

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, JUNE 13, 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 – Disability Awareness Month, June 2023- It is recommended that the City Council read the Proclamation for Disability Awareness Month – June 2023; and present to Cathy Mendoza, Executive Director of Society for disABILITIES.

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.

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- Item 9.2** **Approval** of the City Council and Local Redevelopment Authority Board Minutes for May 23, 2023.
- Item 9.3** **Acceptance** of the Overlay Project 2022 and Authorization to File a Notice of Completion.
- Item 9.4** **Resolution** to Award Bid for the Riverbank Police Gate & Fence Project to Golden Bay Fence Plus Iron Works, Inc., Authorize Execution of Future Change Orders, and Authorizing a Budget Amendment for an Additional \$94,923.00 from American Rescue Plan Act Funds.
- Item 9.5** **Resolution** to Approve New Engineering Services Contract with Ardurra Group, Inc. and Authorize City Manager to Enter into a Contract with Ardurra Group, Inc. and William F. Kull to Perform General Municipal Engineering Services for the City of Riverbank.
- Item 9.6** **Resolution** of the City Council of the City of Riverbank, California, to Approve a Subdivision Improvement Agreement for The Heritage with SCM Hearthstone, LLC and Authorizing the City Manager to Execute the Agreement.
- Item 9.7** **Resolution** to approve Final Map 04-2022 The Heritage – APN: 062-020-001.
- Item 9.8** **Resolution** to Award Bid for the Third Street Parking Lot Project to Consolidated Engineering, Inc., Authorize Execution of Future Change Orders, and Authorizing a Budget Amendment for an Additional \$256,924 from American Rescue Plan Act Funds.
- Item 9.9** **Resolution** to Award Bid for the Pavement Restoration 2023 Project to Pavement Coatings Co. and Authorize Execution of Future Change Orders.

10. PUBLIC HEARING

Public Hearing Notice(s) were published in the Riverbank News on 05/31/2023 for Items 10.2 through 10.8.

- Item 10.1** **Two Resolutions for Consolidated Landscaping & Lighting District to:**
1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2023/2024 - It is recommended that the City Council adopt the Resolutions corresponding to Consolidated District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2023/2024.
- Item 10.2** **Two Resolutions for Ridgewood Place Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the**

Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2023/2024 - It is recommended that the City Council adopt the Resolutions corresponding to Ridgewood Place District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2023/2024.

Item 10.3 **Two Resolutions for River Cove Landscaping & Lighting District No.1 to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2023/2024** - It is recommended that the City Council adopt the Resolutions corresponding to River Cove District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2023/2024.

Item 10.4 **Two Resolutions for Sierra Vista Estates Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2023/2024** - It is recommended that the City Council adopt the Resolutions corresponding to Sierra Vista Estates District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2023/2024.

Item 10.5 **Two Resolutions for Crossroads Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2023/2024** - It is recommended that the City Council adopt the Resolutions corresponding to Crossroads District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2023/2024.

Item 10.6 **A Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Benefit Assessment District No. 2006-01 (Heartlands) for Fiscal Year 2023/2024** - It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2023/2024.

Item 10.7 **A Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2023/2024** - It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2023/2024.

11. NEW BUSINESS

Item 11.1 **Resolution to Reduce (Credit) and/or Waive the SCM Hearthstone LLC System Development Fees for The Heritage Subdivision-** It is recommended that the City Council consider and approve the Resolution (Attachment 1) reducing (credit) and/or waiving the SCM Hearthstone LLC ("SCM Hearthstone") System Development Fees assessed on the construction of dwelling units in The Heritage subdivision.

Item 11.2 **Fiscal Year 2023-24 Major Fund Budget Workshop** - It is recommended that the City Council receive a presentation on the Fiscal Year 2023-24 Major Fund Proposed Budgets and provide feedback in anticipation of the adoption of the Final Budget on June 27, 2023.

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- 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

* The next regular City Council Meeting will be on June 27th, 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 8th Day of June, 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/85151551253>

Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 851 5155 1253**

- Join by telephone: **1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 851 5155 1253**

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:	June 13, 2023
Subject:	Proclamation – Disability Awareness Month – June 2023
From:	Marisela H. Garcia, City Manager
Submitted by:	Jessica Barragan, Administrative Assistant – Confidential

RECOMMENDATION

It is recommended that the City Council read the Proclamation for Disability Awareness Month – June 2023; and present to Cathy Mendoza, Executive Director of Society for disABILITIES.

SUMMARY

The Society for disABILITIES has been helping enhance the lives of individuals with disabilities living in the Central Valley for over 70 years. The Society is a community resource and referral agency, and operates the largest medical equipment inventory available for loan within Northern California. In addition, it provides a host of recreational programs ranging from bike camps to water skiing, pageants to proms. The Society believes recreational opportunities help to bolster self-confidence and make individuals realize their potential regardless of disabilities. By getting the public to focus on diverse capabilities rather than disabilities, hopefully the stigma and prejudice sometimes experienced in society will lessen. People with varied abilities can be independent, productive, and an integral part of the community in which they live. Disabilities do not discriminate and can affect anyone at any time, regardless of race, age, gender, creed, social status, etc. in fact, within the next year 1 in 8 Californians will experience a disability personally or through a family member. The Society for disABILITIES encourages residents to be cognizant of the needs and capabilities of persons with disabilities.

FINANCIAL IMPACT

There is no financial impact with the report.

ATTACHMENT

1. Proclamation

***CITY OF RIVERBANK******PROCLAMATION******DISABILITY AWARENESS MONTH***

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

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

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

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

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

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

WHEREAS, the Society for disABILITIES will commemorate June 2023 and each June hereafter as *Disability Awareness Month*.

NOW, THEREFORE, LET IT BE PROCLAIMED by the City Council of the City of Riverbank that June 2023 is Disability Awareness Month within the City of Riverbank and we urge all of our citizens to become aware of the needs and capabilities of persons with disabilities.

Richard D. O'Brien, Mayor
June 13, 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. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	June 13, 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:	June 13, 2023
Subject:	Approval of the May 23, 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 23, 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 23, 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 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** - 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:

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 (ABSENT)
Mayor / Chair Richard D. O'Brien

5. AGENDA CHANGES

No 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.*

Councilmember Barber-Martinez, Councilmember Jones Cruz, and Mayor O'Brien declared a conflict with Item 9.5-E: Crossroads Landscape and Lighting Resolutions. Mayor O'Brien stated there would be a lot drawn to choose what councilmember would stay to hear the item presentation and vote.

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.

Mayor O'Brien presented the Proclamation for National Public Works Week to Director of Public Works Bridgewater and the Public Works Team.

Vice Mayor Hernandez joined the Dais at 6:05 P.M.

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.

City Council received a Power Point Presentation from Lynell Fuller, HMIS Administrator on the homeless 2023 Point in Time (PIT) Count Results.

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 stated Public Comment would be limited to 9 minutes, with the remainder of Public Comments being at the end of the meeting.

Mayor O'Brien Opened Public Comment at 6:31P.M.

Jami Aggers, Modesto Resident commented on her request two weeks ago to be place on tonight's agenda, for the purposes of considering our urban limit initiative, that request unfortunately wasn't granted. So, I am here this evening to let you know that we will be moving forward with our Notice of Intent to Circulate a Petition, that will be turned into the City this week. This initiative would give the residents of Riverbank the power to determine where and how growth occurs in the city on its western boundary. For the record, I live within the proposed River Walk Project Area.

Veteran's First CEO, Paige McLaughlin commented on a Flag Retiring Event on June 17th at 11:00 A.M. the fire department will be there. We would like to welcome the city and city employees to attend and their children. We have some boy scouts' troops who will be doing the folding of the flags, that will be burned in the burn barrel. We will have hots dogs, chips and rinks afterwards. Would like to invite everyone and their families to come out. Also, here to introduce myself as the new CEO, as Duke Cooper has stepped down.

Karen Conrotto, Modesto Resident commented in Opposition of River Walk Project.

There being no further public comments, Mayor O'Brien closed the Public Comment period 6:35 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 May 9, 2023.

Item 9.3 **Resolution 2023-043** 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 2023-004** 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
Resolution 2023-044, Resolution 2023-045, Resolution 2023-046

9.5-B: Ridgewood Place Landscaping and Lighting District
Resolution 2023-047, Resolution 2023-048, Resolution 2023-049

9.5-C: River Cove Landscaping and Lighting District
Resolution 2023-050, Resolution 2023-051, Resolution 2023-052

9.5-D: Sierra Vista Estates Landscaping and Lighting District
Resolution 2023-053, Resolution 2023-054, Resolution 2023-055

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)
Resolution 2023-056

9.6-B: Riverbank Storm Drain Maintenance District No.05-01 (Sterling Ridge)
Resolution 2023-057

Item 9.7 **Resolution 2023-058** 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.

Mayor O'Brien opened Public comment at 6:38 P.M.

Evelyn Halbert, Riverbank Resident commented on item 9.4 asking, to clarify what is the definition or considered a "Vacant building"? What will be the cost of funding/running this program? Fees and fines are not assessed, the fees imposed or that are to be collected and where are they going, into what account, does it go the general fund or what fund? It is my understating that if you live in a Homeowners Association or a Specific Plan Area, that has coverage on that plan on how to handle Vacant buildings, then you would be exempt from this because you would be following your Specific Plan or Homeowners Association. So, I am not exactly sure, who this would affect, because you are not amending the Specific Plan or anything, with the specific plan being in certain areas, I'm not quite sure how that is going to work? Section 15.150.086 refers to Securing of Vacant Buildings that the city can impose of securing requirements, anyone have any idea what Securing Requirements mean? Section 15.150.082 refers to the billing of the monitoring procedures program fee, which states that would be billed to the property owner and mailed to the owner's address as set forth on the last assessment roll of the County assessors. Under Prop 218, it sates that reliance of an agency of maybe considered, this is a fee on property ownership. I would like to know why this is not going under prop 218?

Mayor O'Brien clarified the intent of this is to get those property owners who abandoned their buildings, who sometimes catch fire, have vagrants living in it, continuously have issues with weed abatements and no one is living there, that was the intent of this. The Fees we have not even determined if we will have fees. If it's a 218 process, we will go through that. Right now, the intent is to determined of individuals or a bank owned property, not being maintained is it considered blithe, is it considered some type of nuisance, or is a health or safety hazard. This is an understanding between the property owners, when they make that agreement with the city, when they buy the property that they will maintain it. We are not here to take away anyone's property rights, taking away property rights is against the constitution. Amendment 14 guarantees the right to property, amendment 5 guarantees due process, and we will do due process. When someone is in violation they'll have the capability of registering and if they are trying to rent a property, or is in between renters, actively trying to rent, actively trying to sale, we understand that. Were not here to take away a person's right to develop, to use the property, to tear it down, rebuild it, that is not our responsibility. Our responsibility is once they have a construction that they maintain it in good order.

City Manager Garcia, clarified, with regards with the establishment of fees, that will be something that will be coming forward as a resolution for the City Council to consider. Mrs. Halbert brought up whether this is a prop 218, this is not an assessment that is being assessed on all properties, just by the nature of them being in the city, these are only for those that are participating as part of this program. So, therefore this process does not apply.

Building and Planning Manager Kenney clarified on the Specific Plan questions, we have four specific plans here in the city, and to the best of my knowledge not one of them addresses vacant and abandoned buildings. Therefore, if a specific plan is silent on a topic, you refer to the municipal code. So, they would be covered just like any house in the city.

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

ACTION: *By motion moved and seconded (Jones Cruz / Uribe 5 /0) to approve the **consent calendar** as amended, with the exception of Item 9.5.E.*

*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*

Drew a lot the lowest number drawn stayed for the item consideration. Lowest number was drawn by Mayor O'Brien

Councilmembers Jones Cruz and Barber-Martinez recused themselves from the dais at 6:46 P.M.

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-E: Crossroads Landscaping and Lighting District
Resolution 2023-059, Resolution 2023-060, Resolution 2023-061**

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

ACTION: *By motion moved and seconded (Uribe / Hernandez 3/0) to approve Item 9.5.E. Crossroads Landscape and Lighting District.*

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

Councilmembers Jones Cruz and Barber-Martinez Returned to dais at 6:48 P.M.

10. PUBLIC HEARINGS- 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

City Attorney Hallinan commented:

- *Thank you to Riverbank Police Service Deputy Gamez for the Ride Along on Saturday from 7:00 P.M. to 7:00 A.M. I would like to commend the Chief on his staff, they were fantastic, it was definitely an interesting night.*

Item 12.2 Council/Authority Member

Councilmember Jones Cruz reported on the following:

- *Would like to personally thank the Public Works Staff, they do amazing stuff out there!*
- *Downtown Market every Tuesday from now till June, when you are done here, go out and check it out, get some dinner and grab some crafts.*
- *The weather is getting hot, and would just like to remind folks to be careful with fast and cold water coming down from the mountains, with all the snow melt. Reminder there are life jackets available at the fire department if you need to use those, please take advantage of that service.*
- *Take a look at Parks and Rec Classes, they do have a lot of swim lessons going on, lets keep it safe out there this summer. So, let's stay safe out there!*

Councilmember Uribe reported on the following:

- *No Comments.*

Councilmember Barber-Martinez reported on the following:

- *Attended the Stanislaus Homeless Alliance (SHA) Meeting, every Friday the meetings will be recorded and can be viewed on our CSOC website on YouTube.*
- *The County announced there would be an Opioid Substance Abuse program, which will be coming in the fall for adults and adolescents with life long support.*
- *Stanislaus County of Education (SCOE), they are looking at prevention of homeless it is a coalition trying to identify homeless in schools. They're focus is on housing, and those students that are unhoused or transportation. For a lot of students, especially the younger ones, there is no transportation or booster seats to get them to their Pre-Kindergarten.*
- *The Royal Neighbors, the Riverbank Chapter will be having an event a Tea Party on June 10th at the Stanislaus County Veteran Center all proceeds will go to the Veterans Luncheon.*

Vice Mayor Hernandez reported on the following:

- *No Comments.*

Item 12.3 Mayor/Chair

Mayor O'Brien reported on the following:

- *Attended the San Joaquin Joint Powers Authority Board Meeting, this the one that secures the funding and plans the safety and future of rail in this area, that has been going on for 10 years. It started with StanCOG and Senator Galgiani, where they got together to form this board which goes from Sacramento to Kern County. It has garnered billions of dollars in improvement for rail, rail safety, and new rail services. While the ACE is not here and it should have been here in 2022, it will be here before I expire, But, maybe not my term.*
- *Memorial Day this Monday, it will be a cool day in the 70's so please come out.*

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

There being no Public Comments, Mayor O'Brien moved to Closed Session at 6:54P.M.

Reconvened from Closed Session at 7:22P.M.

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**

ACTION: *Direction was provided to staff.*

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

ACTION: *Claim was denied with a vote of 5/0.*

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

ACTION: *Direction was provided to staff.*

15. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 7:24 P.M. to the next regular scheduled City Council / LRA Meeting of June 13th, 2023 at 6:00 P.M.

ATTEST: (Adopted 06/13/2023)

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:	June 13, 2023
Subject:	Acceptance of the Overlay Project 2022 and Authorization to File a Notice of Completion
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Development Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION:

It is recommended that the City Council accept the completion of the Overlay Project 2022 and authorize staff to file a Notice of Completion.

SUMMARY:

DSS Company dba Knife River Construction completed the construction of the Overlay Project 2022. William Kull, City Engineer and City staff have completed a final inspection and determined that construction has been completed per the plans and specifications.

The contract was awarded on September 27, 2022 to DSS Company dba Knife River Construction in the amount of \$629,555.50. Two contract change orders were issued for this project in the amount of (\$10,598.36). The total cost of construction is \$618,957.14.

It is recommended that the Council accept the Overlay Project 2022 as complete and authorize the Senior Project Coordinator to record the Notice of Completion.

FISCAL IMPACT:

Funding has been programmed for this project with Measure L Funds, \$618,957.14.

ATTACHMENTS:

1. Notice of Completion
2. Before & After Photos
3. Site Maps

AND WHEN RECORDED MAIL TO

NAME
STREET
ADDRESS
CITY &
STATECITY OF RIVERBANK
ATTN: DEVELOPMENT SERVICES
6707 THIRD STREET
RIVERBANK, CA 95367SPACE ABOVE THIS LINE
FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the owner of the interest or estate stated below in the property hereinafter described.

2. The full name of the undersigned is City of Riverbank

(Print Full Name)

3. The complete address of the undersigned is 6707 Third Street, Riverbank, CA 95367

(Address, City, State, Zip)

4. The nature of the title of the undersigned is:

☒ Owner in Fee, or☐ Vendee (Buyer) under Contract of Purchase, or☐ Lessee, or☐ Other

If "Other," briefly list or describe appropriate designation or title _____

5. The full names and complete addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

Co-owner's Name(s)

Co-owner's Complete Address (Number and Street, City, State, Zip)

N/A

6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to, include, but are not limited to the following individual(s) (if no transfer was made, insert the word "none"):

Co-owner's Name(s)

Co-owner's Complete Address (Number and Street, City, State, Zip)

N/A7. A work of improvement on the property described below was completed on June 13, 2023

(Date of Completion)

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either expressed or implied, as to the merchantability or fitness for a particular purpose, or as to the legal validity of any provision or the suitability of these forms in any specific transaction.



8. The name of the original contractor, if any, for the work of improvement was (if no contractor for the work of improvement as a whole, insert the word "none") DSS Company dba Knife River Construction

If notice covers completion of contract for only part of the work of improvement, check box and complete:

☐ The kind of work done or finished was construct all curb, gutter, ADA ramps, sidewalk, valley gutter, grinding, aggregate base and asphalt concrete paving, striping, and adjust structures to grade.
(Give General Description of Work Completed, e.g., Furnishing of Concrete for Sidewalks, etc.)

9. The property on which the work of improvement was completed is in the City of Riverbank,
County of Stanislaus, State of California, and is described as follows:
Overlay Project 2022
(Set Forth Description of Jobsite Sufficient for Identification, Using Legal Description if Possible)

10. The street address of the said property is Patterson Road between 7th & Claus and
First Street between Atchison & Bridge in Riverbank, CA 95367
(Address, City, State, Zip, or if No Official Street Address, Insert the Word "None")

Dated this 13th day of June, 2023
(Day) (Month) (Year)

(Owner's Signature)

City of Riverbank
Laura Graybill, Senior Project Coordinator
(Owner's Typed or Printed Name)

VERIFICATION

I the undersigned, say:

I am the person who signed the foregoing notice. I have read and understand the above notice and know its contents, and the facts stated therein are true and correct to the best of my knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in City of Riverbank, County of Stanislaus, State of California
on this 13th day of June, 2023
(Day) (Month) (Year)

(Signature of Person Signing Notice of Completion)

City of Riverbank
Laura Graybill, Senior Project Coordinator

This form is the notice of completion that a property owner may record to limit the time in which mechanics' liens may be recorded against a construction project (see CA Civil Code § 3093). For this purpose an "owner" is the person who causes a building, improvement, or structure to be constructed, altered, or repaired, whether the interest or estate is in fee, as a vendee (buyer) under contract or purchase, as lessee, or other interest or estate less than fee. If the interest is held by two or more persons as joint tenants or tenants in common, any one or more of the co-tenants may be deemed to be the owner. (CA Civil Code §§ 3092(g), 3093). **This form is for use with a private work of improvement only, and is not intended for public sector applications.**

If the owner records the notice within the applicable time period, the original contractor has sixty (60) days from the day the notice is recorded to record a claim of lien against

the project (CA Civil Code § 3115); and all other persons who furnished labor, services, equipment, or materials must record their liens within thirty (30) days after the notice of completion is recorded (CA Civil Code § 3116). Otherwise, all persons who furnished labor, services, equipment, or materials have ninety (90) days after completion of the work of improvement in which to record their liens (CA Civil Code §§ 3115, 3116).

The owner must record the notice in the office of the county recorder of the county where the site is located within ten (10) days after the work of improvement is completed (CA Civil Code § 3093(e)). This applies equally to the project which is completed in phases. A notice of completion must be filed within ten (10) days after the completion of each phase of the project to shield owner properly (CA Civil Code § 3117).

Overlay Project 2022 Photos

First Street

During



After



Before



After



Overlay Project 2022 Photos

Patterson Road

During



After



Before



After



First Street Overlay Project

Atchison Street to the Bridge

Orange Ave

ATTACHMENT 3

Burneyville Rd

1st St

2nd St

Google Earth

© 2021 Google

108

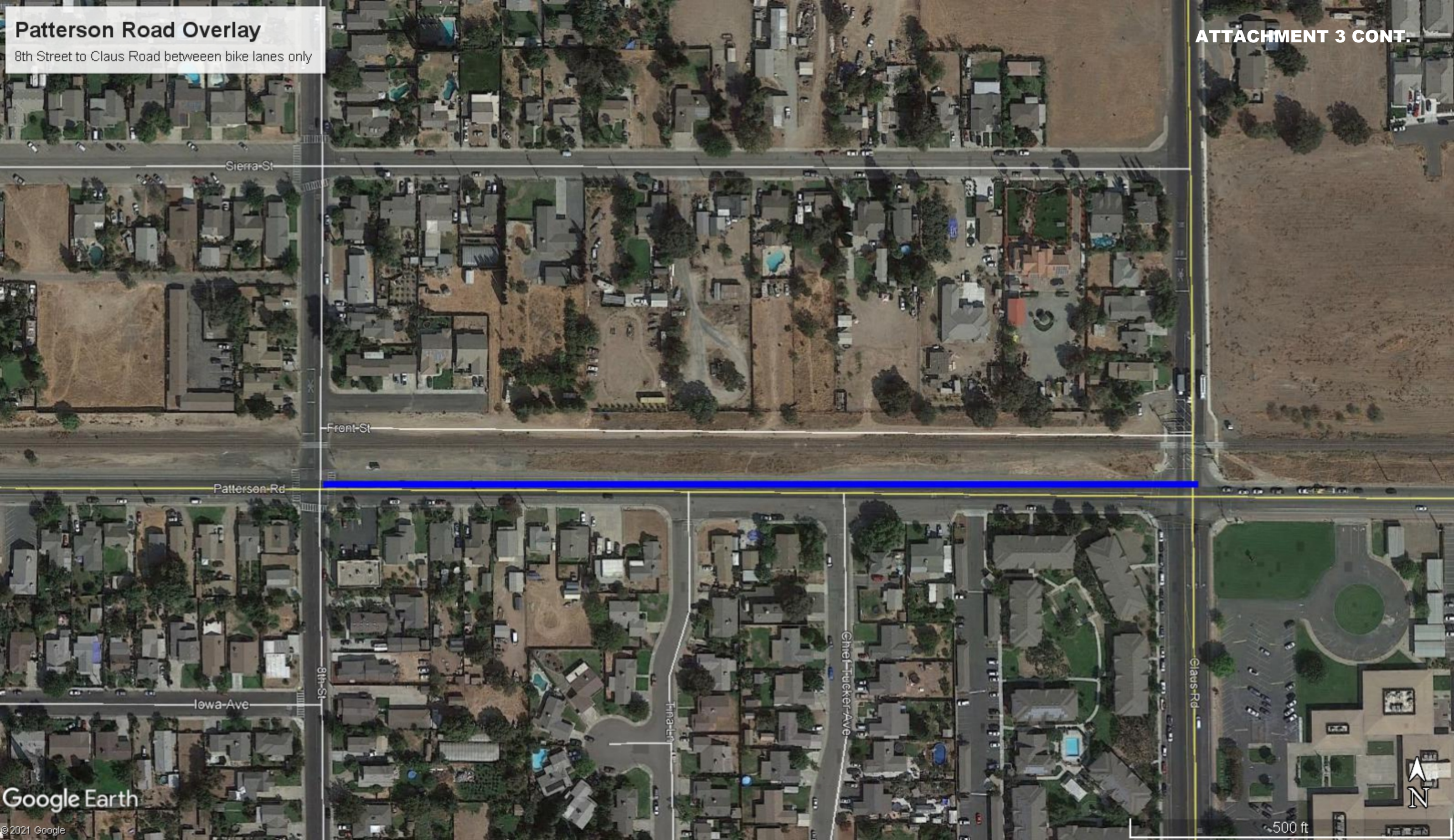
400 ft



Patterson Road Overlay

8th Street to Claus Road between bike lanes only

ATTACHMENT 3 CONT.



RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date:	June 13, 2023
Subject/ Title:	Resolution to Award Bid for the Riverbank Police Gate & Fence Project to Golden Bay Fence Plus Iron Works, Inc., Authorize Execution of Future Change Orders, and Authorizing a Budget Amendment for an Additional \$94,923.00 from American Rescue Plan Act Funds
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Dev. Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION

It is recommended that City Council approve two (2) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, Golden Bay Fence Plus Iron Works, Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget; and
3. Authorize a budget amendment for an additional \$94,923.00 from American Rescue Plan Act.

SUMMARY

The project proposes to enclose the perimeter of the Police Department & City Hall parking lot located at 6727 Third Street and 6707 Third Street. The purpose of the project is to secure the parking area of the Riverbank Police Department with wrought iron gates and fencing. Installation of five vehicular gates (3 slide gates and 2 swing gates), one personnel gate and perimeter fencing will be installed. Gates will work on a remote transmitter. Provision for a Knox Box installed on the gate to allow emergency vehicles to enter the site.

Also, The City Engineer is currently working on an ADA path of travel and ADA ramp design for access to the Riverbank Museum. This will be done as a separate project.

The bid opening was held on Thursday, September 1, 2022 to consider the bids for the Riverbank Police Gate & Fence Project. The following bids were received:

Golden Bay Fence Plus Iron Works, Inc.

\$282,844.00

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for installation of perimeter fencing, vehicle & pedestrian access gates, electronic control systems and all other work included on the plans for the above mentioned project.

Bids have been reviewed and Golden Bay Fence Plus Iron Works, Inc. has been identified as the lowest responsible bidder for the project.

The bid received exceeded the estimate and available budget. City staff and City Engineer working with the contractor Golden Bay Fence Plus Iron Works, Inc. explored cost saving measures to get this project within budget but during a site visit it was determined that the slide gate at the alley would still allow easy access under the gate. The solution is to install a custom cantilever gate.

Golden Bay Fence Plus Iron Works, Inc. has provided a proposal to change the slide gate to a cantilever gate, credit back the slide gate, add additional pedestrian gate with panic bar on Third Street, and change 1" pickets to $\frac{3}{4}$ " pickets. All these items total an additional \$23,220.00.

Staff recommends that Golden Bay Fence Plus Iron Works, Inc. awarded the project in the amount of \$282,844.00 and upon execution of the contract, staff will prepare a change order to increase the contract amount by \$23,220.00 for the suggested changes, making the construction cost \$306,064.00.

Staff originally budgeted \$250,000.00 from American Rescue Plan Act. Preliminary Engineering requirements for this project totaled \$7,575.00. The low bid came in at \$282,844.00 plus the additional costs of \$23,220.00 but fortunately the City has funds available in American Rescue Plan Act to cover the additional costs plus 10% contingency of \$28,284.00 and \$3,000 for construction testing. A budget amendment is requested from American Rescue Plan Act in the amount of an additional \$94,923.00 to complete the project.

It is also requested that the City Council provide the City Manager authorization to execute Change Orders if they are within total budget.

FINANCIAL IMPACT

Funding has been programmed for this project with American Rescue Plan Act, aw total budget of \$344,923.00 (\$250,000.00 already budgeted and an additional \$94,923.00 as a budget amendment being requested).

Original Budget	250,000.00
Costs to Date	7,575.00
Remaining Budget	242,425.00
Golden Bay Fencing	282,844.00
Change Order	23,220.00
Contingency	28,284.00
Construction Testing	3,000.00
Total Construction Costs	337,348.00
Additional Funds Required	94,923.00
Total Budget	344,923.00

ATTACHMENT

- 1) Resolution 2023-
- 2) Site Map

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
RIVERBANK POLICE GATE & FENCE
PROJECT WITH GOLDEN BAY FENCE PLUS IRON WORKS, INC. IN THE
AMOUNT OF \$306,064.00, AND AUTHORIZE THE CITY MANAGER TO
EXECUTE SAID CONTRACT AND APPROVE CHANGE ORDERS UP TO THE
PROJECT CONTINGENCY FUND OF \$28,284.00, AND AUTHORIZE A BUDGET
AMENDMENT OF AN ADDITIONAL \$94,923.00 IN FUNDING FROM THE
AMERICAN RESCUE PLAN ACT FUND**

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

WHEREAS, the Riverbank Police Gate & Fence Project includes work to for install perimeter fencing, vehicle & pedestrian access gates and electronic control systems; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on September 1, 2022, the City of Riverbank received one (1) bid and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is Golden Bay Fence Plus Iron Works, Inc., in the amount of \$306,064.00; and

WHEREAS, staff also recommends that the City Council approve a project contingency of \$28,284.00 for the Project to fund additional work as needed during renovation and construction; and

WHEREAS, staff is requesting a budget amendment of an additional \$94,923.00 from American Rescue Plan Act to be combined with the original budgeted amount to complete the project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with Golden Bay Fence Plus Iron Works, Inc., in the amount of \$306,064.00; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute the said contract and approve change orders up to the project contingency funds of \$28,284.00; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes a budget amendment of an additional \$94,923.00 from American Rescue Plan Act to be combined with the original budgeted amount to complete the project.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:

NAYS:

ABSENT:

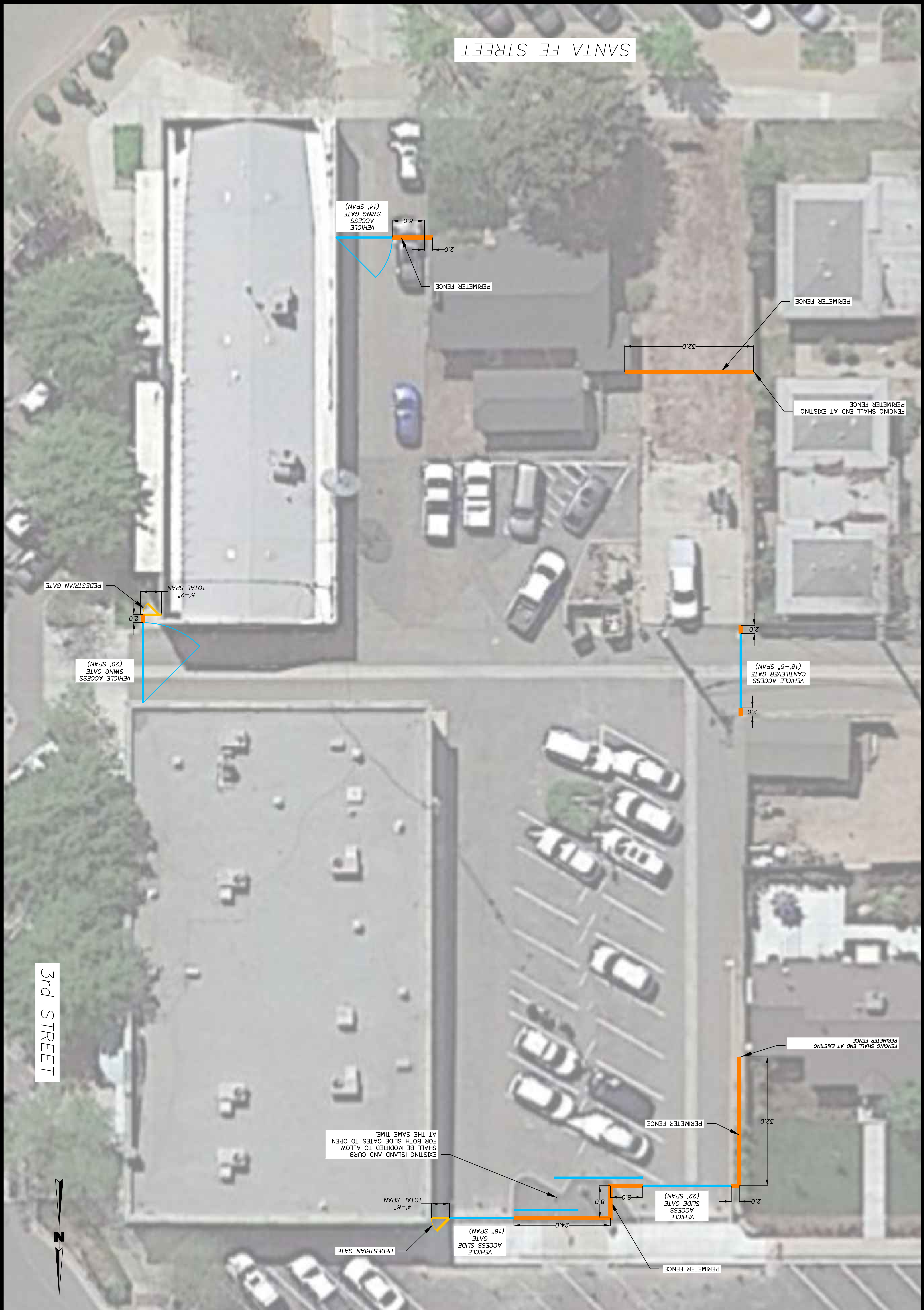
ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor



13231

1

EX-1

SHEET

SITE PLAN

POLICE STATION FENCE & GATES
RIVERBANK, CALIFORNIA

440 S. Yosemite Avenue, Suite A
Oakdale, CA 95361
Phone: (209) 847-8726
www.Ardurra.com

REVISIONS			
REV #	DESCRIPTION	DATE	APPROVED

1-800-227-2600
CALL 3 TIMES WORKING DAYS IN ADVANCE

\\FILESERVER\Server Drive\PROJECTS\2013\13231\Riverbank Police Services Fencing\Drawings\Plans\shs\EX-1 Riverbank Police Fence Exhibit.dwg 11/18/2022 2:13pm

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5

SECTION 9: CONSENT CALENDAR

Meeting Date: June 13, 2023

Subject: Resolution to Approve New Engineering Services Contract with Ardurra Group, Inc. and Authorize City Manager to Enter into a Contract with Ardurra Group, Inc. and William F. Kull to Perform General Municipal Engineering Services for the City of Riverbank

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council approve a new Engineering Services Contract with Ardurra Group, Inc. and authorize City Manager to enter into a contract with Ardurra Group, Inc. and William F. Kull to perform general municipal engineering services for the City of Riverbank.

STAFF SUMMARY

The contract we have with William F. Kull was for a three-year term and expired on March 24, 2023. The new contract is for a five-year term with the option to extend the contract an additional 3 years. William F. Kull has been the City's contract engineer for over 15 years and has done design work and plan review for the City for over 20 years. His knowledge and expertise of the City's infrastructure and standards will continue to aid the City with existing and new development, as well as the design work for the City's Capital Projects.

In addition, William F. Kull's new company Ardurra Group, Inc. is a multidisciplinary engineering services firm that provides broad based solutions that are tailored to the specific needs of the City. The firm is made up of over 125 employees in 72 offices across the United States. Ardurra Group, Inc. provides civil engineering, transportation, water, wastewater, hydraulic modeling, master planning, construction management, city engineering, environmental planning, CEQA/NEPA compliance, disaster management, project management, inspections, structural engineering, land surveying and survey and GIS mapping.

FINANCIAL IMPACT

The current Fiscal Year budget for 2022-2023 allocated \$40,000 for Contract Engineering Services. Any costs for additional engineering services for capital projects are reimbursed through authorized Measure L, SB-1, Sewer, Storm or Water Funds or other federal grants and allocations received.

ATTACHMENTS

1. Resolution 2023-
2. City Engineer Agreement

CITY OF RIVERBANK

RESOLUTION 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO APPROVE NEW ENGINEERING SERVICES CONTRACT WITH ARDURRA GROUP, INC. AND AUTHORIZE CITY MANAGER TO ENTER INTO A CONTRACT WITH ARDURRA GROUP, INC. AND WILLIAM F. KULL TO PERFORM GENERAL MUNICIPAL ENGINEERING SERVICES FOR THE CITY OF RIVERBANK

WHEREAS, the contract with William F. Kull was for a three-year term and expired on March 24, 2023; and

WHEREAS, the term of the new contract, herein attached, is for a period of five years; and

WHEREAS, the new contract expiration date will be June 13, 2028 with the option to extend the contract an additional 3 years; and

WHEREAS, William F. Kull has been the City's contract engineer for over 15 years; and has done design work and plan review for the City for over 20 years; and

WHEREAS, his knowledge and expertise of the City's infrastructure and standards will continue to aid the City with existing and new development, as well as the design work for the City's Capital Projects;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the new engineering services contract with Ardurra Group, Inc. and authorizes the City Manager to enter into a contract with Ardurra Group, Inc. and William F. Kull to perform general municipal engineering services for the City of Riverbank.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2023; motioned by Councilmember , seconded by Councilmember , 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: City of Riverbank City Engineer Agreement

**CITY OF RIVERBANK
CITY ENGINEER AGREEMENT**

THIS AGREEMENT, by and between the CITY OF RIVERBANK, a municipal corporation, hereinafter referred to as "City", and **Ardurra Group, Inc.** hereinafter referred to as "Engineer", provides for **William F. Kull** to be appointed City Engineer for the City of Riverbank in accordance with the authority of Government Code Sections 37103 and 53060 for the City.

The City specifically designates **William F. Kull**, of **Ardurra Group, Inc.**, License Number **C34935**, as the City Engineer.

The engineer and other engineers at **Ardurra Group, Inc.** are duly licensed under the laws of the State of California and are fully qualified to perform the duties of City Engineer and to provide the services contemplated by this Agreement.

The parties do mutually agree to be bound and obligated to terms and conditions as follows:

1. Term. The term for performance of the services hereunder by the Engineer as City Engineer will commence on **June 13, 2023**. The Agreement shall be for a (5) five-year period unless either party gives written notice to the other of its intent to renegotiate the terms of the Agreement. Such notice must be given not less than three (3) months before the end of the pending term. No less than six (6) months prior to the end of this contract the Engineer may make application to the City to extend the term of this Agreement for an additional three (3) years.

2. Termination of the Agreement. This Agreement may be canceled by either party hereto by the giving of thirty (30) days written notice to the other party of their wishes to terminate the Agreement.

3. Scope of Services. The Engineer shall perform the duties of the office of the City Engineer of the City and shall use his best effort to provide engineering services in a competent and professional manner. The Engineer shall provide all engineering services to the City of the kind and nature typically provided by an in-house City Engineer's Office to a municipality unless specifically exempted by this Agreement. Engineer shall attend City Council meetings when requested at no charge to the City.

4. Time and Performance. The services performed hereunder by Engineer shall be undertaken and completed in such sequence as to ensure their expeditious completion and to best carry out the purpose of the Agreement.

5. Compensation. City shall pay Engineer on an hourly rate basis as prescribed by the Rate Schedule in Exhibit "B" for performance of engineering services. Engineering services include those services listed on Exhibit "A". Engineer shall attend City Council meetings when requested at no charge to the City. For all other engineering services not listed in Exhibit "A", the City agrees to pay the Engineer at the rates as set forth in Exhibit "B". In addition to paying the engineering fees as set forth in Exhibit "B", City

shall reimburse the Engineer for customary and reasonable costs and expenses incurred by the Engineer as set forth in Exhibit "B". The hourly rates are subject to change (up to 3%) annually from the effective date of the contract.

6. Billing Procedures and Monthly Statements. The Engineer shall submit to the City, within 30 days after the end of each calendar month, an itemized statement of the professional services by project or funding source provided in the time expended providing those services in the form customarily submitted by the Engineer to clients which are billed on an hourly basis. The Engineer shall include in the monthly statement cost and expense items, and project details. The parties acknowledge that the payment of all monthly statements is expected to be made within 30 days of the billing date.

7. Work Performed. No work shall be performed by Engineer except general engineering and related services, unless directed to do so by the City Manager or the City Council. Engineer agrees that an engineer of **Ardurra Group, Inc.** must be already versed in the facets of the Grant Funding process for public works projects for a General Law City, federal, state and local. Engineer, must already be familiar with the CAL TRANS process regarding acquiring encroachment permits and construction by the City in State Rights of Ways.

8. Additional Services. Additional services beyond those set forth in Exhibit "A" and subject to the engineer rates set forth in Exhibit "B" include, but are not limited to, the following areas:

- a. Planning;
- b. Administration;
- c. Construction Management;
- d. Surveying.

9. Cost Principles. **Ardurra Group, Inc.** agrees that the Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., shall be used to determine the allowability of cost individual items.

Ardurra Group, Inc. also agrees to comply with federal procedures in accordance with 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.

Any costs for which payment has been made to **Ardurra Group, Inc.** that are determined by subsequent audit to be unallowable under 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31.000 et seq., are subject to repayment by **Ardurra Group, Inc.** to City.

Subcontracts in excess of \$25,000.00 shall contain this provision.

