Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) Fiscal year 2023/2024



City of Riverbank

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

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023
Public Hearing: June 13, 2023



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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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INTRODUCTION

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

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

(hereafter referred to as “District”), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the “Crossroads Commercial Center”). This Engineer’s Report (hereafter referred to as “Report”) describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2023/2024. 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 2023/2024.

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

This Report consists of five (5) parts:

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

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2023/2024.

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

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

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

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:

East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:

Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;

All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and

All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

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

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

Improvements and Facilities

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

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of "upland" area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the "upland" area surrounding the drainage basin; An 8 inch

concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6" angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates; A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10" PVC gravity line. 168 linear feet of 10" PVC forced main line from the pump station to the MID canal. 143 linear feet of 12" perforated PVC. 199 linear feet of 18" RCP. 58 linear feet of 54" RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements

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

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

Maintenance and Services

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

PART II - METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

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

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

Furthermore:

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

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

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

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

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof

(particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. ASSESSMENT METHODOLOGY

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

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

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

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

Equivalent Benefit Units

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

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

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

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles XIII C and XIII D*), 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 XIII D, 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 2022/2023 was \$815.95/EBU. The CPI for 2023 is 5.30% increasing the Maximum Assessment for Fiscal Year 2023/2024 to \$859.22/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 – 2023/2024 DISTRICT BUDGET

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

Heartlands Storm Drain District No 06-01		Total District
DIRECT COSTS		
<i>Annual Maintenance</i>		
Inspection & Abatement: Drainage Basins		\$1,500
Landscape Maintenance: Drainage Basins (Including Utilities)		6,100
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		\$15,024
Total Annual Direct Costs: Storm Drain Improvements		\$15,024
ADMINISTRATION EXPENSES		
City Administration & Overhead		\$4,500
District Administration		2,114
County Administration Fee		60
Miscellaneous Administration Expenses		335
Total Annual Administration Costs		\$7,009
LEVY BREAKDOWN		
Total Direct & Administration Costs		\$22,033
Reserve Collection/ (Transfers)		1,207
City Loan — Repayment/(Advance)		0
Total Levy Adjustments		1,207
BALANCE TO LEVY		\$23,240
DISTRICT STATISTICS		
Total Parcels		175
Parcels Levied		175
Total EBU		84.05
Levy per EBU		\$276.50
Maximum Levy per EBU		\$859.22
FUND BALANCE INFORMATION		
Beginning Reserve Fund Balance		\$39,250
Reserve Fund Activity		1,207
Ending Reserve Fund Balance		\$40,457

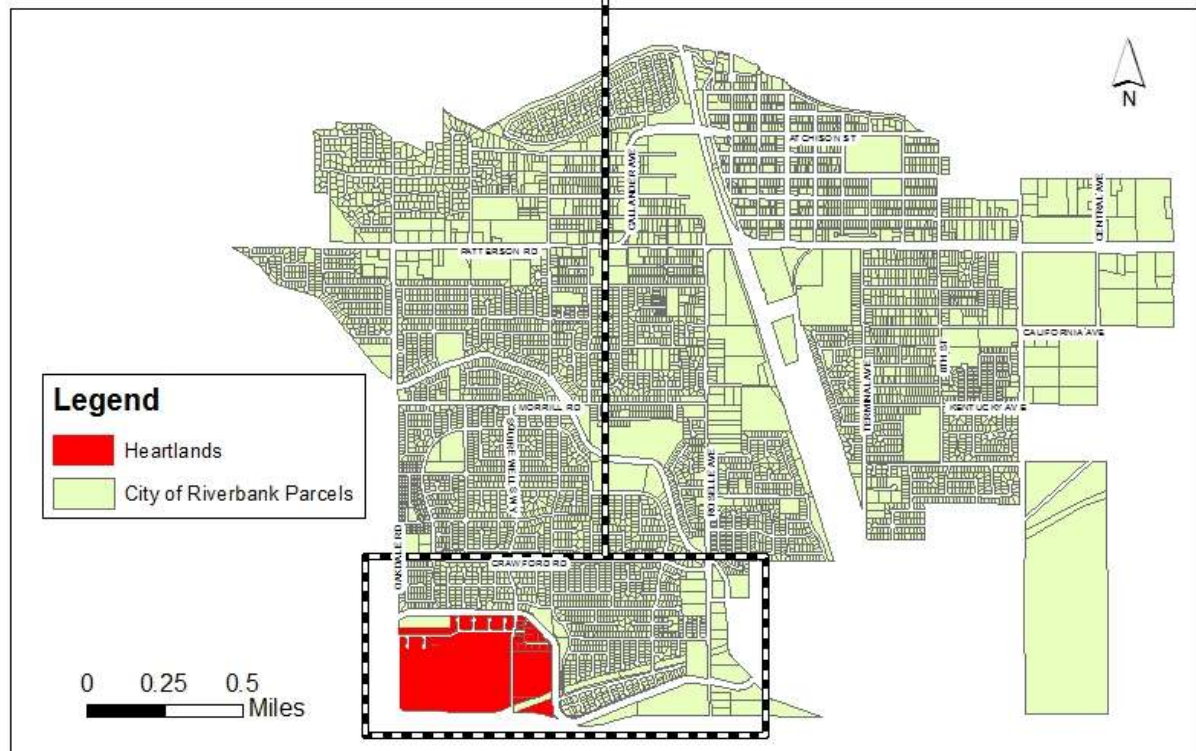
PART IV - DISTRICT DIAGRAMS

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

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



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



PART V – 2023/2024 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	\$99.54
075-093-025-000	2.11	583.40
075-093-030-000	10.96	3,030.44
075-093-031-000	10.00	2,765.00
075-093-034-000	1.81	500.46
075-093-035-000	0.90	248.84
075-093-036-000	1.08	298.62
075-093-037-000	0.73	201.84
075-093-038-000	1.35	373.26
075-093-039-000	1.14	315.20
075-093-040-000	0.95	262.66
075-093-041-000	6.57	1,816.60
075-093-043-000	1.45	400.92
075-093-047-000	0.84	232.26
075-093-049-000	1.28	353.92
075-093-051-000	6.21	1,717.06
075-093-052-000	4.68	1,294.02
075-093-053-000	1.63	450.68
075-093-054-000	1.43	395.38
075-093-058-000	1.43	395.38
075-093-061-000	2.00	553.00
075-093-062-000	1.21	334.56
075-093-063-000	1.13	312.44
075-096-001-000	0.15	41.46
075-096-002-000	0.15	41.46
075-096-003-000	0.15	41.46
075-096-004-000	0.15	41.46
075-096-005-000	0.15	41.46
075-096-006-000	0.15	41.46
075-096-007-000	0.15	41.46
075-096-008-000	0.15	41.46
075-096-009-000	0.15	41.46
075-096-010-000	0.15	41.46
075-096-011-000	0.15	41.46
075-096-012-000	0.15	41.46
075-096-013-000	0.15	41.46
075-096-014-000	0.15	41.46
075-096-015-000	0.15	41.46
075-096-016-000	0.15	41.46
075-096-017-000	0.15	41.46
075-096-018-000	0.15	41.46
075-096-019-000	0.15	41.46
075-096-020-000	0.15	41.46
075-096-021-000	0.15	41.46
075-096-022-000	0.15	41.46
075-096-023-000	0.15	41.46
075-096-024-000	0.15	41.46
075-096-025-000	0.15	41.46
075-096-026-000	0.15	41.46
075-096-027-000	0.15	41.46
075-096-028-000	0.15	41.46
075-096-029-000	0.15	41.46

APN	EBU	Charge
075-096-030-000	0.15	41.46
075-096-031-000	0.15	41.46
075-096-032-000	0.15	41.46
075-096-033-000	0.15	41.46
075-096-034-000	0.15	41.46
075-096-035-000	0.15	41.46
075-096-036-000	0.15	41.46
075-096-037-000	0.15	41.46
075-096-038-000	0.15	41.46
075-096-039-000	0.15	41.46
075-096-040-000	0.15	41.46
075-096-041-000	0.15	41.46
075-096-042-000	0.15	41.46
075-096-043-000	0.15	41.46
075-096-044-000	0.15	41.46
075-096-045-000	0.15	41.46
075-096-046-000	0.15	41.46
075-096-047-000	0.15	41.46
075-096-048-000	0.15	41.46
075-096-049-000	0.15	41.46
075-096-050-000	0.15	41.46
075-096-051-000	0.15	41.46
075-096-052-000	0.15	41.46
075-096-053-000	0.15	41.46
075-096-054-000	0.15	41.46
075-097-001-000	0.15	41.46
075-097-002-000	0.15	41.46
075-097-003-000	0.15	41.46
075-097-004-000	0.15	41.46
075-097-005-000	0.15	41.46
075-097-006-000	0.15	41.46
075-097-007-000	0.15	41.46
075-097-008-000	0.15	41.46
075-097-009-000	0.15	41.46
075-097-010-000	0.15	41.46
075-097-011-000	0.15	41.46
075-097-012-000	0.15	41.46
075-097-013-000	0.15	41.46
075-097-014-000	0.15	41.46
075-097-015-000	0.15	41.46
075-097-016-000	0.15	41.46
075-097-017-000	0.15	41.46
075-097-018-000	0.15	41.46
075-097-019-000	0.15	41.46
075-097-020-000	0.15	41.46
075-097-021-000	0.15	41.46
075-097-022-000	0.15	41.46
075-097-023-000	0.15	41.46
075-097-024-000	0.15	41.46
075-097-025-000	0.15	41.46
075-097-026-000	0.15	41.46
075-097-027-000	0.15	41.46
075-097-028-000	0.15	41.46
075-097-029-000	0.15	41.46
075-097-030-000	0.15	41.46