10. Amendments. This Agreement may be amended at any time by mutual written agreement of the parties hereto.

11. Return of File and Client Property. After Engineer's services are completed, Engineer will, upon City's request in writing, deliver the file(s) to the City, along

with any property of the City in Engineer's possession. City's file(s) and property include correspondence, transcripts, engineering documents, exhibits, maps, and other items reasonably necessary to City's business and to its continued and future engineering service needs, whether City has paid for them or not. City's file(s) and property include all work performed by the Engineer on behalf of the City or its continued engineering needs.

12. Retention of Records/Audit. For the purposes of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of the contract pursuant to Government Code 8546.7; **Ardurra Group, Inc.**, subcontractors, and City shall maintain all books, documents, papers, accounting records, and other evidence pertaining to the performance of the contract, including but not limited to, the costs of administering the contract. All parties shall make such materials available at their respective offices at all reasonable times during the contract period and for three years from the date of final payment under the contract. The state, the State Auditor, any books, records, and documents of **Ardurra Group, Inc.** that are pertinent to the contract for audit, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested.

Subcontracts in excess of \$25,000 shall contain this provision.

13. Independent Contract. Engineer is an independent contractor. Engineer is engaged on a part-time basis. Engineer is responsible for providing and maintaining its own staff, facilities, resources, and benefits. It is the Engineer's sole responsibility to assure the City that the Engineer's professional and administrative staff are adequately trained and the City shall have no obligation to pay for training of the Engineer or staff or the provisions of professional resources or material. The Engineer shall stand ready, willing and able to perform the duties for the City pursuant to this Agreement as called upon by the City Council or the City's designated representative. It is understood, however, that the Engineer is otherwise free to engage in the private practice of engineering so long as its practice does not put it in conflict with the City. In addition to the proscriptions regarding conflicts of interest imposed on the Engineer, the Engineer represents that no member of the firm shall appear before any council, commission, committee, or agency of the City for a period of six (6) months from the date of termination of the Engineer's employment as City Engineer for the purpose of representing any other client of the Engineer's before such City Council, commission, committee, or other agency.

14. Licensed Engineer. **William F. Kull** is a licensed engineer in the State of California, License No. **C34935**. Any other employees or officers of Engineer providing services for the City of Riverbank in connection with this Agreement shall be duly licensed under the laws of the State of California and shall be qualified to perform the duties and provide the services by this Agreement.

15. Assignment and Delegation. This Agreement contemplates the personal professional services of the Engineer and this Agreement, or any portion thereof, shall not be assigned or delegated without the prior written consent of the City.

16. Insurance. The Engineer represents and discloses to the City that he maintains professional, general liability insurance, including errors and omissions coverage,

in excess of \$1,000,000 per occurrence and \$1,000,000 per policy term. The insurance maintenance by the Engineer shall be consistent with the requirements set forth in Exhibit "C" attached hereto. The Engineer is required to provide the City with certificates of insurance certifying the aforementioned insurance coverage.

17. Inspection. Engineer shall furnish City with every reasonable opportunity for City to ascertain that the Services of Engineer are being performed in accordance with the requirements and intentions of this Agreement. All work done and all materials furnished, if any shall be subject to the Project Manager's inspection and approval. The inspection of such work shall not relieve Engineer of any of its obligations to fulfill the Agreement as prescribed.

Engineer and any subcontractor shall permit the City, the State, and the FHWA if federal participating funds are used in this contract; to review and inspect the project activities and files at all reasonable times during the performance period of this contract including review and inspection on a daily basis.

18. Conflict of Interest. A. Engineer covenants and represents that neither it, nor any officer or principal of its firm, has, or shall acquire any investment, income, business entity, interest in real property, or other interest, directly or indirectly, which would conflict in any manner with the interests of City hinder Engineer's performance of the Services. Engineer further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent, or subcontractor without the express written consent of City. Engineer agrees at all times to avoid conflicts of interest, or the appearance of any conflicts of interest in the performance of the Agreement.

B. Engineer is not a designated employee within the meaning of the Political Reform Act because Engineer:

1. Will conduct research and arrive at conclusions with respect to its rendition of information, advice, recommendation, or counsel independent of the control and direction of City or of any City official; and
2. Possesses no authority with respect to any City decision beyond the rendition of information, advice, recommendation, or counsel. (2 Cal. Code Regs. § 18700(a)(2).)

19. General. Engineer shall use the standard of care in its profession to comply with all applicable federal, state, and local laws, codes, ordinances, and regulations. Engineer represents and warrants to City that it has and shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance and approvals which are legally required for Engineer to practice its profession. Engineer shall maintain a City business license.

20. Prevailing Wage. Engineer and Engineer's sub-consultants (if any) shall, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates to workers and professionals as determined by the Director of Industrial Relations of the State of California pursuant to California Labor Code, Part 7, Chapter I, Article 2. Copies of the applicable wage determination are on file at City's Development Services Administration Department.

21. Equal Employment Opportunity. Engineer is an equal opportunity employer and agrees to comply with all applicable state and federal regulations governing equal employment opportunity. Engineer will not discriminate against any employee or applicant for employment because of race, age, sex, creed, color, sexual orientation, marital status or national origin. Engineer will take affirmative action to ensure that applicants are treated during such employment without regard to race, age, sex, creed, color, sexual orientation, marital status, or national origin. Such action shall include, but shall not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; lay-offs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

22. Covenant Against Contingent Fees. The Engineer warrants that he/she has not employed or retained any company or person, other than a bona fide employee working for the engineer; to solicit or secure this agreement; and that he/she has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award, or formation of this agreement. For breach or violation of this warranty, the local agency shall have the right to annul this agreement without liability, or at its discretion; to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

23. Safety. A. Engineer shall comply with OSHA regulations applicable to Engineer regarding necessary safety equipment or procedures. The Engineer shall comply with safety instructions issued by City representatives. Engineer personnel shall wear hard hats and safety vests at all times while working on the construction project site.

B. Pursuant to the authority contained in Section 591 of the Vehicle Code, the City has determined that construction areas may be located in areas open to public traffic. The City shall comply with all of the requirements set forth in Divisions 11, 12, 13, 14, and 15 of the Vehicle Code. The Engineer shall take all reasonably necessary precautions for safe operation of its vehicles and the protection of the traveling public from injury and damage from such vehicles.

B. Any subcontract entered into as a result of this contract, shall contain all of the provisions of this Article.

24. Statement of Compliance. Engineer's signature affixed herein, and dated, shall constitute a certification under penalty of perjury under the laws of the State of California that the Engineer has, unless exempt, complied with, the nondiscrimination program requirements of Government Code Section 12990 and Title 2, California Administrative Code, Section 8103.

25. Debarment and Suspension Certification. A. The Engineer's signature affixed herein, shall constitute a certification under penalty of perjury under the laws of the State of California, that the Engineer has complied with Title 49, Code of Federal Regulations, Part 29, Debarment and Suspension Certificate, which certifies that he/she or

any person associated therewith in the capacity of owner, partner, director, officer, or manager, is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency; has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past three (3) years; does not have a proposed debarment pending; and has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years. Any exceptions to this certification must be disclosed to the City.

B. Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining Engineer responsibility. Disclosures must indicate to whom exceptions apply, initiating agency, and dates of action.

26. Rebates, Kickbacks, or Other Unlawful Consideration. The Engineer warrants that this contract was not obtained or secured through rebates kickbacks or other unlawful consideration, either promised or paid to any City employee. For breach or violation of this warranty, City shall have the right in its discretion; to terminate the contract without liability; to pay only for the value of the work actually performed; or to deduct from the contract price; or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

27. Indemnity. **Ardurra Group, Inc.** agrees to indemnify and hold harmless the City, its officers, agents and employees from any and all claims, demands, costs, or liability arising from or connected with the services provided hereunder due to negligent acts, errors, or omissions of **Ardurra Group, Inc.** The fees, incurred by City in defendant against claims ultimately determined to be due to negligent acts, errors, or omissions of **Ardurra Group, Inc.**

28. Nonexclusive Agreement. The City may contract with other individuals or entities to provide engineering services. This is a nonexclusive agreement.

29. Notices. Notices regarding this Agreement shall be given to the parties at the following addresses:

City:	City of Riverbank Development Services Department 6707 Third Street Riverbank, CA 95367
Engineer:	Ardurra Group, Inc. William F. Kull 440 S. Yosemite Avenue, Suite A Oakdale, CA 95361

30. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall nevertheless remain in full force and effect. If any provision is held invalid or unenforceable with respect to particular circumstances, it shall nevertheless remain in full force and effect in all other circumstances.

31. Entire Agreement. This Agreement contains the entire understanding of the parties regarding their rights and obligations hereunder. Any alleged oral representations or modifications concerning this Agreement and the subjects thereof shall have no force or effect unless reduced to a writing signed by both parties. This Agreement supersedes any previous agreements between the parties for the provision of Interim City Engineer services.

32. Goodwill. The parties hereto agree that it is in their best interests to maintain harmonious relations in the fulfillment of the engineering requirements and that every effort will be made to provide timely, efficient and courteous service to those who require engineering services.

33. Captions. The captions of each paragraph in this Agreement are inserted as a matter of convenience and reference only, and in no way define, limit, or describe the scope or intent of the Agreement or its terms, or in any way affect it.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 24th day of March, 2020.

"CITY"

CITY OF RIVERBANK

"ENGINEER"

ARDURRA GROUP, INC.

By: _____
Marisela H. Garcia
City Manager

By: _____
William F. Kull
Principal

ATTEST:

By: _____
Gabriella Hernandez, City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

EXHIBIT "A"

CITY ENGINEER SERVICES – SCOPE OF WORK

Ardurra Group, Inc. will provide on-call consulting City Engineer services to the City of Riverbank to include (but not limited to) the following:

1. Review correspondence from state and federal permitting agencies that require response or action from City Engineer or Development Services staff.
2. Assist City staff in processing paperwork with StanCOG and Caltrans Local Assistance regarding state and federal grant programs such as CMAQ, RSTP, SR2S, TEA, HSIP, EEMP etc.
3. Provide input to City Staff and City Council regarding the City's master plans, capital improvement program, and maintenance needs.
4. Prepare Plans, Specifications and Estimates for capital improvement projects.
5. Provide Bid Administration, Construction Management, and Inspection services for capital improvement projects.
6. Provide plan review and approval of all proposed private development projects within the City. This shall include reviewing and proposing conditions of approval for all entitlement projects (tentative maps, site plans, etc) and reviewing and approving all encroachment permits, parcel maps, final maps, improvement plans etc.
7. Attend City Council and/or Planning Commission meetings when requested.
8. Provide all other City Engineer functions as requested by City staff and council.

The services above will be provided on an "as needed" basis, as directed by the City Manager, and billed monthly at Time & Materials.

EXHIBIT "B"



PUBLIC WORKS WEST - OAKDALE

SCHEDULE OF HOURLY RATES: Effective January 1, 2023

Rates subject to change (up to 3%) annually) from the effective date

Classification	Hourly Rate
Principal Engineer	\$205.00
Principal Surveyor	\$205.00
Senior Engineer (PE)	\$175.00
Senior Land Surveyor (PLS)	\$175.00
Associate Engineer	\$135.00
Associate Land Surveyor	\$135.00
Qualified SWPPP Developer (QSD)	\$175.00
Inspector (Non-Prevailing Wage)	\$130.00
Inspector (Prevailing Wage)	\$185.00
Drafter I	\$105.00
Drafter II	\$120.00
2-Man Survey Crew	\$230.00
2-Man Survey Crew (Prevailing Wage)	\$285.00
I-Man Survey Crew w/ GPS or Robotics	\$150.00
I-Man Survey Crew w/GPS or Robotics (P.W.)	\$175.00
Clerical	\$85.00
Expert Witness	\$400.00

Reimbursable expenses for sub-consultants, special delivery, printing and copies beyond those required for plan review will be cost plus ten percent 10%.

APPENDIX B

INSURANCE REQUIREMENTS

The City of Riverbank City Council requires submittal of certificates of insurance evidencing the following minimum limits with a California admitted carrier with a current A.M. Best's Rating of no less than A:VII:

Minimum Limits of Insurance

Professional Liability/Errors and Omissions Liability Insurance: Minimum of \$1,000,000 per occurrence and in the aggregate.

Claims made policies are acceptable if the policy further provides that:

1. The policy retroactive date coincides with or precedes the professional services contractors' start of work (including subsequent policies purchased as renewals or replacements).
2. The professional services contractor will make every effort to maintain similar insurance during the required extended period of coverage following project completion, including the requirement of adding all additional insured.
3. If insurance is terminated for any reason, professional services contractor agrees to purchase an extended reporting provision of at least two (2) years to report claims arising from work performed in connection with this agreement or permit,
4. The reporting of circumstances or incidents that might give rise to future claims.

Deductibles, Self-Insured Retentions, Limitations or Modifications

Any deductibles, self-insured retentions or similar forms of coverage limitations or modifications, must be approved by the City Manager and City Attorney of the City of Riverbank. NOTE: Waivers and / or modifications are discouraged and will be considered only under extraordinary circumstances.

Description of Work to be Performed

The staff contact and purpose of the evidence of coverage must be identified.

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6

SECTION 9: CONSENT CALENDAR

Meeting Date: June 13, 2023

Subject: Resolution of the City Council of the City of Riverbank, California, to Approve a Subdivision Improvement Agreement for The Heritage with SCM Hearthstone, LLC and Authorizing the City Manager to Execute the Agreement

From: Marisela H. Garcia, City Manager

Submitted by: Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that the City Council consider the attached resolution approving the Subdivision Improvement Agreement with SCM Hearthstone, LLC for The Heritage and directing the City Manager to execute the agreement.

SUMMARY

On September 14, 2021, the City Council adopted Resolution No. 2021-084, approving Tentative Subdivision Map No. 01-2021 (“the Heritage Collection Tentative Map”) and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of 47 residential lots on 5.9 acres.

On September 14, 2021, the City Council adopted Ordinance No. 2021-006 approving a Rezone. This action rezoned the property to Planned Development (PD) and allows for a density of eight to sixteen (8-16) dwelling units per net acre.

On May 24, 2022, the City Council adopted Ordinance No. 2022-003, approving a Development Agreement (“DA”).

One of the last steps in the subdivision map process is the approval of a final map which subdivides the parcel into the individual lots planned for homes, streets, utilities, and parkland or other public areas. Commonly, there are two ways to achieve a final map. The first way is for the developer to install all required infrastructure improvements (roads, street lighting, water/sewer lines, etc.) in advance of requesting the final map. The second way is to enter into a Subdivision Improvement Agreement (“SIA”) and submit bonds,

which provide security for the City that the improvements will be completed as required by the tentative map conditions of approval. In the past, the City has used both methods depending on the individual needs and timelines of each project.

SCM Hearthstone, LLC has completed the on-site grading and has almost completed installing infrastructure improvements. They have requested that Council consider approving their final map (also agendaized for this Council meeting). As such, the Riverbank Municipal Code ("RMC") requires that a Subdivision Improvement Agreement be approved in advance of the approval of a final map.

Exhibit A is a standard Subdivision Improvement Agreement that lays out many of the bonding and insurance requirements set forth in the Riverbank Municipal Code. Specific items in the agreement have been tailored to fit the circumstances of The Heritage. Approval of this document will allow the developer to request final map consideration by Council.

The estimated cost of the required infrastructure improvements for The Heritage, Phase 2 is approximately **\$247,494.70**. This estimate has been reviewed and approved by the City Engineer. RMC §152.076 requires that two specific improvement securities be filed with the City: the first security (bond) shall secure faithful performance of the agreement in an amount equal to 100% of the estimated cost of the improvements and the second security shall secure the obligations set forth in Cal Govt. Code §66499.3(b) of payment of the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the improvements, and shall be in an amount equal to 50% of the total estimated cost of the improvements. The Municipal Code provides a variety of options for developers to provide these securities, including the provision of bonds to the City Clerk. The City Attorney reviews these documents as to form. For this project, the developer has constructed Phase 1 and is only bonding for Phase 2.

FINANCIAL IMPACT

There is no direct financial impact as a result of the Subdivision Improvement Agreement. However, approval of the SIA will allow the review and approval of the Final Map and facilitate the development of single-family residential units and associated amenities.

ATTACHMENTS

1. Resolution 2023 -
Exhibit A - Subdivision Improvement Agreement between the City of Riverbank and SCM Hearthstone, LLC for The Heritage (with exhibits a-c)

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING A SUBDIVISION IMPROVEMENT AGREEMENT FOR THE HERITAGE
WITH SCM HEARTHSTONE, LLC AND AUTHORIZING THE
CITY MANAGER TO EXECUTE THE AGREEMENT**

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

WHEREAS, SCM Hearthstone, LLC is the property owner of The Heritage, a proposed 47 lot subdivision on approximately 5.9 acres; and

WHEREAS, on September 14, 2021, the City Council adopted Resolution No. 2021-084, approving Tentative Subdivision Map No. 01-2021 (“the Heritage Collection Tentative Map”) and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of 47 residential lots on 5.9 acres;

WHEREAS, significant infrastructure improvements are needed in order to serve the area for future growth; and

WHEREAS, SCM Hearthstone, LLC is close to completing the infrastructure for The Heritage; and

WHEREAS, SCM Hearthstone, LLC will be requesting that Council consider approval of a final map for The Heritage at tonight’s City Council meeting; and

WHEREAS, the Riverbank Municipal Code requires that if improvements are not complete when the final map is considered for approval, a Subdivision Improvement Agreement be entered into; and

WHEREAS, the Subdivision Improvement Agreement has been developed in cooperation with SCM Hearthstone, LLC and City of Riverbank staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby declares the following:

1. The City Council approves the Subdivision Improvement Agreement as presented (**Exhibit A**); and
2. The City Council directs the City Manager to execute the attached Subdivision Improvement Agreement subject to verification and receipt of the securities

required within the agreement and any other requirements as set forth by the agreement.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Exhibit A – Subdivision Improvement Agreement

EXHIBIT A

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: City Clerk

Exempt from recording fees
(Gov. Code §§ 6103 and 27383)

(Space above this line for Recorder's use)

SUBDIVISION IMPROVEMENT AGREEMENT FOR THE HERITAGE COLLECTION SUBDIVISION (APN 062-020-001)

This **SUBDIVISION IMPROVEMENT AGREEMENT** ("Agreement") is made and entered into this ____ day of _____, 2023, by and between the City of Riverbank, a California municipal corporation ("City") and SCM Hearthstone, LLC ("Subdivider"). City and Subdivider may herein be referred to individually as a "Party" and collectively as the "Parties". There are no other parties to this Agreement. This Agreement is made with reference to the following:

RECITALS

A. Subdivider is possessed of a tract of land consisting of approximately 5.9 gross acres, lying in the City of Riverbank, County of Stanislaus, California, known as "The Heritage Collection" (the "Subdivision").

B. On August 17, 2021, the Planning Commission approved Architecture and Site Plan Review 02-2021 for the Heritage Collection and a Notice of Exemption pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects in connection with its adoption of Resolution 2021-016.

C. On September 14, 2021 the City Council adopted Resolution No. 2021-084 approving Tentative Subdivision Map 01-2021 and related conditions of approval (the "Tentative Map"), which set forth the infrastructure obligations and conditions related to the development and build out of 47 residential lots on 5.9 gross acres. Resolution No. 2021-084 and Tentative Map 01-2021 are attached hereto as **Exhibit A** and incorporated herein by this reference (the "Resolution of Approval").

D. On September 14, 2021, the City Council adopted Ordinance No. 2021-006, approving a Rezone to Planned Development ("PD") for the Heritage Collection (APN 062-020-001).

E. On May 24, 2022, the City Council adopted Ordinance No. 2022-003, approving a Development Agreement ("DA") for the Heritage Collection (APN 062-020-001).

F. The Vesting Tentative Map is subject to the Subdivision Map Act (Gov. Code § 66410 *et seq.*) and the City's ordinances and regulations related to the filing, approval, and recordation of subdivision maps (together, the "Subdivision Laws") and the requirements and conditions contained in the Resolution of Approval.

G. Complete improvement plans for the construction, installation, and completion of the improvements ("Improvement Plans") have been prepared by Subdivider and approved by the City of Riverbank City Engineer ("Engineer") and Community Development Director or their designee ("Director").

H. Subdivider will present to the City a proposed final map ("Final Map") for the Subdivision, pursuant to the provisions of the Subdivision Laws for approval and recordation.

I. In order for the City to approve and record a Final Map for the Subdivision, the Subdivider must either complete all of the improvements required by the Subdivision Laws, Resolution of Approval, Improvement Plans and Vesting Tentative Map ("Improvements"), or execute an agreement with the City to complete the Improvements within a specified period of time.

J. In order for the City to approve and record a Final Map for the Subdivision, Subdivider desires to enter into this Agreement, whereby Subdivider promises to install and complete, at Subdivider's sole cost, expense and risk, all of the Improvements required in connection with the Subdivision, including but not limited to grading work, constructing and installing the Improvements, and all labor that is required to complete these tasks to the satisfaction of the City ("Improvement Work").

K. Subdivider has secured this Agreement by depositing security with the City consisting of a cash deposit, bond, Certificate of Deposit in favor of the City or letter of credit in form acceptable to the City to secure a one-year warranty of workmanship in accordance with the terms provided herein (the "Securities").

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Parties agree as follows:

AGREEMENT

1. Recitals. The recitals above ("Recitals") are true and correct and are hereby incorporated into and made part of this Agreement. In the event of any inconsistency between the Recitals and Sections 1 through 23 of this Agreement, Sections 1 through 23 shall prevail.

2. Effective Date and Term. This Agreement shall only become effective on the date that both Subdivider and the City have executed this Agreement (the "Effective Date"), and shall terminate only after the release of all Securities, unless this Agreement is terminated in writing signed by both Parties.

3. Dedication. Except as otherwise provided in this Agreement or in the action of the City Council approving the Final Map, the City hereby rejects all lands, rights-of-way and

easements offered for dedication on the Subdivision Map or by separate instrument. Such offers, however, shall remain open and constitute irrevocable offers of dedication in accordance with Government Code section 66477.2. All such offers of dedication may be accepted by the City in its sole discretion at any later date without any further notice to the Subdivider.

4. Installation of Required Improvements. Subdivider agrees to furnish, construct and install at Subdivider's own expense the Improvements, as shown on the Improvement Plans, which are to be installed to the sole satisfaction of the Director and will be on file in the Development Services Department. The Improvement Plans may only be modified by the Subdivider subject to prior written approval by the Director.

The Required Improvements will be constructed in two Phases as shown on **Exhibit B**. In-lieu of providing a performance bond and payment bond for Phase 1, Subdivider agrees to construct, test and have the City accept the Phase 1 Required Improvements prior to the recordation of the final map. Subdivider will post security in an amount agreed to by the Director for the unfinished Phase 2 Required Improvements prior to the recordation of the Final Map.

5. Subdivider's Obligations. Subdivider shall perform each of the following, at all times, throughout the term of this Agreement:

A. Complete, at Subdivider's sole cost and expense in a good and workmanlike manner, all of the Improvements in conformance with the Resolution of Approval (and any amendments thereto), the Subdivision Laws, and all applicable standards under City codes and ordinances and the City's general plan related to the Improvements (collectively, the "Improvement Standards").

B. Commence construction of the Improvements within three (3) months from the Effective Date of this Agreement. Subdivider shall notify the Director in writing three days before the commencement of construction of the Improvements.

C. Complete all Improvements within twelve (12) months from the Effective Date of this Agreement, unless otherwise approved or extended in writing by the City Manager for good cause, after written application by Subdivider. Such application shall state fully the grounds and facts showing good cause for such extension to be granted. In granting any extension of time, the City may require a new or amended subdivision improvement agreement to reflect increases in the costs of constructing the Improvements or other conditions related to the extension of time.

D. Furnish and pay for all necessary equipment, labor and materials to complete the Improvements in conformity with the Improvement Standards.

E. Replace or repair all public improvements, private property, public utility facilities, and surveying or subdivision monuments that are destroyed or damaged in the performance of any work related to this Agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or private property damaged or destroyed in the performance of any work related to this Agreement. Any repair or replacement work shall be to the satisfaction, and subject to the approval, of the Director.

F. Provide safe access for inspection by the City to the Improvements.

G. Give good and adequate warning to the public of each and every dangerous condition existing on or near the Improvements, and take reasonable action to protect the public from any such dangerous condition.

H. Perform all construction work related to installing the Improvements between 6:00 a.m. and 6:30 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on weekends and legal holidays, unless otherwise approved in writing by the Director.

I. Require each contractor and subcontractor to have a competent foreman on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing any work related to the Improvements. Subdivider shall maintain an office with a telephone and Subdivider or a person authorized to make decisions and act for Subdivider in Subdivider's absence shall be available at the site of any Improvements within three (3) hours of being called at such office by the City at any time when construction work is being performed on the Improvements.

J. Assume all costs for utility and cable television undergrounding or relocation which is not the responsibility of the cable television, gas, electric, telephone or other utility company under the terms of any franchises with the City or otherwise imposed upon the utility companies by law.

K. Obtain and comply with all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices, and pay all fees and taxes required by law.

6. Estimated Cost of Improvements. The total estimated cost of the Improvements, as provided by Subdivider and reviewed and confirmed by the Engineer and Director, in Phase 1: One million eight hundred and thirty-one thousand, one hundred and twenty-six dollars and eighty cents (\$1,831,126.80) and Phase 2: Four hundred twenty-five thousand, one hundred and seventy-three dollars and twenty cents (\$425,173.20). The Engineer's estimate of the Phase 2 improvements is attached hereto as Exhibit C, Bonding Cost Estimate.

7. Title to Improvements. The City shall not accept any property to be dedicated or the Improvements unless they are constructed in conformity with the Improvement Plans and Improvement Standards, to the satisfaction of the Engineer and Director. Subdivider shall retain title to, shall be responsible for, and shall bear the risk of loss to, any of the Improvements constructed or installed, until such time as the Improvements are accepted by the City. Title to and ownership of the Improvements and any real property to be dedicated shall vest absolutely in the City upon completion and acceptance of such Improvements by the City Council. The City shall not accept the Improvements unless title to the Improvements is entirely free from all liens. Prior to acceptance, at City's request, Subdivider shall supply the City with appropriate lien releases, at no cost to and in a form acceptable to the City.

8. Acquisition and Dedication of Easements or Rights-of-Way. If any of the Improvements are to be constructed or installed on land not within the Subdivision or an already existing public right-of-way, no construction or installation shall commence before:

A. The irrevocable offer of dedication or conveyance to City of appropriate rights-of-way, easements or other interests in real property, and appropriate authorization from the property owner to allow construction or installation of the Improvements; or

B. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law (Cal. Code Civ. Proc. § 1230.010 *et seq.*). Subdivider shall comply in all respects with any such order of possession.

9. Final Acceptance of Work. Acceptance of the Improvement Work on behalf of the City shall be made by the City Council upon recommendation of the Engineer and Director, after satisfactory completion and inspection of all Improvements. Such acceptance shall not constitute a waiver by the City of any defects or deficiencies in the Improvements.

10. Repair of Defective Work. If, however, within a period of one (1) year after final acceptance by the City Council of the Improvements, any portion of the Improvements or any work done under this Agreement fails to fulfill any of the requirements of this Agreement, the Improvement Plans or the Improvement Standards, Subdivider shall without delay and without any cost to City, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements or work. If the Subdivider fails to act promptly in accordance with this requirement, or if the exigencies of the situation require repairs or replacements to be made before Subdivider can be notified or correct the situation, then the City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Subdivider shall pay to City the actual cost of such repairs plus fifteen percent (15%) within thirty (30) days of the date of billing for such work by City.

11. Securities. Concurrently with or before the Effective Date of this Agreement, Subdivider shall furnish to the City:

A. *Faithful Performance Security.* [omitted; see Section 4 above]

B. *Payment Security.* [omitted; see Section 4 above]

C. *Guarantee and Warranty Security.* Securities to guarantee workmanship shall be in the amount of ten percent (10%) of the estimated cost of the Improvements, as stated in Section 6 above, to guarantee and warrant the Improvements for a period of one (1) year following their completion and acceptance against any defective work or labor done, or defective materials.

D. *Bonds.* Any bonds submitted as Securities shall be executed by a surety company authorized to conduct a surety business in California and shall be in a form as specified by the Subdivision Laws and approved by the City. All Securities deposited as bonds under this Agreement shall be irrevocable, shall not be limited as to time (except as to the guarantee and warranty period), and shall provide that they may be released, in whole or part, only upon the written approval of the Director, as provided under the Subdivision Laws and in Section 12 below.

All Securities shall expressly obligate the surety for any extension of time authorized by the City for Subdivider's completion of the Improvements, whether or not the surety is given notice of such an extension by the City. No change, alteration or addition to the terms of this Agreement or the plans and specifications incorporated herein shall in any manner affect the obligation of the sureties, except as required by the Subdivision Laws.

E. *Records.* Evidence of the Securities required by this Agreement shall be kept on file with the City Clerk. If the City Council gives specific, written approval to replace the Securities by another approved security, such replacement Securities shall be filed with the City Clerk and, upon filing, shall be deemed to be incorporated into this Agreement. Upon filing of replacement Securities with the City Clerk, the replaced Securities may be released.

12. Release of Securities. The Securities required by this Agreement shall be released in accordance with the Subdivision Laws and the following provisions:

A. *Faithful Performance Securities.* [omitted]

B. *Payment Security.* [omitted]

C. *Guarantee and Warranty Securities.* The Securities provided for guarantee and warranty of workmanship shall be released after one (1) year following the completion and acceptance of the Improvements, and inspection thereof by the City's Construction Inspector and approved by the Engineer. If, however, the Engineer and Director determine there are defects in the Improvements that require correction pursuant to Section 10 above, the Director shall authorize utilization of the Securities to make all necessary corrections, including payment of reasonable expenses and fees and attorney's fees.

13. Inspections.

A. The City reserves the right to inspect all Improvements at any time. Subdivider shall at all times maintain safe access for inspection of the Improvements.

B. Upon completion of the Improvements the Subdivider may request a final inspection by the City's Construction Inspector. If the Construction Inspector determines that the Improvements have been completed in accordance with all Improvement Standards and Subdivision Laws, then the Director shall certify the completion of the Improvements to the City Council, to accept or reject in their sole discretion. The City bears no liability for any costs or expenses resulting from delays in inspections.

C. Subdivider shall bear all costs of inspection and certification, including but not limited to the direct costs of all third-party inspection agencies and City inspection consultants.

14. Default of Subdivider.

A. *Default of Subdivider.* Events of default by ("Default") by Subdivider may include, but shall not be limited to, any of the following:

- i. Subdivider's failure to timely complete construction of the Improvements;
- ii. Subdivider's failure to timely cure any defect in the Improvements to the satisfaction of the Director;
- iii. Subdivider's failure to timely deposit additional Securities as may be required by this Agreement;
- iv. Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days;
- v. the commencement of a foreclosure action against the Subdivision or a portion thereof, or any conveyance in-lieu or in avoidance of foreclosure; or
- vi. Subdivider's failure to perform any material obligation under this Agreement.

B. *Notice of Default.* In the event of Subdivider's default, Subdivider shall be deemed to be in breach of this Agreement and the City may serve written notice upon Subdivider and Subdivider's surety, if any, of the breach of this Agreement. Subdivider shall have fifteen (15) days from receipt of written notice by City to cure any default.

C. *Remedies; Performance by City.*

i. In the event of Subdivider's default under this Agreement, and the applicable cure period set forth in this Paragraph has expired without such default having been cured, the City may thereafter deliver a notice of breach to Subdivider and Subdivider's surety, if any. If the default remains uncured within fifteen (15) days from receipt of the written notice of breach, Subdivider authorizes the City to complete all work on the Improvements at the sole expense of Subdivider, and Subdivider authorizes to utilize the Securities to complete all work on the Improvements and to pay all labor costs of contractors, subcontractors and workers related to the Improvements. The City may take over the Improvements and prosecute the same to completion, by contract or by any other method the City may deem advisable, for the account and at the expense of Subdivider, and Subdivider shall be liable to City for any excess cost or damages incurred by the City thereby. In the event the City takes over the Improvements or prosecutes the same to completion, the City, without liability for so doing, may take possession of, and utilize such materials, appliances, equipment, plant and other property belonging to Subdivider as may be necessary for completion of the Improvements.

ii. The City reserves to itself all remedies available to it at law or in equity for breach of Subdivider's obligations under this Agreement. The right of the City to draw upon or utilize the Securities is additional to and not in lieu of any other remedy available to the City.

iii. Failure of Subdivider to comply with the terms of this Agreement shall constitute consent to the filing by the City of a notice of violation against all the lots in the Subdivision, or to rescind the approval or otherwise revert the Subdivision to acreage. The remedy provided by this Subsection is in addition to and not in lieu of other remedies available to the City, and is not required to implement other available remedies. Subdivider agrees that the choice of remedy or remedies for Subdivider's default shall be at the discretion of the City.

iv. In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by the City in securing performance of such obligations, including but not limited to costs of suit and attorney's fees, costs of Improvements in the event of failure of performance, and all administrative costs. Such costs and fees shall be a proper charge against the Securities of Subdivider.

v. The failure of the City to take an enforcement action with respect to a default or breach, or to declare a default or breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of Subdivider.

D. *Lien.* In accordance with the Subdivision Laws (Gov. Code § 66499), the recordation of this Agreement creates a lien attached to the property underlying the Subdivision and has the priority of a judgment lien in the amount necessary to complete the Improvements.

15. Environmental Warranty.

A. For purposes of this Agreement, the terms below have the following meanings:

i. "Environmental Laws" shall mean any federal, state, or local law, rule, regulation administrative or court order, ordinance, regulatory guidance document, standard, or requirements of any government authority regulating, relating to, or imposing liability standards of conduct concerning Hazardous Substances, or that pertains to the protection of human health or the environment, including, but not limited to, the Comprehensive Environmental Response, Conservation and Liability Act of 1980 (42 U.S.C. §§ 9601 *et seq.*); the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §§6901 *et seq.*); the Clean Water Act (33 U.S.C. §§1251 *et seq.*); the Toxic Substances Control Act (15 U.S.C. §§ 2601 *et seq.*); the Hazardous Materials Transportation Act (29049 U.S.C. §§ 1801 *et seq.*); the Insecticide, Fungicide and Rodenticide Act (7 U.S.C. §§ 136 *et seq.*); the Superfund Amendments and Reauthorization Act (42 U.S.C. §§ 6901 *et seq.*); the Clean Air Act (42 U.S.C. §§ 7401 *et seq.*); the Safe Drinking Water Act (42 U.S.C. §§ 300f *et seq.*); the Solid Waste Disposal Act (42 U.S.C. §§ 6901 *et seq.*); the Surface Mining Control and Reclamation Act (30 U.S.C. §§ 1201 *et seq.*); the Occupational Safety and Health Act (29 U.S.C. §§ 655, 657); the California Underground Storage of Hazardous Substances Act (Health and Safety Code §§ 25280 *et seq.*); the California Hazardous Waste Control Act (Health and Safety Code §§ 25100 *et seq.*); the California Safe Drinking Water and Toxic Enforcement Act (Health and Safety Code §§ 24249.5 *et seq.*); and the Porter-Cologne Water Quality Control Act (Water Code §§ 13000 *et seq.*); together with any amendments of or regulations promulgated under the statutes cited above.

ii. “Hazardous Substances” or “Hazardous Substance” shall include any hazardous, toxic or dangerous waste, substance or material, pollutant or contaminant, as so defined under any Environmental Laws or any substance which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous, or any substance which contains gasoline, diesel fuel or other petroleum hydrocarbons, polychlorinated biphenyls (PCBs), radon gas, urea formaldehyde, asbestos, lead, or electromagnetic waves. Hazardous Substances include any hazardous or toxic substance, material or waste which is regulated by the State of California, the United States government, or any other governmental authority with jurisdiction over the Property. Hazardous Materials include asbestos and any other hazardous waste or substance which has, as of the date hereof, been determined to be hazardous or a pollutant by the U.S. Environmental Protection Agency, the U.S. Department of Transportation, or any instrumentality authorized to regulate substances in the environment which has jurisdiction over the Property which substance causes the Property (or any part thereof) to be in material violation of Environmental Laws.

B. Prior to acceptance of any Improvements by the City, Subdivider shall provide the City with a written warranty that:

i. Subdivider and the property being dedicated are in compliance with all Environmental Laws and are not subject to any existing, pending or threatened investigation by a federal, state, or local governmental authority regarding violations of Environmental Laws.

ii. Subdivider and its third-party agents, contractors and subcontractors have not used, generated, manufactured, produced, discharged, or released on, under, or about the property to be dedicated, any Hazardous Substance except in accordance with all applicable Environmental Laws.

iii. Subdivider has not caused or permitted the release or discharge of, and has no knowledge of the release, discharge, or presence of Hazardous Substances on the property to be dedicated or the migration of any Hazardous Substances from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

C. Throughout the term of this Agreement, Subdivider shall give written notice within fifteen (15) days to the City of:

i. Any proceeding or investigation by any federal, California, or local governmental authority regarding the presence of Hazardous Substances on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated;

ii. Any claims made or threatened by any third party against the City or property to be dedicated regarding any loss or injury resulting from any Hazardous Substances; and

iii. Subdivider’s discovery of any occurrence or condition on any property to be dedicated or any property adjacent to, or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any

restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability, or suit under any Environmental Law.

16. Design or Construction Defect.

A. After acceptance of the Improvements, the Subdivider shall remain obligated to eliminate any defect in design or dangerous condition caused by a latent design or construction defect.

B. Provisions of this section shall remain in full force and effect for ten (10) years following the acceptance of the Improvements by the City.

C. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the Improvements and that the City shall not be liable for any negligence, nonfeasance, misfeasance, or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any Improvement Work. The Securities shall not be required to cover the provisions of this paragraph.

17. No Agency Relationship. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of the City in connection with the performance of Subdivider's obligations under this Agreement. City elected and appointed councils, commissions, officers, agents, employees and representatives ("City Agents") shall not, be liable or responsible for any accident, loss or damage, regardless of the cause, happening or occurring to the Improvement Work or Improvements specified in this Agreement prior to the completion and acceptance of the Improvement Work or Improvements. All such risks shall be the responsibility of and are hereby expressly assumed by Subdivider.

18. Other Agreements. Nothing contained in this Agreement shall preclude the City from expending monies pursuant to agreements concurrently or previously executed between the Parties, or from entering into agreements with other subdividers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of the City ordinances providing therefore, nor shall anything in this Agreement commit the City to any such apportionment.

19. Indemnity/Hold Harmless.

A. The City and City Agents shall not be liable and Developer agrees to indemnify, hold harmless and defend the City and City Agents from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Improvements, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design or construction of the Improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of the Subdivision and the Improvements as provided herein, and in addition, to injuries to adjacent property owners as a

consequence of the diversion of waters from the design or construction of public drainage systems, streets and other Improvements.

B. Acceptance by the City of the Improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section.

C. Provisions of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by the City of the Improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the Improvements installed or Improvement Work done pursuant to this Agreement and that City shall not be liable for any negligence, nonfeasance, misfeasance, or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any Improvement Work. The Security shall not be required to cover the provisions of this section.

D. City shall not be liable for approving, reviewing, checking, or correcting any plans or specifications or for approving, reviewing or inspecting any Improvement Work. Nothing contained in this section is intended to, or shall be deemed to, limit or waive any protections or immunities afforded by law to the City or City Agents for the approval of the plan or design of the Improvements, including but not limited to the protections and immunities afforded by Government Code section 830.6. Subdivider shall defend, indemnify, and hold harmless the City and City's Agents from any claim, action, or proceeding against City or City Agents to attack, set aside, void, or annul an approval of the City or City Agents concerning the Subdivision.

20. Insurance. Without limiting Subdivider's duty to indemnify the City, Subdivider shall maintain in effect throughout this Agreement a policy or policies of insurance with the specifications and limits of liability specified herein.

A. *Proof of Insurance.*

i. Subdivider shall provide to the City a properly executed certificate of insurance, in a form satisfactory to the City Attorney for commercial general liability coverage; automobile liability, worker's compensation insurance, professional liability insurance, and course of construction coverage from an insurance provider approved by the City and licensed by the California Department of Insurance ("Certificates").

ii. Each Certificate shall provide that such insurance will not be cancelled, reduced in coverage, or allowed to expire without thirty (30) days' prior written notice to the City.

B. *Minimum insurance limits.* Contractor shall maintain limits no less than:

i. General Liability. Subdivider shall maintain such commercial general liability insurance with an insurance company admitted in California with an AM Best Rating of not less than A+, as shall protect the City, the City's Agents, Subdivider, contractors, and subcontractors from claims for damages for personal injury, including death, as well as from claims of property damage which may arise from acts or omissions from Subdivider, contractors,

or subcontractors for in relation to this Agreement. The amount of such insurance shall not be less than two million dollars (\$2,000,000.00) per occurrence with umbrella liability coverage of not less than two million dollars (\$2,000,000.00). Such insurance shall also:

1. Name the City and the City Agents as insured by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitation on the scope of its protection afforded to the above-listed additional insured; and

2. Be primary with respect to any insurance or self-insurance programs covering the City and City Agents.

- ii. Automotive Liability Insurance. Subdivider shall maintain automotive liability insurance covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services or performing work under this Agreement for bodily injury and property damage with a limit of not less than one million dollars (\$1,000,000.00) for each occurrence. Such insurance shall also:

1. Name City and City Agents as insured by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitation on the scope of its protection afforded to the above-listed additional insured; and

2. Be primary with respect to any insurance or self-insurance programs covering the City and City Agents.

- iii. Worker's Compensation Insurance.

1. Subdivider shall maintain worker's compensation insurance in accordance with California Labor Code Section 3700, and with a limit of not less than one million dollars (\$1,000,000.00) per occurrence for employer's liability.

2. In the event any work is sublet, Subdivider shall require any contractor or subcontractor to provide worker's compensation insurance for all contractor's employees or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider.

- C. *Course of Construction.* Subdivider shall maintain course of construction insurance for a value of not less than the completed value of the Subdivision and the Improvements.

- D. *Professional Liability Insurance.* Subdivider shall maintain professional liability insurance, as applicable, in the amount of not less than two million dollars (\$2,000,000.00) per claim and three million dollars (\$3,000,000.00) in the aggregate, to cover liability for malpractice or errors or omissions made in the course of rendering professional services.

21. No Vesting of Rights. Performance of this Agreement shall not be construed to vest Subdivider's rights with respect to any change in any zoning or building law or ordinance.

22. Notices. Any notice or communication required hereunder between City and Subdivider must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City: City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: Marisela H. Garcia, City Manager

With copies to: City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: Community Development Director

and White Brenner, LLP
1414 K Street, 3rd Floor
Sacramento, California 95814
Attn: Douglas L. White, Esq.

If to Subdivider: SCM Hearthstone LLC
1920 Standiford Avenue, Suite 1
Modesto, CA 95350
Attn: Steve Mothersell, President

and _____

23. General Provisions:

A. *Governing Law.* The validity, interpretation and performance of this Agreement shall be controlled by and construed pursuant to the laws of the State of California.

B. *Compliance with Laws.* Subdivider, its agents, employees, contractors, and subcontractors shall comply with all federal, state and local laws in the performance of the work required by this Agreement, including but not limited to all Improvement Standards or any other

applicable land use approvals. Subdivider shall be responsible for obtaining all applicable licenses and permits.

C. *Venue.* Venue for any legal proceedings initiated in connection with this Agreement shall be in the Superior Court for the County of Stanislaus.

D. *Severability.* The provisions of this Agreement are severable. If any provision of this Agreement is held invalid by a court of competent jurisdiction, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, which becomes effective after the Effective Date of this Agreement, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.

E. *Waiver.* The waiver by either Party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this Agreement. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

F. *Approvals by the City.* Any approval or consent that is to be given by the City under this Agreement shall be in writing, and any approval or consent that is not in writing shall not be binding on the City.

G. *Integration.* This Agreement, together with its specific references, attachments and Exhibits, constitute all of the agreements, understandings, representations, conditions, warranties and covenants made by and between the Parties with respect to the subject matter of this Agreement. Neither Party shall be liable for any representations made, express or implied, not specifically set forth herein. It is the intention of the Parties that this Agreement shall supersede any prior agreements, discussions, commitments, representations or agreements, written, electronic or oral, between the Parties with respect to the subject matter of this Agreement.

H. *Captions.* The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

I. *Mandatory and Permissive.* “Shall” and “will” and “agrees” are mandatory. “May” or “can” are permissive.

J. *Successors and Assigns – Covenant Running with the Land.* Subdivider shall not assign any of its obligations under this Agreement without the prior written consent of the City. Notwithstanding the above, all representations, covenants and warranties specifically set forth in this Agreement, by or on behalf of or for the benefit of any or all of the Parties, shall be binding upon and inure to the benefit of such Party, its successors and assigns. This Agreement, however, shall not be binding on any lot that has been conveyed to an individual homebuyer and for which a Certificate of Occupancy has been issued by the City.

K. *Counterparts.* This Agreement may be executed simultaneously or in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

L. *Other Documents.* Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

M. *Time is of the Essence.* Time is of the essence in this Agreement in each covenant and term and condition herein.

N. *Authority.* The Parties warrant and represent that they have the power and authority to enter into this Agreement and the names, titles and capacities herein stated on behalf of any entities, persons, states or firms represented or purported to be represented by such entities, persons, states or firms and that all former requirements necessary or required by the state or federal law in order to enter into this Agreement have been fully complied with.

O. *Construction and Interpretation.* It is agreed and acknowledged by Subdivider that the provisions of this Agreement have been arrived at through negotiation, and that Subdivider has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting Party shall not apply in construing or interpreting this Agreement.

P. *Advice of Legal Counsel.* Each Party acknowledges that it has reviewed this Agreement with its own legal counsel, and based upon the advice of that counsel, freely entered into this Agreement.

Q. *Attorney Fees and Costs.* If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret any provision of this Agreement, the prevailing Party shall be entitled to an award of reasonable attorney fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

R. *No Monetary Damages Against the City.* In the event of the City's default under this Agreement, Subdivider agrees that Subdivider may not seek, and shall forever waive any right to, monetary damages against the City.

S. *Modification.* This Agreement may be amended only by a written instrument signed by the Parties. Subdivider shall bear all costs of amendments to this Agreement that are requested by Subdivider.

T. *Exhibits.* All exhibits attached hereto are incorporated into this Agreement:

[Signatures on following page]

IN WITNESS WHEREOF, this Agreement has been entered into by and between Subdivider and City as of the day and year first above written.

SUBDIVIDER:

SCM Hearthstone LLC

By: _____
Steve Mothersell, President

Date: _____

CITY:

CITY OF RIVERBANK, a California
municipal corporation:

By: _____
Marisela H. Garcia, City Manager

Date: _____

ATTEST:

By: _____
Gabriela Hernandez, City Clerk

APPROVED AS TO FORM:

By: _____
Tom Hallinan, City Attorney

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Stanislaus)

On _____, before me _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

(Signature)

(Seal)

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Stanislaus)

On _____, before me _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

(Signature)

(Seal)

EXHIBIT A

**Tentative Map Resolution of Approval 2021-084
Tentative Map 01-2021**

EXHIBIT B

Phasing Plan

EXHIBIT C

Phase 2 Engineer's Estimate

CITY OF RIVERBANK

RESOLUTION NO. 2021-084

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF RIVERBANK, CALIFORNIA
APPROVING TENTATIVE MAP 01-2021 FOR SCM HEARTHSTONE LLC.,
LOCATED AT 6448 CLAUS ROAD (APN 062-020-001) – A PROJECT KNOWN AS
THE HERITAGE COLLECTION**

WHEREAS, a development application has been received from SCM Hearthstone, LLC. for a Tentative Subdivision Map to divide approximately 5.9 acres into forty-seven (47) Planned Development single family residential lots and more particularly described as Stanislaus County Assessor Parcel Number 062-020-021; and

WHEREAS, the City Subdivision Ordinance, Section 152.037, states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final map is recorded. The obligation for this project is 0.43 acres of park land; and

WHEREAS, the proposed vesting tentative map is consistent with the following General Plan policies discussed in the staff report: DESIGN-2.7 (sidewalks), DESIGN-3.1 (continuity), DESIGN-3.2 (pedestrian-friendly), DESIGN 5.2 (eyes on the street), CONS-4.2 (stormwater); and

WHEREAS, the proposed subdivision is located on land that is within the City limits of the City of Riverbank and is within an area anticipated for urban land uses; and

WHEREAS, Tentative Map 01-2021 was reviewed by the Riverbank Planning Commission at a regular meeting held on August 17, 2021 in the manner prescribed by law; and

WHEREAS, the Riverbank Planning Commission recommends approval of Tentative Map 01-2021 dated June 15, 2021 and prepared by Associated Engineering Group, Inc. and modified by adopted Conditions of Approval, and incorporated herein as a part of this City Council Resolution; and

WHEREAS, The City Council of the City of Riverbank hereby finds and adopts the following findings:

1. The proposed map is consistent with applicable general and specific plans;
2. The design or improvement of the proposed subdivision is consistent with

applicable general and specific plans.

3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of the development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

WHEREAS, Tentative Map 01-2021 is hereby approved, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01 (currently in process), or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The project storm drainage system shall be sized to manage the storm water from Sierra Street, Central Avenue, and all interior streets and lots within a storage basin per City Standards.
3. Connection to the existing Diamond Bar West storm drain basin is required in the first phase of the project
4. Storm water on the west side of Central Avenue shall also be managed with roadside swales and horizontal drains or connected to the storm basin.
5. Additional storm water inlets are required per City Standards and are not to exceed 500 feet spacing.
6. Sierra Street shall be fully constructed from Claus Road to the existing improvements constructed with Diamond Bar West.
7. Complete street improvements are required on Claus Road which includes curb, gutter, and sidewalk. A crosswalk for school children shall be constructed at Claus Road and Sierra Street.
8. A concrete sound wall is required along the railroad tracks.

9. Five amenities are required per the Rezone application: (1) decorative garage doors, (2) decorative garage lights, (3) pavers or colored pavement at crosswalks at the subdivision entrance, plus two (2) more.
10. Three (3) sets of landscape and irrigation plans conforming to the state's MWELO requirements shall be prepared and submitted with fee for review and approval by the City's contract landscape architect before Final Map. The storm basin shall be fully landscaped and slope protection provided; and
11. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website; and
12. All existing overhead electrical shall be placed underground; and
13. Applicant shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.43 acres; and
14. All wet utilities are to be cleaned, tested, and videotaped prior to acceptance by the City of Riverbank; and
15. Street names shall be approved by City Council on the Final Map; and
16. An automatic fire system shall be provided for all Group R occupancies. **CFC 903.2.8**; and
17. Buildings shall be provided with proper address identification in accordance with the California Fire Code as amended by the Stanislaus Consolidated Fire Protection District. **CFC 505.1**; and
18. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into the jurisdiction. All fire apparatus access roads shall meet the design requirements of the California Fire Code. **CFC 503.1.1**; and
19. During construction, Fire apparatus access roads shall be clearly marked with notices or markings that include the words NO PARKING – FIRE LANE. The markings shall be clean and legible at all times. **CFC 503.3**; and
20. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the site. **CFC 507.1**; and

21. Fire apparatus access roads and a water supply for fire protection shall be installed and made serviceable prior to and during the time of construction. **CFC 501.4**; and
22. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two (2) times per day; and
23. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; and
24. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; and
25. All vehicle speeds on unpaved roads shall be limited to fifteen (15) miles per hour; and
26. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binding are used; and
27. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes. Clear signage shall be provided for construction workers at all access points; and
28. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified visible emissions evaluator; and
29. Post a publicly visible sign with the telephone number and person to contact at the Air District regarding dust complaints. The Air District shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations; and
30. Applicant shall comply with San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review; and
31. If potential human remains are encountered, the construction contractor shall halt work in the vicinity (within 100 feet) of the find and contact the City of Riverbank. The project applicant and/or contractor shall be required to contact the Stanislaus County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the coroner determines the remains are Native American, the coroner would contact the Native American Heritage Commission (NAHC). As provided in Public Resources Code Section 5097.98, the NAHC would identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent

makes recommendations for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; and

32. Consistent with the requirements of the City of Riverbank Municipal Code, the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts on surface water quality through the project construction period. The SWPPP shall be designed to address the following objectives:
 - a. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled using source control and treatment control best management practices (BMPs).
 - b. Where not otherwise permitted by the Regional Water Quality Control Board, all non-stormwater discharges are identified and eliminated.
 - c. BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity in accordance with the Construction General Permit; and
33. The project applicant shall fully comply with the City of Riverbank Municipal Code and all Regional Water Quality Control Board stormwater permit requirements, including Provision C.3 of the Municipal Regional Permit (MRP). This will require preparation and implementation of a complete Stormwater Control Plan (SCP) for the project, which shall be submitted to the City Engineer for review and approval prior to any construction activity. The SCP shall act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project and shall be designed to comply with both MRP and City of Riverbank requirements. At a minimum, the SCP for the project shall include the following:
 - a. An inventory and accounting of existing and proposed impervious areas.
 - b. Low Impact Development (LID) design details incorporated into the project. Specific LID design details may include but are not limited to rain gardens, bio retention areas, pervious pavements, harvesting and reuse of stormwater, dispersal of runoff to landscaped areas, and/or routing of runoff swales and other small-scale facilities distributed throughout the site.
 - c. Measures to address potential stormwater contaminants. These may include measures to address potential sources of stormwater pollutants at the project site, covering trash collection and parking areas.
 - d. A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which shall include periodic inspection and maintenance of the storm

drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan shall be finalized prior to the issuance of any building permits for the project; and

34. Construction equipment shall be well maintained to be as quiet as possible. The following measures, when applicable, shall be implemented to reduce noise from construction activities:
- a. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment.
 - b. "Quiet" models of air compressors and other stationary noise sources shall be used, where technology exists.
 - c. Stationary noise-generating equipment shall be located as far as feasible from sensitive receptors (neighboring dwellings).
 - d. Unnecessary idling of internal combustion engines shall be prohibited.
 - e. Staging areas and construction material storage areas shall be located as far away as possible from adjacent sensitive land uses (neighboring dwellings).
 - f. Construction-related traffic shall be routed along major roadways (Claus Road and Patterson Road) and as far as feasible from sensitive receptors.
 - g. Residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. The construction contractor shall designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and shall institute reasonable measures to correct the problem. The construction contractor shall conspicuously post a telephone number for the liaison at the construction site.
 - h. The construction contractor shall hold a pre-construction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and construction liaison) are completed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank that Tentative Map Application No. 01-2021 is approved, subject to the aforementioned conditions established by this Resolution, and to be built as illustrated in **Exhibit A** attached hereto entitled Tentative Subdivision Map – The Heritage Collection dated June 15, 2021, and the adoption of Ordinance No. 2021-006.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of September 2021; motioned by Mayor Richard D. O'Brien, seconded by Vice Mayor (CM-D1) Luis Uribe and upon roll call was carried by the following vote of 5/0:

AYES: Councilmember District 2 Rachel Hernandez
Councilmember District 3 Cal Campbell
Councilmember District 4 Darlene Barber-Martinez
Vice Mayor (CM-D1) Luis Uribe
Mayor Richard D. O'Brien

NAYS: None

ABSENT: None

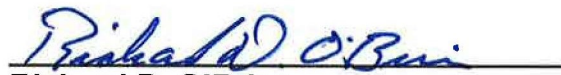
ABSTAINED: None

ATTEST:



Kathy L. Teixeira
Interim City Clerk for
Annabelle H. Aguilar, CMC
City Clerk

APPROVED:



Richard D. O'Brien
Mayor

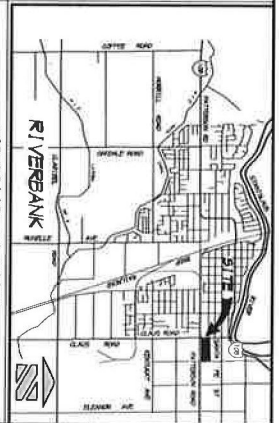
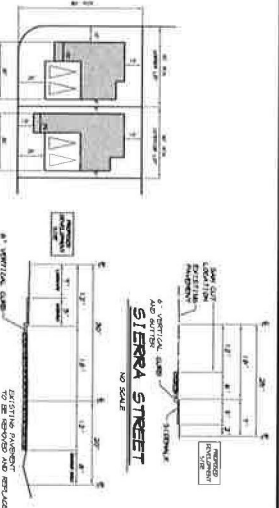
Attachment: Exhibit A – Tentative Map 01-2021

OWNERS & SUBDIVIDERS

SON HEARINGSTONE LLC
1920 STANDFORD AVENUE, SUITE 100
MARTIN, TN 38201

GENERAL NOTES

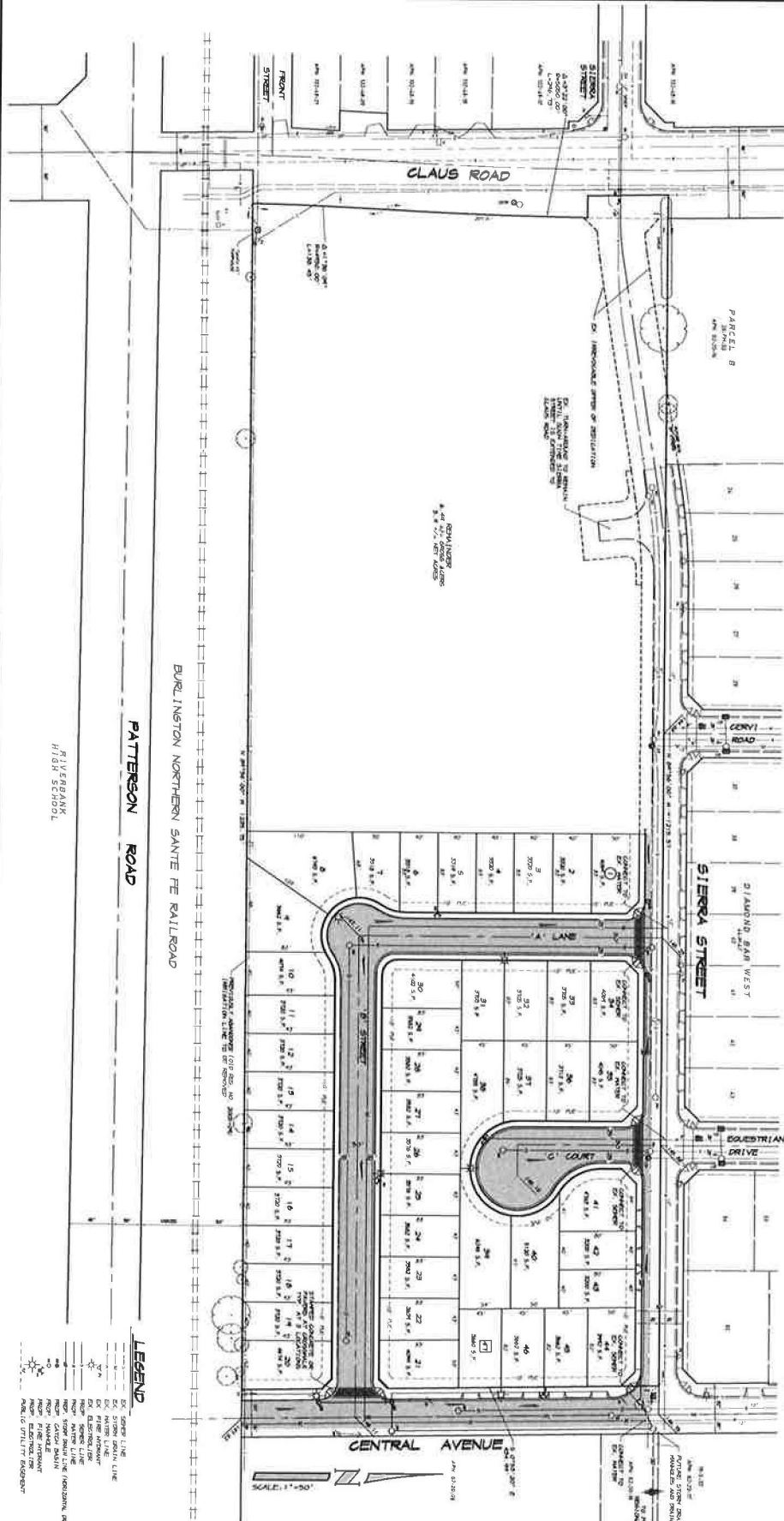
- [illegible]

VICINITY MAP
NO SCALE[illegible]

TYPICAL LOT LAYOUT

CENTRAL AVENUE

TYPICAL STREET



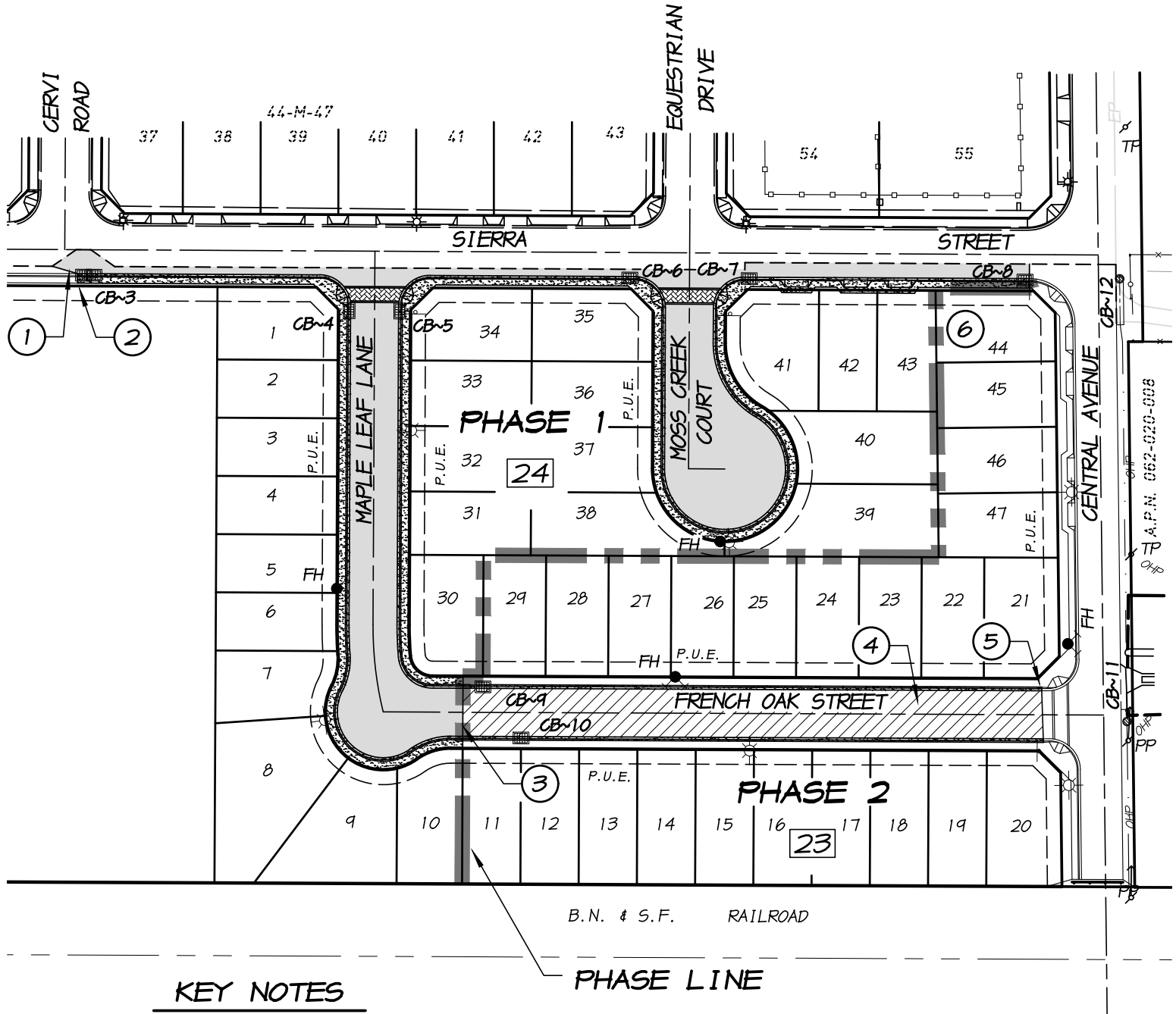
TENTATIVE SUBDIVISION MAP
THE HERITAGE COLLECTION
AT SIERRA STREET
RIVERBANK CALIFORNIA



TRAIL CARRIERS, & CO. 14500 DAWN KENTWOOD, L.S. 77358	DAWN BY <u>SP</u> 347 6/15/21 3.51 WAT 1"=50' Dwg. 308-754 R200 CHECKED _____ DOW 308C-21 1
--	---

EXHIBIT "B"

PHASING PLAN



- ① TRANSITION FROM EX. EDGE OF PAYEMENT TO NEW GUTTER LIP.
- ② STA. 16+22, END CURB, GUTTER AND SIDEWALK. CATCH BASIN TO BE INSTALLED WITH PHASE 1.
- ③ STA. 5+54, END SIDEWALK. INSTALL 33 L.F. ~ HEADERBOARD BETWEEN GUTTERS AT END OF PAYEMENT.
- ④ INSTALL A.B. FOR ALL WEATHER EMERGENCY VEHICLE ACCESS.
- ⑤ STA. 9+53, END CURB, GUTTER AND A.B.
- ⑥ STA. 22+75, END CURB, GUTTER AND SIDEWALK. CATCH BASIN TO BE INSTALLED WITH PHASE 1.

EXHIBIT "C"
BONDING COST ESTIMATE
The Heritage Collection at Sierra Street - Phase 2
RIVERBANK, CALIFORNIA
April 18, 2023

ITEM	DESCRIPTION	QTY.	UNITS	UNIT PRICE	TOTAL PRICE
A. REMAINDER OF IN-TRACT IMPROVEMENTS (CENTRAL AVENUE)					
1.	Sidewalk	1,692	SF	\$5.20	\$8,798.40
2.	6" Vertical Curb and Gutter	423	LF	\$21.00	\$8,883.00
3.	Driveway	380	SF	\$6.00	\$2,280.00
4.	Handicap Ramp (Labor Only)	1	EA	\$1,280.00	\$1,280.00
5.	Truncated Domes Tile	12	SF	\$42.00	\$504.00
6.	0.25' A.C.	12,561	SF	\$1.50	\$18,841.50
7.	0.58' A.B.	12,561	SF	\$2.50	\$31,402.50
8.	2 x 4 Headerboard	380	LF	\$8.00	\$3,040.00
9.	LED Electrolier (25' Standard)	2	EA	\$7,140.00	\$14,280.00
10.	Striping and Signage	1	LS	\$500.00	\$500.00
				Sub-Total	\$89,809.40
B. OFF-SITE WATER ITEMS Water will be complete					
1.	Water Connection at Claus Road	1	LS	\$14,650.00	\$14,650.00
2.	12" Tee (1 EA); Gate Valves (2 EA); 12" DIP (40 LF)	1	LS	\$22,115.00	\$22,115.00
3.	Abandon Existing 1" Water Service (Claus Road)	1	EA	\$2,500.00	\$2,500.00
4.	Complete 12" PVC Main in Sierra Street	140	LF	\$160.75	\$22,505.00
5.	Water Service (Claus Road)	1	EA	\$9,850.00	\$9,850.00
6.	Fire Hydrant	1	EA	\$7,925.00	\$7,925.00
				Sub-Total	\$79,545.00
C. OFF-SITE STORM DRAIN ITEMS Storm will be complete					
1.	Catch Basins in Sierra Street	3	EA	\$5,050.00	\$15,150.00
2.	City Standard Manhole	1	EA	\$4,325.00	\$4,325.00
3.	18" Catch Basin Laterals in Sierra Street (near Claus Road)	41	LF	\$112.50	\$4,612.50
				Sub-Total	\$24,087.50
D. OFF-SITE STREET WORK					
1.	Electroliers (Claus Road)	2	EA	\$7,140.00	\$14,280.00
2.	6" Vertical Curb and Gutter (Claus Road South of Sierra Street)	370	LF	\$21.00	\$7,770.00
3.	6" Vertical Curb and Gutter (South side of Sierra Street)	620	LF	\$21.00	\$13,020.00
4.	Driveway Openings	650	SF	\$6.00	\$3,900.00
5.	Sidewalk (Claus Road)	1,665	SF	\$5.20	\$8,658.00
6.	Sidewalk (Southwest side of Sierra Street)	2,790	SF	\$5.20	\$14,508.00
7.	Handicap Ramp (South Side of Sierra Street at Claus Road)	1	EA	\$1,780.00	\$1,780.00
8.	Saw Cut Existing Asphalt (Claus Road)	1,532	LF	\$1.50	\$2,298.00
9.	Remove Existing Asphalt (Claus Road)	10,980	SF	\$0.80	\$8,784.00
10.	Install 0.45' A.C. & 1.10' A.B. (Claus Road)	10,380	SF	\$6.70	\$69,546.00
11.	Install 0.25' A.C. & 0.50' A.B. (Sierra Street)	9,215	SF	\$3.52	\$32,436.80
12.	Remove Ex. Fencing (In Front of Neighbor's House)	1	LS	\$500.00	\$500.00
13.	6" Vertical Curb and Gutter	198	LF	\$21.00	\$4,158.00
14.	Sidewalk (At Northeast Corner of Sierra/Claus)	1,049	SF	\$5.20	\$5,454.80
15.	Sidewalk (Connection to Existing Claus Road Sidewalk North of Sierra Street)	276	SF	\$5.20	\$1,435.20
16.	Handicap Ramp (North side of Sierra/Claus Intersection)	2	EA	\$1,780.00	\$3,560.00
17.	Crosswalk striping and signage (at Sierra/Claus Intersection)	1	LS	\$3,245.00	\$3,245.00
18.	RRFB crosswalk equipment (at Sierra/Claus Intersection)	1	LS	\$36,000.00	\$36,000.00
19.	2x4 Headerboard (East Side of Claus Road, North of Sierra Street Intersection)	53	LF	\$7.50	\$397.50
				Sub-Total	\$231,731.30
				Items B, C and Highlighted D items	-\$177,678.50
				Revised Bonding total	\$247,494.70
				GRAND TOTAL	\$425,173.20

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.7

SECTION 9: CONSENT CALENDAR

Meeting Date:	June 13, 2023
Subject/ Title:	Resolution to approve Final Map 04-2022 The Heritage – APN: 062-020-001
From:	Marisela H. Garcia, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

Approve the Final Map (“FM”) for SCM Hearthstone, LLC and The Heritage based on the required finding that the map is in conformity with the provisions of subdivision law and city code.

BACKGROUND

On September 14, 2021, the City Council adopted Ordinance No. 2021-006 approving a Rezone. This action rezoned the property to Planned Development (PD) and allows for a density of eight to sixteen (8-16) dwelling units per net acre.

On September 14, 2021, the City Council adopted Resolution No. 2021-084, approving Tentative Subdivision Map No. 01-2021 (“the Heritage Collection Tentative Map”) and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of 47 residential lots on 5.9 acres (Attachment 2).

On May 24, 2022, the City Council adopted Ordinance No. 2022-003, approving a Development Agreement (“DA”) which contains the rights and responsibilities of the developer and the City.

Pursuant to Riverbank Municipal Code Section §152.074 (C)(2), the City Council shall, at the meeting at which it receives the map or at its next regular meeting after the meeting

at which it receives the map, approve the map if it is determined to be in conformity with the provisions of law and of this chapter. The Council shall disapprove the map if it is determined not to be in conformity with the provisions of law and of this chapter and shall advise the subdivider of its disapproval, and the reason or reasons thereof.

The City Engineer and Planning and Building Manager have reviewed the final map (**Exhibit A**) and have determined that the plans are in substantial compliance with city standards and with the conditions placed upon the tentative map. The Project is compliant with CEQA – the Project qualified for a Notice of Exemption.

FISCAL IMPACT

None.

ATTACHMENTS

1. City Council Resolution 2023-
Exhibit A - Final Map
2. Resolution 2021-084 with Tentative Map

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
APPROVING FINAL MAP 04-2022 FOR SCM HEARTHSTONE, LLC
FOR THE HERITAGE AT 6448 CLAUS ROAD (APN 062-020-001)**

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

WHEREAS, SCM Hearthstone, LLC is the property owner and applicant for The Heritage Final Map 04-2022; and

WHEREAS, on September 14, 2021, the City Council adopted Ordinance No. 2021-006 approving a Rezone. This action rezoned the property to Planned Development (PD) and allows for a density of eight to sixteen (8-16) dwelling units per net acre; and

WHEREAS, on September 14, 2021, the City Council adopted Resolution No. 2021-084, approving Tentative Subdivision Map No. 01-2021 (“the Heritage Collection Tentative Map”) and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of 47 residential lots on 5.9 acres;

WHEREAS, on May 24, 2022, the City Council adopted Ordinance No. 2022-003, approving a Development Agreement (“DA”); and

WHEREAS, the City has now received a Final Map application to subdivide the approximately 5.9 acre site into forty-seven (47) lots at 6448 Claus Road; and

WHEREAS, the City Engineer and Planning and Building Manager have reviewed the final map and have determined that the plans are in substantial compliance with city standards and with the conditions placed upon the tentative parcel map; and

WHEREAS, pursuant to Riverbank Municipal Code Section §152.074 (C)(2), the City Council shall, at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it is determined to be in conformity with the provisions of law and of this chapter.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the City Engineer to record Final Map 04-2022 (**Exhibit A**)

for The Heritage and SCM Hearthstone, LLC upon determination that the map is in conformity with the provisions of state law.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Exhibit A - Final Map

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP, IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

WE OFFER FOR THE REAL PROPERTY DESCRIBED HEREIN, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG ALL STREET RIGHTS-OF-WAY. WE ALSO OFFER THE REAL PROPERTY DESCRIBED HEREIN, DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: ALL STREET RIGHTS-OF-WAY AS SHOWN ON THIS MAP.

OWNER: SCM HEARTHSTONE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

DATED THIS _____ DAY OF _____, 2023.

MARK A. TRINTA, SECRETARY

OWNER: SUMMERFAIRE COMMERCE CENTER, LLC, A NEVADA LIMITED LIABILITY COMPANY

DATED THIS _____ DAY OF _____, 2023.

MARK A. TRINTA, SECRETARY

BENEFICIARY: D.R. HORTON BAY, INC., A DELAWARE CORPORATION

DATED THIS _____ DAY OF _____, 2023.

CHRIS ZABALLOS, VICE PRESIDENT

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA:

COUNTY OF _____ :

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

_____, NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____

PRINCIPAL OFFICE LOCATION (COUNTY): _____



4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS:

(CHECK ONE)

- ☐ A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.
- ☐ B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS _____ DAY OF _____, 2023.

ELIZABETH A. KING
CLERK OF THE BOARD OF SUPERVISORS.

BY: _____, DEPUTY

PRINT NAME

PLANNING COMMISSION STATEMENT

THIS IS TO CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY ACTION TAKEN THEREON BY THE CITY OF RIVERBANK PLANNING COMMISSION AT A REGULAR MEETING HELD ON AUGUST 17, 2021 BY RESOLUTION NO. 2021-016.

DATED THIS _____ DAY OF _____, 2023.

DONNA M. KENNEY, SECRETARY
PLANNING COMMISSION, CITY OF RIVERBANK, CALIFORNIA

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA:

COUNTY OF _____ :

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

_____, NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____

PRINCIPAL OFFICE LOCATION (COUNTY): _____

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR ANY UNPAID STATE, COUNTY, SCHOOLS, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.

ASSESSOR'S PARCEL NO. 062-020-033 AND 062-020-034

DATED THIS _____ DAY OF _____, 2023.

DONNA RILEY
STANISLAUS COUNTY TAX COLLECTOR.

BY: _____, DEPUTY

PRINT NAME

CITY CLERK'S STATEMENT:

THIS IS TO CERTIFY THAT AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2023, THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, APPROVED THIS FINAL MAP AND HEREBY ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE, THE STREETS, AVENUES, ROADS, EASEMENTS, AND OTHER PUBLIC PLACES AND DEDICATIONS AS SHOWN ON THIS FINAL MAP. SAID ACCEPTANCE IS MADE UNDER AUTHORITY OF THE CITY OF RIVERBANK, RESOLUTION NO. 98-97, ADOPTED AUGUST 24, 1998. SAID APPROVAL IS NOT TO BE CONSTRUED AS ACCEPTANCE OF THE REMAINING STREETS SHOWN THEREON.

DATED THIS _____ DAY OF _____, 2023.

GABRIELA HERNANDEZ, CITY CLERK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SCM HEARTHSTONE, LLC IN MAY, 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE MAY, 2025 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2023.

DUSTIN BYRON WILTON, P.L.S. 8080



CITY LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THE SUBDIVISION SHOWN HERON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AND THE CITY OF RIVERBANK MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BE COMPLIED WITH, AND THE MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2023.

WILLIAM F. KULL, LS 5792
CITY LAND SURVEYOR, CITY OF RIVERBANK

COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK ____M.

IN BOOK _____ OF MAPS, AT PAGE _____, STANISLAUS COUNTY RECORDS,
AT THE REQUEST OF ASSOCIATED ENGINEERING GROUP, INC.

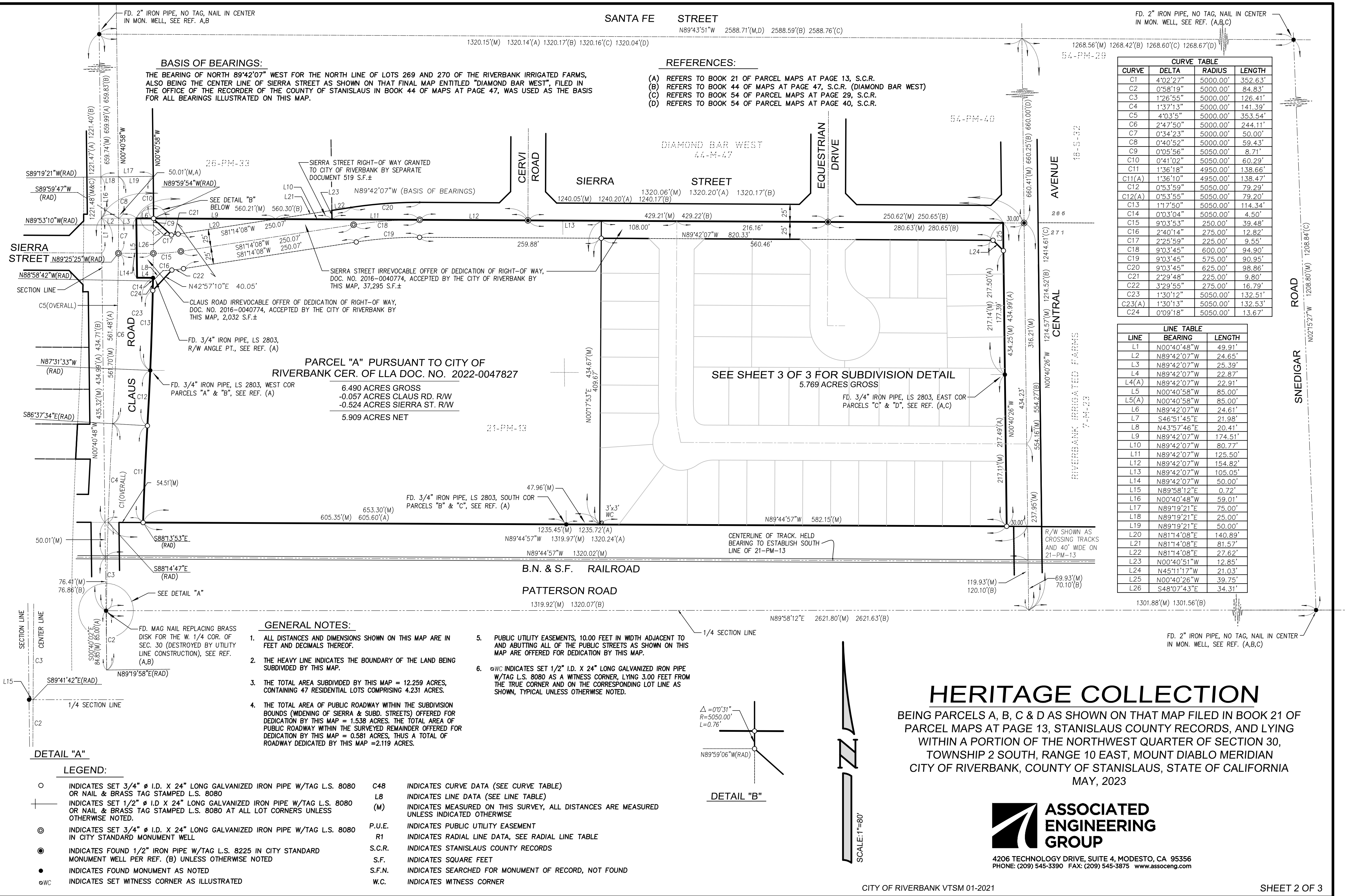
INSTRUMENT NO. _____

FEE _____ PAID

DONNA LINDER
STANISLAUS COUNTY CLERK RECORDER

BY: _____, DEPUTY _____
PRINT NAME

HERITAGE COLLECTION
BEING PARCELS A, B, C & D AS SHOWN ON THAT MAP FILED IN BOOK 21
OF PARCEL MAPS AT PAGE 13, STANISLAUS COUNTY RECORDS, AND
LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN
CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA
MAY, 2023





RIVERBANK
IRRIGATED
FARMS

265

RIVERBANK
IRRIGATED
FARMS

271

RADIAL LINE TABLE	
LINE	BEARING
R1	N86° 27' 26"E
R2	N85° 56' 45"E
R3	N84° 50' 32"E
R4	N76° 24' 47"E
R5	N13° 50' 52"W
R6	N35° 24' 30"W
R7	N70° 53' 02"E
R8	N78° 17' 55"W
R9	S36° 57' 47"W
R10	S30° 17' 53"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	4°21'08"	275.00'	20.89'
C26	3°50'27"	275.00'	18.43'
C27	0°30'41"	275.00'	2.45'
C28	31°10'04"	40.00'	21.76'
C29	30°59'44"	40.00'	21.64'
C30	49°04'28"	40.00'	34.26'
C31	50°53'29"	40.00'	35.53'
C32	21°33'38"	40.00'	15.05'
C33	35°39'33"	40.00'	24.89'
C34	152°31'19"	40.00'	106.48'
C35	13°53'06"	250.00'	60.59'
C36	5°27'21"	225.00'	21.42'
C37	84°35'29"	15.00'	22.15'
C38	19°24'51"	50.00'	16.94'
C39	70°35'09"	50.00'	61.60'
C40	78°35'48"	50.00'	68.59'
C41	64°44'18"	50.00'	56.49'
C42	6°39'54"	50.00'	5.82'
C43	60°00'00"	50.00'	52.36'
C44	240°00'00"	50.00'	209.44'

HERITAGE COLLECTION

BEING PARCELS A, B, C & D AS SHOWN ON THAT MAP FILED IN BOOK 21 OF PARCEL MAPS AT PAGE 13, STANISLAUS COUNTY RECORDS, AND LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA MAY, 2023



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PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

CITY OF RIVERBANK VTSM 01-2021

SHEET 3 OF 3

CITY OF RIVERBANK

RESOLUTION NO. 2021-084

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF RIVERBANK, CALIFORNIA
APPROVING TENTATIVE MAP 01-2021 FOR SCM HEARTHSTONE LLC.,
LOCATED AT 6448 CLAUS ROAD (APN 062-020-001) – A PROJECT KNOWN AS
THE HERITAGE COLLECTION**

WHEREAS, a development application has been received from SCM Hearthstone, LLC. for a Tentative Subdivision Map to divide approximately 5.9 acres into forty-seven (47) Planned Development single family residential lots and more particularly described as Stanislaus County Assessor Parcel Number 062-020-021; and

WHEREAS, the City Subdivision Ordinance, Section 152.037, states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final map is recorded. The obligation for this project is 0.43 acres of park land; and

WHEREAS, the proposed vesting tentative map is consistent with the following General Plan policies discussed in the staff report: DESIGN-2.7 (sidewalks), DESIGN-3.1 (continuity), DESIGN-3.2 (pedestrian-friendly), DESIGN 5.2 (eyes on the street), CONS-4.2 (stormwater); and

WHEREAS, the proposed subdivision is located on land that is within the City limits of the City of Riverbank and is within an area anticipated for urban land uses; and

WHEREAS, Tentative Map 01-2021 was reviewed by the Riverbank Planning Commission at a regular meeting held on August 17, 2021 in the manner prescribed by law; and

WHEREAS, the Riverbank Planning Commission recommends approval of Tentative Map 01-2021 dated June 15, 2021 and prepared by Associated Engineering Group, Inc. and modified by adopted Conditions of Approval, and incorporated herein as a part of this City Council Resolution; and

WHEREAS, The City Council of the City of Riverbank hereby finds and adopts the following findings:

1. The proposed map is consistent with applicable general and specific plans;
2. The design or improvement of the proposed subdivision is consistent with

applicable general and specific plans.