APN	EBU	Charge
075-097-031-000	0.15	41.46
075-097-032-000	0.15	41.46
075-097-033-000	0.15	41.46
075-097-034-000	0.15	41.46
075-097-035-000	0.15	41.46
075-097-036-000	0.15	41.46
075-097-037-000	0.15	41.46
075-097-038-000	0.15	41.46
075-097-039-000	0.15	41.46
075-097-040-000	0.15	41.46
075-097-041-000	0.15	41.46
075-097-042-000	0.15	41.46
075-098-001-000	0.15	41.46
075-098-002-000	0.15	41.46
075-098-003-000	0.15	41.46
075-098-004-000	0.15	41.46
075-098-005-000	0.15	41.46
075-098-006-000	0.15	41.46
075-098-007-000	0.15	41.46
075-098-008-000	0.15	41.46
075-098-009-000	0.15	41.46
075-098-010-000	0.15	41.46
075-098-011-000	0.15	41.46
075-098-012-000	0.15	41.46
075-098-013-000	0.15	41.46
075-098-014-000	0.15	41.46
075-098-015-000	0.15	41.46
075-098-016-000	0.15	41.46
075-098-017-000	0.15	41.46
075-098-018-000	0.15	41.46
075-098-019-000	0.15	41.46
075-098-020-000	0.15	41.46
075-098-021-000	0.15	41.46
075-098-022-000	0.15	41.46
075-098-023-000	0.15	41.46
075-098-024-000	0.15	41.46
075-098-025-000	0.15	41.46
075-098-026-000	0.15	41.46
075-098-027-000	0.15	41.46
075-098-028-000	0.15	41.46
075-098-029-000	0.15	41.46
075-098-030-000	0.15	41.46
075-098-031-000	0.15	41.46
075-098-032-000	0.15	41.46
075-098-033-000	0.15	41.46
075-098-034-000	0.15	41.46
075-098-035-000	0.15	41.46
075-098-036-000	0.15	41.46
075-098-037-000	0.15	41.46
075-098-038-000	0.15	41.46
075-098-039-000	0.15	41.46
075-098-040-000	0.15	41.46

APN	EBU	Charge
075-098-041-000	0.15	41.46
075-098-042-000	0.15	41.46
075-098-043-000	0.15	41.46
075-098-044-000	0.15	41.46
075-098-045-000	0.15	41.46
075-098-046-000	0.15	41.46
075-098-047-000	0.15	41.46
075-098-048-000	0.15	41.46
075-098-049-000	0.15	41.46
075-098-050-000	0.15	41.46
075-098-051-000	0.15	41.46
075-098-052-000	0.15	41.46
075-098-053-000	0.15	41.46
075-098-054-000	0.15	41.46
075-098-055-000	0.15	41.46
075-098-056-000	0.15	41.46
Total	84.05	\$23,237.40

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6-B

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

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

1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2023/2024

From: Marisela H. Garcia, 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 2023/2024.

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 2023/2024. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 13, 2023.

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 2023/2024.

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 2023/2024 are as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$69.13	\$72.58	\$3.45

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

ATTACHMENTS

1. Resolution
2. Engineer's Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2023/2024

CITY OF RIVERBANK

RESOLUTION 2023-

**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 2023/2024**

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 2023/2024 (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 2023/2024 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 2023/2024, 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 13, 2023 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 2023/2024.

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 23rd day of May, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for FY 2023/2024



City of Riverbank

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

2023/2024 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 23, 2023

Public Hearing: June 13, 2023

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510



www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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INTRODUCTION

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

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

(hereafter referred to as “District”), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer’s Report (hereafter referred to as “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2023/2024, 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 2023/2024. 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 2023/2024.

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

This Report consists of five (5) parts:

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

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 2023/2024.

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

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

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

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

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

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

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

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

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

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

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

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

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

B. ASSESSMENT METHODOLOGY

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

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the

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

Equivalent Benefit Units

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

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

EBU Application by Land Use:

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

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

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

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

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

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

full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

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

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

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

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

Land Uses and Equivalent Benefit Units

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

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

Parcel Type EBU x Acres or Units = Parcel EBU

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

Total Balance to Levy / Total EBU = Levy per EBU**Levy per EBU x Parcel EBU = Parcel Levy Amount****C. ASSESSMENT RANGE FORMULA**

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), 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 XIII D, 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 2022/2023 was \$215.48 per EBU, the CPI increase for February 2023 is 5.30%. The adjusted Maximum Assessment Rate for Fiscal Year 2023/2024 is \$226.91 per EBU.

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

PART III — DISTRICT BUDGET

Storm Drain District No. 05-01 (Sterling Ridge)	General Benefit	Special Benefit	Total Budget
DIRECT COSTS			
<i>Annual Maintenance</i>			
Inspection & Abatement: Drainage Basins	\$1,265	\$1,335	\$2,600
Landscape Maint: Drainage Basins (incl utilities)	2,627	2,773	5,400
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	\$6,156	\$11,948	\$18,104
Total Annual Direct Costs	\$6,156	\$11,948	\$18,104
ADMINISTRATION COSTS			
City Administration & Overhead	\$0	\$4,500	\$4,500
District Administration	0	2,244	2,244
County Administration Fee	0	97	97
Miscellaneous/Other Admin Fees	0	338	338
Total Annual Administration Costs	\$0	\$7,179	\$7,179
TOTAL DIRECT AND ADMIN COSTS	\$6,156	\$19,127	\$25,283
COLLECTIONS/(CREDITS) APPLIED TO LEVY			
Reserve Collection/(Transfer)	\$0	\$921	\$921
Capital Improvement Fund Collection/(Transfer)	0	0	0
Other Revenues/General Fund (Contributions)	0	0	0
TOTAL ADJUSTMENTS	\$0	\$921	\$921
BALANCE TO LEVY	\$6,156	\$20,048	\$26,204
DISTRICT STATISTICS			
Total Parcels			361
Parcels Levied			361
Total EBU			361.00
Levy per EBU			\$72.59
Maximum Levy per EBU			\$226.91
FUND BALANCE INFORMATION			
Beginning Reserve Fund Balance			\$51,400
Reserve Fund Activity			921
Ending Reserve Fund Balance			\$52,321

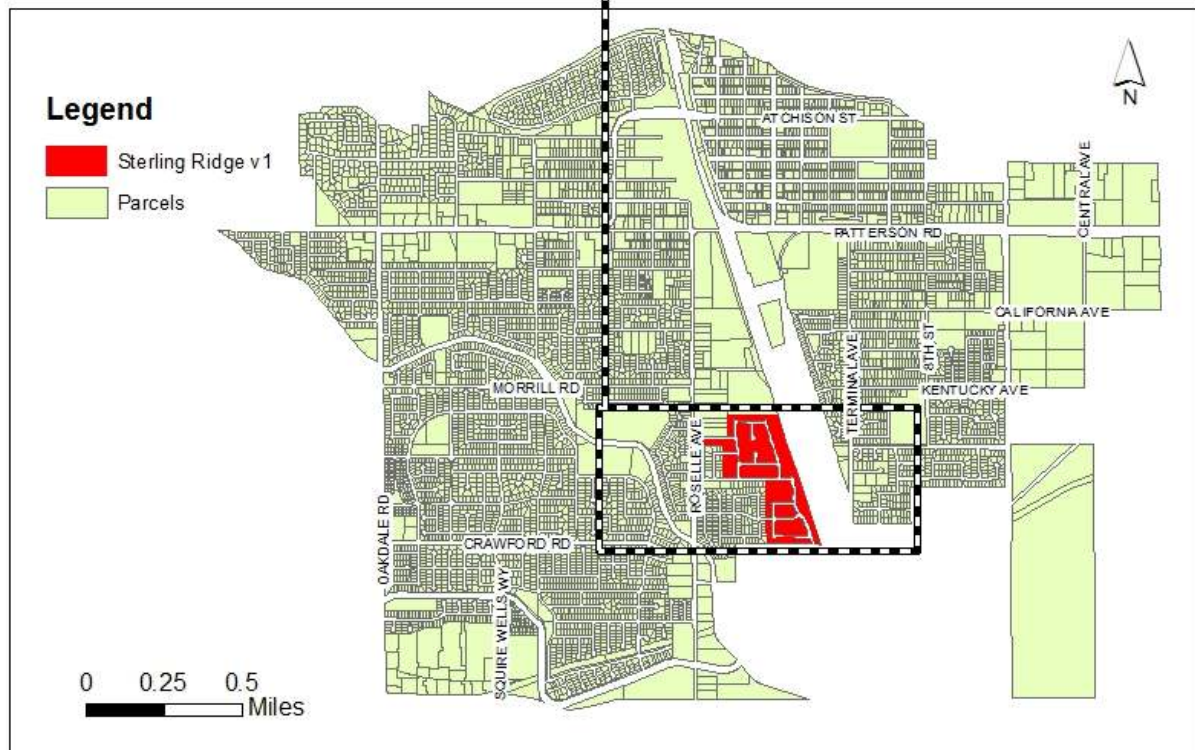
PART IV — DISTRICT BOUNDARY MAPS

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.