3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of the development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

WHEREAS, Tentative Map 01-2021 is hereby approved, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01 (currently in process), or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The project storm drainage system shall be sized to manage the storm water from Sierra Street, Central Avenue, and all interior streets and lots within a storage basin per City Standards.
3. Connection to the existing Diamond Bar West storm drain basin is required in the first phase of the project
4. Storm water on the west side of Central Avenue shall also be managed with roadside swales and horizontal drains or connected to the storm basin.
5. Additional storm water inlets are required per City Standards and are not to exceed 500 feet spacing.
6. Sierra Street shall be fully constructed from Claus Road to the existing improvements constructed with Diamond Bar West.
7. Complete street improvements are required on Claus Road which includes curb, gutter, and sidewalk. A crosswalk for school children shall be constructed at Claus Road and Sierra Street.
8. A concrete sound wall is required along the railroad tracks.

9. Five amenities are required per the Rezone application: (1) decorative garage doors, (2) decorative garage lights, (3) pavers or colored pavement at crosswalks at the subdivision entrance, plus two (2) more.
10. Three (3) sets of landscape and irrigation plans conforming to the state's MWELO requirements shall be prepared and submitted with fee for review and approval by the City's contract landscape architect before Final Map. The storm basin shall be fully landscaped and slope protection provided; and
11. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website; and
12. All existing overhead electrical shall be placed underground; and
13. Applicant shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.43 acres; and
14. All wet utilities are to be cleaned, tested, and videotaped prior to acceptance by the City of Riverbank; and
15. Street names shall be approved by City Council on the Final Map; and
16. An automatic fire system shall be provided for all Group R occupancies. **CFC 903.2.8**; and
17. Buildings shall be provided with proper address identification in accordance with the California Fire Code as amended by the Stanislaus Consolidated Fire Protection District. **CFC 505.1**; and
18. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into the jurisdiction. All fire apparatus access roads shall meet the design requirements of the California Fire Code. **CFC 503.1.1**; and
19. During construction, Fire apparatus access roads shall be clearly marked with notices or markings that include the words NO PARKING – FIRE LANE. The markings shall be clean and legible at all times. **CFC 503.3**; and
20. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the site. **CFC 507.1**; and

21. Fire apparatus access roads and a water supply for fire protection shall be installed and made serviceable prior to and during the time of construction. **CFC 501.4**; and
22. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two (2) times per day; and
23. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; and
24. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; and
25. All vehicle speeds on unpaved roads shall be limited to fifteen (15) miles per hour; and
26. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binding are used; and
27. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes. Clear signage shall be provided for construction workers at all access points; and
28. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified visible emissions evaluator; and
29. Post a publicly visible sign with the telephone number and person to contact at the Air District regarding dust complaints. The Air District shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations; and
30. Applicant shall comply with San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review; and
31. If potential human remains are encountered, the construction contractor shall halt work in the vicinity (within 100 feet) of the find and contact the City of Riverbank. The project applicant and/or contractor shall be required to contact the Stanislaus County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the coroner determines the remains are Native American, the coroner would contact the Native American Heritage Commission (NAHC). As provided in Public Resources Code Section 5097.98, the NAHC would identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent

makes recommendations for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; and

32. Consistent with the requirements of the City of Riverbank Municipal Code, the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts on surface water quality through the project construction period. The SWPPP shall be designed to address the following objectives:
 - a. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled using source control and treatment control best management practices (BMPs).
 - b. Where not otherwise permitted by the Regional Water Quality Control Board, all non-stormwater discharges are identified and eliminated.
 - c. BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity in accordance with the Construction General Permit; and
33. The project applicant shall fully comply with the City of Riverbank Municipal Code and all Regional Water Quality Control Board stormwater permit requirements, including Provision C.3 of the Municipal Regional Permit (MRP). This will require preparation and implementation of a complete Stormwater Control Plan (SCP) for the project, which shall be submitted to the City Engineer for review and approval prior to any construction activity. The SCP shall act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project and shall be designed to comply with both MRP and City of Riverbank requirements. At a minimum, the SCP for the project shall include the following:
 - a. An inventory and accounting of existing and proposed impervious areas.
 - b. Low Impact Development (LID) design details incorporated into the project. Specific LID design details may include but are not limited to rain gardens, bio retention areas, pervious pavements, harvesting and reuse of stormwater, dispersal of runoff to landscaped areas, and/or routing of runoff swales and other small-scale facilities distributed throughout the site.
 - c. Measures to address potential stormwater contaminants. These may include measures to address potential sources of stormwater pollutants at the project site, covering trash collection and parking areas.
 - d. A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which shall include periodic inspection and maintenance of the storm

drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan shall be finalized prior to the issuance of any building permits for the project; and

34. Construction equipment shall be well maintained to be as quiet as possible. The following measures, when applicable, shall be implemented to reduce noise from construction activities:
- a. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment.
 - b. "Quiet" models of air compressors and other stationary noise sources shall be used, where technology exists.
 - c. Stationary noise-generating equipment shall be located as far as feasible from sensitive receptors (neighboring dwellings).
 - d. Unnecessary idling of internal combustion engines shall be prohibited.
 - e. Staging areas and construction material storage areas shall be located as far away as possible from adjacent sensitive land uses (neighboring dwellings).
 - f. Construction-related traffic shall be routed along major roadways (Claus Road and Patterson Road) and as far as feasible from sensitive receptors.
 - g. Residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. The construction contractor shall designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and shall institute reasonable measures to correct the problem. The construction contractor shall conspicuously post a telephone number for the liaison at the construction site.
 - h. The construction contractor shall hold a pre-construction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and construction liaison) are completed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank that Tentative Map Application No. 01-2021 is approved, subject to the aforementioned conditions established by this Resolution, and to be built as illustrated in **Exhibit A** attached hereto entitled Tentative Subdivision Map – The Heritage Collection dated June 15, 2021, and the adoption of Ordinance No. 2021-006.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 14th day of September 2021; motioned by Mayor Richard D. O'Brien, seconded by Vice Mayor (CM-D1) Luis Uribe and upon roll call was carried by the following vote of 5/0:

AYES: Councilmember District 2 Rachel Hernandez
Councilmember District 3 Cal Campbell
Councilmember District 4 Darlene Barber-Martinez
Vice Mayor (CM-D1) Luis Uribe
Mayor Richard D. O'Brien

NAYS: None

ABSENT: None

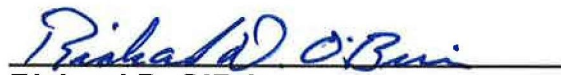
ABSTAINED: None

ATTEST:



Kathy L. Teixeira
Interim City Clerk for
Annabelle H. Aguilar, CMC
City Clerk

APPROVED:



Richard D. O'Brien
Mayor

Attachment: Exhibit A – Tentative Map 01-2021

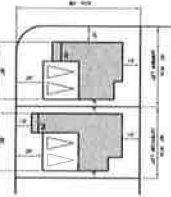
OWNERS & SUBDIVIDERS

SON HEARINGSTONE LLC
1920 STANDFORD AVENUE, SUITE 1
MARTIN, TN 38201

GENERAL NOTES

- [illegible]

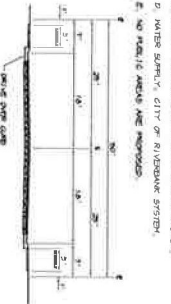
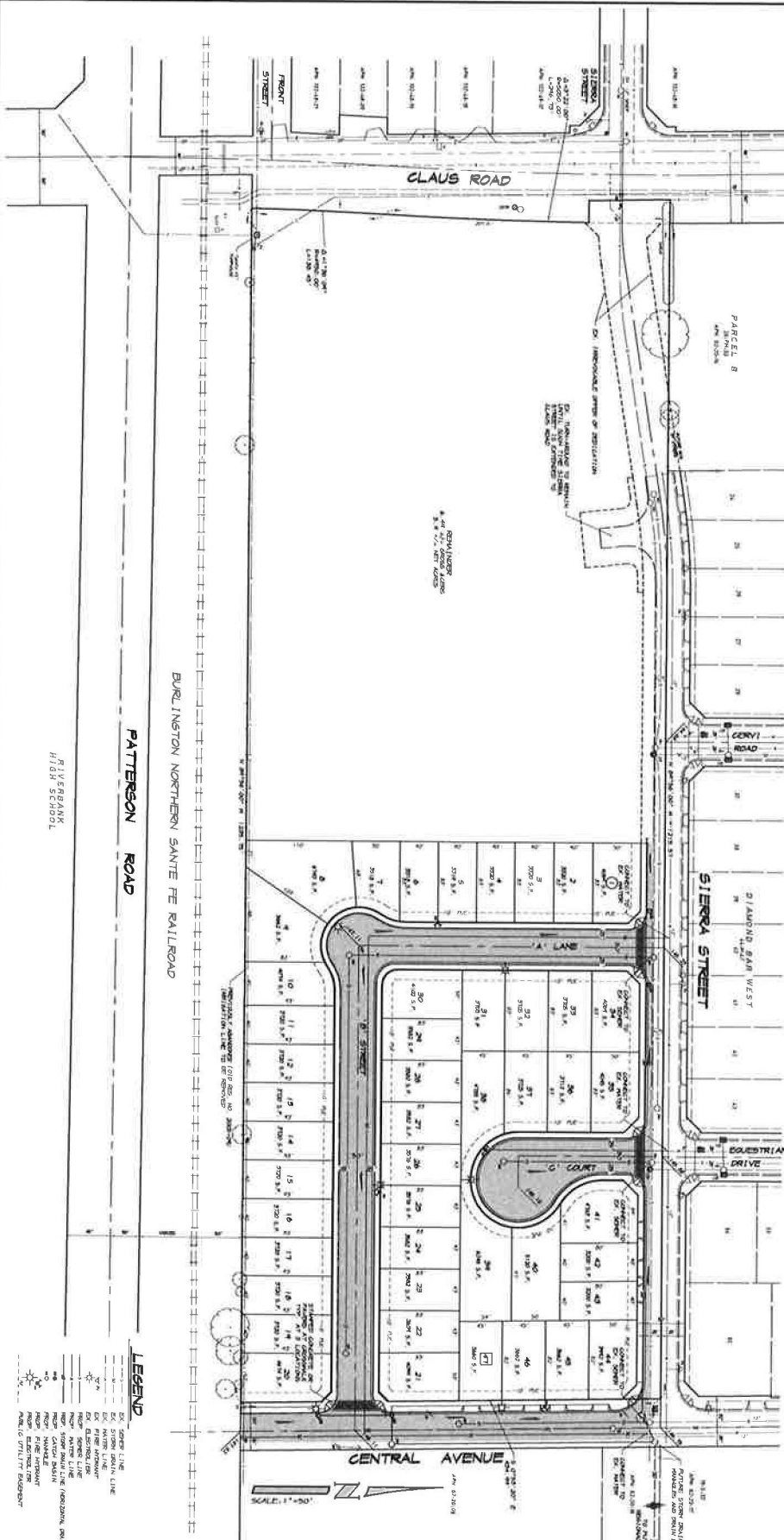
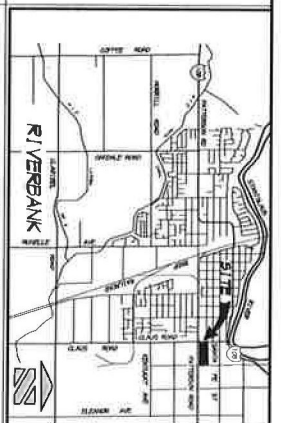
TYPICAL LOT LAYOUT



CENTRAL AVENUE
NO SCALE



TYPICAL STREET
NO SCALE

VICINITY MAP
NO SCALE

TENTATIVE SUBDIVISION MAP
THE HERITAGE COLLECTION
AT SIERRA STREET
RIVERBANK CALIFORNIA



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RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.8

SECTION 9: CONSENT CALENDAR

Meeting Date:	June 13, 2023
Subject/ Title:	Resolution to Award Bid for the Third Street Parking Lot Project to Consolidated Engineering, Inc., Authorize Execution of Future Change Orders, and Authorizing a Budget Amendment for an Additional \$341,054 from American Rescue Plan Act Funds
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Dev. Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION

It is recommended that City Council approve three (3) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, Consolidated Engineering Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget; and
3. Authorize a budget amendment for an additional \$341,054.00 from American Rescue Plan Act.

SUMMARY

The project consists of constructing a new parking lot for the downtown at the properties located at 6813 3rd Street & 6825 3rd Street. This will provide 45 new parking spaces for the downtown area with solar lighting and a french drain storm system. Demolition has already been completed with the removal of the old church building, all concrete, ADA ramp, cyclone fence and trees on the two lots.

The bid opening was held on Thursday, May 25, 2023 to consider the bids for the Third Street Parking Lot Project. The following bids were received:

Consolidated Engineering Inc.	\$325,099.00
Hensley's Paving & General Engineering Inc	\$336,444.03
Ross F. Carroll, Inc.	\$342,300.00

United Pavement Maintenance, Inc.	\$431,039.00
Sinclair General Engineering Construction Inc.	\$464,569.34

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for, site grading, asphalt paving, storm drain, concrete curb, gutter, sidewalk, light fixtures, traffic control and all other work included on the plans for the above mentioned project.

Bids have been reviewed and Consolidated Engineering Inc. has been identified as the lowest responsible bidder for the project and staff recommends that the project be awarded in the amount of \$325,099.00.

Staff originally budgeted \$125,000.00 for construction from the American Rescue Plan Act but purchase price for the properties came in over budget. To date spending includes preliminary engineering \$19,500.00, environmental testing \$775.00 and demolition \$22,550.00. The low bid came in at \$325,099.00 but fortunately the City has funds available in American Rescue Plan Act to cover the additional costs plus 10% contingency of \$32,510.00, construction testing \$4,000.00 and construction engineering \$10,000. A budget amendment is requested from American Rescue Plan Act in the amount of an additional \$351,054.00 to complete the project.

It is also requested that the City Council provide the City Manager authorization to execute Change Orders if they are within total budget.

FINANCIAL IMPACT

Initial funding was been programmed for this project with American Rescue Plan Act Funds, a budget amendment of \$341,054.00 is being requested.

Original Budget	425,000.00
Costs to Date	394,444.41
Remaining Budget	30,555.59
Consolidated Engineering	325,099.00
Contingency	32,510.00
Construction Testing	4,000.00
Construction Engineering	10,000.00
Total Construction Costs	371,609.00
Additional Funds Required	341,053.41
Total Budget	766,053.41

ATTACHMENT

- 1) Resolution 2023-
- 2) Site Map

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
THIRD STREET PARKING LOT PROJECT
WITH CONSOLIDATED ENGINEERING INC. IN THE AMOUNT OF \$325,099.00,
AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAID CONTRACT AND
APPROVE CHANGE ORDERS UP TO THE PROJECT CONTINGENCY FUND OF
\$32,510.00, AND AUTHORIZE A BUDGET AMENDMENT OF AN ADDITIONAL
\$256,924.00 IN FUNDING FROM THE AMERICAN RESCUE PLAN ACT FUND**

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

WHEREAS, the Third Street Parking Lot Project includes work to for install perimeter fencing, vehicle & pedestrian access gates and electronic control systems; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on May 25, 2023, the City of Riverbank received five (5) bid and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is Consolidated Engineering Inc., in the amount of \$325,099; and

WHEREAS, staff also recommends that the City Council approve a project contingency of \$32,510.00 for the Project to fund additional work as needed during renovation and construction; and

WHEREAS, staff is requesting a budget amendment of an additional \$256,924.00 from American Rescue Plan Act to be combined with the original budgeted amount to complete the project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with Consolidated Engineering Inc., in the amount of \$325,099; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute the said contract and approve change orders up to the project contingency funds of \$32,510.00; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes a budget amendment of an additional \$94,923.00 from American Rescue Plan Act to be combined with the original budgeted amount to complete the project.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

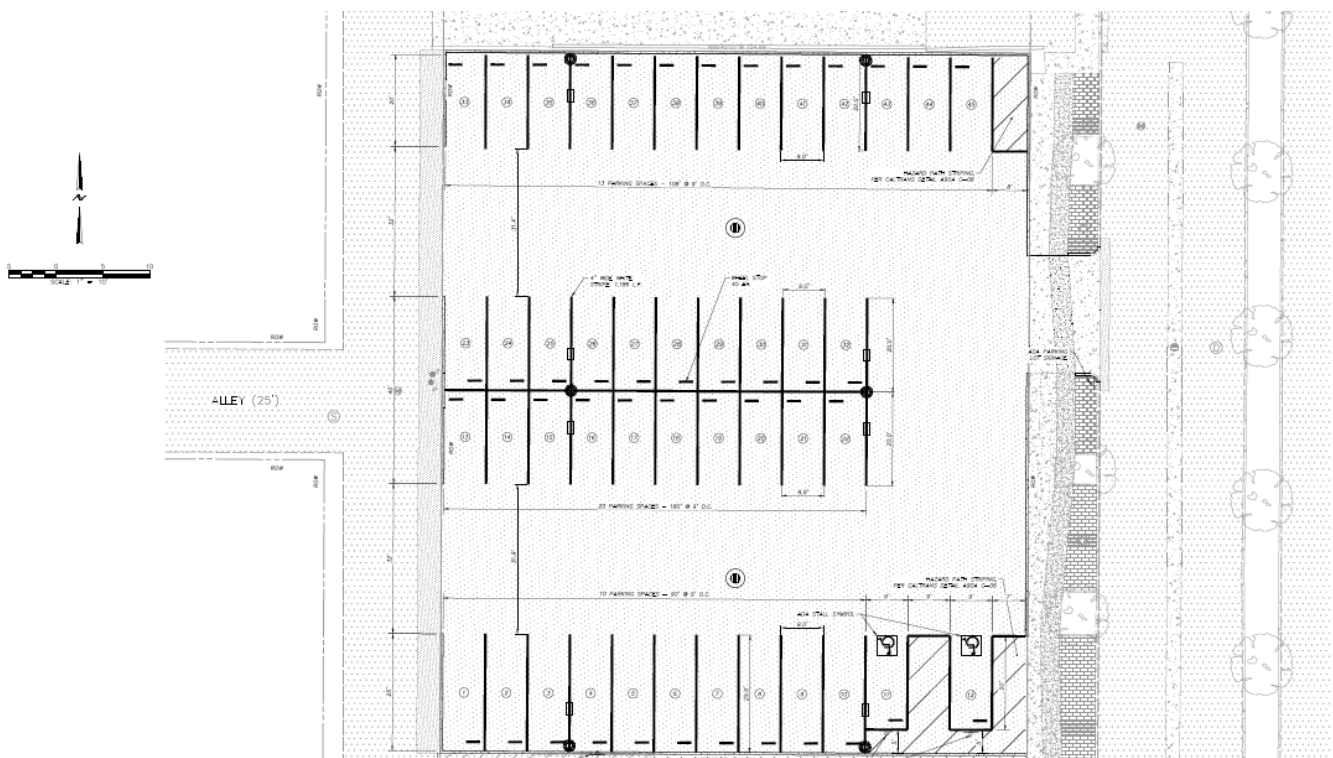
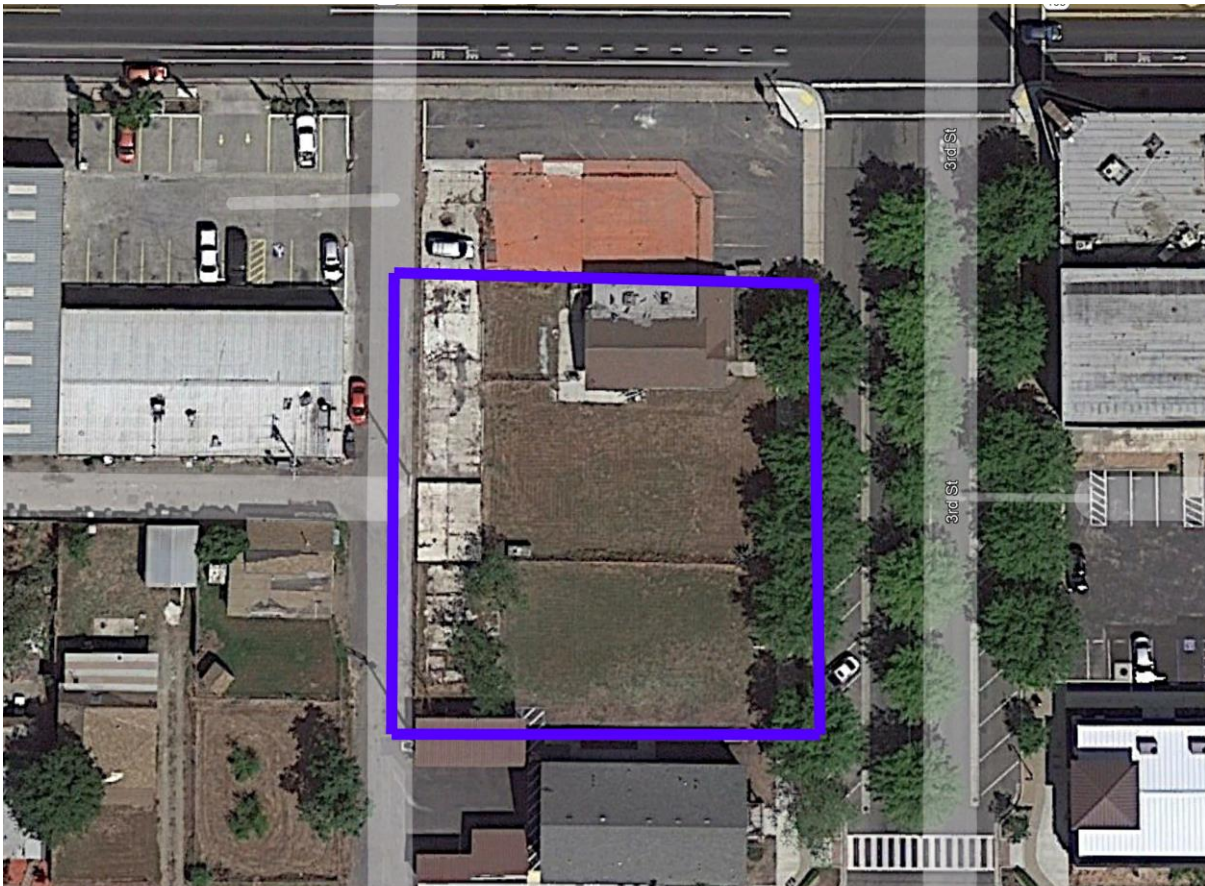
APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Site Map

Third Street Parking Lot Project



RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.9

SECTION 9: CONSENT CALENDAR

Meeting Date:	June 13, 2023
Subject/ Title:	Resolution to Award Bid for the Pavement Restoration 2023 Project to Pavement Coatings Co. and Authorize Execution of Future Change Orders
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Development Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION

It is recommended that City Council approve two (2) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, Pavement Coatings Co.; and
2. Authorize the City Manager to execute Change Orders within total project budget.

SUMMARY

On November 8, 2016 the Stanislaus County voters approved a ½ cent sales tax measure (Measure L) to fund local and regional transportation projects and programs. Through an analysis of the City's Pavement Management Plan the City has identified 23 road segments (991,802 sq. ft.) that are proposed to receive Type II Micro-Surfacing using funds the City has received through Measure L.

Type II Micros-Surfacing is similar to a slurry seal. It consists of the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and chemical additives to an existing asphalt concrete pavement surface. Polymer is commonly added to the asphalt emulsion to provide better mixture properties. The major difference between slurry seal and microsurfacing is in how they "break" or harden. Slurry relies on evaporation of the water in the asphalt emulsion. The asphalt emulsion used in micro-surfacing contains chemical additives which allow it to break without relying on the sun or heat for evaporation to occur. Thus, micro-surfacing is an application that hardens quicker than slurry seals. Streets that have a lot of shade and streets that have a lot of traffic are good candidates for micro-surfacing.

The bid opening was held on Thursday, May 25, 2023 to consider the bids for the Pavement Restoration 2023 Project. The following bids were received:

Pavement Coatings Co.	\$691,651.80
American Pavement Systems Inc.	\$704,777.78
Dryco Construction Inc.	\$717,914.80
VSS International, Inc.	\$733,876.03
Doolittle Construction	\$790,790.00

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for the installation of a Type II Micro-Surfacing, striping removal, installation of new striping, traffic control, street sweeping, and all other work included on the plans for the above mentioned project.

Bids have been reviewed and Pavement Coatings Co. has been identified as the lowest responsible bidder for the project.

It is requested that the City Council provide the City Manager authorization to execute Change Orders if they are within total budget.

As this project will impact commercial areas, particularly our downtown, city staff and the contractor will be sure to provide sufficient advance notice of the work to be performed.

FINANCIAL IMPACT

Funding has been programmed for this project with Measure L Funds, \$740,000.00.

ATTACHMENT

- 1) Draft City Council Resolution 2023-
- 2) Site Map

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
PAVEMENT RESTORATION 2023 PROJECT WITH
PAVEMENT COATINGS CO., IN THE AMOUNT OF \$691,651.80, AND
AUTHORIZE THE CITY MANAGER TO EXECUTE SAID CONTRACT AND
APPROVE THE CHANGE ORDERS UP TO THE PROJECT CONTINGENCY
FUND OF \$48,348.20**

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

WHEREAS, the Pavement Restoration 2023 Project includes 23 road segments (991,802 sq. ft.) to Type II Micro-Surfacing, striping removal, installation of new striping, traffic control, street sweeping; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on May 25, 2023, the City of Riverbank received five (5) bids and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is Pavement Coatings Co., in the amount of \$691,651.80; and

WHEREAS, it is recommended that the City Council approve a project contingency of \$48,348.20 for the Project to fund additional work as needed during renovation and construction.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with Pavement Coatings Co., in the amount of \$691,651.80.

AND NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute said contract and approve change orders up to the project contingency funds of \$48,348.20.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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:

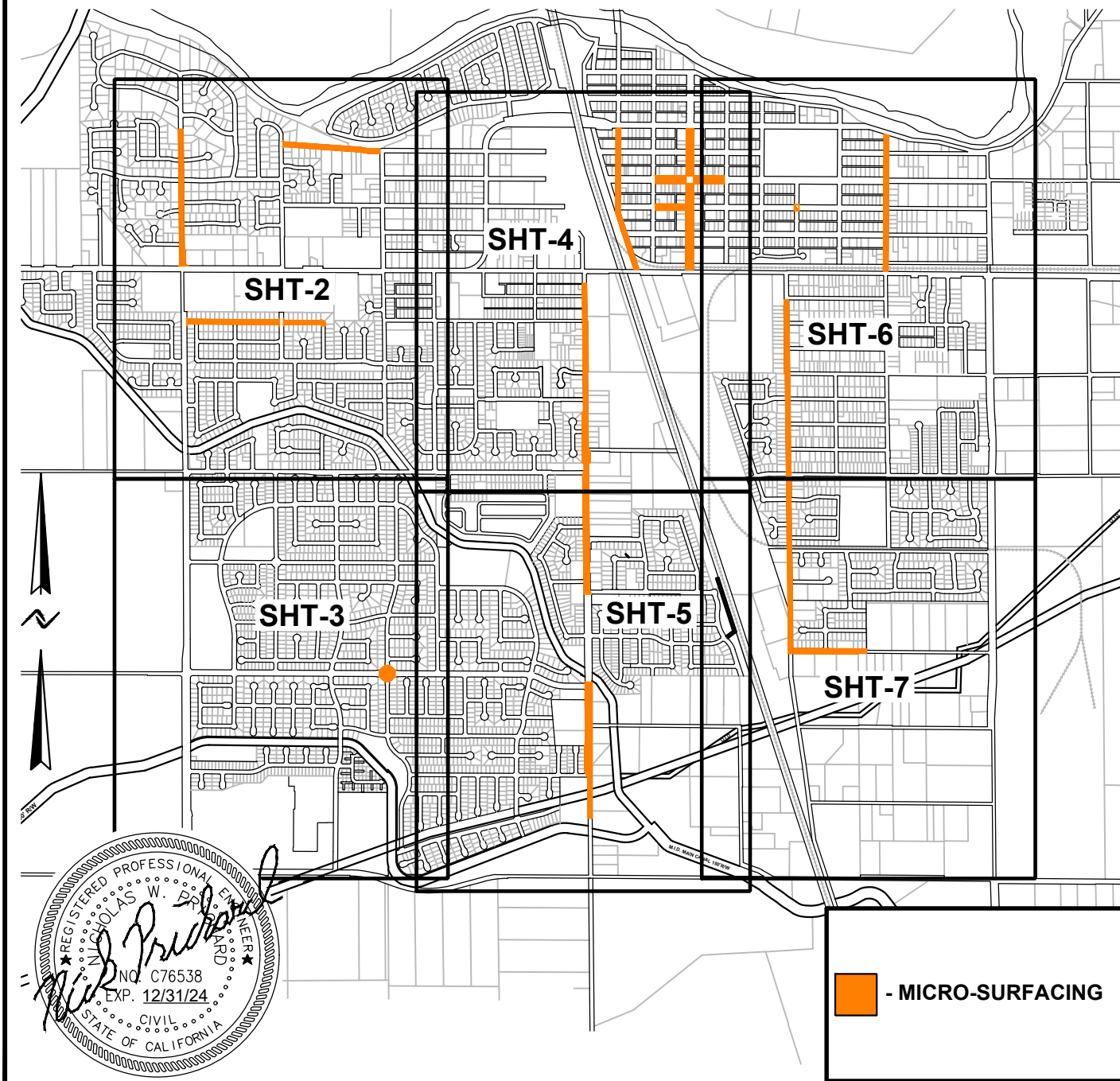
APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Contract

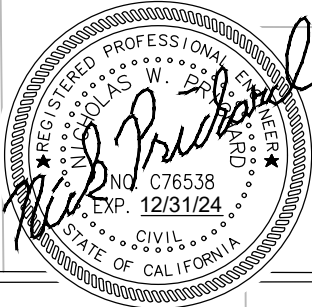
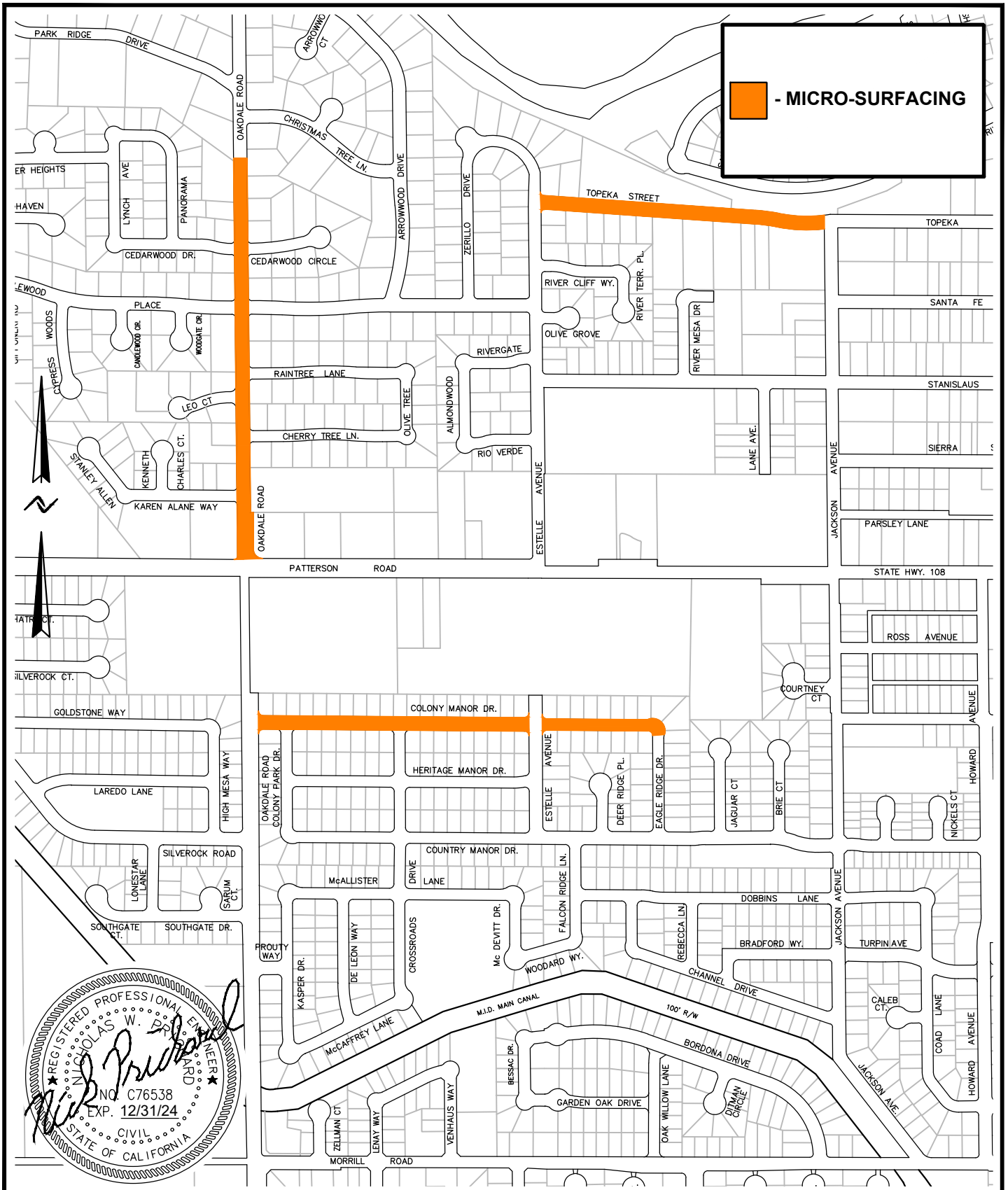
CITY OF RIVERBANK PAVEMENT RESTORATION PROJECT 2023



440 S. Yosemite Avenue, Suite A
Oakdale, CA 95361
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SCALE	1" = 2000'
DRAWN BY	NWP
CHECKED BY	WFK
JOB NO.	22167
SHEET	1 OF 8

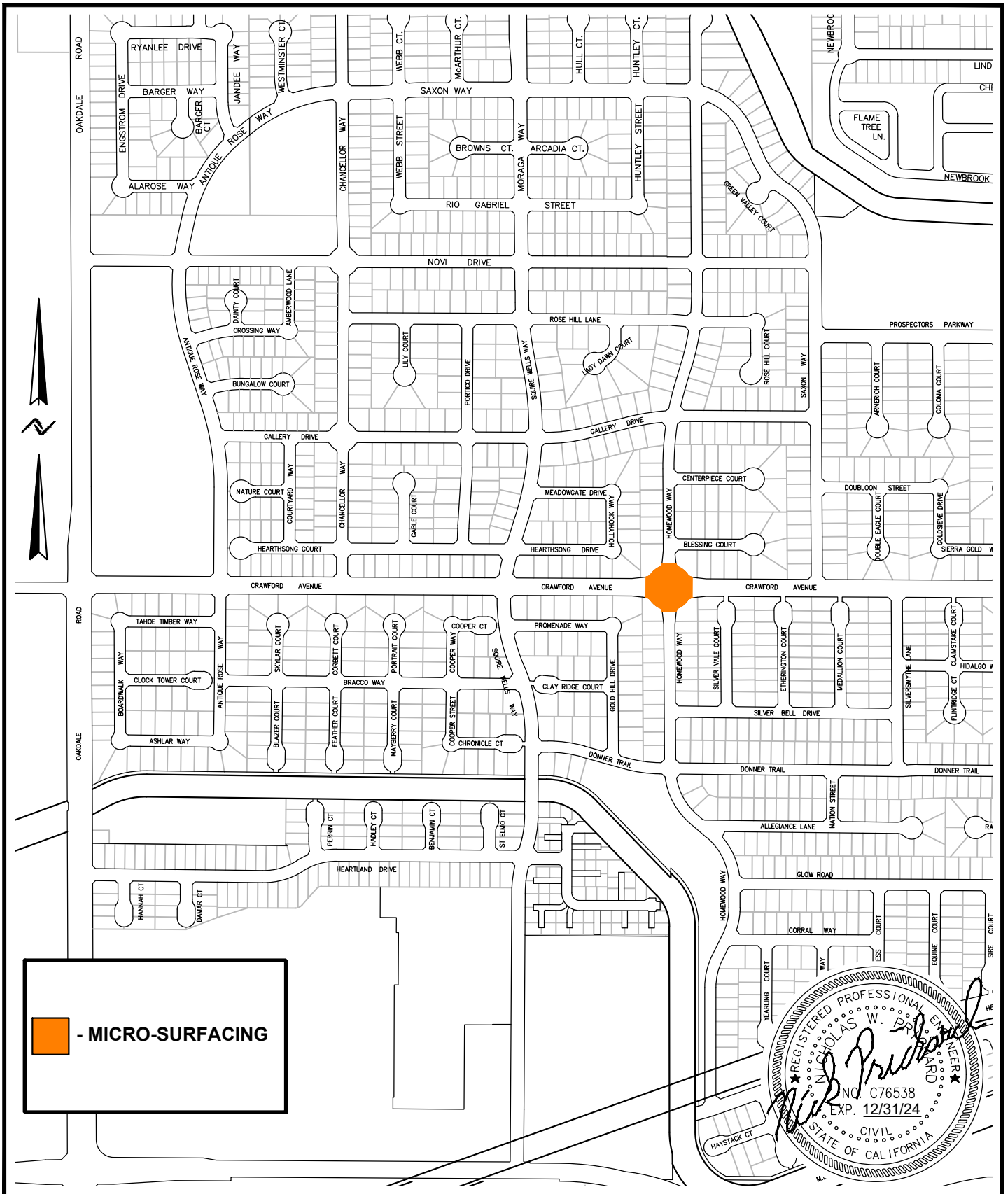
COVER SHEET - 2023
PAVEMENT RESTORATION PROJECT
RIVERBANK, CALIFORNIA



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SCALE	1" = 600'
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SHEET	2 OF 8

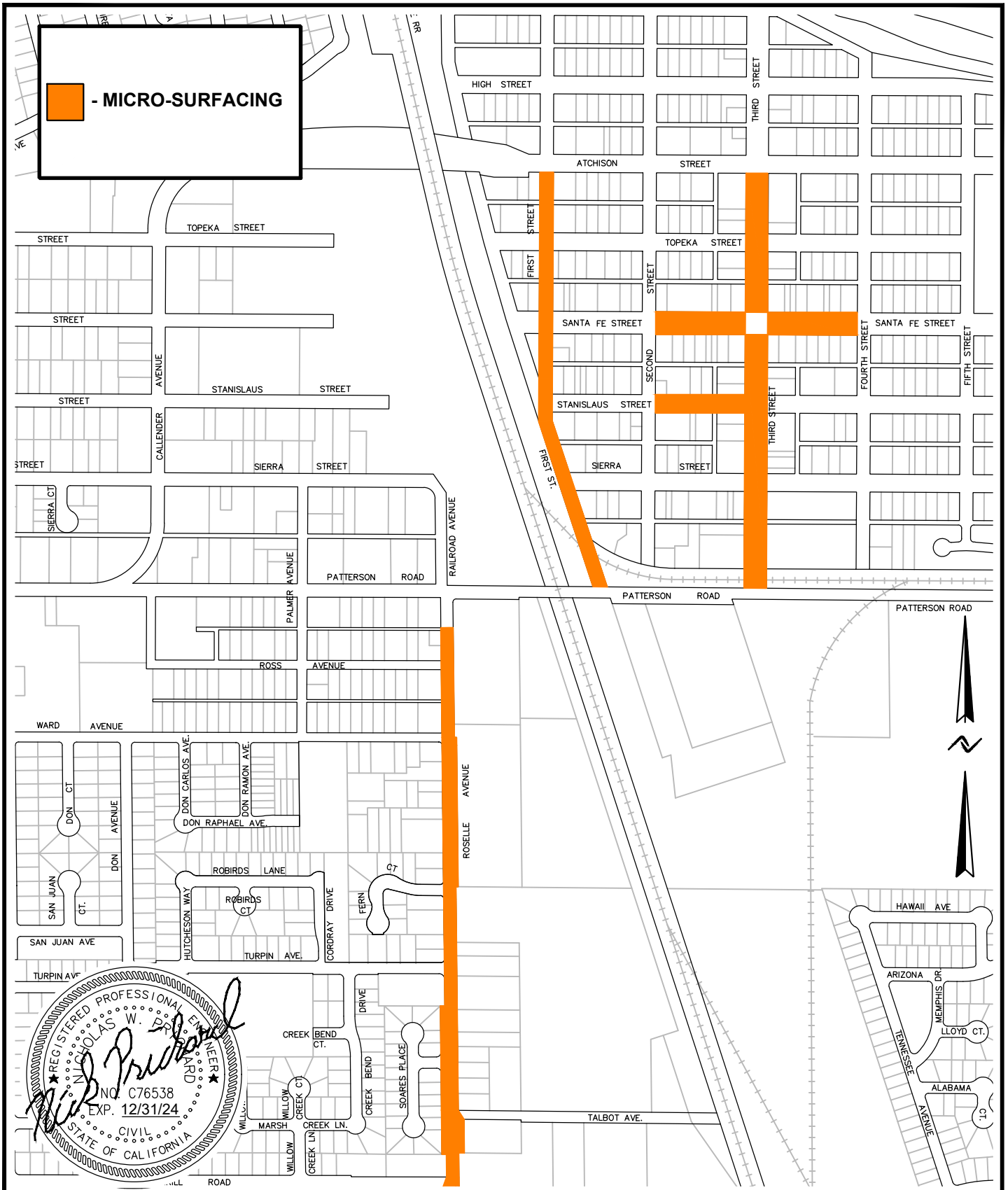
STREET INDEX - 2023
PAVEMENT RESTORATION PROJECT
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JOB NO.	22167
SHEET	3 OF 8

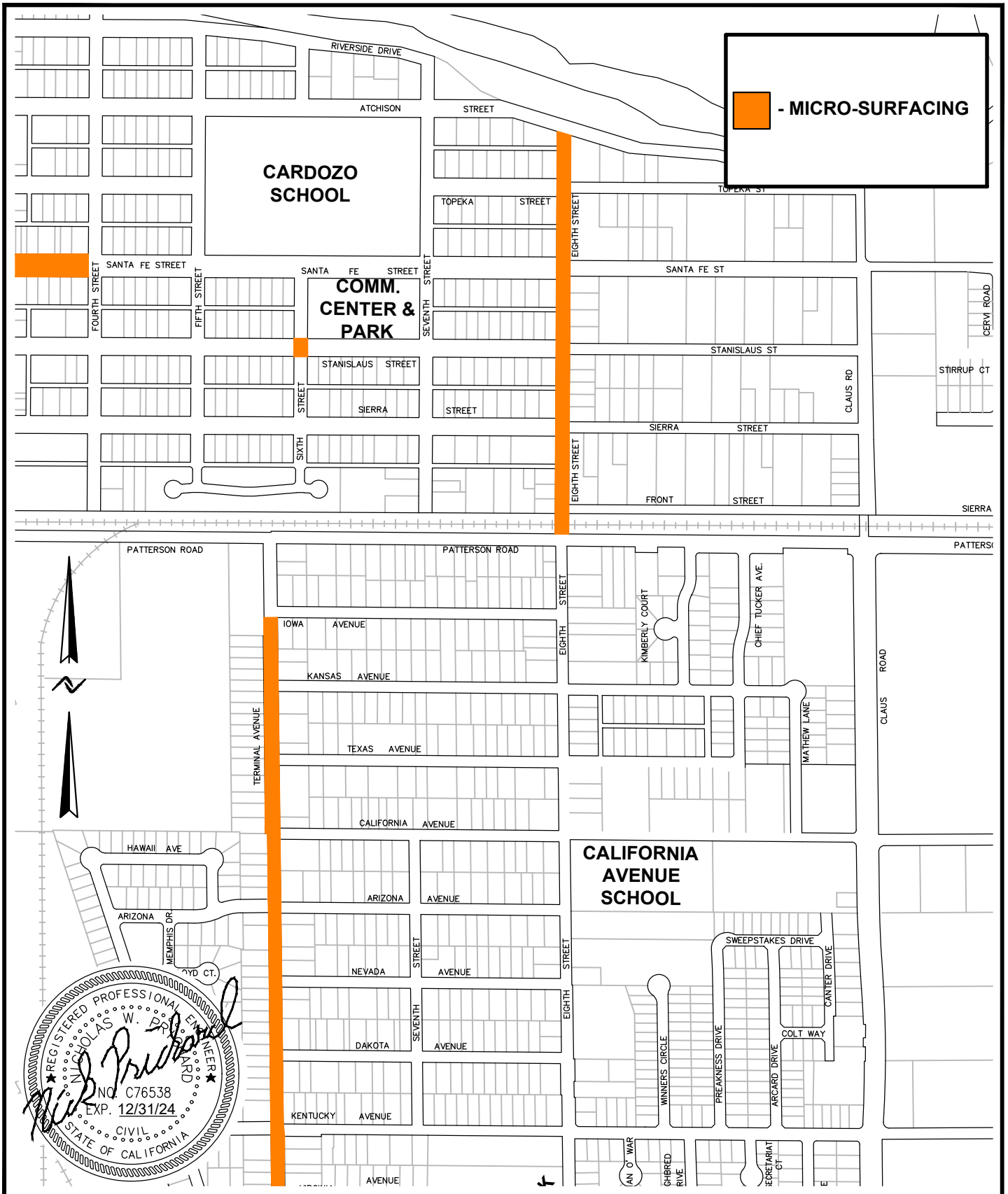
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JOB NO.	22167
SHEET	4 OF 8

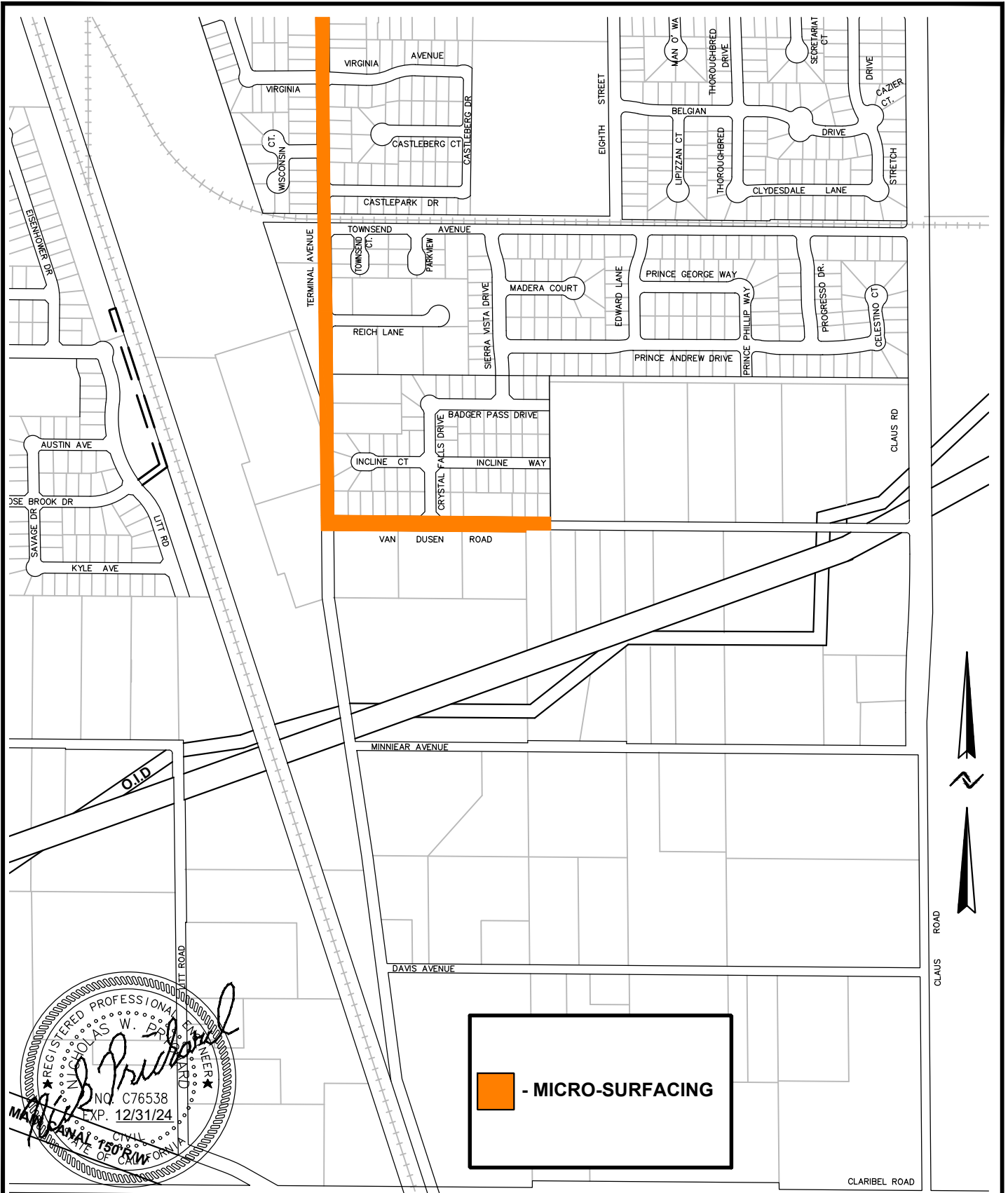
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PAVEMENT RESTORATION PROJECT
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JOB NO.	22167
SHEET	6 OF 8

STREET INDEX - 2023
PAVEMENT RESTORATION PROJECT
RIVERBANK, CALIFORNIA



 ARDURRA COLLABORATE. INNOVATE. CREATE.	440 S. Yosemite Avenue, Suite A Oakdale, CA 95361 Phone: (209) 847-8726 www.Ardurra.com		SCALE 1" = 600'	STREET INDEX - 2023 PAVEMENT RESTORATION PROJECT RIVERBANK, CALIFORNIA
			DRAWN BY NWP	
			CHECKED BY WFK	
			JOB NO. 22167	
			SHEET 7 OF 8	

Micro-Surfacing						
Section ID	Street Name	Beginning/End	Field-Length (ft2)	Field-Width	Field-Area (ft ²)	Field-Area (yd ²)
476-A	Oakdale Road	Patterson to 342' N. Cedarwood	1,700	35	64,920	7,213
509	Topeka Street	Jackson Avenue to Estelle	1,270	38	52,320	5,813
1070-A	Colony Manor Drive	Oakdale Road to Estelle Avenue	1,780	38	65,665	7,296
-	Westgate Avenue	Roundabout	475	15	8,628	959
523-A	Roselle Avenue	30' North of Alley Between Patterson Road & Ross Avenue to Turpin Avenue	1,517	42	77,463	8,607
528-A	Roselle Avenue	Turpin Avenue to Morrill Road	965	50	42,470	4,719
531	Roselle Avenue	Morrill Road to Petersen Way	650	35	9,045	1,005
532-A	Roselle Avenue	Petersen Way to Pocket Avenue	1,310	50	71,490	7,943
538-A	Roselle Avenue	Westgate Drive to Glow Road	1,180	52	48,130	5,348
540	Roselle Avenue	Glow Road to City Limits	600	30	20,500	2,278
1224-AA	First Street	Atchison to Patterson Road	1,863	40	76,645	8,516
1202-A	Third Street	Atchison to Santa Fe Street	600	70	37,375	4,153
1204-A	Third Street	Santa Fe to Patterson Road	1,125	70	72,330	8,037
174-A	Stanislaus Street	Second Street to Third Street	410	60	24,610	2,734
1212	Santa Fe Street	Second Street to Third Street	367	54	18,525	2,058
1211	Santa Fe Street	Third Street to Fourth Street	385	54	20,255	2,251
-	Sixth Street	Intersection Stanislaus Street	60	50	3,000	333
1208-A	Eighth Street	Patterson to Atchison	1,785	40	72,565	8,063
94-A	Terminal Avenue	Iowa Avenue to California Avenue	990	40	41,535	4,615
90-A	Terminal Avenue	California Avenue to Kentucky Avenue	1,325	40	52,490	5,832
85-A	Terminal Avenue	Kentucky Avenue to Reich Lane	1,410	40	54,950	6,106
84-A	Terminal Avenue	Reich Lane to Van Dusen Avenue	895	32	27,420	3,047
82-A	Van Dusen Road	Terminal Avenue to 490' Past Crystal Falls Drive	976	28	29,471	3,275
Total			23,638		991,802	110,200



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STREET INDEX - 2023
PAVEMENT RESTORATION PROJECT
RIVERBANK, CALIFORNIA

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.1

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

Subject/ Title: Consolidated Landscaping & Lighting District

- 1) Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024.**
- 2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2023/2024.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 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. The attached resolutions represent the final steps in the annual levy of assessments on the district for fiscal year 2023/2024.

The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge, and Eastwood Estates. The annual assessments for the Consolidated Districts all increased except for Zone 2 – Courtney Estates (this district only 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.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2023/2024.

FISCAL IMPACT:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Courtney Estates	\$ 25.50	\$ 25.50	No Change
South Bend Estates	\$ 82.14	\$ 94.46	\$12.32
Elmwood Estates	\$ 25.46	\$ 26.22	\$.76
Chianti	\$ 61.06	\$122.12	\$61.06
Sterling Ridge	\$137.83	\$141.98	\$4.15
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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR THE RIVERBANK 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, desires to levy and collected annual assessments against parcels of land within said territory designated as **“Riverbank Consolidated Landscaping and Lighting District”** (hereafter referred to as the “District”) and the Zones therein for Fiscal Year 2023/2024 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023, and ending June 30, 2024, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 13, 2023, regarding the District, the Engineer’s Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending June 30, 2024, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,
- b. The District includes all of the lands so benefited; and,
- c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR
THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT;
AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED
THERE TO 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, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2023 and ending June 30, 2024; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled **"Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2023/2024"** as required by the Act; and

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

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

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

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

- a. A Description of Improvements.
- b. A Diagram of the District.

- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
- e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2023/2024.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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

Consolidated Landscaping and Lighting District

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

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 23rd day of May, 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

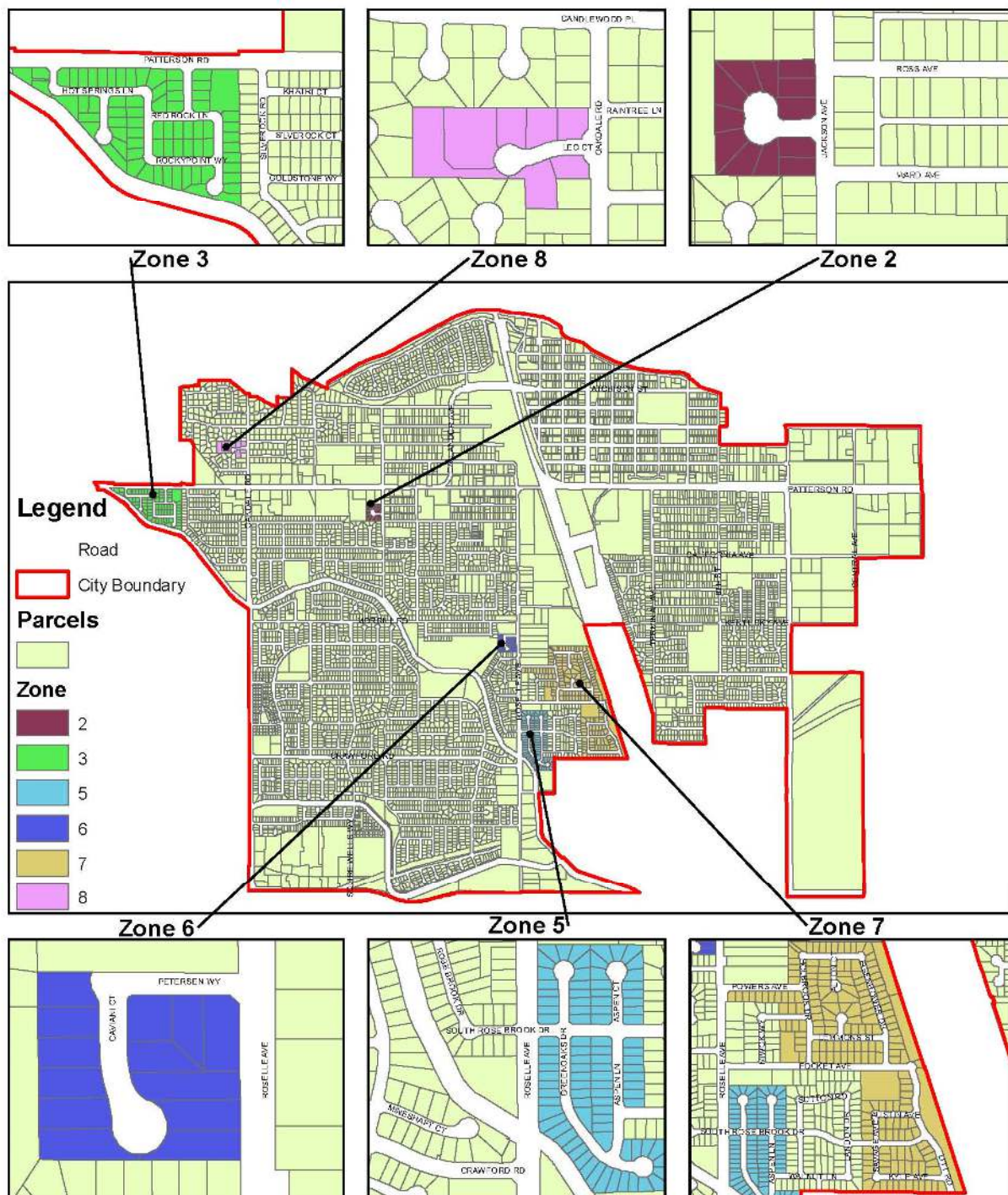
PART V - DISTRICT BOUNDARY MAPS

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.

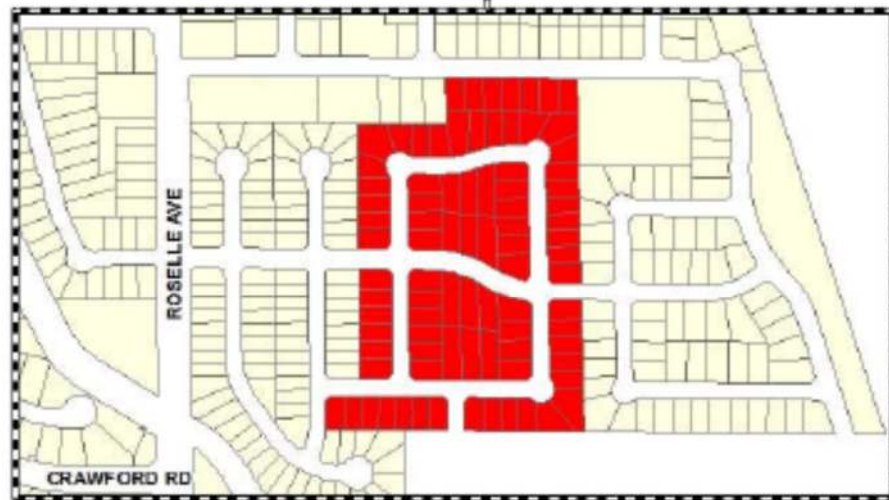
Riverbank Consolidated Landscape and Lighting District



Legend

- Elmwood Estate Unit No. 2
- Parcels

The map displays a dense grid of streets and parcels. Key streets labeled include Anderson St, Harrison Rd, Morrill Rd, Crawford Rd, Square Well Way, Oakdale Rd, Belmont Ave, California Ave, Kentucky Ave, and Tremont Ave. A red square highlights a specific parcel within the Elmwood Estate Unit No. 2, which is outlined by a dashed line. A legend in the bottom left corner identifies the red square as the Elmwood Estate Unit No. 2 and the yellow background as parcels.



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 REDEVELOPEMT AUTHORITY

AGENDA ITEM NO. 10.2

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

Subject/ Title: Ridgewood Place Landscaping & Lighting District:

- 1) Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2023/2024.**
- 2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2023/2024.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 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 second steps in the annual levy of assessments on the district for fiscal year 2023/2024. Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. The annual levy per EDU will increase from \$92.58 to \$185.16 to cover increase maintenance costs in the new Grover Landscaping Contract, which increased from \$600 annually to \$2,880.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2023/2024.

FISCAL IMPACT

The annual assessment for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2023/2024 is 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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR THE RIDGEWOOD PLACE 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, desires to levy and collected annual assessments against parcels of land within said territory designated as **“Ridgewood Place Landscaping and Lighting District”** (hereafter referred to as the “District”) for Fiscal Year 2023/2024 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 13, 2023 regarding the District, the Engineer’s Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending June 30, 2024 to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.
- b. The District includes all of the lands so benefited; and
- c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR
THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE
LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR
FISCAL YEAR 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, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2023 and ending June 30, 2024 and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled **"Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2023/2024"** as required by the Act; and

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

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

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

- a. A Description of Improvements.
- b. A Diagram of the District.

- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
- e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2023/2024.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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 – Ridgewood L&L for FY2023-24



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

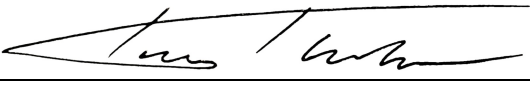
Ridgewood Place Landscaping and Lighting District

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 23rd day of May, 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

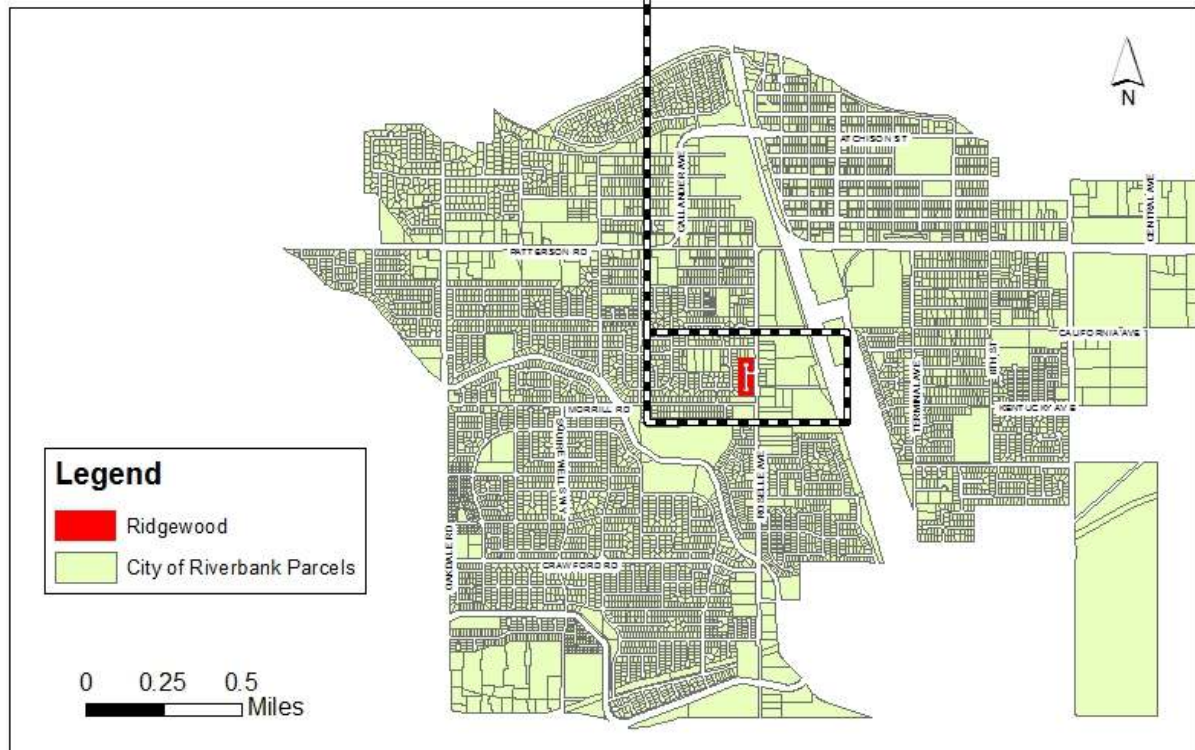
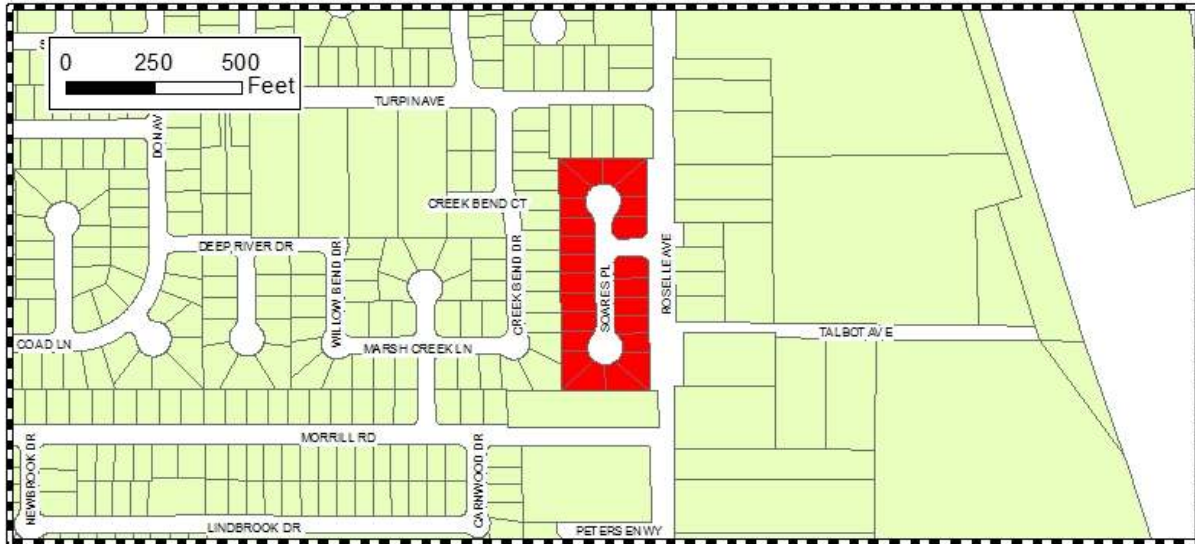
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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.

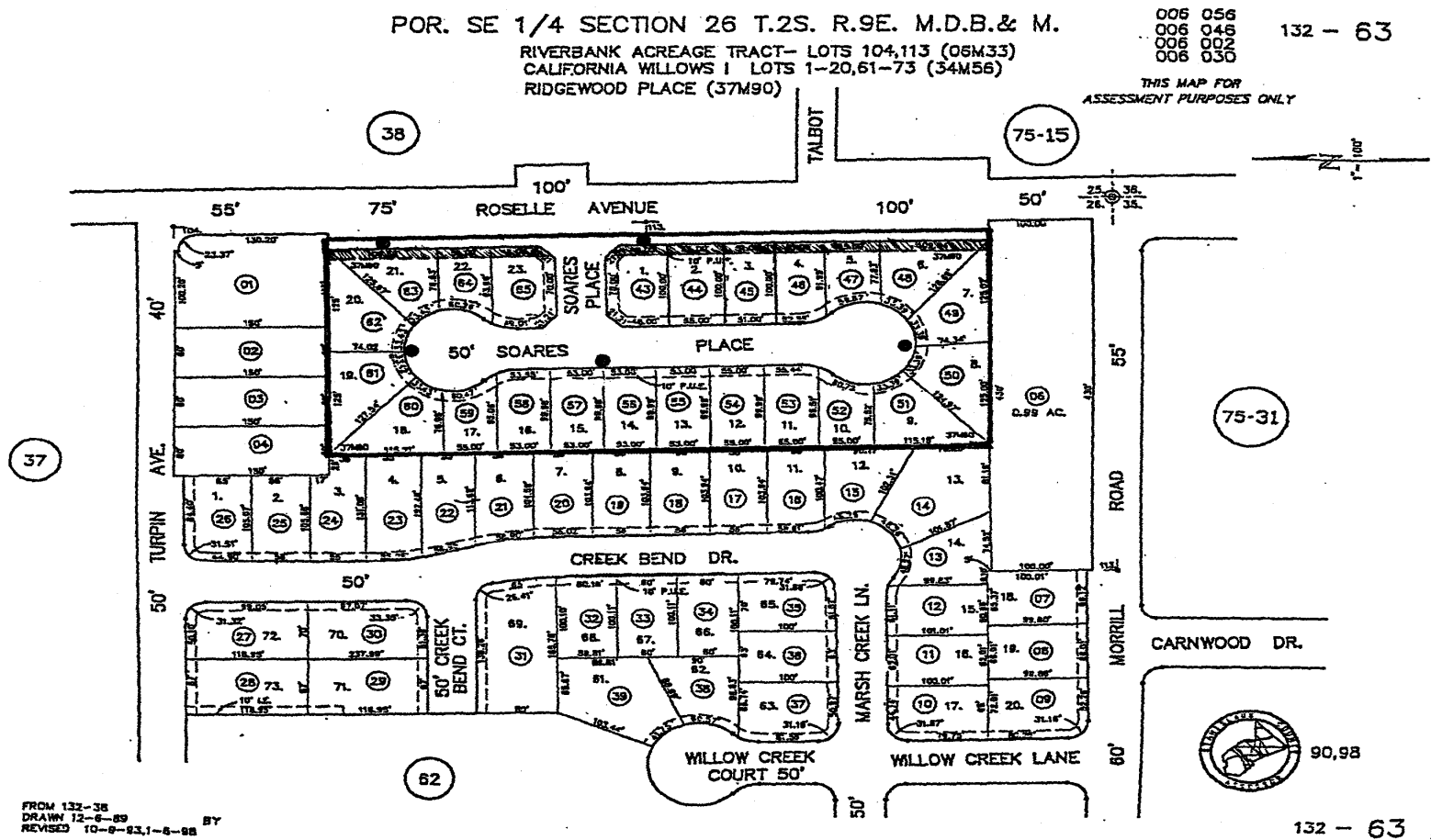


City of Riverbank Ridgewood Place Landscape and Lighting District



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. 10.3

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

Subject/ Title: River Cove Landscaping & Lighting District:

- 1) Resolution of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024.**
- 2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2023/2024.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 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 RiverCove 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 second steps in the annual levy of assessments on the district for fiscal year 2023/2024.

The River Cove Landscape & Lighting District is already assessing the maximum assessment rate approved through this District.

It is recommended that the City Council adopt Resolutions to amend and/or approve the Engineer's Report and order the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2023/2024.

FISCAL IMPACT

The annual assessment for parcels in the River Cove District for Fiscal Year 2023/2024 is as follows:

	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$196.90	\$196.90	No Change

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

ATTACHMENTS

1. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01 FOR
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, desires to levy and collected annual assessments against parcels of land within said territory designated as **“Landscaping and Lighting District No. 01”** (hereafter referred to as the “District”) for the River Cove Subdivision, for fiscal year 2023/2024 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Tuesday, June 13, 2023 regarding the District, the Engineer’s Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending

June 30, 2024, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.
- b. The District includes all of the lands so benefited; and
- c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

- Natural and passive landscaped areas, parks, trails, open space areas, and natural habitats that are maintained and/or abated;
- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, sidewalks, landscaped areas and greenbelts);
- Public lighting facilities including street lighting, and lighting within the park and other public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR
THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE
SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS
RELATED THERETO FOR FISCAL YEAR 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, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2023 and ending June 30, 2024; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled **"Engineer's Annual Levy Report for Landscaping and Lighting District No. 01, Fiscal Year 2023/2024"** as required by the Act; and

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

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

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

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

- a. A Description of Improvements.
- b. A Diagram of the District.

- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
- e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2023/2024.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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 – River Cove L&L for FY2023-24



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

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Suite 200
Temecula, CA 92590
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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

River Cove Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 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 23rd day of May, 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

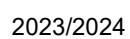
River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$21,900
Utilities	3,500
Repairs/Abatement	10,000
Street Lighting	906
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	\$36,306
ADMINISTRATION COSTS	
City Administration & Overhead	\$2,766
District 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.



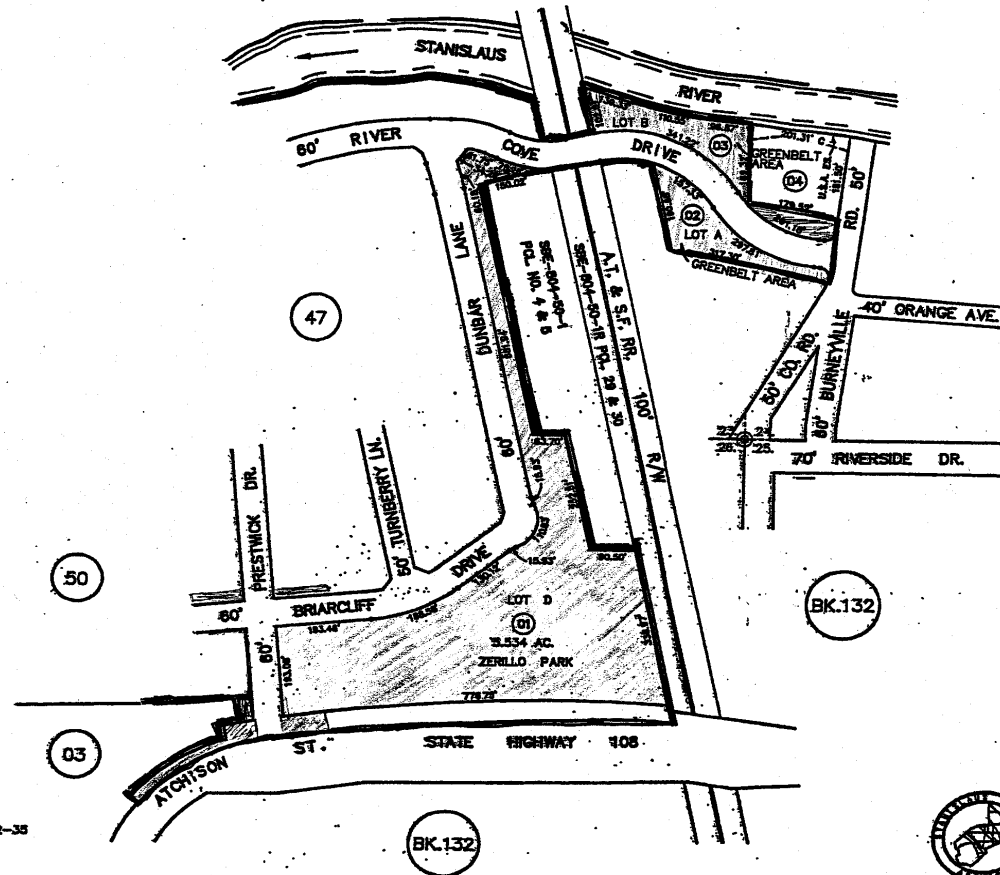
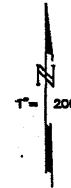
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 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



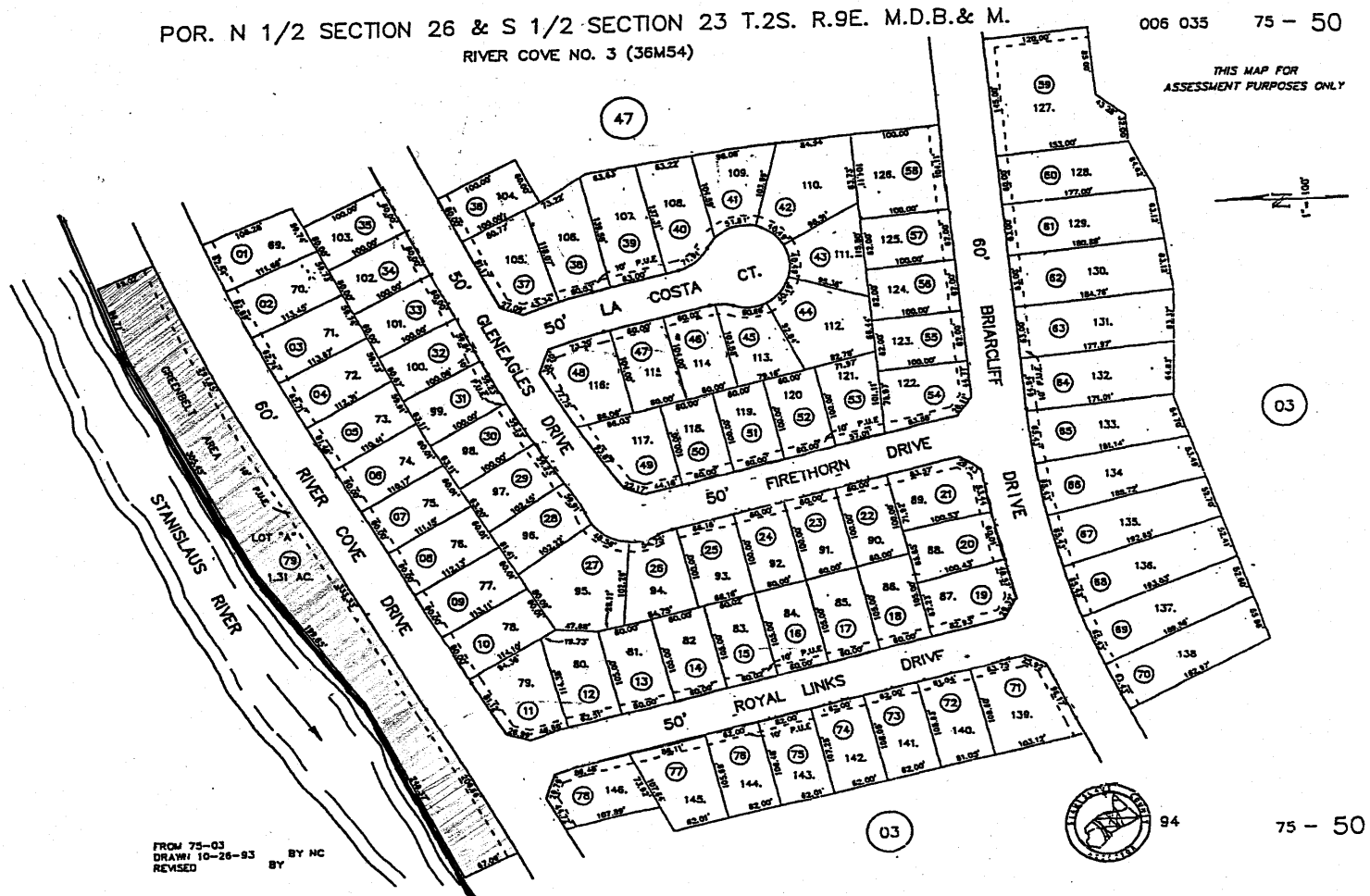
FROM 4-10, 4-26 75-03, 132-35
DRAWN 1-15-83 BY NC
REVISED BY