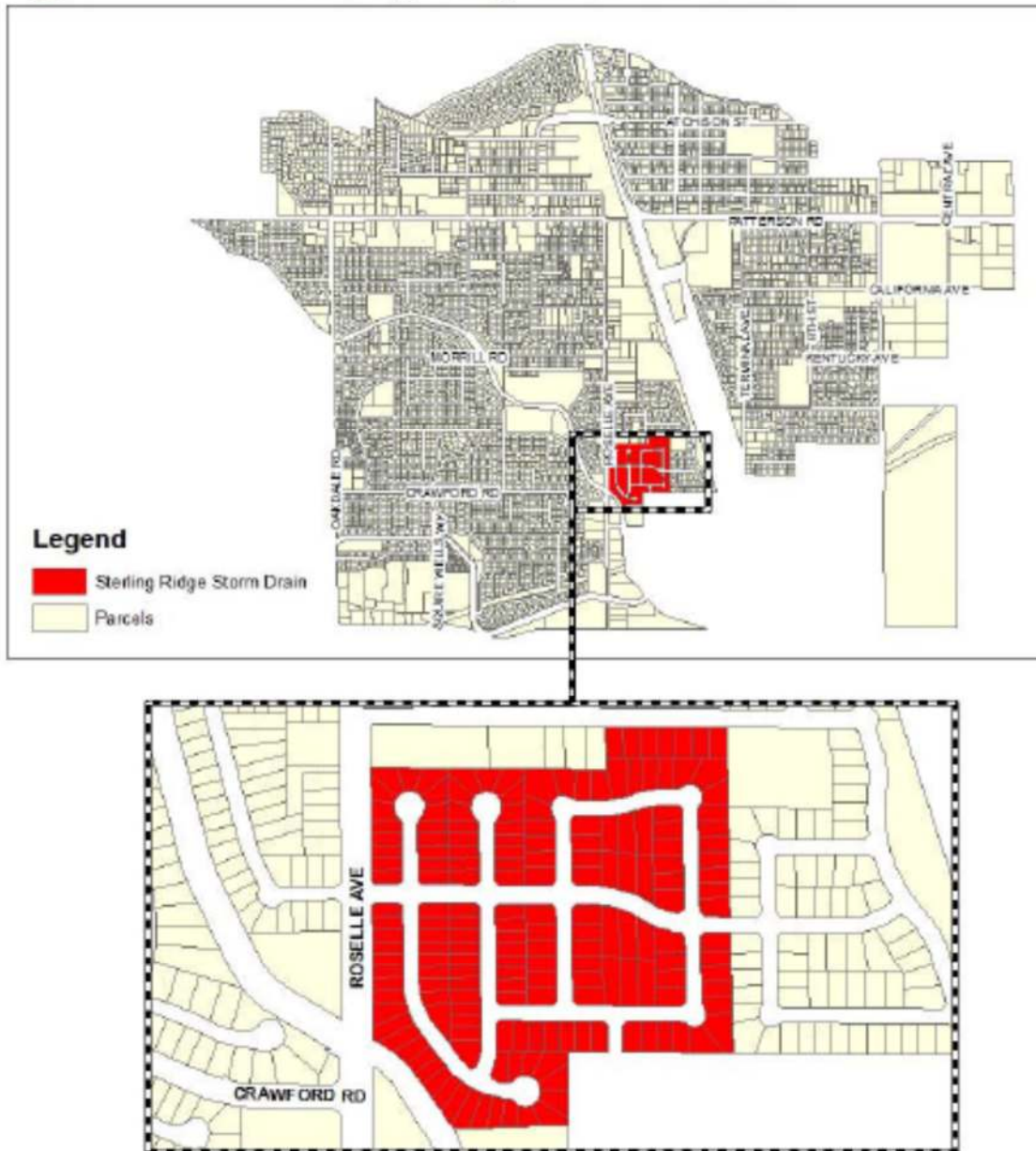


City of Riverbank Sterling Ridge Benefit Assessment District





Riverbank Sterling Ridge Storm Drain



PART V — 2023/2024 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	\$72.58
075-049-002-000	1.0	72.58
075-049-003-000	1.0	72.58
075-049-004-000	1.0	72.58
075-049-005-000	1.0	72.58
075-049-006-000	1.0	72.58
075-049-007-000	1.0	72.58
075-049-008-000	1.0	72.58
075-049-009-000	1.0	72.58
075-049-010-000	1.0	72.58
075-049-011-000	1.0	72.58
075-049-012-000	1.0	72.58
075-049-013-000	1.0	72.58
075-049-014-000	1.0	72.58
075-049-015-000	1.0	72.58
075-049-016-000	1.0	72.58
075-049-017-000	1.0	72.58
075-049-018-000	1.0	72.58
075-049-019-000	1.0	72.58
075-049-020-000	1.0	72.58
075-049-021-000	1.0	72.58
075-049-022-000	1.0	72.58
075-049-023-000	1.0	72.58
075-049-024-000	1.0	72.58
075-049-025-000	1.0	72.58
075-049-026-000	1.0	72.58
075-049-027-000	1.0	72.58
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075-049-029-000	1.0	72.58
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075-049-048-000	1.0	72.58
075-049-049-000	1.0	72.58
075-049-050-000	1.0	72.58

APN	EBU	Charge
075-049-051-000	1.0	72.58
075-049-052-000	1.0	72.58
075-049-053-000	1.0	72.58
075-049-054-000	1.0	72.58
075-049-055-000	1.0	72.58
075-049-056-000	1.0	72.58
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075-088-004-000	1.0	72.58
075-088-005-000	1.0	72.58
075-088-006-000	1.0	72.58
075-088-007-000	1.0	72.58
075-088-008-000	1.0	72.58

APN	EBU	Charge
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075-088-049-000	1.0	72.58
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075-088-051-000	1.0	72.58
075-088-052-000	1.0	72.58
075-088-053-000	1.0	72.58
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075-088-055-000	1.0	72.58
075-088-056-000	1.0	72.58
075-088-057-000	1.0	72.58
075-088-058-000	1.0	72.58

APN	EBU	Charge
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075-088-060-000	1.0	72.58
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APN	EBU	Charge
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075-095-083-000	1.0	72.58
075-095-084-000	1.0	72.58
075-095-085-000	1.0	72.58
075-095-086-000	1.0	72.58
Total	361.0	\$26,201.38

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.7

SECTION 9: CONSENT CALENDAR

Meeting Date: May 23, 2023

Subject: Resolution Authorizing an Amendment to the Agreement between the City of Riverbank and the Riverbank Unified School District for School Resource Officer Services and Authorizing the City Manager to Finalize and Execute said Agreement

From: Marisela H. Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider authorizing an amendment to the School Resource Officer Agreement.

SUMMARY

On January 24, 2023 the City Council adopted Resolution No. 2023-007 which approved an agreement for School Resource Officer Services between the City and the Riverbank Unified School District. Via it's Law Enforcement Contract with the City, Stanislaus County was a third party to the negotiations of the agreement and had recommended a clarification to Section 2.2 that was not incorporated. The amendment to Section 2.2 does not invalidate or affect the enforceability of the original agreement but simply clarifies the language.

ORIGINAL LANGUAGE– Approved 1/24/2023

Section 2.2 The City, through its Law Enforcement Services Agreement with the County, in its sole discretion, shall have the power and authority to hire, discharge, and discipline the SRO. The City, through its Law Enforcement Services Agreement with the County, shall retain control over supervision, wages, and other terms and conditions of employment of the SRO in providing the Services under this Agreement. The Parties acknowledge that the SRO is held to the requirements of the law and County policies and procedures. The City, through its Law Enforcement Service Agreement with the County, shall have the responsibility to evaluate, manage, and supervise the SRO. The School District shall immediately notify the City of any concerns regarding the performance of the assigned officer, including, but not limited to, adherence to the scheduled duty hours and

quality of Services. The City shall indemnify, defend, and hold harmless the School District from and against any and all claims, suits, or causes of action arising out of allegations of unfair or unlawful employment practices brought by the SRO.

PROPOSED LANGUAGE

Section 2.2 The City, through its Law Enforcement Services Agreement with the County, shall retain the same rights, duties, and obligations with regards to the SRO, as all other employees from the Department as agreed to in the Law Enforcement Services Agreement. Nothing in the Agreement will affect or expand the City's rights, duties, and obligations, to those Department employees working under the terms and conditions of the Law Enforcement Agreement. The County, through its Law Enforcement Services Agreement with the City, shall also retain the same rights, duties, and obligations with regard to the SRO. Nothing in the Agreement will affect the employer/employee relationship the County has with those employees working under the terms and conditions of the Law Enforcement Service Agreement.

The City, through its Law Enforcement Services Agreement with the County, shall retain control over supervision, wages, and other terms and conditions of employment of the SRO in providing the Services under this Agreement. The Parties acknowledge that the SRO is held to the requirements of the law and County policies and procedures. The City, through its Law Enforcement Service Agreement with the County, shall have the responsibility to evaluate, manage, and supervise the SRO. The School District shall immediately notify the City of any concerns regarding the performance of the assigned officer, including, but not limited to, adherence to the scheduled duty hours and quality of Services. The City shall indemnify, defend, and hold harmless the School District from and against any and all claims, suits, or causes of action arising out of allegations of unfair or unlawful employment practices brought by the SRO.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan Goal to "Improve Public Safety."

FINANCIAL IMPACT

There is no financial impact associated with this amendment.

ATTACHMENTS

1. Resolution 2023-
2. Proposed Agreement – Redline Version
3. Proposed Agreement – Final Draft

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
APPROVING AN AMENDMENT TO SECTION 2.2 OF THE AGREEMENT BETWEEN
THE CITY OF RIVERBANK AND THE RIVERBANK UNIFIED SCHOOL DISTRICT
FOR SCHOOL RESOURCE OFFICER SERVICES AND AUTHORIZING THE CITY
MANAGER TO FINALIZE AND EXECUTE SAID AGREEMENT**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:

WHEREAS, prior to 2007 the Stanislaus County Sheriff’s Department offered School Resource Officer services to the Riverbank Unified School District; and

WHEREAS, due to budgetary constraints this service was terminated; and

WHEREAS, over the course of the past several years there has been an increase in school mass shootings and incidents that have caused a negative impact on the relationship between students and law enforcement; and

WHEREAS, City staff, Stanislaus County Sheriff’s Department staff, and Riverbank Unified School District staff collaborated on an agreement (“Agreement”) to offer School Resource Officer services to continue to build positive relationships between students and law enforcement; and

WHEREAS, the City Council adopted Resolution No. 2023-007 which approved the Agreement between the City and the Riverbank Unified School District, and

WHEREAS, based on feedback from the Stanislaus County legal counsel an amendment to Section 2.2 was not incorporated into the original Agreement and is now being proposed as an update to the Agreement, and

WHEREAS, the final Agreement including the proposed amendment between all three parties is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the amendment to the Agreement between the City of Riverbank and the Riverbank Unified School District for School Resource Officer Services and authorize the City Manager to finalize and execute said Agreement.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 23rd day of May, 2023; 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:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment(s): *Agreement between the City of Riverbank and the Riverbank Unified School District for School Resource Officer Services*

**AGREEMENT BETWEEN THE CITY OF RIVERBANK AND THE RIVERBANK
UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER SERVICES**

This Agreement (“the Agreement”) is hereby made and entered into this ____ day of _____ 2023, by and between the City of Riverbank, a California municipal corporation (the “City”), and Riverbank Unified School District, a unified school district (the “School District”). The City and School District may be referred to individually as a “Party” or collectively as the “Parties. There are no other parties to this Agreement.