75 - 48

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

 Landscaped Areas Shaded



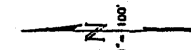
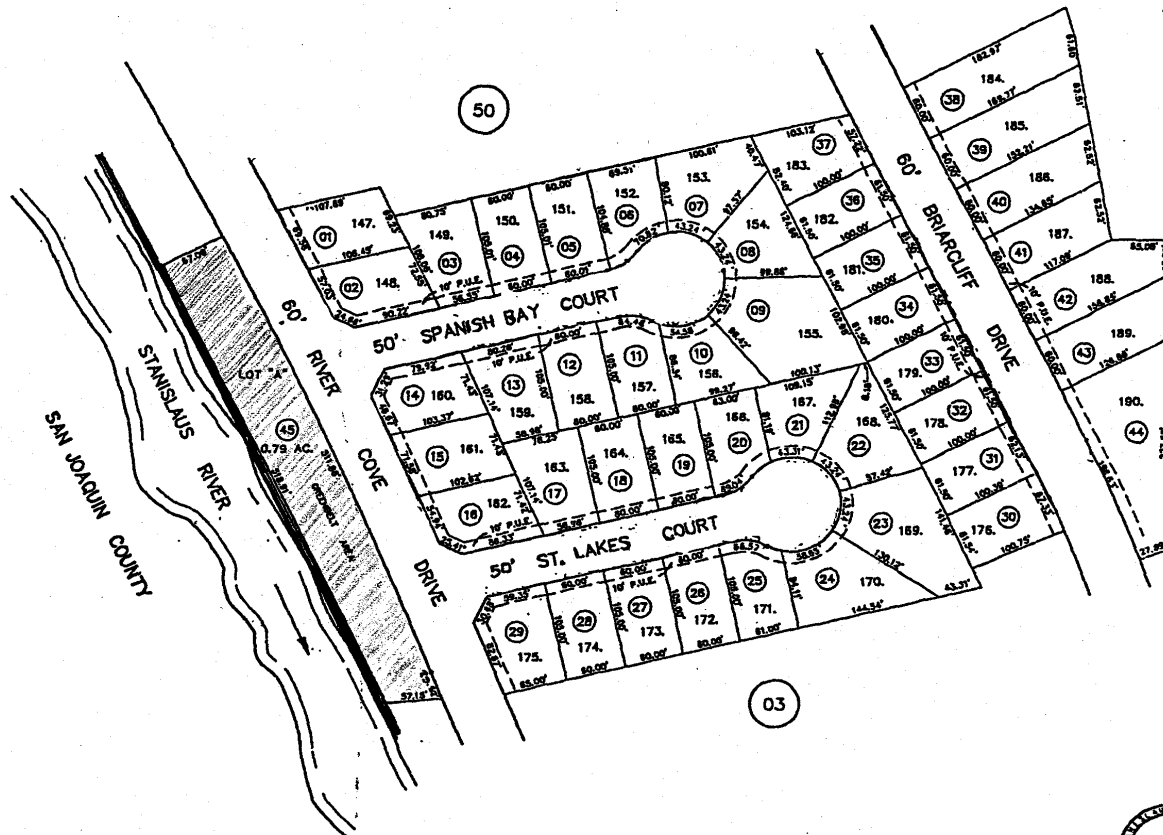
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 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



96

75 - 52

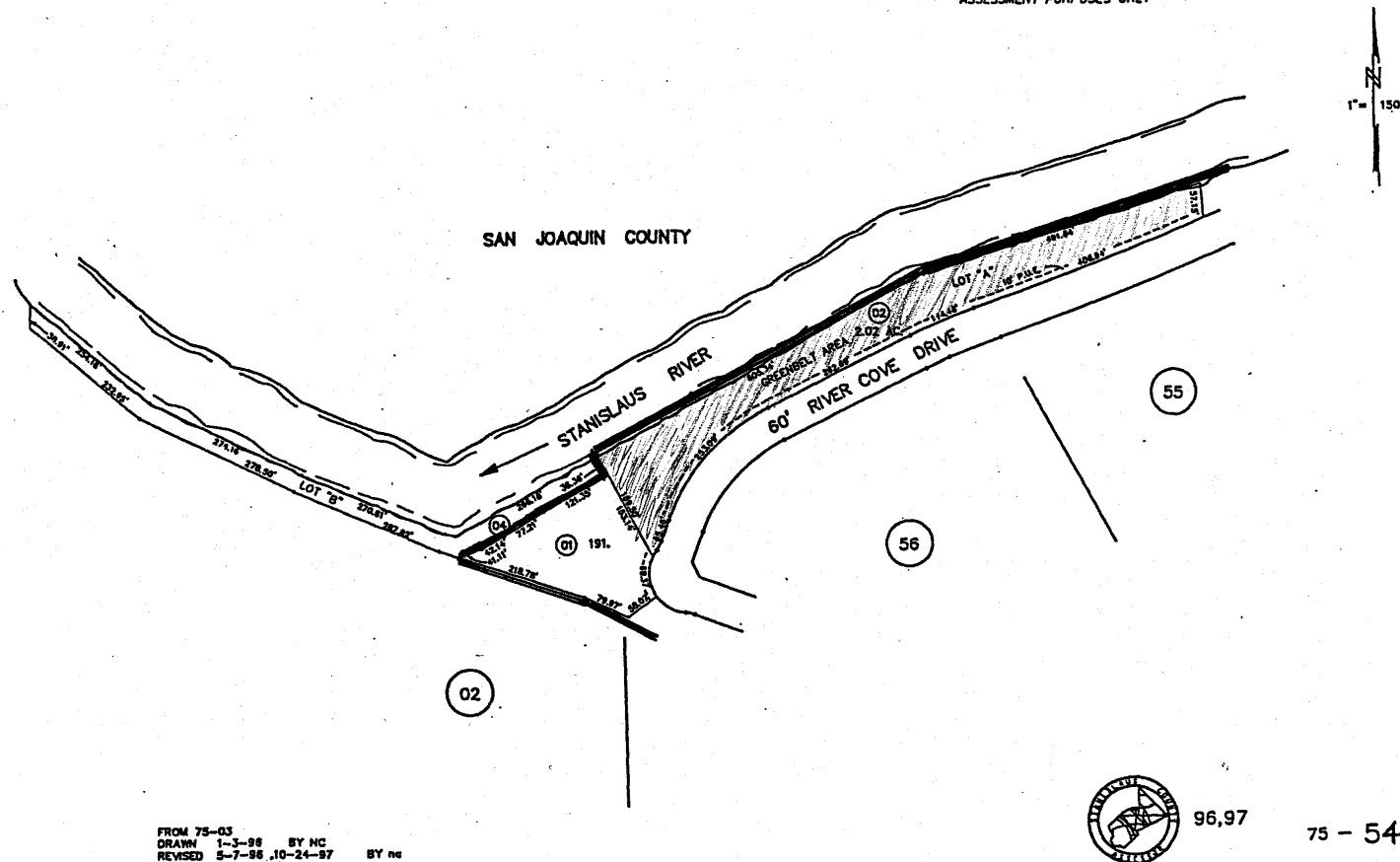
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 Landscaped Areas Shaded

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

006 035 75 - 54

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



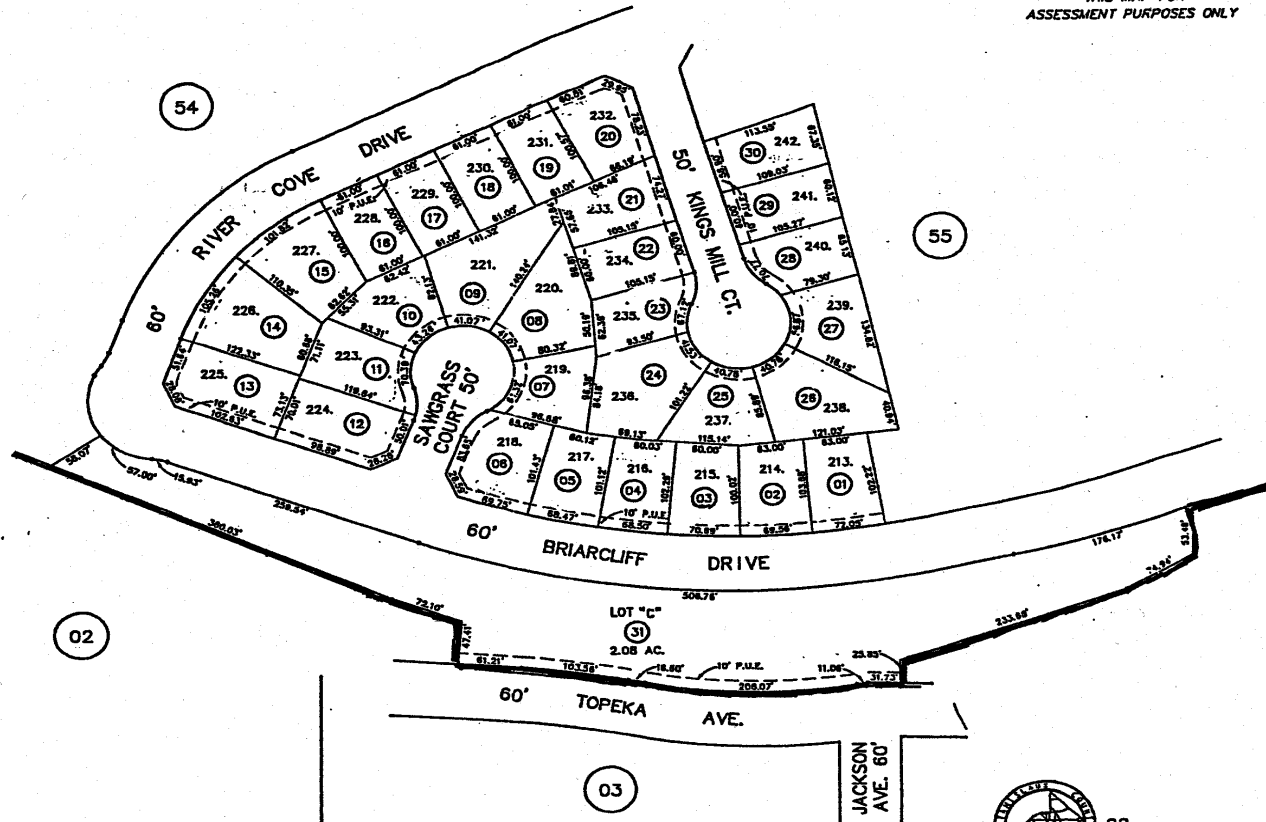
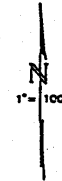
75 - 55

**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
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075-047-026-000	1.0	196.90
075-047-027-000	1.0	196.90
075-047-028-000	1.0	196.90
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075-047-038-000	1.0	196.90
075-047-039-000	1.0	196.90
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075-047-057-000	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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APN	EDU	Charge
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APN	EDU	Charge
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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. 10.4

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

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

- 1) Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024.**
- 2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2023/2024.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 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 district is located off of Van Dusen Ave.

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 second of two steps in the annual levy of assessments on the district for fiscal year 2023/2024.

The annual levy per EDU will increase from \$44.97 to \$67.46 to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased from \$600 annually to \$2,280. The increase allows us to not dip into the reserve to cover the costs.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2023/2024.

FISCAL IMPACT

The annual assessment for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2023/2024 is 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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR THE SIERRA VISTA ESTATES 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, desires to levy and collect annual assessments against parcels of land within said territory designated as **“Sierra Vista Estates Landscaping and Lighting District”** (hereafter referred to as the “District”) for Fiscal Year 2023/2024 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023, and ending June 30, 2024, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 13, 2023 regarding the District, the Engineer’s Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending June 30, 2024, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

- a. The territory of land within the District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto;
- b. The District includes all of the lands so benefited; and,
- c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR
THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND
THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO
FOR FISCAL YEAR 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, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the "**Sierra Vista Estates Landscaping and Lighting District**" (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2023 and ending June 30, 2024; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2023/2024**" as required by the Act; and,

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

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

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

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

- a. A Description of Improvements.
- b. A Diagram of the District.

- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
- e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2023/2024.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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 – Sierra Vista Estates L&L for FY2023-24



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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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 23rd day of May, 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

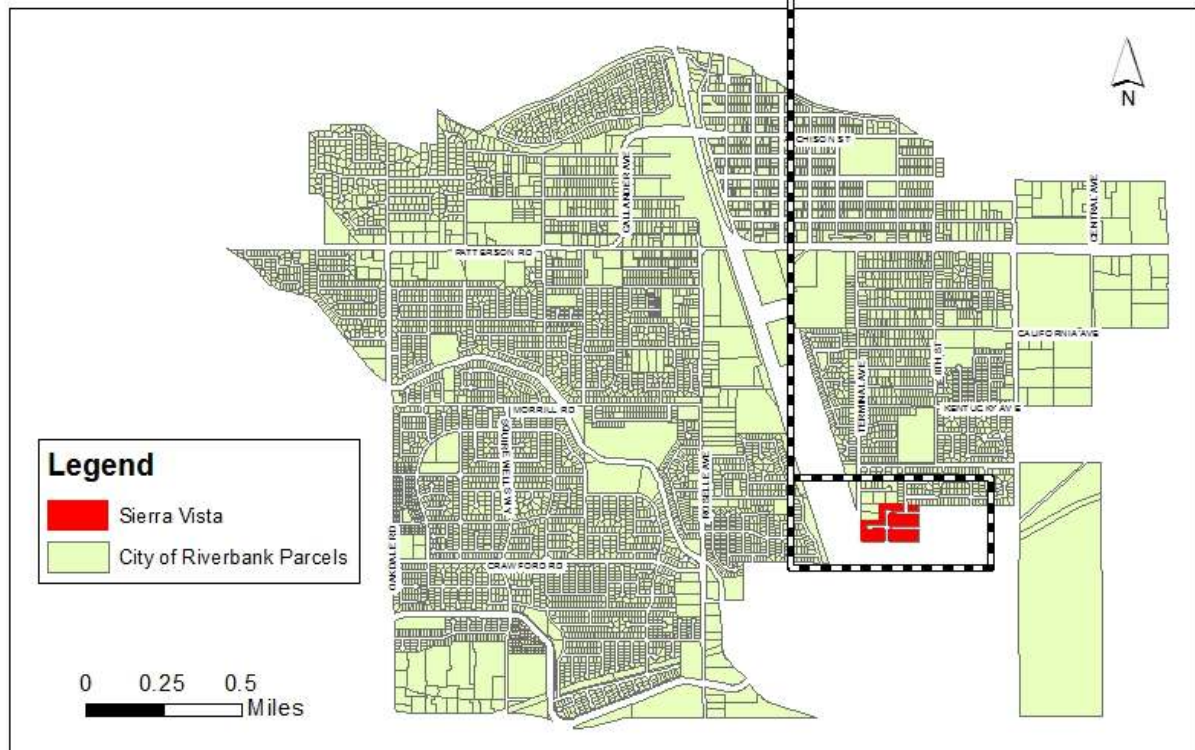
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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. 10.5

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

Subject/ Title: Crossroads Landscaping & Lighting District:

- 1) Resolution of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2023/2024.**
- 2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2023/2024.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2023/2024.

STAFF SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 2001 and is levied annually pursuant to the 1972 Act and in compliance with the California Constitution, Article 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. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2023/2024.

The Engineer's Report contains three zones that are assessed and a District Benefit. 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.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2023/2024.

FISCAL IMPACT

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 4:	\$ 22.29	\$ 78.02	\$55.73
Zone 1:	\$ 33.07	\$100.86	\$67.79
Zone 2:	\$ 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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR THE RIVERBANK 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, desires to levy and collected annual assessments against parcels of land within said territory designated as **“Riverbank Crossroads Landscaping and Lighting District”** (hereafter referred to as the “District”) and the Zones therein for Fiscal Year 2023/2024 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer’s Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023, and ending June 30, 2024, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 13, 2023, regarding the District, the Engineer’s Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2023 and ending June 30, 2024, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

- a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,
- b. The District includes all of the lands so benefited; and,
- c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

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

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR
THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND
THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO
FOR FISCAL YEAR 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, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2023 and ending June 30, 2024; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled **"Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2023/2024"** as required by the Act; and

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

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

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

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

- a. A Description of Improvements.
- b. A Diagram of the District.

- c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.
- e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2023/2024.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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 – Crossroads L&L District for FY 2023-24



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

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Crossroads Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 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 23rd day of May, 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

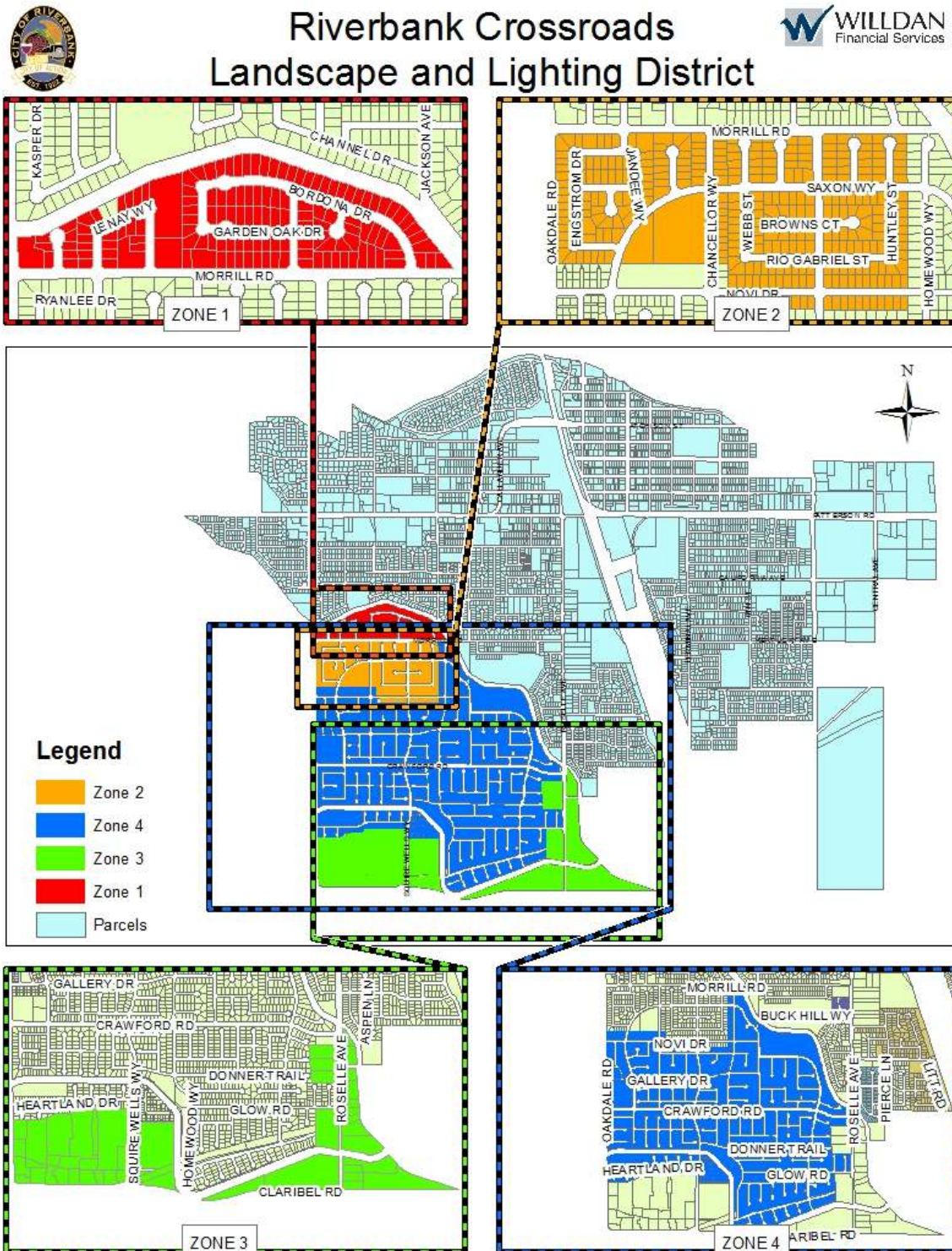
District Budget Fiscal Year 2023/2024

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. 10.6

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

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

- 1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2023/2024**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 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 second of two steps in the annual levy of assessments on the district for fiscal year 2023/2024.

The annual levy per EDU will increase from \$39.50 to \$41.46 to cover increase maintenance costs.

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2023/2024.

FISCAL IMPACT

The annual assessment for residential parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2023/2024 is 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 2023-
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, ORDERING THE LEVY AND COLLECTION OF 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 has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

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

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

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

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

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written

statements, protests, and communications made or filed by interested persons regarding these matters.

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

- i) The land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,
- ii) The District includes all of the lands so benefited; and,
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

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

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

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

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

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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 – Storm Drain Maintenance District No. 2006-01 (Heartlands) L&L for FY2023-24



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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Temecula, CA 92590
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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)

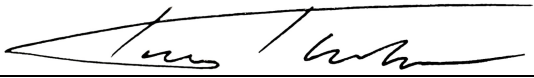
The District includes all parcels of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and Crossroads Commercial Center.

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 23rd day of May, 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

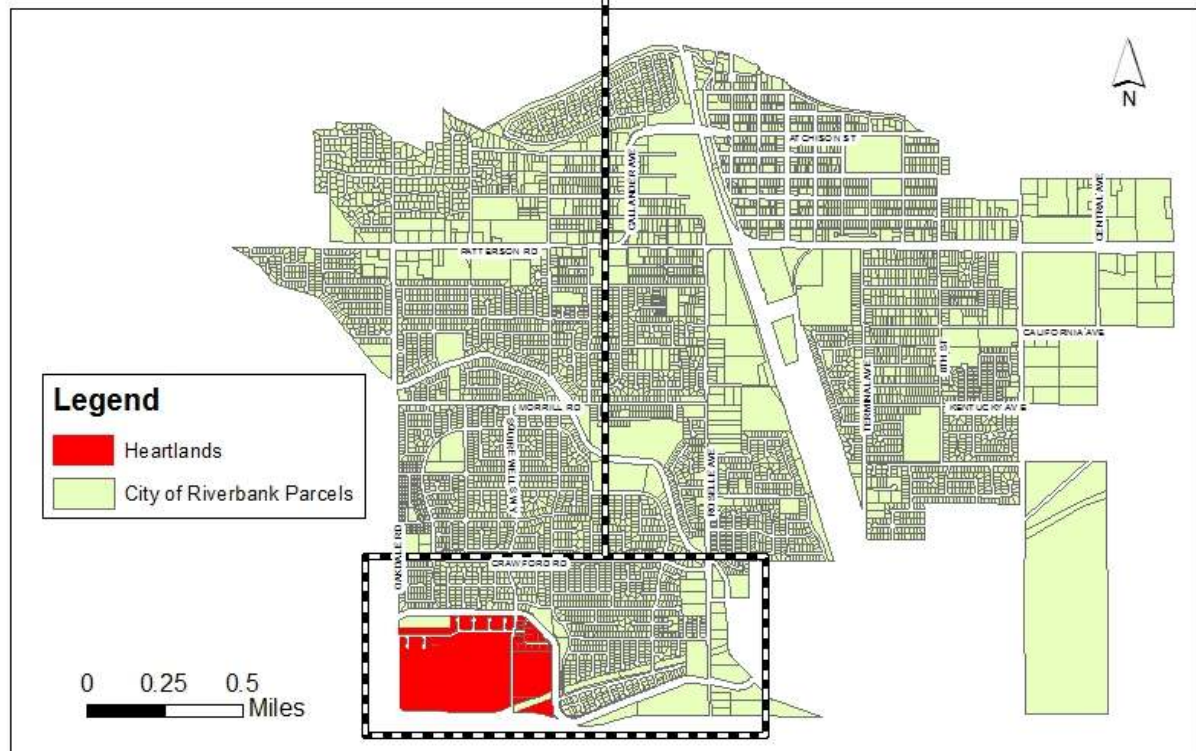
PART IV - DISTRICT DIAGRAMS

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
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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
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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
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075-097-014-000	0.15	41.46
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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
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075-098-005-000	0.15	41.46
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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
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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. 10.7

SECTION 10: PUBLIC HEARING

Meeting Date: June 13, 2023

Subject/ Title: Sterling Ridge Storm Drain Maintenance District:

- 1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2023/2024**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Admin. Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 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 Sterling Ridge, Elmwood Estates Unit 1, and Elmwood Estates Unit 2.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2023/2024.

The annual levy per EDU will increase from \$69.13 to \$72.59 to cover the increase in maintenance costs.

It is recommended that the City Council adopt Resolution ordering the levy and collection of assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2023/2024.

FISCAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2023/2024 is as follows:

	<u>PRIOR FY 22/23</u>	<u>FY 23/24</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$69.13	\$72.59	\$3.46

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 2023-
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, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS
WITHIN THE RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE
BENEFIT ASSESSMENT DISTRICT) 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 has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California, beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and

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

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and

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

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

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

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

- i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,
- ii) the District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

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

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

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

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

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2023 and ending June 30, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 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 – Storm Drain District No. 05-01 (Sterling Ridge Benefit Assessment District) L&L for FY2023-24



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

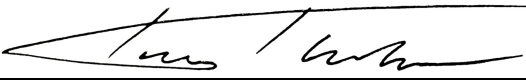
Riverbank Storm Drain District No. 05-01 (Sterling Ridge)

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 23rd day of May, 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 XIIC and XIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

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

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for Fiscal Year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-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

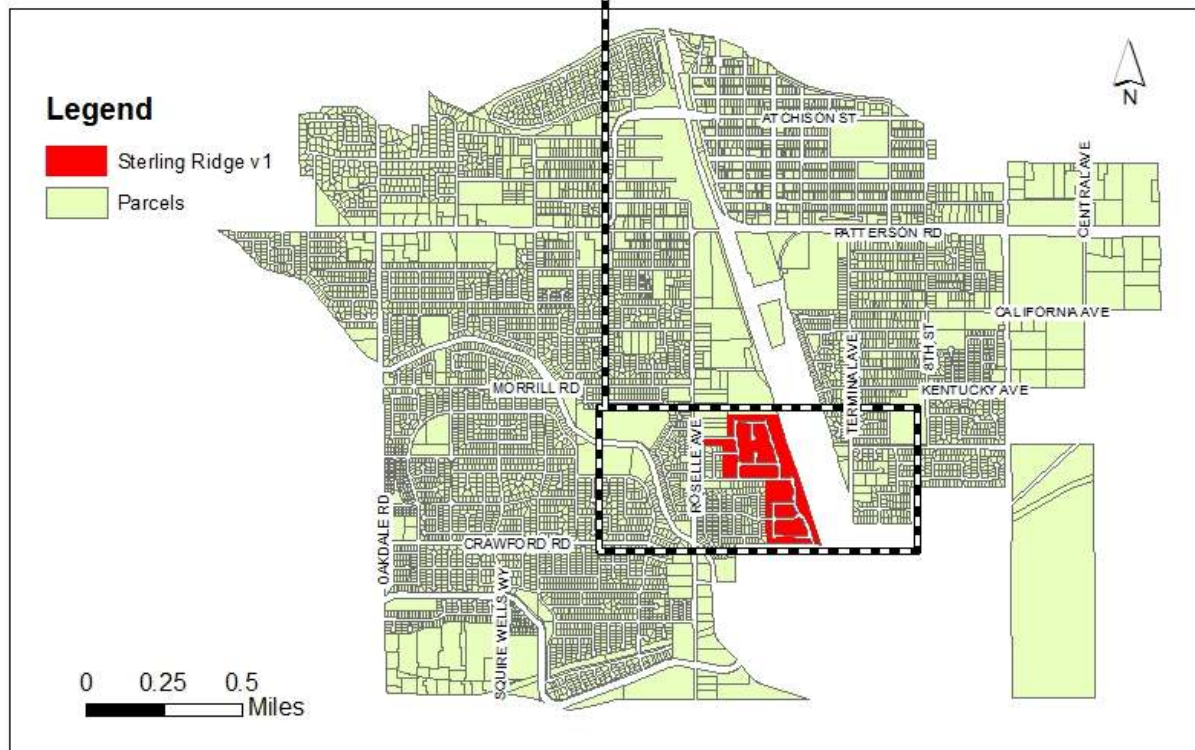
PART IV — DISTRICT BOUNDARY MAPS

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.

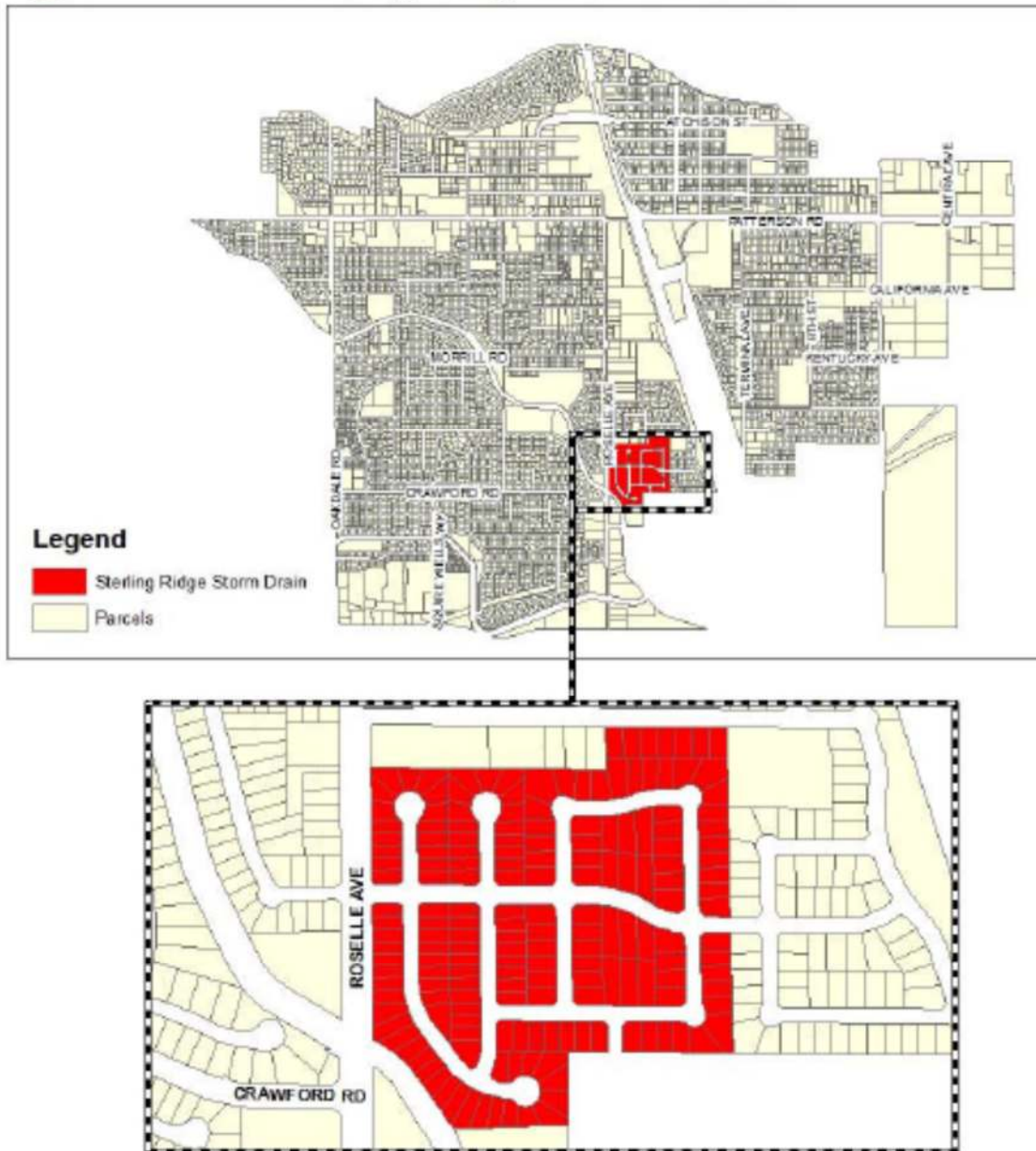


City of Riverbank Sterling Ridge Benefit Assessment District





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
075-049-028-000	1.0	72.58
075-049-029-000	1.0	72.58
075-049-030-000	1.0	72.58
075-049-031-000	1.0	72.58
075-049-032-000	1.0	72.58
075-049-033-000	1.0	72.58
075-049-034-000	1.0	72.58
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075-049-044-000	1.0	72.58
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075-049-046-000	1.0	72.58
075-049-047-000	1.0	72.58
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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075-049-059-000	1.0	72.58
075-049-060-000	1.0	72.58
075-049-061-000	1.0	72.58
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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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075-088-012-000	1.0	72.58
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075-088-050-000	1.0	72.58
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075-088-053-000	1.0	72.58
075-088-054-000	1.0	72.58
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075-088-056-000	1.0	72.58
075-088-057-000	1.0	72.58
075-088-058-000	1.0	72.58

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075-088-061-000	1.0	72.58
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075-089-045-000	1.0	72.58

APN	EBU	Charge
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075-089-049-000	1.0	72.58
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075-089-052-000	1.0	72.58
075-089-053-000	1.0	72.58
075-089-054-000	1.0	72.58
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075-089-057-000	1.0	72.58
075-089-058-000	1.0	72.58
075-090-001-000	1.0	72.58
075-090-002-000	1.0	72.58
075-090-003-000	1.0	72.58
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075-090-006-000	1.0	72.58
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075-090-008-000	1.0	72.58
075-090-009-000	1.0	72.58
075-090-010-000	1.0	72.58
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075-090-016-000	1.0	72.58
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075-090-033-000	1.0	72.58
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075-090-035-000	1.0	72.58
075-090-036-000	1.0	72.58
075-090-037-000	1.0	72.58

APN	EBU	Charge
075-090-038-000	1.0	72.58
075-090-039-000	1.0	72.58
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APN	EBU	Charge
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075-095-068-000	1.0	72.58
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075-095-071-000	1.0	72.58
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075-095-075-000	1.0	72.58

APN	EBU	Charge
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075-095-077-000	1.0	72.58
075-095-078-000	1.0	72.58
075-095-079-000	1.0	72.58
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075-095-082-000	1.0	72.58
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. 11.1

SECTION 11: NEW BUSINESS

Meeting Date:	June 13, 2023
Subject:	Resolution to Reduce (Credit) and/or Waive the SCM Hearthstone LLC System Development Fees for The Heritage Subdivision
From:	Marisela H. Garcia, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that the City Council consider and approve the Resolution (Attachment 1) reducing (credit) and/or waiving the SCM Hearthstone LLC ("SCM Hearthstone") System Development Fees assessed on the construction of dwelling units in The Heritage subdivision.

SUMMARY

This item has been brought forward to the City Council for consideration because SMC Hearthstone is asking to have system development fees reduced (credits) and/or waived for some of the infrastructure they have constructed. These credits and waivers affect the amount of fees on the building permits for the subdivision's homes. There is currently no administrative process to consider this request at staff level and therefore, the request has been brought forward to the City Council for consideration.

BACKGROUND

The City currently collects System Development Fees at Building Permit issuance to defray the impact of new development as authorized by Government Code §66000-66025. The City's System Development Fee program is codified in §150.30 titled "System Development Fees" which establishes the authority for imposing and charging the fees. System Development fees are collected in order to:

- 1) To provide an adequate and constant method for the financing of the unfunded portion of need systems development costs throughout the city, reasonably related to projected community growth.
- 2) To promote the orderly and efficient expansion of public improvements to adequately meet the domestic and economic needs of the community and to minimize adverse fiscal and environmental impacts of new development.
- 3) To ensure the continuation of necessary services including, but not limited to, police and general administrative services.
- 4) To establish equitable methods for minimizing public facility and service costs to the city associated with new development.

As defined within Riverbank's municipal code, System Development Fees are ***charged to new construction, including the expansion of and/or the addition to an existing, nonresidential structure, to mitigate the unfunded portion of the determined impact of the development.***

On May 11, 2023, the City received a request letter from Steve Mothersell/SCM Hearthstone (Attachment 2) to reduce or waive the System Development Fees at Building Permit issuance for The Heritage homes. This project is assessed the following May 1, 2022 adopted fees per dwelling unit because they installed their infrastructure and began working with staff before the May 1, 2023 fees went into effect:

System Development Fee Type	May 1, 2022 Amount Per Unit
Water	\$7,914.00
Waste Water	\$3,003.00
Storm Drain	\$3,280.00
Parks and Recreation	\$3,935.00
Police/General Government	\$1,423.00
Traffic	\$3,084.00
5% Administrative Fee	\$1,132.00
Total System Development Fees	\$23,771.00

SCM Hearthstone met several times with staff and proposes the following credits (offsets), waivers, and a reimbursement based on those discussions. Credits, waivers, and reimbursements only apply to Riverbank's System Development Fees. It does not include any fees imposed by any other agencies such as the fire district, school districts, or Stanislaus County.

Fee Type	Fee Per Unit	Total Dollar Offset	Number of Permits Offset
Water	\$7,907.45*	\$41,343.75 offset	5 permits at \$0 6 th permit at \$6,100.95 36 permits at \$7,907.45
Waste Water	\$3,003.00	\$0 offset	47 permits at \$3,003.00
Storm Water	\$3,280.00**	\$154,160.00 offset	47 permits at \$0
Parks and Rec	\$3,935.00	\$0 offset	47 permits at \$3,935.00
Police/Gen Gov	\$1,423.00	\$0 offset	47 permits at \$1,423.00

Traffic	\$3,084.00***	\$176,616.00 offset	47 permits at \$0 Reimbursement of \$31,668.00
5% Admin	\$1,132.00	\$0 offset	47 permits at \$1,132.00

*See Attachment 2 – Water. A reduction of \$63,722.00 from the \$77,067,381.00 total water system cost is requested based on the construction of a length of Central Avenue needed under the Bruinville Facilities Master Plan. This request lowers the Water fee of \$7,914.00 to \$7,907.45. The offset of \$41,343.75 is from additional facilities that were constructed at the request of the City Engineer.

**See Attachment 2 – Storm Water. The developer has installed the full public drainage collection system adjacent to the project which was anticipated in the Bruinville Facilities Master Plan. It has also shared in the construction costs of the Diamond Bar East basin, which will accommodate The Heritage, the Concierge Storage project, Diamond Bar East, Central Avenue, Sierra Street, and Claus Road and it creates a true regional basin.

***See Attachment 2 – Traffic. The frontage improvements on Claus Road as well as crosswalk enhancements at Claus Road and Sierra Street are in the City-wide System Development Fee Program and eligible for credits.

ANALYSIS

The City Engineer, Development Services Administration Manager, and Planning and Building Manager analyzed the request received from SCM Hearthstone. An evaluation of the potential impacts of this project was considered and the following determinations were made:

- 1) The developer constructed a length of Central Avenue that is needed by the Bruinville Facilities Master Plan as well as additional improvements requested by the City Engineer.
- 2) The developer has installed a full public drainage system as well as shared in the construction of a regional basin.
- 3) The developer is constructing off-site frontage and crosswalk improvements which are in the System Development Fee Program and cost more than the assessed Traffic fees.

Based on the analysis performed, staff recommends that the City Council consider the reduction, waiver, and reimbursement of System Development Fees to encourage construction and thereby, job growth.

FINANCIAL IMPACT

The System Development Fee program is designed as a mechanism to collect impact fees to build infrastructure necessary to support new growth City-wide. Careful evaluation of each proposed project is necessary to understand potential funding shortfalls which might be created as a result of granting fee reduction or waiver requests. In the case

presented above, Water, Storm Water, and Traffic fees should be reduced and/or waived with a reimbursement for traffic improvements.

STRATEGIC PLAN

This item is indirectly related to the City's Strategic Plan through the System Development Fee program update.