RECITALS

WHEREAS, the City is a local municipal corporation located in the County of Stanislaus, State of California and maintains the Riverbank Police Services Department (the “Department”), with its principal place of business at 6727 3rd Street Riverbank, CA 95367;

WHEREAS, the City and the County of Stanislaus (“County”) are parties to agreement for law enforcement services (“Law Enforcement Services Agreement”) for the term of July 1, 2020, through June 30, 2024, attached hereto as Exhibit A;

WHEREAS, the Law Enforcement Services Agreement provides that the County shall provide law enforcement services to the City by assigning County employees to the Department;

WHEREAS, County employees assigned to the Department are considered County employees and the direction, supervision, standards of performance, and discipline of such employees shall be at the sole discretion of the County;

WHEREAS, the School District is a unified school district located in the County of Stanislaus, State of California and has its administrative offices located at 6715 7th Street, Riverbank, CA, 95367;

WHEREAS, the School District would like to provide increased safety at its public schools by utilizing one Riverbank Police Services Officer as a School Resource Officer (“SRO”);

WHEREAS, the City desires to accommodate the School District’s request for police services and the Department agrees to hire and supervise, in a manner consistent with the terms of the Law Enforcement Services Agreement between the City and County and this Agreement, the SRO who shall be assigned to provide police services to the School District;

WHEREAS, the City and the School District share the following goals and objectives with regard to the assignment of the SRO:

1. To foster educational programs and activities that will increase student’s knowledge of and respect for the law and the function of law enforcement agencies;

2. To encourage the SRO to attend extra-curricular activities held at schools, when possible, such as school-sponsored athletic events and dances;

3. To act swiftly and cooperatively when responding to major disruptions and flagrant criminal offenses at school, such as disorderly conduct by trespassers, the possession and use of weapons on campus, the illegal sale and/or distribution of controlled substances, and riots;

4. To report serious crimes or felonies that occur on campus and to cooperate with the law enforcement officials in their investigation of crimes that occur at school;

5. To cooperate with law enforcement officials in their investigations of criminal offenses which occur off campus; and

6. To encourage the SRO to provide traffic control at schools when deemed necessary for the safety and protection of students and the public.

WHEREAS, the School District and the City desire to set forth the specific terms and conditions of the services to be performed and provided by said SRO at the School District in this Agreement for SRO services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND UNDERSTANDINGS HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

AGREEMENT

1.0 Term of Agreement – The term of this agreement is one year commencing on _____ and ending on June 30, 2024 (the “Term”). The Agreement shall be renewed and extended for successive one-year terms unless thirty (30) days’ advanced notice termination is given by either party, in writing, pursuant to section 11.1 below. In the event of a notice of termination, the School District shall compensate the City for services rendered up to the date of termination.

2.0 Employment and Assignment of School Resource Officer – The City agrees to retain one (1) SRO during the Term of this Agreement to work at the School District. The SRO shall be an employee of County, subject to the terms of the Law Enforcement Services Agreement, and shall be subject to the administration, supervision, and control of City, except as such administration, supervision, and control is subject to the terms and conditions of this Agreement. The SRO shall perform the services described in and incorporated hereto as **Exhibit B** (the “Services”).

2.1 The City agrees to pay the SRO's salary and employment benefits (subject to partial reimbursement by the School District described in paragraph 3.1 below) in accordance with the applicable salary schedules and employment practices of the City and the Law Enforcement Services Agreement, including but not necessarily limited to: sick leave, vacation leave, retirement compensation, disability salary continuation, workers compensation, unemployment compensation, life insurance, medical, dental, and vision insurance. The SRO

shall be bound by all the policies, rules, and regulations of Riverbank Police Services in force and effect applicable to the SRO's position or thereafter implemented.

2.2 The City, through its Law Enforcement Services Agreement with the County, shall retain the same rights, duties, and obligations with regards to the SRO, as all other employees from the Department as agreed to in the Law Enforcement Services Agreement. Nothing in the Agreement will affect or expand the City's rights, duties, and obligations, to those Department employees working under the terms and conditions of the Law Enforcement Agreement. The County, through its Law Enforcement Services Agreement with the City, shall also retain the same rights, duties, and obligations with regard to the SRO. Nothing in the Agreement will affect the employer/employee relationship the County has with those employees working under the terms and conditions of the Law Enforcement Service Agreement.

The City, through its Law Enforcement Services Agreement with the County, shall retain control over supervision, wages, and other terms and conditions of employment of the SRO in providing the Services under this Agreement. The Parties acknowledge that the SRO is held to the requirements of the law and County policies and procedures. The City, through its Law Enforcement Service Agreement with the County, shall have the responsibility to evaluate, manage, and supervise the SRO. The School District shall immediately notify the City of any concerns regarding the performance of the assigned officer, including, but not limited to, adherence to the scheduled duty hours and quality of Services. The City shall indemnify, defend, and hold harmless the School District from and against any and all claims, suits, or causes of action arising out of allegations of unfair or unlawful employment practices brought by the SRO.

~~The City, through its Law Enforcement Services Agreement with the County, in its sole discretion, shall have the power and authority to hire, discharge, and discipline the SRO. The City, through its Law Enforcement Services Agreement with the County, shall retain control over supervision, wages, and other terms and conditions of employment of the SRO in providing the Services under this Agreement. The Parties acknowledge that the SRO is held to the requirements of the law and County policies and procedures. The City, through its Law Enforcement Service Agreement with the County, shall have the responsibility to evaluate, manage, and supervise the SRO. The School District shall immediately notify the City of any concerns regarding the performance of the assigned officer, including, but not limited to, adherence to the scheduled duty hours and quality of Services. The City shall indemnify, defend, and hold harmless the School District from and against any and all claims, suits, or causes of action arising out of allegations of unfair or unlawful employment practices brought by the SRO.~~

3.0 Consideration and Payment - For and in consideration of the City (through the County) providing the SRO as described herein, the School District hereby agrees to reimburse the City for up to \$130,000 of the cost of the SRO's employment as determined by the City's Finance Director, subject to the approval by the School Board in a sufficient amount of time to determine appropriate funding for said SRO position each fiscal year. Such reimbursement of costs shall include the salary and benefits of the assigned SRO. If the SRO works overtime hours due to a request or emergency of School District, the School District agrees to reimburse those additional overtime costs to the City. However, there shall be no reimbursement payment charged to the School District for any overtime hours worked by the SRO due to a request or emergency of the City.

3.1 Said compensation shall be paid by the School District to the City in twelve monthly installments on or about the first day of each calendar month. The City shall submit an invoice to the School District for cost of services seven (7) days before said invoice is due.

4.0 Duty Hours - The maximum number of hours that the SRO shall be on duty in a work week shall be 40 hours. Any hours worked over this amount are overtime under the Fair Labor Standards Act (“FLSA”) and therefore must be pre-approved by the City. Whenever possible, it is the intent of the Parties that the SRO’s duty hours shall conform to the school day. It is not a material breach of this Agreement if the SRO and/or marked police vehicle is absent from campus.

4.1 During Monday through Friday each week, the SRO shall be on duty at School District’s designated school from 7:30am until 3:30pm unless modified by the mutual agreement between the City and the School District. During that time period, the SRO shall be allowed one hour for a paid, on-duty lunch. This on-duty time totals ~~35~~ 40 hours each week. Work hours may be adjusted by the School District or City as needed.

4.2 It is understood and agreed that time spent by the SRO away from the School District for reasons arising from and/or out of his/her employment as an SRO shall be considered as hours worked under this Agreement, including his/her duties attending court or juvenile proceedings and/or criminal cases.

4.3 In the event of an emergency, the SRO may be ordered by the City to leave his/her school duty station during normal duty hours as described above to perform other services for the City. The time spent performing duties for the City shall not be considered hours worked for the School District under this Agreement. In such an event, the monthly compensation paid by the School District to the City shall be reduced by the number of hours the SRO provided services to the City.

5.0 Chain of Command - As a peace officer who is contracted by and through the County to perform “police services” for the City, the SRO shall follow the chain of command as set forth within the Law Enforcement Services Agreement.

5.1 In the performance of his or her duties, the SRO shall coordinate and communicate with the Director of Student Services. The SRO shall seek permission, advice, and guidance from The Director of Student Services prior to enacting any activity or program within a school. Also, when requested by the School District, the SRO shall attend parent/staff/administrative meetings to solicit support and understanding of the SRO role. The SRO shall make himself/herself available for conference with students, parents, and faculty members in order to assist the School District with problems of a law enforcement or crime prevention nature. In the event an SRO is absent from work, the SRO shall notify both his supervisor at the City as well as the principal (or designee) of the school to which the SRO is assigned that day.

6.0 Supplies and Equipment - The City agrees to provide the SRO with the following equipment:

6.1 Patrol vehicle. The City shall provide, at its own expense, a standard patrol vehicle for the SRO. In addition, the City agrees to:

6.1.1 maintain the vehicles assigned to SRO;

6.1.2 pay for gasoline, oil, replacement tires, and other expenses associated with the operation of the said vehicle; and

6.1.3 purchase and maintain comprehensive general auto liability insurance on the vehicle in an amount not less than the coverage recommended by the Risk Manager for the City.

6.2 Weapons and ammunition. The City agrees to provide the SRO with a standard issued pistol and rounds of ammunition.

6.3 Office Supplies. The School District agrees to provide each SRO with the usual and customary office supplies and forms required in the performance of his or her duties. In addition, the SRO shall be provided a private office in the school where he or she is assigned so that he or she may be accessible to the students. The School District shall also provide the SRO with a computer, printer, and access to a private fax machine, as needed.

7.0 Access to Education Records - School officials shall allow the SRO to inspect and copy any public records maintained by the school including student directory information such as yearbooks. However, law enforcement officials may not inspect and/or copy confidential student education records except in emergency situations, or as necessary to perform his/her duties as set forth in this Agreement.

7.1 The SRO shall be allowed access to necessary student records for which the SRO has a “legitimate educational interest” in order to perform the Services under this Agreement after obtaining the permission of the School District’s Superintendent or designee. If some information in a student’s cumulative record is needed in an emergency to protect the health or safety of the student or other individuals, school officials may disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety, the need of the information to meet the emergency situation, and the extent to which time is of the essence.

7.2 If confidential student record information is needed, but no emergency situation exists, the information may be released only upon the issuance of a search warrant or subpoena to produce the records.

7.3 The School District remains in direct control of the use, maintenance, and disclosure of student records in accordance with Education Code section 49076 and other applicable provisions of law.

8.0 Insurance - The School District, at its sole cost and expense, shall obtain and maintain, in full force and effect during the term of this Agreement, the insurance coverage described in Exhibit C. Exhibit C is attached to this Agreement and incorporated herein as though fully set forth.. The School District shall obtain a policy endorsement naming City as an additional insured under any general liability policy or policies.