ATTACHMENT

- 1.) Attachment 1: City Council Resolution 2023-XXX
- 2.) Attachment 2: SCM Hearthstone LLC Fee and Reimbursement Request

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
REDUCING, WAIVING, AND REIMBURSING SYSTEM DEVELOPMENT FEES FOR
SCM HEARTHSTONE LLC FOR THE HERITAGE SUBDIVISION**

WHEREAS, it is necessary as established in the Riverbank Municipal Code for the proper and effective operation of City Government to establish, amend, or authorize fees for services in order to provide for the financial support of City Government; and

WHEREAS, from time to time, the City Council reviews the fees to ensure that they are adequately supporting the operation of City Government; and

WHEREAS, SCM Hearthstone LLC has requested the City Council reduce, waive, and reimburse the System Development Fees assessed on the construction of The Heritage dwelling units at Building Permit issuance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the System Development Fees below:

Fee Type	Fee Per Unit	Total Dollar Offset	Number of Permits Offset
Water	\$7,907.45	\$41,343.75 offset	5 permits at \$0 6 th permit at \$6,100.95 36 permits at \$7,907.45
Waste Water	\$3,003.00	\$0 offset	47 permits at \$3,003.00
Storm Water	\$3,280.00	\$154,160.00 offset	47 permits at \$0
Parks and Rec	\$3,935.00	\$0 offset	47 permits at \$3,935.00
Police/Gen Gov	\$1,423.00	\$0 offset	47 permits at \$1,423.00
Traffic	\$3,084.00	\$176,616.00 offset	47 permits at \$0 Reimbursement of \$31,668.00
5% Admin	\$1,132.00	\$0 offset	47 permits at \$1,132.00

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 13th day of June, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

MEMORANDUM

THE HERITAGE SUBDIVISION

TO: Donna Kenney, City Planning Director
Kathleen Cleek, Development Coordinator
Bill Kull, City Engineer

FROM: Steve Mothersell, Sr, SCM Hearthstone, LLC
Applicant

CC: Ryan Carrel, Associated Engineering Group

DATE: May 11, 2023

RE: System Development Fees (SDF), The Heritage Subdivision

Staff,

As you know, we have yet to complete the Reimbursement Agreement for the above referenced project. To do so we would like to propose the fees listed below for each of the SDF components. We are basing our proposal on a comprehensive analysis of the Bruinville Facilities Master Plan and its comparative relationship to the Citywide Nexus Study, completed by Applied Development Economics, Inc, dated January 29, 2015, and the current SDF update, effective May 1, 2022.

WATER

The Heritage Subdivision is prepared to pay the "Water" component of the current System Development Fees (dated May 1, 2022) for the MDR residential land use, however it would be appropriate to exclude any water projects from the fee calculation that the Heritage Subdivision has already paid to install.

In reviewing the Water System Facilities listed in Table 3-2 from the Nexus Study, a portion of Project No. 20 was completed with the Heritage Subdivision construction. The length of Central Avenue included in the Heritage Subdivision equates to approximately 17% of the Project No. 20 scope (Central Avenue from California Street to Santa Fe Street). Albeit small, applying this reduction to the overall Water System Facilities cost would result in a total cost reduction of \$63,772 from the \$77,067,381 total water system cost. This corresponds to a Water component fee reduction from \$7,914.00 to \$7,907.45.

Additionally, staff will recall that various water system improvements were installed by the Heritage Subdivision at the request of the City Engineer. In a recent meeting between our team and City staff it was determined that the cost of those itemized water system improvements would be offset from the System Development Fees (a total of \$41,343.75, per the attached summary and as previously reviewed by City staff). We would ask that the reimbursement of those costs be provided in the form of a

reduced water component to the System Development Fees, applied to the 47 dwelling units in the Heritage Subdivision. We thank staff for its reasonableness in our requests.

SEWER

The Heritage Subdivision is prepared to pay the "Sewer" component of the current System Development Fees (dated May 1, 2022) for MDR residential land use.

STORM DRAINAGE

The Heritage Subdivision is requesting to be exempt from paying the "Storm Drainage" component of the System Development Fees.

The Heritage Subdivision has installed the full public drainage collection system adjacent to the project that was anticipated in the Bruinville Facilities Master Plan. It has also shared in the construction cost of the regional storm drainage basin at the Diamond Bar Estates East Subdivision. That basin accommodates the Heritage Subdivision, the Concierge Storage project, as well as Central Avenue, Sierra Street and Claus Road (in addition to the Diamond Bar Estates East Subdivision). The basin was designed and constructed as a retention basin, not a detention basin as was originally master planned. Understanding how well the basin performed this past rainy season, we feel that all the required storm drainage improvements installed by The Heritage Subdivision (and shared with the Diamond Bar Estates East project) should now be considered functional and complete. As a result, we find no justification to pay the Storm Drainage component of the System Development Fees.

We do acknowledge that the Bruinville Facilities Master Plan contemplated the use of an outfall to the Stanislaus River. However, given the performance of the Diamond Bar Estates East basin and the extremely difficult nature of obtaining a discharge permit, it seems only prudent to consider these stormwater improvements completed.

If the City requires an independent technical evaluation of the as-built drainage collection and disposal system, we would propose and agree to a separate fee of \$200 per dwelling unit that would be used to fund a study confirming that the installed system meets the original design intent of the Bruinville Facilities Master Plan. It would be appropriate for all residential units that are served by the basin to participate in this study effort.

TRAFFIC

The Heritage Subdivision is prepared to pay the "Traffic" component of the current System Development Fees (dated May 1, 2022) for MDR residential land use.

In a recent meeting between our team and City staff it was determined that the frontage improvements of Claus Road, as well as the crosswalk enhancements at Claus Road and Sierra Street, are in the Citywide System Development Fee program and The Heritage Subdivision would receive SDF offsets for the costs of those improvements (a total of \$176,616.10 per the attached summary and as previously reviewed by City staff). We thank staff for its reasonableness in our requests.

Page 3
May 10, 2023

In summary, should staff concur with the logic of our requests in these System Development Fee components, we believe **Exhibit C** to the Reimbursement Agreement would be as reconciled below:

FEE COMPONENT	FEE (PER UNIT)	TOTAL DOLLAR OFFSET	NUMER OF PERMITS OFFSET
WATER	\$7,907.45	\$41,343.75	5 permits with full offset; 6 th less \$1,806.50 Balance
SEWER	\$3,003.00	Zero offset	
STORM DRAINAGE	\$0.00	Full offset	
PARKS/REC.	\$3,935.00	Zero offset	
GENERAL GOVT.	\$1,423.00	Zero offset	
TRAFFIC	\$3,084.00	\$176,616.00	47 permits with full offset and cash reimbursement of \$31,668.00 Balance
5% ADMIN.	\$967.62		

We hereby request Staff's support of this appeal to the Council for relief in these areas. We look forward to presenting our findings to the City Council.

Respectfully,

SCM HEARTHSTONE, LLC



Steve C. Mothersell, Sr.

SCM/cs

SUMMARY OF PROPOSED FEE OFFSETS

The Heritage Collection - SCM Homes

RIVERBANK, CALIFORNIA

May 10, 2023

		QTY.	UNITS	UNIT PRICE	TOTAL PRICE
A. WATER ITEMS					
1.	12" P.V.C. (Central Avenue water main extension)	105	LF	\$160.75	\$16,878.75
2.	12" Gate Valve (Central Avenue)	1	EA	\$850.00	\$850.00
3.	Blow-off (south end of Central Avenue)	1	EA	\$1,500.00	\$1,500.00
4.	12" Water Main Stub to East (tee, gate valve, 40 LF P.V.C.) <i>in future Sierra St., east of Central Ave.</i>	1	LS	\$22,115.00	\$22,115.00
				TOTAL	\$41,343.75
B. CLAUS ROAD ITEMS					
1.	Sawcut Existing Asphalt Pavement	477	LF	\$1.50	\$715.50
2.	Remove Existing Concrete Sidewalk	2,425	SF	\$0.80	\$1,940.00
3.	Remove Existing Asphalt Pavement	1,957	SF	\$0.80	\$1,565.60
4.	2 x 4 Headerboard	53	LF	\$8.00	\$424.00
5.	6" Vertical Curb and Gutter	434	LF	\$21.00	\$9,114.00
6.	Sidewalk	2,733	SF	\$5.20	\$14,211.60
7.	Handicap Ramp (Labor Only)	3	EA	\$1,280.00	\$3,840.00
8.	Truncated Domes Tile	36	SF	\$42.00	\$1,512.00
9.	0.45' A.C. & 1.10' A.B.	14,202	SF	\$6.70	\$95,153.40
10.	LED Electrolier (25' Standard)	1	EA	\$7,140.00	\$7,140.00
11.	Striping and Signage	1	LS	\$5,000.00	\$5,000.00
12.	RRFB Crosswalk Equipment	1	LS	\$36,000.00	\$36,000.00
				TOTAL	\$176,616.10

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.2

SECTION 11: NEW BUSINESS

Meeting Date:	June 13, 2023
Subject:	Fiscal Year 2023-24 Major Fund Budget Workshop
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager/Administrative Services Director

RECOMMENDATION

It is recommended that the City Council receive a presentation on the Fiscal Year 2023-24 Major Fund Proposed Budgets and provide feedback in anticipation of the adoption of the Final Budget on June 27, 2023.

SUMMARY

An overview of the proposed Fiscal Year 2023-24 Major Fund budget will be presented to the City Council in anticipation of the adoption of the preliminary budget. This is an opportunity for the City Council to review ongoing annual expenditures (also referred to as the Base Budget) as well as review capital requests from each of the departments. Major funds include; General Fund, Gas Tax Fund, Sewer Operating Fund, Water Operating Fund, Recreation Fund, and Public Benefit Fund.

BACKGROUND

With the assistance of the City's departments, the Fiscal Year 2023-24 Proposed Major Fund Budgets were developed. Projections for revenue sources were prepared by the Assistant City Manager with a combination of information received from the State of California Dept. of Finance, consultants, and historical information on trends and experiences within the City. Department Heads and Managers were tasked with preparing base budget projections for on-going revenues and expenditures.

GENERAL FUND RESERVE PROJECTIONS

The General Fund is anticipated to end the current 2022-23 Fiscal Year with a 40% Reserve. Projections for the 2023-24 Fiscal Year are as follows:

Beginning Reserve 07/1/2023	\$5,598,605
Projected Revenues	\$14,184,428
Projected Expenditures	\$14,678,244
Anticipated Ending Reserve 06/30/2023	\$5,104,789
Reserve Level	36%
Structural Operating Deficit	(\$493,816)

GENERAL FUND REVENUE PROJECTIONS

Overall, General Fund Revenues, when compared to FY 2022-23 budgeted revenues will experience an increase of 5%.

FY 2022-23 Budget	FY 2023-24 Budget	Difference	% Change
\$13,511,614	\$14,184,428	+\$672,814	+5%

Property Tax

Revenue sources such as Property Tax, will continue to see increases as the market continues in an upswing, particularly as new properties are added to the cities tax roll. The Property Tax Department of the State Board of Equalization has notified the County Assessor's office that they may prepare their 2023 assessment roll with an inflationary factor of 2%. The FY 23-24 revenues are based on Assessed Values that are set by the County Assessor as of January 1, 2023 along with an increase for new home constructions.

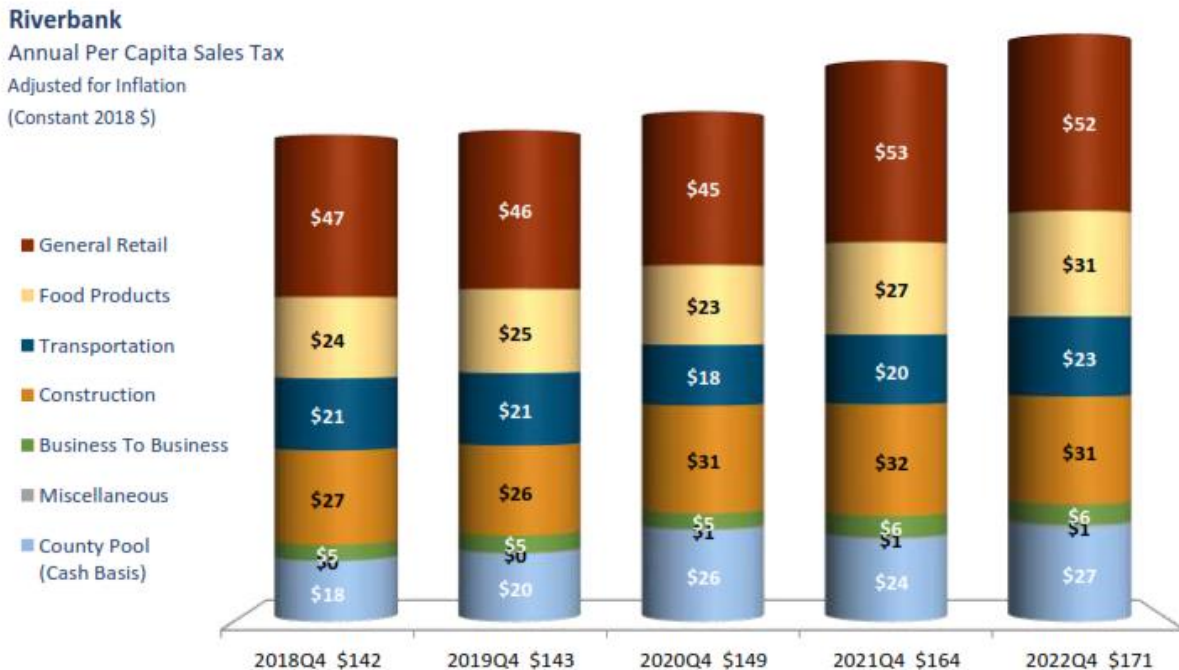
Several new housing developments are currently underway which will cause an increase in Assessed Valuations and result in increased revenues to the City. Currently underway is the Grasslands at Countryside (previously Countryside II), River Terrace (previously Ward Villas), Diamond Bar East, The Heritage, and Parkwoods Unit 1 is almost complete with the potential to start Unit 2.

Going hand in hand with new development are fees associated with construction. New housing construction and the continued issuance of solar permits have resulted in growing Building Permit Revenue over the past several years. Staff anticipates an increase of approximately 5% in this revenue stream.

Sales Tax

This revenue source has consistently grown over the past fiscal years. For the upcoming fiscal year, the City will experience a 5% growth in revenues. It has been the Finance Department's past practice to be extremely conservative in its projections for Sales Tax. Typically, the City receives projections from our consultants, MuniServices/Avenu, which

includes Pessimistic, Optimistic, and Overly Optimistic projections. We have typically leaned towards budgeting for the Pessimistic projection as to not over-encumber for resources we may not receive. Sales Tax is a volatile revenue source where impacts (both positive and negative) are typically felt immediately. Due to the experience over the past several fiscal years, the City is optimistic about its revenue projects thereby reflecting an increase of \$245,000.



GENERAL FUND EXPENDITURE PROJECTIONS

Overall, for the upcoming fiscal year, expenditures are anticipated to increase by 11%.

FY 2022-23 Budget	FY 2023-24 Budget	Difference	% Change
\$13,228,900	\$14,678,244	\$1,449,344	+11%

Salary & Benefit Projections

The City has an Agreement with the LIUNA Miscellaneous Bargaining Unit for a labor contract effective July 1, 2022, expiring on June 30, 2025. An Agreement was also reached with the Mid-Management Employee Unit for January 1, 2023, expiring on December 31, 2025. Based on the agreed-upon terms, the employees will receive a 3% Cost of Living Adjustment (COLA) -within LIUNA Miscellaneous Unit to be effective July 1, 2023, and Mid-Management Unit to be effective January 1, 2024.

PERS Unfunded Accrued Liability Costs have decreased for the City in this fiscal year. In the upcoming fiscal year, we will experience a 5.6% decrease in costs, resulting in the City contributing approximately \$604,000 this fiscal year, with 1/3 of that being paid

directly by the General Fund. The decrease in the Unfunded Liability cost is due to a decrease in the discount rate from 7.00% to 6.80% based on CalPERS net return on investments for FY 202021 exceeding the 7.00% rate.

Health Insurance costs are anticipated to increase in the upcoming by approximately 8% based on past trends. Currently, employees contribute 15% towards their monthly premiums.

Personnel

In anticipation of the continued growth throughout the city, we are recommending funding for the following two positions in the Parks & Recreation Division:

1. Parks Maintenance Worker I
2. Recreation Coordinator

Police Services

Cost increases for the Law Enforcement Contract with the Stanislaus County Sheriff's Department include:

- Salary & Benefits: 2.5% Increase
- County Workforce Retention 16% increase
- Vehicle & Replacement Costs: 20% decrease
- SR 911 Dispatch: 3% decrease

Capital Expenditures

As the General Fund reserves continue to be at a healthy level, the staff is proposing one-time funding for the following projects:

Project	Amount
Storm Basin Outfall Ramp Repairs (cost split with water, district total cost \$210,000)	\$70,000
Remove and replace (7) pool doors and frames	\$31,020
Server upgrade replacement	\$25,000
Downtown Tree Maintenance	\$18,920
7 – Laptops for Planning Commissioners	\$10,253
Robotic Pool Cleaner	\$7,400
Consultant cost for a City Record's Retention Schedule Policy	\$6,380
Replacement Air Hockey Table for Teen Center	\$5,200
Archery Equipment for a new program	\$3,500
Pickleball Equipment for a new program	\$1,500

GAS TAX

The state of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel, and registration taxes on motor vehicles with allocations

dedicated to transportation purposes. The local (city and county) portions of these allocations flow through the Highway Users Tax Account (HUTA), the familiar gasoline tax revenues that have been in place for decades, and the Road Maintenance and Rehabilitation Account (RMRA) which allocates much of the revenue from the Road Repair and Accountability Act of 2017 (SB1 Beall).

The State provides annual projections on these revenue sources. For the current fiscal year, the City will see an approximate increase of 12% in Gas Tax Revenues. These revenues fund street and road maintenance and operations and major projects (SB1).

	FY 2022-23 Budget	FY 2023-24 Budget	Difference	% Change
Revenues	\$1,685,021	\$2,037,690	\$352,669	+21%
Expenditures	\$2,267,198	\$2,412,573	\$145,375	+ 6%

Personnel

Included is the reclassification of Maintenance Worker I (Split with Sewer) to Maintenance Worker II to enable the recruitment of individuals with experience and certifications.

Gas Tax Maintenance Budget Deficit

Over the past three years, the Gas Tax Fund has been experiencing deficit spending in the Maintenance budget. This has been a result of decreased Gas Tax revenues being received as significant increases in supplies and materials have been ongoing. For the current fiscal year, the staff is anticipating a shortfall of approximately \$255,000, to be funded via the General Fund.

SEWER FUND

The Sewer Fund receives 97% of its revenue from user fees charged to customers (residential, commercial, and industrial). Overall, the City will see a decrease of 20% in revenues, the large decrease is primarily based on the current year showing the revenues from the loan proceeds for the SiteLogiQ Energy Project of \$1,201,148 this is also reflected in expenditures where there is an overall decrease of 9.4%.

	FY 2021-22 Budget	FY 2022-23 Budget	Difference	% Change
Revenues	\$6,506,278	\$5,197,561	-\$1,308,717	-20%
Expenditures	\$6,270,670	\$5,679,327	-\$ 591,343	-9%

Personnel

Included is the reclassification of a Maintenance Worker I (Split with Streets) to Maintenance Worker II to enable the recruitment of individuals with experience and certifications

Capital Projects

The Sewer Fund will undergo a series of capital projects that will address delayed maintenance throughout the sewer system. This includes lift station upgrades as well as equipment upgrades. Included in the capital projects are:

- Lift Station Upgrades: Roselle & Candlewood
- Sewer Line Replacement: Alley between Sierra & Patterson, First Street to Eighth Street
- Sewer Line Replacement: Alley between Sierra Street & Stanislaus, First Street to Third Street
- Public Works Building funding for Furniture, Awnings, and Gate cost. (split with Water Fund)

WATER FUND

In March 2020 the City completed its Water Meter Upgrade project and began to bill customers based on consumption. This has allowed for the collection of fees in order to begin addressing the Water Rate Capital Improvement Projects that were adopted as part of the five-year rate increase. For the upcoming fiscal year, the city will experience a 1% increase in revenues as a result of consumption billing.

Overall, expenditures are anticipated to decrease by -16% with the notable changes in Equipment/Projects.

	FY 2022-23 Budget	FY 2023-24 Budget	Difference	% Change
Revenues	\$3,251,549	\$3,293,500	+ \$41,951	+1%
Expenditures	\$4,440,645	\$3,733,416	-\$707,229	-16%

Capital Projects

Now as the City is billing for the consumption rate we have begun programming the budget for the Rate Study Capital Improvements. For the upcoming fiscal year the Water Fund budget will include funds for:

- Well Maintenance – Rehabilitation
- Well 4 – New transformer
- Well 8 New Cabinet and VFD
- New Handheld for meter reading.
- Public Works Building funding for Furniture, Awnings and Gate cost. (split with Sewer Fund)

PUBLIC BENEFIT FUND

In June 2018, the City Council authorized the creation of the Public Benefit Fund. The intent of the fund was to ensure that all cannabis-related revenues were segregated and

easily accounted for in a specific fund. In addition to establishing the fund, the City Council developed an expenditure policy that was focused on allocating the funds received for public safety (including police and code enforcement) and other projects that would provide a public benefit.

Currently, Perfect Union (previously Riverbank Cannabis Collective) is closed, they have indicated they will be reopening but we have not received the anticipated date. Until such time that occurs, we have taken a conservative approach and have not budgeted any revenues from their site. In addition, Canna+Rise has requested to revisit their Development Agreement and the public benefit fee being assessed to them due to the rising excise taxes they are required to pay to the State of California and a significant drop in the value of cannabis.

	FY 2022-23 Budget	FY 2023-24 Budget	Difference	% Change
Revenues	\$377,000	\$385,000	+\$8,000	+2%
Expenditures	\$529,870	\$563,000	+\$33,130	+6%

The upcoming fiscal year includes only those on-going expenses of the fund, including offsets for the Sheriff's Law Enforcement Contract, Neighborhood Improvement, and annual lease payments for the City's Camera System.

STRATEGIC PLAN

On February 25, 2019, the City Council established a Strategic Plan Goal to "Ensure the City's Continued Financial Stability". This report addresses this matter.

FINANCIAL IMPACT

There is no financial impact anticipated with this report. Staff will incorporate any final feedback from the City Council and present a final budget at the June 27, 2023 meeting.

ATTACHMENTS

1. Fiscal Year 2023-24 General Fund Budget Projections
2. Fiscal Year 2023-24 Gas Tax Budget Projections
3. Fiscal Year 2023-24 Sewer Operating Fund Budget Projections
4. Fiscal Year 2023-24 Water Operating Fund Budget Projections
5. Fiscal Year 2023-24 Public Benefit Fund Budget Projections

FISCAL YEAR 2023-24

PROPOSED BUDGET

GENERAL FUND

Account Number	Account Title	2019-20 Prior year 3 Actual	2020-21 Prior year 2 Actual	2021-22 Prior year Actual	2022-23 Current year Budget	2022-24 Current year Actual	2023-24 Dept Request Budget	% Increase
REVENUES								
101-000.000-400.010	PROP TAX CURRENT SECURED	1,263,289.19	1,295,619.58	1,335,418.97	1,506,100	1,671,469.08	1,675,000.00	11%
101-000.000-400.020	PROP TAX CURRENT UNSECURED	74,826.94	67,320.62	70,573.98	75,000	71,678.99	75,000.00	0%
101-000.000-400.030	PROP TAX PRIOR SECURED	2,276.89	2,722.43	-	2,000	-	2,000.00	0%
101-000.000-400.040	PROP TAX PRIOR UNSECURED	3,519.19	2,479.86	1,841.80	500	2,337.14	2,000.00	300%
101-000.000-400.050	SALES TAX	3,304,670.79	4,440,844.11	4,496,722.02	4,900,000	3,597,147.13	5,145,000.00	5%
101-000.000-400.060	PROP TRANSFER TAX	62,087.95	82,134.40	65,934.46	82,000	69,274.54	75,000.00	-9%
101-000.000-400.070	UNITARY TAXES	28,894.41	32,499.51	30,403.69	30,000	30,284.01	32,000.00	7%
101-000.000-400.080	PAYMENT IN LIEU OF TAXES PILOT	34,137.24	34,404.46	45,028.40	40,000	-	30,000.00	-25%
101-000.000-400.090	MOTOR VEHICLE IN LIEU TAX	20,038.04	18,357.97	29,099.81	29,000	25,429.69	27,000.00	-7%
101-000.000-400.100	HOMEOWNERS PROP TAX RELIEF	19,252.49	10,847.72	24,710.03	10,000	22,634.52	25,000.00	150%
101-000.000-400.130	SB 813 SUPPL. TAXES	27,083.85	31,515.99	24,538.95	17,000	21,671.76	20,000.00	18%
101-000.000-400.190	VLF SWAP - PROPERTY TAX	2,056,917.00	2,131,438.00	2,244,457.00	2,425,000	1,217,167.50	2,510,000.00	4%
101-000.000-450.000	BUSINESS LICENSE	66,038.80	68,659.60	72,188.50	62,000	73,887.55	74,000.00	19%
101-000.000-450.010	ANIMAL CONTROL LICENSE FEES	8,296.00	1,390.00	6,365.00	7,000	5,500.00	7,000.00	0%
101-000.000-450.020	MISC LIC-BIKE/DANCE/YARD SALE	265.00	147.00	260.00	300	215.00	300.00	0%
101-000.000-450.030	BUILDING PERMIT FEES	127,183.95	242,417.01	361,244.74	325,000	266,987.79	340,000.00	5%
101-000.000-501.000	COPS/SLESA	187,738.65	109,637.82	159,467.05	150,000	81,076.15	150,000.00	0%
101-000.000-600.000	FRANCHISE FEES - GARBAGE	323,982.88	319,481.08	333,246.87	350,000	413,399.72	380,000.00	9%
101-000.000-600.010	POLICE SERVICES	473.00	958.10	1,130.00	800	1,320.00	1,200.00	50%
101-000.000-600.030	POLICE/TRAFFIC REPORTS	480.00	457.75	902.00	700	748.25	700.00	0%
101-000.000-600.040	SB1186 REVENUES	2,666.52	3,446.42	(11,355.23)	200	166.20	200.00	0%
101-000.000-600.050	BOOKING FEES	1,101.49	1,062.89	13.90	-	-	-	0%
101-000.000-600.060	PLANNING FEES/SPECIFIC PLAN	-	-	-	-	-	-	0%
101-000.000-600.090	PLAN CHECK FEES	25,410.75	46,302.12	127,493.65	95,000	92,606.09	95,000.00	0%
101-000.000-600.100	PLANNING & ZONING FEES	16,998.51	10,497.65	40,619.49	23,100	18,650.69	20,000.00	-13%
101-000.000-600.101	ENGINEERING FEES	-	-	-	-	-	-	0%
101-000.000-600.120	PEG FEES	20,385.15	20,859.25	20,864.18	21,000	14,868.89	20,000.00	-5%
101-000.000-600.130	FRANCHISE FEES - UTILITIES	295,023.96	309,578.75	322,044.90	300,000	318,991.26	320,000.00	7%
101-000.000-600.160	MISC CURRENT SERVICES	274.00	288.60	222.93	3,000	2,866.12	3,000.00	0%
101-000.000-600.170	VEHICLE CODE FINES	47,201.23	38,412.54	46,249.98	40,000	44,108.84	42,000.00	5%
101-000.000-600.200	MEASURE L SALARY REIMBURSEMENT	12,819.53	11,680.43	10,374.87	7,500	12,668.06	12,000.00	60%
101-000.000-655.000	FINES, FORFEITURES,PENALTIES	27,675.42	(107.16)	36,914.15	42,000	37,116.14	40,000.00	-5%
101-000.000-660.040	VEHICLE RELEASES	14,450.00	15,100.00	10,600.00	12,000	13,800.00	14,000.00	17%
101-000.000-664.000	INTEREST INCOME	82,090.76	52,574.81	51,893.15	19,000	62,446.11	40,000.00	111%
101-000.000-665.000	RENTS	13,200.00	14,520.00	15,840.00	15,800	11,880.00	15,500.00	-2%

FISCAL YEAR 2023-24**PROPOSED BUDGET**

101-000.000-665.020	ELECTRONIC SIGN RENTAL REVENUE	-	15,031.95	16,800.00	10,600	10,625.00	14,000.00	32%
101-000.000-671.000	SALE OF SURPLUS EQUIPMENT	-	-	-	-	28,216.00	-	0%
101-000.000-675.030	STRONG MOTION FEES	62.04	179.89	211.60	200	(991.85)	200.00	0%
101-000.000-675.050	AB939 REIMBURSEMENT	-	65.00	703.00	100	-	100.00	0%
101-000.000-675.090	MISCELLANEOUS REVENUES	15,780.94	18,728.49	60,406.75	20,000	12,146.29	20,000.00	0%
101-000.000-675.190	RAILROAD CROSSING FEES	-	-	-	315,000	-	315,000.00	0%
101-000.000-675.340	PUBLIC WORKS FEES	41,559.70	48,472.90	52,829.92	40,000	37,982.65	40,000.00	0%
101-000.000-675.550	UNCLAIMED MONEY REVENUE	-	13.00	-	-	976.64	-	0%
101-000.000-675.600	CASH OVER-CASH UNDER	212.04	(5.92)	26.81	-	(38.93)	-	0%
101-000.000-680.025	MISC PROGRAM INCOME	24,402.63	35,099.00	32,120.08	30,000	18,558.25	30,000.00	0%
101-000.000-680.034	REALIZED GAIN/LOSS ON INVEST	-	-	(21.06)	-	-	-	0%
101-000.000-699.000	TRANSFERS IN	1,577,768.32	2,383,953.54	2,184,350.19	2,504,714	-	2,572,228.00	3%
Total GENERAL FUND:		9,830,535.25	11,919,087.16	12,322,736.53	13,511,614	8,309,871.27	14,184,428.00	4%

FISCAL YEAR 2023-24**PROPOSED BUDGET**

CITY COUNCIL		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	
Account Number	Account Title	Prior year 3	Prior year 2	Prior year	Current year	Current year	Dept Request	%
		Actual	Actual	Actual	Budget	Actual	Budget	Increase
101-401.000-701.001	PERSONNEL REGULAR	21,600.00	21,775.00	21,600.00	22,000	19,175.00	21,600.00	-2%
101-401.000-702.031	RENTS & LEASES	11,000.00	11,000.00	12,800.00	12,000	6,256.82	15,500.00	29%
101-401.000-702.032	PROFESSIONAL/SPECIAL SERV	10,503.85	6,530.56	15,549.91	22,300	12,400.12	33,000.00	48%
101-401.000-703.024	POSTAGE	19.73	1.02	-	-	0.57	-	0%
101-401.000-703.025	OFFICE EXPENSE	2,582.64	2,103.64	1,115.12	3,800	1,076.02	2,500.00	-34%
101-401.000-704.022	COMMUNICATIONS	2,773.86	3,088.62	3,727.06	4,200	3,241.99	4,200.00	0%
101-401.000-706.026	MISCELLANEOUS EXPENSE	-	-	-	-	188.29	-	0%
101-401.000-706.033	PROMOTIONAL EXPENSE	2,860.04	3,078.94	6,057.72	3,000	3,371.41	5,000.00	67%
101-401.000-706.034	CENTENNIAL CELEBRATION	-	-	35,427.15	39,000	38,643.72	-	-100%
101-401.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	13,580.00	14,644.00	15,228.40	15,600	14,179.83	15,400.00	-1%
101-401.000-706.037	CONFERENCES & MEETINGS	12,255.35	3,800.00	10,142.84	14,000	16,394.80	15,500.00	11%
101-401.000-706.046	SISTER CITY	-	-	-	-	-	1,000.00	0%
101-401.000-706.056	STATE/COUNTY FEES	24,646.06	25,384.88	26,145.96	34,000	32,050.55	35,000.00	3%
101-401.000-707.002	CAPITAL EXPENDITURES	-	-	2,570.19	2,000	1,570.14	2,000.00	0%
101-401.000-708.005	MEDICARE	304.92	307.46	304.92	300	270.28	300.00	0%
101-401.000-708.006	PERS RETIREMENT	632.76	694.08	682.20	700	633.03	700.00	0%
101-401.000-708.007	PAYROLL TAXES	520.80	531.65	520.80	700	477.40	700.00	0%
101-401.000-709.001	PRIOR YEAR ENCUMBRANCES	-	-	-	-	-	-	0%
101-401.000-999.000	TRANSFERS OUT	-	95,000.00	-	315,000	-	315,000.00	0%
101-401.000-999.100	PRIOR YEAR ADJUSTMENTS	-	-	-	-	-	-	0%
Total CITY COUNCIL:		103,280.01	187,939.85	151,872.27	488,600	149,929.97	467,400.00	-4%

**CITY COUNCIL
PROPOSED BUDGET
FY 2023-2024**

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-401.000-701.001		
Personnel Regular	City Council Monthly Sipends	21,600.00
101-401.000-702.031		
Rents & Leases	Cannon Copier Lease	2,000.00
	Fleet Internal Services	2,500.00
	Building Replacement Fund	11,000.00
		15,500.00
101-401.000-702.032		
Prof/Special Services	InfoSend: Bi-Monthly Utility Newsletter	6,000.00
	Strategic Planning	12,000.00
	Annual Founders Day Carnival	15,000.00
		33,000.00
101-401.000-703.024		
Postage	Postage Expense	0.00
		0.00
101-401.000-703.025		
Office Expense	City Council Office Supplies	2,000.00
	Business Card Expense	500.00
		2,500.00
101-401.000-704.022		
Communications	City Council Cell Phones	4,200.00
	Approx \$350/mo.	0.00
		4,200.00
101-401.000-706.033		
Promotional Expense	Flag Posting	300.00
	Promotional Items	4,700.00
		5,000.00
101-401.000-706.036		
Membership, Dues, etc.	StanCOG	1,900.00
	League of California Cities	11,000.00
	League of California Cities - CVD Dues	300.00
	US Conference of Mayors	2,000.00
	Chamber of Commerce	200.00
		15,400.00

**CITY COUNCIL
PROPOSED BUDGET
FY 2023-2024**

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-401.000-706.037	League Annual Conference	6,000.00
Travel, Conf. Meetings	National Conference of Mayors	3,500.00
	Other Conferences, Travel Allowance	6,000.00
		15,500.00
101-401.000-706.056		
State/County Fees	Housing Authority Fire Assessments	35,000.00
		35,000.00
101-401.000-999.000	Communications	
Transfers Out	Quarry Fee Transfer for Railroad Improvements	315,000.00
	*Payments due from Settlement for:	
	2020 - \$108,000	
	2021 - \$120,000	
	2022 - \$87,000	

FISCAL YEAR 2023-24

PROPOSED BUDGET

CITY MANAGER

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-402.000-701.001	PERSONNEL REGULAR	136,953.10	146,763.40	158,696.94	204,100	154,772.69	211,900.00	4%
101-402.000-701.002	PERSONNEL PART TIME	-	-	-	-	-	-	0%
101-402.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
101-402.000-702.030	MAINT. OPERATION EQUIP	-	-	-	-	-	-	0%
101-402.000-702.031	RENTS & LEASES	4,000.00	4,000.00	4,422.59	5,000	0.72	7,500.00	50%
101-402.000-702.032	PROFESSIONAL/SPECIAL SERV	738.84	2,019.63	3,420.20	53,000	52,011.91	28,000.00	-47%
101-402.000-702.034	OTHER CONTRACT SERVICES	-	-	-	-	-	-	0%
101-402.000-702.040	SPECIAL EVENT	-	-	-	-	(39.40)	-	0%
101-402.000-703.024	POSTAGE	4.09	-	-	-	4.56	-	0%
101-402.000-703.025	OFFICE EXPENSE	1,504.52	224.12	301.29	1,000	8.13	1,000.00	0%
101-402.000-704.022	COMMUNICATIONS	590.80	674.63	399.48	800	224.15	900.00	13%
101-402.000-706.015	EMPLOYEE FUNCTIONS	2,125.62	3,715.78	6,925.26	8,500	8,310.26	8,500.00	0%
101-402.000-706.023	ADVERTISING	-	-	-	-	-	-	0%
101-402.000-706.026	MISCELLANEOUS EXPENSE	-	-	-	-	-	-	0%
101-402.000-706.035	INSURANCE & SURETY BONDS	625.00	625.00	-	700	625.00	700.00	0%
101-402.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	1,694.00	2,430.00	3,559.00	4,500	599.00	4,500.00	0%
101-402.000-706.037	CONFERENCES & MEETINGS	4,374.29	1,074.00	1,537.61	6,000	5,392.24	7,000.00	17%
101-402.000-706.038	STAFF DEVELOPMENT	-	-	-	1,500	-	1,500.00	0%
101-402.000-708.004	MIS EMPLOYEE BENEFITS	5,118.49	2,554.85	2,333.76	-	(34,631.76)	-	0%
101-402.000-708.005	MEDICARE	2,246.14	2,012.96	2,179.41	3,000	2,004.68	3,100.00	3%
101-402.000-708.006	PERS RETIREMENT	24,241.30	28,436.45	25,902.51	47,600	35,271.89	45,800.00	-4%
101-402.000-708.007	PAYROLL TAXES	679.42	290.63	244.71	300	181.66	300.00	0%
101-402.000-708.008	HEALTH DENTAL VISION INSURANCE	4,719.47	14,399.24	8,851.44	7,100	5,815.04	7,500.00	6%
101-402.000-708.009	NATIONAL RETIREMENT	4,660.12	4,721.14	3,376.44	4,700	3,898.50	4,700.00	0%
101-402.000-708.010	SELF INS. PREMIUM	20,544.76	20,387.13	17,949.67	30,700	22,019.14	28,600.00	-7%
101-402.000-708.012	DEFERRED COMPENSATION	5,016.34	5,475.02	4,746.38	7,500	5,091.36	7,500.00	0%
101-402.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total CITY MANAGER:		219,836.30	239,803.98	244,846.69	386,000	261,559.77	369,000.00	-4%

**CITY MANAGER
PROPOSED BUDGET
FY 2023-2024**

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-402.000-702.031	Savin Copier Lease	0.00
Rents & Leases	Fleet Internal Services	2,500.00
	Building Replacement Fund	5,000.00
		7,500.00
101-402.000-702.032	Professional Services	3,000.00
Prof/Special Services	Director of Parks & Rec Recruitment	25,000.00
		28,000.00
101-402.000-703.024	Postage Expense	0.00
Postage		0.00
101-402.000-703.025		
Office Expense	Office Supplies	1,000.00
101-402.000-704.022		
Communications	AT & T Cell Phone Cost	900.00
101-402.000-706.015	Annual Employee Luncheon	3,000.00
Employee Functions	Other Employee Functions	5,500.00
		8,500.00
101-402.000-706.035		
Insurance & Surety Bond	Public Officials Bond	700.00
101-402.000-706.036	ICMA - City Manager	2,000.00
Membership, Dues, etc.	ICMA - Assistant CM	1,400.00
	CCMF - CM & ACM	800.00
	Other Memberships/Books	300.00
		4,500.00
101-401.000-706.037	League Annual Conference	6,000.00
Travel, Conf. Meetings	National Conference of Mayors	3,500.00
	Other Conferences, Travel Allowance	6,000.00
		15,500.00

**CITY MANAGER
PROPOSED BUDGET
FY 2023-2024**

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-402.000-706.037		
Travel, Conf. Meetings	League Annual Conferenc (2)	2,000.00
	City Manager's Department Meeting (2)	2,000.00
	Other Conferences and Meetings	3,000.00
		7,000.00
101-402.000-706.038		
Staff Development	Tuition Reimbursement (Per MOU) for Staff	1,500.00