8.1 City, at its sole cost and expense, shall obtain and maintain, in full force and effect during the term of this Agreement, the insurance coverage described in Exhibit C. Exhibit C is attached to this Agreement and incorporated herein as though fully set forth. City and its contractors, if any, shall obtain a policy endorsement naming School District as an additional insured under any liability policy or policies.

8.2 All insurance coverage required hereunder shall be provided through carriers with AM Best's Key Rating Guide ratings of A-VII or higher which are licensed or authorized to transact insurance business in the State of California. Any and all contractors of City retained to perform Services under this Agreement will obtain and maintain, in full force and effect during the term of this Agreement, identical insurance coverage, naming City as an additional insured under such policies as required above.

8.3 Certificates evidencing such insurance shall be filed with City concurrently with the execution of this Agreement. The certificates will be subject to the approval of City's attorney and will contain an endorsement stating that the insurance is primary coverage and will not be canceled, or materially reduced in coverage or limits, by the insurer except after filing with the City attorney thirty (30) days prior written notice of the cancellation or modification (except for non-payment of premium, in which case ten (10) days notice is required).

8.4 If the insurer cancels or modifies the insurance and provides less than thirty (30) days notice to School District, it shall provide the City Manager written notice of the cancellation or modification within two (2) business days of the School District's receipt of such notice. School District shall be responsible for ensuring that current certificates evidencing the insurance are provided to City Manager during the entire term of this Agreement.

8.5 The procuring of such required policy or policies of insurance will not be construed to limit the School District's liability hereunder nor to fulfill the indemnification provisions of this Agreement. Notwithstanding the policy or policies of insurance, the School District will be obligated for the full and total amount of any damage, injury, or loss caused by or directly arising as a result of the Services performed under this Agreement, including such damage, injury, or loss arising after the Agreement is terminated or the term has expired.

9.0 Indemnification - The School District agrees to indemnify, defend, and hold harmless the City, its officers, officials, employees, and volunteers (collectively, "City's Agents") from and against any and all liabilities, claims, damages, costs, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees, and prevailing party fees and costs) of every nature arising out of or in connection with the assigned

officer's performance of work or his or her failure to comply with any of its obligations contained in the Agreement, except such loss or damage which was caused by the active negligence by the City (County), or the gross or willful misconduct of the assigned officer. This section shall survive the termination of this Agreement.

9.1 The City agrees to indemnify, defend, and hold harmless the School District and its officers, officials, employees, and volunteers from and against any and all liabilities, claims, damages, costs, expenses, awards, fines, judgements, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees, and prevailing party fees and costs) of every nature arising out of the active any negligence or willful act or omission of the City or the City's Agents. This section shall survive the termination of this Agreement.

9.2 If the School District rejects a tender of defense by the City and/or the assigned officer under this Agreement, and it is later determined that the City and/or the officer breached no duty of care and/or was immune from liability, the School District shall reimburse the City and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the City and/or officer settles a liability claim, with or without participation by the School District.

9.2 The Parties acknowledge and agree that it is not the intent of the Agreement to create a duty of care by the City or the SRO that they would not otherwise owe in the absence of this Agreement. This Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter, or a duty to intervene) by the City or the SRO and the absence of the SRO or the SRO's patrol vehicle is not a material breach of this Agreement. The Parties further acknowledge and agree that by entering into this Agreement neither the City nor the SRO intends to waive any immunities to which they would be entitled in the absence of the Agreement.

9.3 It is the intention of the Parties that, where fault is determined to have been contributory, principles of comparative fault will be followed, and each Party shall bear the proportionate cost of any damage attributable to the fault of that Party, its officers, directors, agents, employees, and volunteers.

9.4 Each Party shall notify the other Party within ten (10) days of any claims or legal actions with respect to any of the matters described in this indemnification section.

10.0 Termination or Suspension of Agreement or Services - The Parties understand that staffing and/or operational demands may require the City to withdraw the SRO for other duties and agree that the City may do so at its discretion at any time. If the City withdraws pursuant to this section, it will notify the School District as soon as practical and will not seek reimbursement for hours worked by the SRO for the City.

10.1 In addition to the City's right to withdraw the services of the SRO at any time, either Party may suspend the performance of the Services, in whole or in part, or terminate this Agreement, with or without cause, by giving thirty (30) days prior written notice thereof to the

other Party. Upon receipt of such notice, the City will discontinue its performance of the Services after 30 days, or earlier, if mutually agreed to by the parties.

10.2 No payment, partial payment, acceptance, or partial acceptance by the City will operate as a waiver on the part of the City of any of its rights under this Agreement.

11.0 Assignment - This Agreement, and the duties and obligations to be performed under this Agreement, shall not be assigned without the prior written consent of the City or the School District. In the event of an assignment by either Party, the assignee shall agree in writing to personally assume, perform, and be bound by all covenants, obligations, and agreements contained in this Agreement.

12.0 Notices - Any notices, requests, demands, or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally to the Party to whom notice is to be given, or on the fifth (5th) day of mailing if mailed to the Party to whom the notice is to be given, by first-class mail, registered or certified, postage prepaid, or on the date after dispatching by Federal Express or another overnight delivery service, and properly addressed as follows:

DISTRICT: Riverbank Unified School District
6715 7th Street
Riverbank, CA 95367
ATTN: Christine Facella, Superintendent

CITY: City of Riverbank
6617 3rd Street
Riverbank, CA 95367
ATTN: Marisela Garcia, City Manager

With courtesy copies to: White Brenner, LLP
1414 K Street, 3rd Floor
Sacramento, California 95814
ATTN: Douglas L. White

13.0 Entire Agreement - This Agreement contains the entire agreement between the Parties and supersedes all prior understandings between the Parties with respect to the subject matter of this Agreement. There are no promises, terms, conditions, or obligations, oral or written, between the Parties relating to the subject matter of this Agreement that are not fully expressed in this Agreement. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations under this Agreement be waived, except by written instrument signed by the Parties.

14.0 Costs and Attorney's Fees - The prevailing Party in any action brought to enforce the terms and conditions of this Agreement, or arising out of the performance of this Agreement, may

recover its reasonable costs (including claims administration) and attorney's fees expended in connection with such action.

15.0 Modification - No alteration, modification, or termination of this Agreement shall be valid unless made in writing and executed by all of the Parties to this Agreement.

16.0 Waiver - The waiver by any Party to this Agreement of a breach of any provision hereof, shall be in writing and shall not operate or be construed as a waiver of any other or subsequent breach hereof unless specifically stated in writing.

17.0 Binding on Successors and Assigns - This Agreement shall insure to the benefit of and be binding upon the Parties and their successors.

18.0 Severability - Should any term or provision of this Agreement be determined to be illegal or in conflict with any law of the State of California, the validity of the remaining portions or provisions shall not be affected thereby. Each term or provision of this Agreement shall be valid and enforced as written to the fullest extent permitted by law.

19.0 California Law -The Agreement shall be construed in accordance with and governed by the laws and decisions of the State of California. Venue for all legal proceedings shall be in the Superior Court of California, County of Stanislaus.

20.0 Counterparts - This Agreement may be executed in two (2) or more counterparts, each of which shall constitute an original, and all of which shall be deemed a single agreement.

21.0 Headings Not Controlling - Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

22.0 Effective Date of this Agreement - This Agreement shall become effective once executed by both the City and School District ("Effective Date").

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have caused this SRO Agreement to be executed the day and year first written above.

City of Riverbank, a municipal corporation of the State of California

By: _____
Marisela H. Garcia, City Manager
Date signed: _____

Approved as to Form and Content:

By: _____
Douglas L. White, Deputy City Attorney

Riverbank Unified School District, a unified school district

By: _____
Christine Facella, Superintendent
Date Signed: _____

Riverbank Police Services

IN WITNESS WHEREOF, the County of Stanislaus hereby acknowledges this SRO Agreement between the City of Riverbank and the Riverbank Unified School District.

County of Stanislaus

By: _____
Jeff Dirkse, Sheriff-Coroner
Date Signed: _____

APPROVED AS TO FORM:

Thomas E. Boze, County Counsel

By: _____

Robert J. Taro
Assistant County Counsel
Date Signed: _____

EXHIBIT A
LAW ENFORCEMENT SERVICES AGREEMENT

EXHIBIT B
SCOPE OF SERVICES

The School Resource Officer shall work:

- To protect lives and property for the citizens and public school students of the City;
- To enforce federal, state, and local criminal laws and ordinances, and to assist school officials with the enforcement of Board of Education Policies and Administrative Regulations regarding student conduct;
- To investigate criminal activity committed on or adjacent to school property;
- To counsel public school students in special situations, such as students suspected of engaging in criminal misconduct, when requested by the principal or the principal's designee, or by the parents of a student;
- To answer questions and conduct classroom presentations for students in the law related education field;
- To assist other law enforcement officers with outside investigations concerning students attending the school(s) to which the SRO is assigned;
- To provide security for special school events or after-hours functions, such as PTA meetings, football games, and school dances, at the request of the principal or his or her designee;
- To provide traffic control during the arrival and departure of students on an as needed basis (need may be based upon law enforcement's determination of actual need);
- To assist the School District in making the grounds and adjacent grounds safe from criminal activity;
- To assist the School District in resolving truancy issues;
- To assist the School District in complying with legal reporting requirements, including completing the Monthly Report on the Detention of Minors form for the California Board of State and Community Corrections and completing the Annual Survey of Law Enforcement Facilities;
- To develop expertise in presenting various subjects to the students, staff, parents, and community. Such subjects shall include, but not be limited to: a basic understanding of the law; the role of the police officer and laws related to tobacco, alcohol, and drug issues; evidence diffusion; violence prevention; and group safety issues related to the community;
- To encourage individual and small group discussions with students, based upon material presented in class, to further establish rapport with students;
- To assist the School District in developing plans and strategies to prevent and/or minimize dangerous situations that may result in student unrest;

- To take law enforcement action as required. (As soon as practical, the SRO shall make the principal or his or her designee aware of such action.); and
- To maintain detailed and accurate records related to the SRO program. These records may include the number of classroom visits, home visits, parent contacts, formal student meetings, and school related investigations.
- The SRO shall not act as a school disciplinarian, as disciplining students is a School District responsibility. However, if the principal at the school to which the SRO is assigned believes an incident is a violation of the law, the principal may contact the SRO, and the SRO shall then determine whether law enforcement action is appropriate.

EXHIBIT C

INSURANCE REQUIREMENTS

RIVERBANK UNIFIED SCHOOL DISTRICT (District), AT THEIR SOLE EXPENSE, SHALL FOR THE TERM OF THE CONTRACT OBTAIN AND MAINTAIN INSURANCE IN THE AMOUNTS FOR THE COVERAGE SPECIFIED BELOW, **AFFORDED BY COMPANIES WITH AM BEST'S KEY RATING OF A-VII, OR HIGHER, LICENSED OR AUTHORIZED TO TRANSACT INSURANCE BUSINESS IN THE STATE OF CALIFORNIA.**

AWARD IS CONTINGENT ON COMPLIANCE WITH CITY'S INSURANCE REQUIREMENTS, AS SPECIFIED, BELOW

TYPE OF COVERAGE	MINIMUM TYPE	MINIMUM LIMITS	
		EACH OCCURRENCE	AGGREGATE
WORKER’S COMPENSATION EMPLOYER’S LIABILITY		STATUTORY \$1,000,000	
COMMERCIAL GENERAL LIABILITY, INCLUDING PERSONAL INJURY, BROAD FORM PROPERTY DAMAGE, AND SEXUAL ABUSE/ASSAULT AND MOLESTATION	Coverage must be at least as broad as ISO CG 00 01 and must include property damage, bodily injury and personal injury coverage.	\$5,000,000	\$10,000,000
AUTOMOBILE LIABILITY, INCLUDING ALL OWNED, HIRED, NON-OWNED	District shall provide auto liability coverage for owned, non---owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than \$5,000,000 per accident.	\$5,000,000	\$10,000,000
PROFESSIONAL LIABILITY, INCLUDING, ERRORS AND OMISSIONS, MALPRACTICE (WHEN APPLICABLE), AND NEGLIGENT PERFORMANCE	ALL DAMAGES	\$1,000,000	
EMPLOYMENT PRACTICES LIABILITY, INCLUDING COVERAGE FOR THIRD-PARTY CLAIMS	Include coverage for any claim brought against the City by or on behalf of any third party claiming actual or alleged discrimination, sexual harassment or violation of third party’s civil rights.	\$1,000,000	
DISTRICT, AT ITS SOLE COST AND EXPENSE, SHALL OBTAIN AND MAINTAIN, IN FULL FORCE AND EFFECT THROUGHOUT THE ENTIRE TERM OF ANY RESULTANT AGREEMENT, THE INSURANCE COVERAGE HEREIN DESCRIBED, INSURING NOT ONLY CONTRACTOR AND ITS SUBCONSULTANTS, IF ANY, BUT ALSO, WITH THE EXCEPTION OF WORKERS’ COMPENSATION, EMPLOYER’S LIABILITY AND PROFESSIONAL INSURANCE, NAMING AS ADDITIONAL INSURED S CITY (COUNTY), ITS COUNCIL MEMBERS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS.			

- I. INSURANCE COVERAGE MUST INCLUDE:
 - A. A PROVISION FOR A WRITTEN THIRTY DAY ADVANCE NOTICE (TEN DAYS NOTICE FOR CANCELLATION DUE TO NON-PAYMENT OF PREMIUM) TO CITY OR COUNTY CHANGE IN COVERAGE OR OF COVERAGE CANCELLATION; AND
 - B. A CONTRACTUAL LIABILITY ENDORSEMENT PROVIDING INSURANCE COVERAGE FOR CONTRACTOR'S AGREEMENT TO INDEMNIFY CITY OR COUNTY
 - C. DEDUCTIBLE AND/OR SELF-INSURANCE RETENTION AMOUNTS IN EXCESS OF \$250,000 REQUIRE CITY'S (COUNTY) PRIOR APPROVAL.
- II. DISTRICT MUST SUBMIT CERTIFICATES(S) OF INSURANCE EVIDENCING REQUIRED COVERAGE.
- III. ENDORSEMENT PROVISIONS, WITH RESPECT TO THE INSURANCE AFFORDED TO "ADDITIONAL INSURED"
 - A. PRIMARY COVERAGE: WITH RESPECT TO CLAIMS ARISING OUT OF THE OPERATIONS OF THE NAMED INSURED, INSURANCE AS AFFORDED BY THIS POLICY IS PRIMARY AND IS NOT ADDITIONAL TO OR CONTRIBUTING WITH ANY OTHER INSURANCE CARRIED BY OR FOR THE BENEFIT OF THE ADDITIONAL INSURED.
 - B. CROSS LIABILITY: THE NAMING OF MORE THAN ONE PERSON, FIRM, OR CORPORATION AS INSURED UNDER THE POLICY SHALL NOT, FOR THAT REASON ALONE, EXTINGUISH ANY RIGHTS OF THE INSURED AGAINST ANOTHER, BUT THIS ENDORSEMENT, AND THE NAMING OF MULTIPLE INSURED, SHALL NOT INCREASE THE TOTAL LIABILITY OF THE COMPANY UNDER THIS POLICY.

**AGREEMENT BETWEEN THE CITY OF RIVERBANK AND THE RIVERBANK
UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER SERVICES**

This Agreement (“the Agreement”) is hereby made and entered into this ____ day of _____ 2023, by and between the City of Riverbank, a California municipal corporation (the “City”), and Riverbank Unified School District, a unified school district (the “School District”). The City and School District may be referred to individually as a “Party” or collectively as the “Parties. There are no other parties to this Agreement.

RECITALS

WHEREAS, the City is a local municipal corporation located in the County of Stanislaus, State of California and maintains the Riverbank Police Services Department (the “Department”), with its principal place of business at 6727 3rd Street Riverbank, CA 95367;

WHEREAS, the City and the County of Stanislaus (“County”) are parties to agreement for law enforcement services (“Law Enforcement Services Agreement”) for the term of July 1, 2020, through June 30, 2024, attached hereto as Exhibit A;

WHEREAS, the Law Enforcement Services Agreement provides that the County shall provide law enforcement services to the City by assigning County employees to the Department;

WHEREAS, County employees assigned to the Department are considered County employees and the direction, supervision, standards of performance, and discipline of such employees shall be at the sole discretion of the County;

WHEREAS, the School District is a unified school district located in the County of Stanislaus, State of California and has its administrative offices located at 6715 7th Street, Riverbank, CA, 95367;

WHEREAS, the School District would like to provide increased safety at its public schools by utilizing one Riverbank Police Services Officer as a School Resource Officer (“SRO”);

WHEREAS, the City desires to accommodate the School District’s request for police services and the Department agrees to hire and supervise, in a manner consistent with the terms of the Law Enforcement Services Agreement between the City and County and this Agreement, the SRO who shall be assigned to provide police services to the School District;

WHEREAS, the City and the School District share the following goals and objectives with regard to the assignment of the SRO:

1. To foster educational programs and activities that will increase student’s knowledge of and respect for the law and the function of law enforcement agencies;

2. To encourage the SRO to attend extra-curricular activities held at schools, when possible, such as school-sponsored athletic events and dances;

3. To act swiftly and cooperatively when responding to major disruptions and flagrant criminal offenses at school, such as disorderly conduct by trespassers, the possession and use of weapons on campus, the illegal sale and/or distribution of controlled substances, and riots;

4. To report serious crimes or felonies that occur on campus and to cooperate with the law enforcement officials in their investigation of crimes that occur at school;

5. To cooperate with law enforcement officials in their investigations of criminal offenses which occur off campus; and

6. To encourage the SRO to provide traffic control at schools when deemed necessary for the safety and protection of students and the public.

WHEREAS, the School District and the City desire to set forth the specific terms and conditions of the services to be performed and provided by said SRO at the School District in this Agreement for SRO services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND UNDERSTANDINGS HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

AGREEMENT

1.0 Term of Agreement – The term of this agreement is one year commencing on _____ and ending on June 30, 2024 (the “Term”). The Agreement shall be renewed and extended for successive one-year terms unless thirty (30) days’ advanced notice termination is given by either party, in writing, pursuant to section 11.1 below. In the event of a notice of termination, the School District shall compensate the City for services rendered up to the date of termination.

2.0 Employment and Assignment of School Resource Officer – The City agrees to retain one (1) SRO during the Term of this Agreement to work at the School District. The SRO shall be an employee of County, subject to the terms of the Law Enforcement Services Agreement, and shall be subject to the administration, supervision, and control of City, except as such administration, supervision, and control is subject to the terms and conditions of this Agreement. The SRO shall perform the services described in and incorporated hereto as **Exhibit B** (the “Services”).

2.1 The City agrees to pay the SRO's salary and employment benefits (subject to partial reimbursement by the School District described in paragraph 3.1 below) in accordance with the applicable salary schedules and employment practices of the City and the Law Enforcement Services Agreement, including but not necessarily limited to: sick leave, vacation leave, retirement compensation, disability salary continuation, workers compensation, unemployment compensation, life insurance, medical, dental, and vision insurance. The SRO

shall be bound by all the policies, rules, and regulations of Riverbank Police Services in force and effect applicable to the SRO's position or thereafter implemented.

2.2 The City, through its Law Enforcement Services Agreement with the County, shall retain the same rights, duties, and obligations with regards to the SRO, as all other employees from the Department as agreed to in the Law Enforcement Services Agreement. Nothing in the Agreement will affect or expand the City's rights, duties, and obligations, to those Department employees working under the terms and conditions of the Law Enforcement Agreement. The County, through its Law Enforcement Services Agreement with the City, shall also retain the same rights, duties, and obligations with regard to the SRO. Nothing in the Agreement will affect the employer/employee relationship the County has with those employees working under the terms and conditions of the Law Enforcement Service Agreement.

The City, through its Law Enforcement Services Agreement with the County, shall retain control over supervision, wages, and other terms and conditions of employment of the SRO in providing the Services under this Agreement. The Parties acknowledge that the SRO is held to the requirements of the law and County policies and procedures. The City, through its Law Enforcement Service Agreement with the County, shall have the responsibility to evaluate, manage, and supervise the SRO. The School District shall immediately notify the City of any concerns regarding the performance of the assigned officer, including, but not limited to, adherence to the scheduled duty hours and quality of Services. The City shall indemnify, defend, and hold harmless the School District from and against any and all claims, suits, or causes of action arising out of allegations of unfair or unlawful employment practices brought by the SRO.

3.0 Consideration and Payment - For and in consideration of the City (through the County) providing the SRO as described herein, the School District hereby agrees to reimburse the City for up to \$130,000 of the cost of the SRO's employment as determined by the City's Finance Director, subject to the approval by the School Board in a sufficient amount of time to determine appropriate funding for said SRO position each fiscal year. Such reimbursement of costs shall include the salary and benefits of the assigned SRO. If the SRO works overtime hours due to a request or emergency of School District, the School District agrees to reimburse those additional overtime costs to the City. However, there shall be no reimbursement payment charged to the School District for any overtime hours worked by the SRO due to a request or emergency of the City.

3.1 Said compensation shall be paid by the School District to the City in twelve monthly installments on or about the first day of each calendar month. The City shall submit an invoice to the School District for cost of services seven (7) days before said invoice is due.

4.0 Duty Hours - The maximum number of hours that the SRO shall be on duty in a work week shall be 40 hours. Any hours worked over this amount are overtime under the Fair Labor Standards Act ("FLSA") and therefore must be pre-approved by the City. Whenever possible, it is the intent of the Parties that the SRO's duty hours shall conform to the school day. It is not a material breach of this Agreement if the SRO and/or marked police vehicle is absent from campus.

4.1 During Monday through Friday each week, the SRO shall be on duty at School District's designated school from 7:30am until 3:30pm unless modified by the mutual agreement between the City and the School District. During that time period, the SRO shall be allowed one hour for a paid, on-duty lunch. This on-duty time totals ~~35~~ 40 hours each week. Work hours may be adjusted by the School District or City as needed.

4.2 It is understood and agreed that time spent by the SRO away from the School District for reasons arising from and/or out of his/her employment as an SRO shall be considered as hours worked under this Agreement, including his/her duties attending court or juvenile proceedings and/or criminal cases.

4.3 In the event of an emergency, the SRO may be ordered by the City to leave his/her school duty station during normal duty hours as described above to perform other services for the City. The time spent performing duties for the City shall not be considered hours worked for the School District under this Agreement. In such an event, the monthly compensation paid by the School District to the City shall be reduced by the number of hours the SRO provided services to the City.

5.0 Chain of Command - As a peace officer who is contracted by and through the County to perform "police services" for the City, the SRO shall follow the chain of command as set forth within the Law Enforcement Services Agreement.

5.1 In the performance of his or her duties, the SRO shall coordinate and communicate with the Director of Student Services. The SRO shall seek permission, advice, and guidance from The Director of Student Services prior to enacting any activity or program within a school. Also, when requested by the School District, the SRO shall attend parent/staff/administrative meetings to solicit support and understanding of the SRO role. The SRO shall make himself/herself available for conference with students, parents, and faculty members in order to assist the School District with problems of a law enforcement or crime prevention nature. In the event an SRO is absent from work, the SRO shall notify both his supervisor at the City as well as the principal (or designee) of the school to which the SRO is assigned that day.

6.0 Supplies and Equipment - The City agrees to provide the SRO with the following equipment:

6.1 Patrol vehicle. The City shall provide, at its own expense, a standard patrol vehicle for the SRO. In addition, the City agrees to:

6.1.1 maintain the vehicles assigned to SRO;

6.1.2 pay for gasoline, oil, replacement tires, and other expenses associated with the operation of the said vehicle; and

6.1.3 purchase and maintain comprehensive general auto liability insurance on the vehicle in an amount not less than the coverage recommended by the Risk Manager for the City.

6.2 Weapons and ammunition. The City agrees to provide the SRO with a standard issued pistol and rounds of ammunition.

6.3 Office Supplies. The School District agrees to provide each SRO with the usual and customary office supplies and forms required in the performance of his or her duties. In addition, the SRO shall be provided a private office in the school where he or she is assigned so that he or she may be accessible to the students. The School District shall also provide the SRO with a computer, printer, and access to a private fax machine, as needed.

7.0 Access to Education Records - School officials shall allow the SRO to inspect and copy any public records maintained by the school including student directory information such as yearbooks. However, law enforcement officials may not inspect and/or copy confidential student education records except in emergency situations, or as necessary to perform his/her duties as set forth in this Agreement.

7.1 The SRO shall be allowed access to necessary student records for which the SRO has a “legitimate educational interest” in order to perform the Services under this Agreement after obtaining the permission of the School District’s Superintendent or designee. If some information in a student’s cumulative record is needed in an emergency to protect the health or safety of the student or other individuals, school officials may disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety, the need of the information to meet the emergency situation, and the extent to which time is of the essence.

7.2 If confidential student record information is needed, but no emergency situation exists, the information may be released only upon the issuance of a search warrant or subpoena to produce the records.

7.3 The School District remains in direct control of the use, maintenance, and disclosure of student records in accordance with Education Code section 49076 and other applicable provisions of law.

8.0 Insurance - The School District, at its sole cost and expense, shall obtain and maintain, in full force and effect during the term of this Agreement, the insurance coverage described in Exhibit C. Exhibit C is attached to this Agreement and incorporated herein as though fully set forth.. The School District shall obtain a policy endorsement naming City as an additional insured under any general liability policy or policies.

8.1 City, at its sole cost and expense, shall obtain and maintain, in full force and effect during the term of this Agreement, the insurance coverage described in Exhibit C. Exhibit C is attached to this Agreement and incorporated herein as though fully set forth. City and its

contractors, if any, shall obtain a policy endorsement naming School District as an additional insured under any liability policy or policies.

8.2 All insurance coverage required hereunder shall be provided through carriers with AM Best's Key Rating Guide ratings of A-VII or higher which are licensed or authorized to transact insurance business in the State of California. Any and all contractors of City retained to perform Services under this Agreement will obtain and maintain, in full force and effect during the term of this Agreement, identical insurance coverage, naming City as an additional insured under such policies as required above.

8.3 Certificates evidencing such insurance shall be filed with City concurrently with the execution of this Agreement. The certificates will be subject to the approval of City's attorney and will contain an endorsement stating that the insurance is primary coverage and will not be canceled, or materially reduced in coverage or limits, by the insurer except after filing with the City attorney thirty (30) days prior written notice of the cancellation or modification (except for non-payment of premium, in which case ten (10) days notice is required).

8.4 If the insurer cancels or modifies the insurance and provides less than thirty (30) days notice to School District, it shall provide the City Manager written notice of the cancellation or modification within two (2) business days of the School District's receipt of such notice. School District shall be responsible for ensuring that current certificates evidencing the insurance are provided to City Manager during the entire term of this Agreement.

8.5 The procuring of such required policy or policies of insurance will not be construed to limit the School District's liability hereunder nor to fulfill the indemnification provisions of this Agreement. Notwithstanding the policy or policies of insurance, the School District will be obligated for the full and total amount of any damage, injury, or loss caused by or directly arising as a result of the Services performed under this Agreement, including such damage, injury, or loss arising after the Agreement is terminated or the term has expired.

9.0 Indemnification - The School District agrees to indemnify, defend, and hold harmless the City, its officers, officials, employees, and volunteers (collectively, "City's Agents") from and against any and all liabilities, claims, damages, costs, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees, and prevailing party fees and costs) of every nature arising out of or in connection with the assigned officer's performance of work or his or her failure to comply with any of its obligations contained in the Agreement, except such loss or damage which was caused by the active negligence by the City (County), or the gross or willful misconduct of the assigned officer. This section shall survive the termination of this Agreement.

9.1 The City agrees to indemnify, defend, and hold harmless the School District and its officers, officials, employees, and volunteers from and against any and all liabilities, claims, damages, costs, expenses, awards, fines, judgments, and expenses of litigation (including, without limitation, costs, attorney fees, expert witness fees, and prevailing party fees and costs)

of every nature arising out of the active any negligence or willful act or omission of the City or the City's Agents. This section shall survive the termination of this Agreement.

9.2 If the School District rejects a tender of defense by the City and/or the assigned officer under this Agreement, and it is later determined that the City and/or the officer breached no duty of care and/or was immune from liability, the School District shall reimburse the City and/or officer for any and all litigation expenses (including, without limitation, costs, attorney fees, expert witness fees and prevailing party fees and cost). A duty of care or immunity determination may be made by a jury or a court, including a declaratory relief determination by a court after the City and/or officer settles a liability claim, with or without participation by the School District.

9.2 The Parties acknowledge and agree that it is not the intent of the Agreement to create a duty of care by the City or the SRO that they would not otherwise owe in the absence of this Agreement. This Agreement does not create an affirmative duty of care (including, without limitation, a duty to protect, a duty to deter, or a duty to intervene) by the City or the SRO and the absence of the SRO or the SRO's patrol vehicle is not a material breach of this Agreement. The Parties further acknowledge and agree that by entering into this Agreement neither the City nor the SRO intends to waive any immunities to which they would be entitled in the absence of the Agreement.

9.3 It is the intention of the Parties that, where fault is determined to have been contributory, principles of comparative fault will be followed, and each Party shall bear the proportionate cost of any damage attributable to the fault of that Party, its officers, directors, agents, employees, and volunteers.

9.4 Each Party shall notify the other Party within ten (10) days of any claims or legal actions with respect to any of the matters described in this indemnification section.

10.0 Termination or Suspension of Agreement or Services - The Parties understand that staffing and/or operational demands may require the City to withdraw the SRO for other duties and agree that the City may do so at its discretion at any time. If the City withdraws pursuant to this section, it will notify the School District as soon as practical and will not seek reimbursement for hours worked by the SRO for the City.

10.1 In addition to the City's right to withdraw the services of the SRO at any time, either Party may suspend the performance of the Services, in whole or in part, or terminate this Agreement, with or without cause, by giving thirty (30) days prior written notice thereof to the other Party. Upon receipt of such notice, the City will discontinue its performance of the Services after 30 days, or earlier, if mutually agreed to by the parties.

10.2 No payment, partial payment, acceptance, or partial acceptance by the City will operate as a waiver on the part of the City of any of its rights under this Agreement.

11.0 Assignment - This Agreement, and the duties and obligations to be performed under this Agreement, shall not be assigned without the prior written consent of the City or the School District. In the event of an assignment by either Party, the assignee shall agree in writing to

personally assume, perform, and be bound by all covenants, obligations, and agreements contained in this Agreement.

12.0 Notices - Any notices, requests, demands, or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally to the Party to whom notice is to be given, or on the fifth (5th) day of mailing if mailed to the Party to whom the notice is to be given, by first-class mail, registered or certified, postage prepaid, or on the date after dispatching by Federal Express or another overnight delivery service, and properly addressed as follows:

DISTRICT: Riverbank Unified School District
6715 7th Street
Riverbank, CA 95367
ATTN: Christine Facella, Superintendent

CITY: City of Riverbank
6617 3rd Street
Riverbank, CA 95367
ATTN: Marisela Garcia, City Manager

With courtesy copies to: White Brenner, LLP
1414 K Street, 3rd Floor
Sacramento, California 95814
ATTN: Douglas L. White

13.0 Entire Agreement - This Agreement contains the entire agreement between the Parties and supersedes all prior understandings between the Parties with respect to the subject matter of this Agreement. There are no promises, terms, conditions, or obligations, oral or written, between the Parties relating to the subject matter of this Agreement that are not fully expressed in this Agreement. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations under this Agreement be waived, except by written instrument signed by the Parties.

14.0 Costs and Attorney's Fees - The prevailing Party in any action brought to enforce the terms and conditions of this Agreement, or arising out of the performance of this Agreement, may recover its reasonable costs (including claims administration) and attorney's fees expended in connection with such action.

15.0 Modification - No alteration, modification, or termination of this Agreement shall be valid unless made in writing and executed by all of the Parties to this Agreement.

16.0 Waiver - The waiver by any Party to this Agreement of a breach of any provision hereof, shall be in writing and shall not operate or be construed as a waiver of any other or subsequent breach hereof unless specifically stated in writing.

17.0 Binding on Successors and Assigns - This Agreement shall insure to the benefit of and be binding upon the Parties and their successors.

18.0 Severability - Should any term or provision of this Agreement be determined to be illegal or in conflict with any law of the State of California, the validity of the remaining portions or provisions shall not be affected thereby. Each term or provision of this Agreement shall be valid and enforced as written to the fullest extent permitted by law.

19.0 California Law -The Agreement shall be construed in accordance with and governed by the laws and decisions of the State of California. Venue for all legal proceedings shall be in the Superior Court of California, County of Stanislaus.

20.0 Counterparts - This Agreement may be executed in two (2) or more counterparts, each of which shall constitute an original, and all of which shall be deemed a single agreement.

21.0 Headings Not Controlling - Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

22.0 Effective Date of this Agreement - This Agreement shall become effective once executed by both the City and School District (“Effective Date”).

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have caused this SRO Agreement to be executed the day and year first written above.

City of Riverbank, a municipal corporation of the State of California

By: _____
Marisela H. Garcia, City Manager
Date signed: _____

Approved as to Form and Content:

By: _____
Douglas L. White, Deputy City Attorney

Riverbank Unified School District, a unified school district

By: _____
Christine Facella, Superintendent
Date Signed: _____

Riverbank Police Services

IN WITNESS WHEREOF, the County of Stanislaus hereby acknowledges this SRO Agreement between the City of Riverbank and the Riverbank Unified School District.

County of Stanislaus

By: _____
Jeff Dirkse, Sheriff-Coroner
Date Signed: _____

APPROVED AS TO FORM:

Thomas E. Boze, County Counsel

By: _____

Robert J. Taro
Assistant County Counsel
Date Signed: _____

EXHIBIT A
LAW ENFORCEMENT SERVICES AGREEMENT

EXHIBIT B
SCOPE OF SERVICES

The School Resource Officer shall work:

- To protect lives and property for the citizens and public school students of the City;
- To enforce federal, state, and local criminal laws and ordinances, and to assist school officials with the enforcement of Board of Education Policies and Administrative Regulations regarding student conduct;
- To investigate criminal activity committed on or adjacent to school property;
- To counsel public school students in special situations, such as students suspected of engaging in criminal misconduct, when requested by the principal or the principal's designee, or by the parents of a student;
- To answer questions and conduct classroom presentations for students in the law related education field;
- To assist other law enforcement officers with outside investigations concerning students attending the school(s) to which the SRO is assigned;
- To provide security for special school events or after-hours functions, such as PTA meetings, football games, and school dances, at the request of the principal or his or her designee;
- To provide traffic control during the arrival and departure of students on an as needed basis (need may be based upon law enforcement's determination of actual need);
- To assist the School District in making the grounds and adjacent grounds safe from criminal activity;
- To assist the School District in resolving truancy issues;
- To assist the School District in complying with legal reporting requirements, including completing the Monthly Report on the Detention of Minors form for the California Board of State and Community Corrections and completing the Annual Survey of Law Enforcement Facilities;
- To develop expertise in presenting various subjects to the students, staff, parents, and community. Such subjects shall include, but not be limited to: a basic understanding of the law; the role of the police officer and laws related to tobacco, alcohol, and drug issues; evidence diffusion; violence prevention; and group safety issues related to the community;
- To encourage individual and small group discussions with students, based upon material presented in class, to further establish rapport with students;
- To assist the School District in developing plans and strategies to prevent and/or minimize dangerous situations that may result in student unrest;

- To take law enforcement action as required. (As soon as practical, the SRO shall make the principal or his or her designee aware of such action.); and
- To maintain detailed and accurate records related to the SRO program. These records may include the number of classroom visits, home visits, parent contacts, formal student meetings, and school related investigations.
- The SRO shall not act as a school disciplinarian, as disciplining students is a School District responsibility. However, if the principal at the school to which the SRO is assigned believes an incident is a violation of the law, the principal may contact the SRO, and the SRO shall then determine whether law enforcement action is appropriate.

EXHIBIT C

INSURANCE REQUIREMENTS

RIVERBANK UNIFIED SCHOOL DISTRICT (District), AT THEIR SOLE EXPENSE, SHALL FOR THE TERM OF THE CONTRACT OBTAIN AND MAINTAIN INSURANCE IN THE AMOUNTS FOR THE COVERAGE SPECIFIED BELOW, **AFFORDED BY COMPANIES WITH AM BEST'S KEY RATING OF A-VII, OR HIGHER, LICENSED OR AUTHORIZED TO TRANSACT INSURANCE BUSINESS IN THE STATE OF CALIFORNIA.**

AWARD IS CONTINGENT ON COMPLIANCE WITH CITY'S INSURANCE REQUIREMENTS, AS SPECIFIED, BELOW

TYPE OF COVERAGE	MINIMUM TYPE	MINIMUM LIMITS	
		EACH OCCURRENCE	AGGREGATE
WORKER’S COMPENSATION EMPLOYER’S LIABILITY		STATUTORY \$1,000,000	
COMMERCIAL GENERAL LIABILITY, INCLUDING PERSONAL INJURY, BROAD FORM PROPERTY DAMAGE, AND SEXUAL ABUSE/ASSAULT AND MOLESTATION	Coverage must be at least as broad as ISO CG 00 01 and must include property damage, bodily injury and personal injury coverage.	\$5,000,000	\$10,000,000
AUTOMOBILE LIABILITY, INCLUDING ALL OWNED, HIRED, NON-OWNED	District shall provide auto liability coverage for owned, non---owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than \$5,000,000 per accident.	\$5,000,000	\$10,000,000
PROFESSIONAL LIABILITY, INCLUDING, ERRORS AND OMISSIONS, MALPRACTICE (WHEN APPLICABLE), AND NEGLIGENT PERFORMANCE	ALL DAMAGES	\$1,000,000	
EMPLOYMENT PRACTICES LIABILITY, INCLUDING COVERAGE FOR THIRD-PARTY CLAIMS	Include coverage for any claim brought against the City by or on behalf of any third party claiming actual or alleged discrimination, sexual harassment or violation of third party’s civil rights.	\$1,000,000	
DISTRICT, AT ITS SOLE COST AND EXPENSE, SHALL OBTAIN AND MAINTAIN, IN FULL FORCE AND EFFECT THROUGHOUT THE ENTIRE TERM OF ANY RESULTANT AGREEMENT, THE INSURANCE COVERAGE HEREIN DESCRIBED, INSURING NOT ONLY CONTRACTOR AND ITS SUBCONSULTANTS, IF ANY, BUT ALSO, WITH THE EXCEPTION OF WORKERS’ COMPENSATION, EMPLOYER’S LIABILITY AND PROFESSIONAL INSURANCE, NAMING AS ADDITIONAL INSURED S CITY (COUNTY), ITS COUNCIL MEMBERS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS.			

- I. INSURANCE COVERAGE MUST INCLUDE:
 - A. A PROVISION FOR A WRITTEN THIRTY DAY ADVANCE NOTICE (TEN DAYS NOTICE FOR CANCELLATION DUE TO NON-PAYMENT OF PREMIUM) TO CITY OR COUNTY CHANGE IN COVERAGE OR OF COVERAGE CANCELLATION; AND
 - B. A CONTRACTUAL LIABILITY ENDORSEMENT PROVIDING INSURANCE COVERAGE FOR CONTRACTOR'S AGREEMENT TO INDEMNIFY CITY OR COUNTY
 - C. DEDUCTIBLE AND/OR SELF-INSURANCE RETENTION AMOUNTS IN EXCESS OF \$250,000 REQUIRE CITY'S (COUNTY) PRIOR APPROVAL.
- II. DISTRICT MUST SUBMIT CERTIFICATES(S) OF INSURANCE EVIDENCING REQUIRED COVERAGE.
- III. ENDORSEMENT PROVISIONS, WITH RESPECT TO THE INSURANCE AFFORDED TO "ADDITIONAL INSURED"
 - A. PRIMARY COVERAGE: WITH RESPECT TO CLAIMS ARISING OUT OF THE OPERATIONS OF THE NAMED INSURED, INSURANCE AS AFFORDED BY THIS POLICY IS PRIMARY AND IS NOT ADDITIONAL TO OR CONTRIBUTING WITH ANY OTHER INSURANCE CARRIED BY OR FOR THE BENEFIT OF THE ADDITIONAL INSURED.
 - B. CROSS LIABILITY: THE NAMING OF MORE THAN ONE PERSON, FIRM, OR CORPORATION AS INSURED UNDER THE POLICY SHALL NOT, FOR THAT REASON ALONE, EXTINGUISH ANY RIGHTS OF THE INSURED AGAINST ANOTHER, BUT THIS ENDORSEMENT, AND THE NAMING OF MULTIPLE INSURED, SHALL NOT INCREASE THE TOTAL LIABILITY OF THE COMPANY UNDER THIS POLICY.