FISCAL YEAR 2023-24

PROPOSED BUDGET

FINANCE DEPARTMENT

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-403.000-701.001	PERSONNEL REGULAR	458,120.68	476,671.43	487,329.79	578,200	356,645.86	557,100.00	-4%
101-403.000-701.002	PERSONNEL PART TIME	22,764.32	12,362.98	-	-	-	-	0%
101-403.000-701.003	PERSONNEL OVERTIME	209.51	721.59	7.50	1,000	521.84	2,000.00	100%
101-403.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
101-403.000-702.030	MAINT. OPERATION EQUIP	17,581.73	19,235.32	12,881.32	17,350	14,884.00	44,400.00	156%
101-403.000-702.031	RENTS & LEASES	21,000.00	23,000.00	27,539.07	26,800	6,368.29	21,600.00	-19%
101-403.000-702.032	PROFESSIONAL/SPECIAL SERV	51,993.42	52,643.82	66,494.62	58,400	51,609.48	58,400.00	0%
101-403.000-702.034	OTHER CONTRACT SERVICES	17,514.98	27,964.42	34,828.45	32,000	22,568.14	32,000.00	0%
101-403.000-703.024	POSTAGE	5,363.69	6,537.26	12,567.29	14,000	10,358.97	14,000.00	0%
101-403.000-703.025	OFFICE EXPENSE	8,605.93	6,256.77	8,638.99	9,900	5,527.55	9,900.00	0%
101-403.000-704.022	COMMUNICATIONS	1,091.18	1,947.07	1,237.94	1,900	1,305.82	1,500.00	-21%
101-403.000-706.023	ADVERTISING	506.57	2,383.20	1,516.60	1,200	1,803.98	2,000.00	67%
101-403.000-706.035	INSURANCE & SURETY BONDS	625.00	625.00	625.00	700	625.00	700.00	0%
101-403.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	655.00	579.89	630.00	1,250	325.00	1,250.00	0%
101-403.000-706.037	CONFERENCES & MEETINGS	7,063.99	6,316.76	5,086.17	15,100	5,533.59	15,100.00	0%
101-403.000-706.999	BAD DEBTS	12,091.04	3,770.24	22,868.00	50,000	48,692.93	15,000.00	-70%
101-403.000-707.002	CAPITAL EXPENDITURES	-	-	1,028.97	30,000	12,000.00	12,000.00	-60%
101-403.000-708.004	MIS EMPLOYEE BENEFITS	8,514.12	(2,714.99)	(28,690.84)	-	(18,549.04)	-	0%
101-403.000-708.005	MEDICARE	6,401.34	6,313.66	6,150.14	8,400	4,453.77	8,100.00	-4%
101-403.000-708.006	PERS RETIREMENT	84,639.15	90,828.16	97,811.36	127,300	74,842.75	109,900.00	-14%
101-403.000-708.007	PAYROLL TAXES	2,960.14	2,352.01	2,149.01	1,800	1,050.03	1,800.00	0%
101-403.000-708.008	HEALTH DENTAL VISION INSURANCE	43,311.84	41,406.31	43,190.45	61,800	37,336.44	83,700.00	35%
101-403.000-708.009	NATIONAL RETIREMENT	27,960.72	28,507.64	30,952.96	33,000	20,679.00	33,000.00	0%
101-403.000-708.010	SELF INS. PREMIUM	65,333.98	63,644.78	73,446.23	87,100	53,292.92	74,000.00	-15%
101-403.000-708.012	DEFERRED COMPENSATION	9,024.76	9,662.26	10,172.09	16,700	12,109.98	19,000.00	14%
101-403.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total FINANCE DEPARTMENT:		873,333.09	881,015.58	918,461.11	1,173,900	723,986.30	1,116,450.00	-5%

**FINANCE DEPARTMENT
FY 2023-2024**

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-403.000-701.002	Personnel Temporary/Part-Time	0.00
101-403.000-701.003	Personnel Overtime	2,000.00
101-403.000-702.030	Maint. Operations Equipment	
	IT and Misc. Maintenance	1,250.00
	Ez Signer Maintenance (AP Solutions)	250.00
	Clear Gov Maintenance	26,400.00
	Caselle Maintenance 1/3 cost	16,500.00
		44,400.00
101-403.000-702.031	Rents & Leases	
	Copier-Printer Leases	7,000.00
	Mail Equipment Lease & Supplies	4,000.00
	Equip. Pool Allocation: Fuel/Maint	10,600.00
		21,600.00
101-403.000-702.032	Professional/Special Services	
	Audit Fees (FY 22-23)	36,000.00
	CalPers	1,600.00
	Thales Consulting - SCO Reports	3,800.00
	MuniServices- Sales Tax Audits	7,500.00
	Info Send	7,500.00
	Misc Services	2,000.00
		58,400.00
101-403.000-702.034	Other Contract Services	
	WAB/XBP Bank Fees	32,000.00
101-403.000-703.024	Postage Expense	14,000.00
101-403.000-703.025	Office Expense	
	Department Supplies	3,000.00
	Coupler Count	2,100.00
	Forms/Envelopes/Check Stock	3,000.00
	Pacific Storage	800.00
	Desk space enhancements	1,000.00
		9,900.00
101-403.000-704.022	Communications	
	Other	1,500.00

**FINANCE DEPARTMENT
FY 2023-2024**

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-403.000-706.023	Advertising	
	AB 1600	550.00
	Annual Budget, Mid-Year	550.00
	Other Advertising	900.00
		2,000.00
101-403.000-706.035	Surety Bonds	
	Treasurer Surety Bondy	700.00
101-403.000-706.036	Membership, Dues, Books, etc.	
	CSMFO (3)	400.00
	CMTA	0.00
	GFOA (2)	300.00
	CMRTA	150.00
	Other department material	400.00
		1,250.00
101-403.000-706.037	Conferences & Meetings	
	CSMFO Annual Conference	4,000.00
	Caselle Annual Conference	3,500.00
	CMRTA-Muni Revenu Conference	2,500.00
	Ittron-Utiltiy Week	2,500.00
	Meetings/Mileage/Staff Training	2,600.00
		15,100.00
101-403.000-707.002	Capital Expenditures	
	Miscellaneous technology purchases and replacements	12,000.00
		\$ 214,850.00

FISCAL YEAR 2023-24**PROPOSED BUDGET****LEGAL DEPARTMENT**

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-404.000-702.032	PROFESSIONAL/SPECIAL SERV	-	-	-	-	-	-	0%
101-404.000-702.033	SPECIAL COUNSEL	149,068.04	204,090.41	210,349.07	400,000	282,519.86	516,000.00	29%
101-404.000-702.034	OTHER CONTRACT SERVICES	-	-	-	-	-	-	0%
101-404.000-706.009	LEGAL SETTLEMENT	133,042.41	124,873.18	-	-	-	-	0%
101-404.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total LEGAL DEPARTMENT:		282,110.45	328,963.59	210,349.07	400,000	282,519.86	516,000.00	29%

LEGAL DEPARTMENT
PROPOSED BUDGET
FY 2023-2024

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-404.000-702.032 Professional/Special Serv.	Negotiations	0.00
101-404.000-702.033 Special Counsel	City Attorney	200,000.00
	Pending Litigation	150,000.00
	Labor Relations (Negotiations)	166,000.00
		516,000.00

FISCAL YEAR 2023-24

PROPOSED BUDGET

PLANNING DEPARTMENT

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-405.000-701.001	PERSONNEL REGULAR	259,624.98	267,894.68	266,701.13	338,600	215,906.02	352,000.00	4%
101-405.000-701.002	PERSONNEL PART TIME	-	-	10,564.00	-	5,016.00	-	0%
101-405.000-701.003	PERSONNEL OVERTIME	-	-	-	150	48.13	150.00	0%
101-405.000-701.005	PLANNING COMMISSIONERS COMP	4,163.80	4,200.00	3,850.00	6,600	2,000.00	7,200.00	9%
101-405.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
101-405.000-702.030	MAINT. OPERATION EQUIP	-	-	-	500	-	500.00	0%
101-405.000-702.031	RENTS & LEASES	4,000.00	6,000.00	7,275.94	7,000	1,769.79	10,000.00	43%
101-405.000-702.032	PROFESSIONAL/SPECIAL SERV	7,554.32	7,734.53	14,934.91	20,000	(94.63)	20,000.00	0%
101-405.000-702.034	OTHER CONTRACT SERVICES	435.00	-	-	-	32,052.75	30,000.00	0%
101-405.000-703.024	POSTAGE	1,791.15	2,781.40	2,229.51	3,000	2,054.85	3,000.00	0%
101-405.000-703.025	OFFICE EXPENSE	3,861.17	2,711.10	4,762.28	4,600	2,178.35	14,853.25	223%
101-405.000-704.022	COMMUNICATIONS	2,178.28	2,261.61	2,320.85	2,500	1,570.04	3,280.00	31%
101-405.000-706.016	COMMISSIONERS TRAINING	4,462.21	-	3,531.48	5,000	401.00	6,000.00	20%
101-405.000-706.023	ADVERTISING	3,560.00	4,855.16	6,480.02	7,000	4,082.00	7,000.00	0%
101-405.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	727.00	977.00	872.40	3,500	10.40	3,500.00	0%
101-405.000-706.037	CONFERENCES & MEETINGS	2,089.74	1,533.34	3,052.00	5,000	2,058.14	2,500.00	-50%
101-405.000-707.002	CAPITAL EXPENDITURES	-	1,585.47	-	2,000	-	2,000.00	0%
101-405.000-707.003	EQUIPMENT/PROJECTS	-	-	-	2,500	-	2,500.00	0%
101-405.000-708.004	MIS EMPLOYEE BENEFITS	8,808.93	12,470.78	2,749.68	1,200	(24,762.17)	1,200.00	0%
101-405.000-708.005	MEDICARE	3,298.08	3,395.81	3,627.73	4,900	2,788.55	5,100.00	4%
101-405.000-708.006	PERS RETIREMENT	45,954.06	51,702.78	55,203.78	75,000	45,498.18	70,000.00	-7%
101-405.000-708.007	PAYROLL TAXES	1,450.96	1,007.98	1,687.67	1,000	944.29	1,000.00	0%
101-405.000-708.008	HEALTH DENTAL VISION INSURANCE	33,042.92	32,516.72	31,686.92	66,800	30,898.22	45,300.00	-32%
101-405.000-708.009	NATIONAL RETIREMENT	13,980.36	14,163.42	13,042.46	18,900	10,047.96	18,900.00	0%
101-405.000-708.010	SELF INS. PREMIUM	37,838.98	37,557.59	40,338.24	51,700	28,467.35	47,300.00	-9%
101-405.000-708.012	DEFERRED COMPENSATION	4,196.40	4,196.40	4,269.03	5,000	4,170.27	8,100.00	62%
101-405.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total PLANNING DEPARTMENT:		443,018.34	459,545.77	479,180.03	632,450	367,105.49	661,383.25	5%

Fund 101-405: Planning

701.005	Planning Commissioners Comp	\$7,200
	Second Alternate Planning Commissioner added	
702.031	Rents and Leases	\$10,000
	Lease for additional computer printers	
702.032	Professional/Special Services	\$20,000
	**Annual LAFCO Fees, GIS Online, Lien Recording, Planning Assistance	
702-034	Other Contract Services	\$30,000
	City CEQA documents, studies, Planning assistance	
703.025	Office Expense	\$14,853.25
	Tablets for Planning Commissioners	
706.016	Commissioners Training	\$6,000
	League of CA Cities Planning Commissioners Academy (additional Alternate Commissioner)	
706.023	Advertising	\$7,000
	Increased costs of publishing public notices	
706.036	Memberships, Dues, Books, Etc	\$3,500
	Additional funding for Senior Planner	
706.037	Conferences and Meetings	\$2,500
	For Senior Planner and not Planning and Building Manager	
707.003	Equipment/Projects	\$2,500
	Plans storage cabinet	

FISCAL YEAR 2023-24

PROPOSED BUDGET

BUILDING DEPARTMENT

<u>Account Number</u>	<u>Account Title</u>	2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	<u>% Increase</u>
		Prior year 3 <u>Actual</u>	Prior year 2 <u>Actual</u>	Prior year <u>Actual</u>	Current year <u>Budget</u>	Current year <u>Actual</u>	Dept Request <u>Budget</u>	
101-406.000-701.001	PERSONNEL REGULAR	169,846.46	181,586.59	210,633.45	278,500	247,007.94	375,800.00	35%
101-406.000-701.002	PERSONNEL PART TIME	-	-	-	-	-	-	0%
101-406.000-701.003	PERSONNEL OVERTIME	1,425.22	-	1,819.12	2,000	3,364.87	3,000.00	50%
101-406.000-701.080	SALARY REQUEST	-	-	-	40,000	-	-	-100%
101-406.000-702.030	MAINT. OPERATION EQUIP	-	1,026.33	-	-	-	-	0%
101-406.000-702.031	RENTS & LEASES	10,000.00	12,000.00	14,000.00	13,000	3,777.05	25,700.00	98%
101-406.000-702.032	PROFESSIONAL/SPECIAL SERV	18,140.00	22,587.50	23,250.00	45,000	45,102.55	30,000.00	-33%
101-406.000-703.024	POSTAGE	9.65	46.89	42.18	100	47.43	100.00	0%
101-406.000-703.025	OFFICE EXPENSE	2,050.01	1,977.00	2,705.80	4,000	2,040.74	5,000.00	25%
101-406.000-704.022	COMMUNICATIONS	3,177.44	2,835.97	2,946.93	3,200	3,593.42	4,000.00	25%
101-406.000-706.023	ADVERTISING	-	-	-	-	-	-	0%
101-406.000-706.027	BOOT & JACKET ALLOWANCE	274.09	200.00	381.20	500	177.72	500.00	0%
101-406.000-706.028	SMALL TOOLS	105.53	165.09	143.83	300	490.82	300.00	0%
101-406.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	1,357.75	184.00	145.00	2,500	2,144.53	2,500.00	0%
101-406.000-706.037	CONFERENCES & MEETINGS	457.26	-	-	1,000	870.00	6,000.00	500%
101-406.000-706.038	STAFF DEVELOPMENT	2,599.78	-	1,042.50	4,000	90.00	4,000.00	0%
101-406.000-706.073	UNIFORMS & RAGS	338.50	460.43	528.21	1,000	620.17	1,200.00	20%
101-406.000-707.002	CAPITAL EXPENDITURES	57,958.14	-	-	-	-	-	0%
101-406.000-708.004	MIS EMPLOYEE BENEFITS	5,446.57	5,035.95	19,042.37	-	(47,075.82)	-	0%
101-406.000-708.005	MEDICARE	2,173.19	2,307.68	2,717.79	4,000	3,169.33	5,400.00	35%
101-406.000-708.006	PERS RETIREMENT	32,682.23	37,430.25	47,057.63	64,000	55,159.18	82,800.00	29%
101-406.000-708.007	PAYROLL TAXES	798.00	672.00	517.99	900	630.01	1,000.00	11%
101-406.000-708.008	HEALTH DENTAL VISION INSURANCE	49,674.10	51,364.80	56,005.51	58,200	59,679.04	90,600.00	56%
101-406.000-708.009	NATIONAL RETIREMENT	9,320.24	9,442.28	10,615.22	14,200	11,695.50	18,900.00	33%
101-406.000-708.010	SELF INS. PREMIUM	24,306.74	24,325.03	30,784.50	42,100	36,165.19	50,500.00	20%
101-406.000-708.012	DEFERRED COMPENSATION	1,462.50	1,950.00	1,983.75	3,900	3,678.75	9,100.00	133%
101-406.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total BUILDING DEPARTMENT:		393,603.40	355,597.79	426,362.98	582,400	432,428.42	716,400.00	23%

Fund 101-406: Building

702.031	Rents and Leases	\$25,700
	Enterprise leases	
702.032	Professional/Special Services	\$30,000
	Building Inspection Assistance, Plan Check Admin Fees	
703.025	Office Expense	\$5,000
	Computer, supplies for new Building Inspector I/II	
704.022	Communications	\$4,000
	Increase for Building Inspector I/II	
706.024	Boot and Jacket Allowance	\$500
	Increase for new Building Inspector I/II	
706.028	Small Tools	\$300
	Increase for new Building Inspector I/II	
706.036	Memberships, Dues, Books, Etc	\$2,500
	Increase for new Building Inspector I/II	
706.037	Conferences and meetings	\$6,000
	Increase for new Building Inspector I/II and 2022 Building Code Update	
706.038	Staff Development	\$4,000
	New Building Inspector I/II webinars, in-person trainings, materials, etc	
706-073	Uniforms and Rags	\$1,200
	Increase for new Building Inspector I/II	

FISCAL YEAR 2023-24**PROPOSED BUDGET****BUILDING MAINTENANCE DEPARTMENT**

		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	%
		Prior year 3	Prior year 2	Prior year	Current year	Current year	Dept Request	%
<u>Account Number</u>	<u>Account Title</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Increase</u>
101-407.000-701.001	PERSONNEL REGULAR	56,816.47	59,431.75	60,711.11	64,600	57,911.90	66,600.00	3%
101-407.000-701.002	PERSONNEL PART TIME	2,989.75	2,453.50	3,633.68	12,900	10,219.24	14,600.00	13%
101-407.000-701.003	PERSONNEL OVERTIME	-	-	-	-	-	-	0%
101-407.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
101-407.000-702.030	MAINT. OPERATION EQUIP	4,155.68	1,524.17	5,518.15	3,100	3,050.07	3,100.00	0%
101-407.000-702.031	RENTS & LEASES	5,000.00	7,000.00	8,500.00	8,000	-	12,700.00	59%
101-407.000-702.032	PROFESSIONAL/SPECIAL SERV	26,740.19	29,073.81	32,836.96	35,000	35,428.01	38,550.00	10%
101-407.000-703.026	MISCELLANEOUS EXPENSE	-	-	-	-	-	-	0%
101-407.000-703.028	SMALL TOOLS	-	-	-	200	144.55	200.00	0%
101-407.000-704.021	UTILITIES	30,750.96	30,355.09	33,188.64	31,000	33,602.79	34,000.00	10%
101-407.000-704.022	COMMUNICATIONS	29,344.48	28,270.82	35,265.10	29,500	31,254.16	35,000.00	19%
101-407.000-706.027	BOOT & JACKET ALLOWANCE	184.22	200.00	200.00	250	-	250.00	0%
101-407.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	12,702.55	14,090.54	13,982.44	16,000	11,665.81	17,000.00	6%
101-407.000-706.038	STAFF DEVELOPMENT	-	-	-	-	-	-	0%
101-407.000-706.056	STATE/COUNTY FEES	2,415.52	2,489.12	2,563.66	3,300	3,294.80	3,300.00	0%
101-407.000-706.073	UNIFORMS & RAGS	1,547.52	1,788.37	1,886.31	1,800	1,996.77	2,500.00	39%
101-407.000-707.002	CAPITAL EXPENDITURES	-	4,309.61	2,276.48	18,300	18,218.00	-	-100%
101-407.000-707.003	EQUIPMENT/PROJECTS	102,025.02	-	46,857.00	24,100	38,360.00	31,200.00	29%
101-407.000-708.004	MIS EMPLOYEE BENEFITS	2,121.31	(252.13)	1,171.79	-	(6,327.83)	-	0%
101-407.000-708.005	MEDICARE	850.45	816.84	829.03	900	848.64	1,000.00	11%
101-407.000-708.006	PERS RETIREMENT	11,175.63	12,333.62	13,833.37	18,400	13,156.46	14,700.00	-20%
101-407.000-708.007	PAYROLL TAXES	1,277.59	786.48	540.34	300	1,022.08	300.00	0%
101-407.000-708.008	HEALTH DENTAL VISION INSURANCE	32,091.44	33,748.38	31,859.91	32,700	25,404.54	29,300.00	-10%
101-407.000-708.009	NATIONAL RETIREMENT	4,660.12	4,721.14	4,723.40	4,700	3,898.50	4,700.00	0%
101-407.000-708.010	SELF INS. PREMIUM	8,126.49	8,029.40	9,032.74	9,900	8,476.36	8,900.00	-10%
101-407.000-708.012	DEFERRED COMPENSATION	-	-	-	3,300	-	2,000.00	-39%
101-407.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total BUILDING MAINTENANCE:		334,975.39	241,170.51	309,410.11	318,250	291,624.85	319,900.00	1%

BUILDING MAINTENANCE DIVISION
Proposed Budget 2023-2024

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
101.407.701.002 Part time Personnel	Coverage for alternating Fridays Coverage for full time custodian absence Custodial Assistance in General	14,600 PT 16.5 hrs wk @\$17
101.407.702.030 Maint. Operation Equip	Misc. Repair (in-house) key copies, lock replacement Corp Yard Gate Service Flag Replacement	2,000 200 300 600 <u>3,100</u>
101.407.702.032 Rents & Leases	Fleet Internal Services	<u>12,700</u>
101.407.702.032 Professional Services	Bay Alarm HVAC Services Caselle Work Order Service Fire Extinguisher Service Charter Teen Center/City Hall N Pest Control Service Annual Generator Service	14,000 15,000 650 500 2,500 3,900 2,000 <u>38,550</u>
101.407.703.028 Small Tools	Tools needed for repairs or maintenance	<u>200</u>
101.407.706.029 Maint of Bldg./Structures/Gr.	Paper supplies, cleaning supplies, carpet shampoo, waxing Misc. equipment	<u>17,000</u>
101.407.706.056 State/County Fees	Property Tax	<u>3,300</u>
101.407.706.073	Uniforms & Rags	<u>2,500</u>
101.407.000.707.002	Capital Expense	<u>0</u>
101.407.000.707.003	Equipment Projects (replacement of pool doors) added 10% contingency	<u>31,200</u>

FISCAL YEAR 2023-24**PROPOSED BUDGET****ADMIN SERVICES**

<u>Account Number</u>	<u>Account Title</u>	2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	<u>% Increase</u>
		Prior year 3 <u>Actual</u>	Prior year 2 <u>Actual</u>	Prior year <u>Actual</u>	Current year <u>Budget</u>	Current year <u>Actual</u>	Dept Request <u>Budget</u>	
101-408.000-701.001	PERSONNEL REGULAR	300,441.56	323,524.70	321,510.10	358,835	297,377.94	381,200.00	6%
101-408.000-701.002	PERSONNEL PART TIME	-	3,000.00	38,673.50	24,800	18,123.00	24,800.00	0%
101-408.000-701.003	PERSONNEL OVERTIME	-	248.30	2,250.69	1,000	262.50	1,000.00	0%
101-408.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
101-408.000-702.030	MAINT. OPERATION EQUIP	3,535.32	2,430.36	5,181.73	5,800	-	7,500.00	29%
101-408.000-702.031	RENTS & LEASES	8,000.00	10,000.00	13,330.32	12,000	6,308.14	14,600.00	22%
101-408.000-702.032	PROFESSIONAL/SPECIAL SERV	92,632.38	79,021.55	97,626.14	100,300	97,619.09	116,380.00	16%
101-408.000-702.034	OTHER CONTRACT SERVICES	4,331.00	2,955.00	3,590.00	4,200	1,724.48	2,700.00	-36%
101-408.000-702.039	SPECIAL COMMUNITY SERVICES	13,006.35	1,039.16	437.73	167,626	59,256.19	10,000.00	-94%
101-408.000-703.023	ADVERTISING	241.00	1,758.11	6,020.60	5,000	1,637.85	5,000.00	0%
101-408.000-703.024	POSTAGE	373.03	368.37	304.78	1,000	273.34	1,000.00	0%
101-408.000-703.025	OFFICE EXPENSE	3,743.62	5,268.68	5,945.73	4,500	5,894.42	5,500.00	22%
101-408.000-704.022	COMMUNICATIONS	6,766.75	7,219.09	8,620.85	9,100	8,872.54	9,100.00	0%
101-408.000-706.014	MISC PERSONNEL EXPENSE	1,546.86	1,858.11	2,023.45	4,000	3,947.04	3,000.00	-25%
101-408.000-706.026	MISCELLANEOUS EXPENSE	-	-	(95.98)	-	-	-	0%
101-408.000-706.035	INSURANCE & SURETY BONDS	318.00	318.00	493.00	400	14.00	400.00	0%
101-408.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	870.96	971.27	1,513.02	1,400	324.28	1,400.00	0%
101-408.000-706.037	CONFERENCES & MEETINGS	3,508.16	1,399.00	3,293.22	7,500	9,792.49	7,000.00	-7%
101-408.000-706.042	SAFETY	114.28	63.77	-	1,000	-	1,000.00	0%
101-408.000-706.047	WEB SITE	10,692.17	10,391.02	10,706.87	11,000	11,354.18	11,700.00	6%
101-408.000-706.066	ELECTIONS	56.84	4,729.52	114.35	10,000	7,822.75	1,000.00	-90%
101-408.000-707.002	CAPITAL EXPENDITURES	20,055.67	-	-	2,400	-	2,400.00	0%
101-408.000-707.003	EQUIPMENT/PROJECTS	1,518.56	-	3,037.67	-	-	25,000.00	0%
101-408.000-707.004	SOFTWARE UPGRADE GENERAL	430.18	-	-	1,000	-	1,000.00	0%
101-408.000-707.017	COMPUTER COMPONENTS	6,024.07	8,313.20	14,736.09	15,000	3,441.86	15,000.00	0%
101-408.000-708.004	MIS EMPLOYEE BENEFITS	7,191.82	8,349.90	(15,036.11)	-	(33,043.78)	-	0%
101-408.000-708.005	MEDICARE	3,569.01	3,895.97	4,131.92	5,172	3,758.88	5,500.00	6%
101-408.000-708.006	PERS RETIREMENT	56,244.15	65,479.75	66,171.82	83,800	69,056.67	86,000.00	3%
101-408.000-708.007	PAYROLL TAXES	1,981.03	1,517.77	3,383.63	2,200	853.19	4,600.00	109%
101-408.000-708.008	HEALTH DENTAL VISION INSURANCE	63,818.20	65,592.01	65,351.66	86,500	66,936.17	77,800.00	-10%
101-408.000-708.009	NATIONAL RETIREMENT	18,117.29	18,884.56	16,940.96	18,900	14,407.50	18,900.00	0%
101-408.000-708.010	SELF INS. PREMIUM	41,993.75	43,728.08	44,880.93	53,900	43,308.20	51,200.00	-5%
101-408.000-708.012	DEFERRED COMPENSATION	5,850.00	5,850.00	5,351.25	10,400	7,361.25	10,400.00	0%
101-408.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total ADMIN SERVICES:		676,972.01	678,175.25	730,489.92	1,008,732	706,684.17	902,080.00	-11%

Administrative Services Department
PROPOSED BUDGET
FY 2023-2024

ACCOUNT #	ACCOUNT DESCRIPTION	BUDGET REQUEST	DESCRIPTION
101-408			
701.002	Personnel Temporary/Part-Time	\$ 24,800.00	Part-time Staffing - Admin Intern
702.030	Maint. Operations Equipment		
	ECS Imaging Incorporated	5,600.00	Laserfiche Annual Fee & Tech Support
	HRN Management - Appraisal	1,900.00	Performance Appraisal Software
		\$ 7,500.00	
702.031	Rents & Leases	\$ 14,600.00	Building Replacement Allocations, Copier Lease, Fleet Subsidy
702.032	Professional/Special Services		
	Codification of Municipal Code	4,000.00	Codify Municipal Code - American Legal Code Services
	Mid-Valley IT Annual Service	92,000.00	Monthly charge for IT Services
	Admin Teams Fee	600.00	Monthly charge for Microsoft Teams
	Management Training	5,000.00	City Wide Training
	Storage Fees	100.00	Pacific Storage
	Watch Guard Subscription	1,200.00	Firewall (\$800) and Spam Filter (\$400)
	Zoom & Teams Subscription	3,400.00	Monthly Subscription Fees for Zoom
	Liebert, Cassidy, Whitmore	3,700.00	Employment Consortium
	Other Consulting Services	6,380.00	Consultant Rentention Schedule Policy
		\$ 116,380.00	
702.034	Other Contract Services		
	OES Contract	1,200.00	Contract services with Stan County Office of Emergency Services
	COOP Maintenance Fee	500.00	Emergency Management Plans (Admin; CD; PW)
	Emergency Management	1,000.00	EOC Updates
		\$ 2,700.00	
702.039	Special Community Services		
	Government Channel - Filming	10,000.00	TV Upgrades for City Council Chambers
		\$ 10,000.00	
702.034	Advertising	\$ 5,000.00	Public Hearings, Employment Ads
703.024	Postage	\$ 1,000.00	Recruitments; Daily Mail
703.025	Office Expense	\$ 5,500.00	Office Supplies; Copy Count Distribution
704.022	Communications	3,200.00	Cell Phone Stipend, City Issued Phones
	Ayera - Web Hosting/Registration	3,800.00	Internet Services
	Charter	1,800.00	Backup Internet Service
	AT & T	300.00	
		\$ 9,100.00	
706.014	Misc. Personnel Expense	\$ 3,000.00	Physicals; Fingerprints; Annual DOT; Alta Bilingual

**Administrative Services Department
PROPOSED BUDGET
FY 2023-2024**

ACCOUNT #	ACCOUNT DESCRIPTION	BUDGET REQUEST	DESCRIPTION
706.035	Insurance & Bonds		
	CC Bond	\$ 400.00	City Clerk Required Bond
706.036	Memberships, Dues, Books, etc.		
	IPMA-HR-CCC	200.00	Membership Dues (Cheryl/ACM)
	IIMC	300.00	Membership Dues (City Clerk)
	Cal-Gov HR	100.00	Membership Dues (ACM)
	Riverbank News	100.00	Annual Fee
	CCAC Annual Dues	200.00	Membership Dues (City Clerk)
	Modesto Bee	500.00	Annual Fee
		\$ 1,400.00	
706.037	Travel, Conf & Meetings	\$ 7,000.00	All Admin Employees
706.042	Safety	\$ 1,000.00	City-Wide, First Aid Replenishment
706.047	Web Site Development	11,500.00	Yearly cost for website maintenance-Civic Plus
		200.00	Web Domain Annual Cost
		\$ 11,700.00	
706.066	Elections	\$ 1,000.00	Public Notices, Preparations for Nov. 2024 Elections
707.002	Capital Expenditures	\$ 2,400.00	Communication/Technology Improvements
707.003	Equipment/Projects	\$ 25,000.00	Server Replacement
707.004	Software Upgrade General	\$ 1,000.00	Software License Purchases
707.017	Computer Components	\$ 15,000.00	City Computer Replacement Program

FISCAL YEAR 2023-24**PROPOSED BUDGET****POLICE DEPARTMENT**

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-409.000-702.030	MAINT. OPERATION EQUIP	478.98	1,707.96	1,840.43	2,000	2,952.61	2,500.00	25%
101-409.000-702.031	RENTS & LEASES	20,000.00	22,000.00	28,247.82	24,000	15,425.90	38,700.00	61%
101-409.000-702.032	PROFESSIONAL/SPECIAL SERV	90.06	96.29	5.67	500	-	500.00	0%
101-409.000-702.034	OTHER CONTRACT SERVICES	155,691.60	147,356.97	196,824.94	334,677	191,007.72	267,000.00	-20%
101-409.000-702.039	SPECIAL COMMUNITY SERVICES	-	15,000.00	8,663.79	15,000	2,317.80	15,000.00	0%
101-409.000-702.060	CONTRACT SHERIFF SERVICES	3,865,466.68	4,018,511.58	4,479,376.35	5,011,887	3,647,545.69	5,381,000.00	7%
101-409.000-703.024	POSTAGE	764.90	671.26	1,390.12	1,200	713.27	1,200.00	0%
101-409.000-703.025	OFFICE EXPENSE	2,761.53	1,521.33	1,911.73	3,000	4,516.74	4,500.00	50%
101-409.000-704.021	UTILITIES	41,148.74	44,916.38	45,087.39	47,250	42,775.69	47,250.00	0%
101-409.000-704.022	COMMUNICATIONS	929.27	938.72	993.89	2,500	2,623.77	3,200.00	28%
101-409.000-706.023	ADVERTISING	-	-	-	-	-	-	0%
101-409.000-706.026	MISCELLANEOUS EXPENSE	151.21	-	-	-	-	-	0%
101-409.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	-	-	-	-	-	-	0%
101-409.000-706.072	SDEA CONTRIBUTION	15,000.00	15,000.00	15,000.00	15,000	15,000.00	15,000.00	0%
101-409.000-707.003	EQUIPMENT/PROJECTS	-	24,428.10	34,776.22	-	-	-	0%
101-409.000-708.006	PERS RETIREMENT	51,549.72	63,791.00	75,371.00	87,800	84,853.00	82,309.00	-6%
101-409.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total POLICE DEPARTMENT:		4,154,032.69	4,355,939.59	4,889,489.35	5,544,814	4,009,732.19	5,858,159.00	6%

**POLICE SERVICES
PROPOSED BUDGET
FY 2023-24**

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
101-409.000-702.030 Maint. Operations Eq.	Equiment Maint./Ldiar Guns	2,500
		<u>2,500</u>
101-409.000-702.031 Rents & Leases	Buidling Replacement Fund	20,000
	Copier Lease - MoCal/US Bank	5,700
	Internal Fleet Subsidy	13,000
		<u>38,700</u>
101-409.000-702.032 Professional/Special Serv.	Appeals Board Member	500
	Citation Appeals	<u>500</u>
101-409.000-702.034 Other Contract Serv.	Sheriff Vehicle Maintance	267,000
	Stan County	<u>267,000</u>
101-409.000-702.039 Special Comm. Services	Special Enforcement	15,000
		<u>15,000</u>
101-409.000-702.060 Contract Sheriff Services	Sheriff's Contract - Stan County	5,381,000
		<u>5,381,000</u>
101-409.000-703.024 Postage	Postage Expense	1,200
		<u>1,200</u>
101-409.000-703.025 Office Expense	Mo-Cal Copy County	2,000
	Pacific Storage	2,500
		<u>4,500</u>
101-409.000-704.021 Utilities	Building Utilities - PG & E	47,250
		<u>47,250</u>
101-409.000-704.022 Communications	Communication System	3,200
	AT & T	<u>3,200</u>
101-409.000-706.072 SDEA Contribution	Stan Drug Enforcement Agency	15,000
		<u>15,000</u>
101-409.000-708.006 PERS Retirement	Unfunded Liability	82,309
		<u>82,309</u>
Total Police Services		<u>5,858,159</u>

EXHIBIT B
CITY OF RIVERBANK CONTRACT RATES

	Final Budget FY 2021	Final Budget FY 2022	Adjusted Budget FY 2023	Proposed Budget FY 2024
Salaries and Benefits	3,283,194	3,796,512	4,055,919	4,154,838
Overtime	319,815	329,409	339,291	349,470
Extra Help	22,613	23,291	23,990	23,990
County Workforce Retention	0	0	233,437	270,838
Services and Supplies	71,263	72,901	98,863	79,220
SR911 Dispatch services	298,079	303,219	286,430	295,023
Other Charges (County CAP's)	100,512	114,347	191,832	201,738
Transcription Costs	12,000	12,360	5,562	5,729
Vehicle & Replacement Costs	190,980	196,709	334,677	266,137
Total Cost of City Contract	4,298,456	4,848,748	5,570,001	5,646,983
		12.80%	14.88%	1.38%
City LE Svcs	4,276,826	4,826,469	5,547,054	5,623,348
Security Svcs/Contractual Events	21,630	22,279	22,947	23,635
Total Revenue	4,298,456	4,848,748	5,570,001	5,646,983

*SRO Offset by RUSD: 115,000

Staffing	
Lieutenant/Chief (No Backfill)	1.00
Sergeant (No Backfill)	3.00
Deputy Sheriff/Patrol (Backfill)	10.00
Deputy Sheriff/Traffic (No Backfill)	3.00
Deputy Sheriff/Detective (No Backfill)	3.00
Deputy Sheriff/SRO (No Backfill) *	1.00
Community Services Officer (No Backfill)	1.00
Supervising Legal Clerk (No Backfill)	1.00
Legal Clerk (No Backfill)	2.00
Total Officers including Lieutenant	21.00
Officers per 1,000 based on Population of 24,740	0.85

*new in Fiscal Year 2022-2023

FISCAL YEAR 2023-24

PROPOSED BUDGET

ANIMAL & CODE CONTROL

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-411.000-702.034	OTHER CONTRACT SERVICES	192,358.72	229,282.29	247,003.52	273,546	209,444.36	270,000.00	-1%
101-411.000-999.000	TRANSFERS OUT	102,931.96	97,900.00	103,800.00	112,750	22,138.00	125,450.00	11%
Total ANIMAL & CODE CONTROL:		295,290.68	327,182.29	350,803.52	386,296	231,582.36	395,450.00	2%

CODE COMPLIANCE DEPARTMENT
PROPOSED BUDGET
FY 2023-2024

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-411.000-702.034		
Other Contract Services	Animal Control Services	270,000.00
	Other Animal Control Exp.	0.00
		270,000.00
101-411.000-699.000	General Fund Subsidy	
Transfers Out	Subsidy to Neighborhood Imprv. Fund 117	125,450.00
		125,450.00

FISCAL YEAR 2023-24

PROPOSED BUDGET

DEVELOPMENT SERVICES ADMIN

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-412.000-701.001	PERSONNEL REGULAR	416,956.30	420,035.36	418,816.48	533,000	454,743.62	565,600.00	6%
101-412.000-701.002	PERSONNEL PART TIME	-	6,258.00	13,432.00	-	-	-	0%
101-412.000-701.003	PERSONNEL OVERTIME	-	2,080.84	318.53	-	-	2,000.00	0%
101-412.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
101-412.000-702.031	RENTS & LEASES	8,000.00	10,000.00	12,060.99	11,000	4,626.50	36,400.00	231%
101-412.000-702.032	PROFESSIONAL/SPECIAL SERV	5,391.91	12,721.13	9,446.34	22,500	10,027.91	18,000.00	-20%
101-412.000-702.035	ENGINEERING	28,150.00	28,531.00	41,627.50	38,000	23,630.00	30,000.00	-21%
101-412.000-703.023	ADVERTISING	677.00	999.00	1,966.70	2,000	1,332.00	2,000.00	0%
101-412.000-703.024	POSTAGE	351.15	562.67	263.20	800	316.08	700.00	-13%
101-412.000-703.025	OFFICE EXPENSE	1,043.47	2,258.79	5,218.58	2,500	2,782.56	3,000.00	20%
101-412.000-704.022	COMMUNICATIONS	1,570.57	2,128.30	2,274.64	4,500	3,761.73	4,500.00	0%
101-412.000-706.026	MISCELLANEOUS EXPENSE	462.22	152.49	646.60	1,000	2,249.55	1,000.00	0%
101-412.000-706.027	BOOT & JACKET ALLOWANCE	-	136.54	-	1,000	-	1,000.00	0%
101-412.000-706.028	SMALL TOOLS	669.93	31.72	420.83	2,100	1,248.13	1,000.00	-52%
101-412.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	575.98	747.48	725.79	2,400	581.07	2,000.00	-17%
101-412.000-706.038	STAFF DEVELOPMENT	(207.28)	832.19	1,189.19	3,600	4,742.40	8,400.00	133%
101-412.000-706.039	SB 1186/AB 1379-CASp EXPENSES	-	-	-	-	-	-	0%
101-412.000-706.050	SAFETY EQUIPMENT	-	77.39	77.98	200	-	200.00	0%
101-412.000-706.073	UNIFORMS & RAGS	339.02	546.75	662.21	1,200	1,296.87	1,500.00	25%
101-412.000-707.002	CAPITAL EXPENDITURES	-	-	-	-	-	-	0%
101-412.000-707.003	EQUIPMENT/PROJECTS	-	-	-	2,000	-	-	-100%
101-412.000-708.004	MIS EMPLOYEE BENEFITS	(114.03)	7,988.83	7,062.92	-	(37,843.18)	-	0%
101-412.000-708.005	MEDICARE	5,338.11	5,645.65	5,870.20	7,700	5,911.69	8,200.00	6%
101-412.000-708.006	PERS RETIREMENT	78,478.99	86,637.95	95,081.83	124,600	96,543.73	119,700.00	-4%
101-412.000-708.007	PAYROLL TAXES	1,923.17	2,307.88	2,271.92	2,200	1,623.61	1,700.00	-23%
101-412.000-708.008	HEALTH DENTAL VISION INSURANCE	84,833.18	77,393.35	83,916.22	94,600	86,870.68	100,700.00	6%
101-412.000-708.009	NATIONAL RETIREMENT	18,013.53	18,884.56	20,866.58	28,000	19,842.80	28,000.00	0%
101-412.000-708.010	SELF INS. PREMIUM	58,876.23	57,651.25	61,242.28	81,200	58,769.46	76,000.00	-6%
101-412.000-708.012	DEFERRED COMPENSATION	4,082.00	3,866.00	4,214.00	11,000	9,083.36	13,500.00	23%
101-412.000-999.000	TRANSFERS OUT	-	12,150.00	-	-	-	-	0%
Total DEVELOPMENT SERVICES ADMIN:		715,411.45	760,625.12	789,673.51	977,100	752,140.57	1,025,100.00	5%

Fund 101-412: Development Services Administration

702.031	Rents & Leases		\$36,400
	Enterprise Vehicle Leases	\$ 8,400	
	Fleet Department Subsidy	\$28,000	
702.032	Professional/Special Services		\$18,000
	Traffic Engineer – Capital Projects	\$ 2,000	
	Bay Alarm	\$ 1,500	
	Environmental Services – Capital Projects	\$ 1,000	
	SB 1383 Consulting Services	\$13,500	
702.035	Contract Engineering		\$ 30,000
703.023	Advertising		\$ 2,000
703.024	Postage		\$ 700
703.025	Office Expense		\$ 3,000
706.026	Miscellaneous Expense		\$ 1,000
706.027	Boot & Jacket Allowance		\$ 1,000
	4 Employees		
706.028	Small Tools		\$ 1,000
706.036	Memberships, Dues, Books, Etc.		\$ 2,000
	APWA Membership	\$ 200	
	Stormwater Partnership Coalition	\$ 100	
	Books	\$ 200	
	Street Saver Software – Annual Fee	\$1,500	
706.038	Staff Development		\$ 8,400
	Inspector Training Classes – 2 Employees	\$2,000	
	Asphalt Workshop – 1 Employee	\$1,400	
	CASQA 2023 Conference – 2 Employees	\$4,000	
	CRRA Recycling Conference – 1 Employee	\$1,000	
706.050	Safety Equipment		\$ 200
	2 - Employee		
706.073	Uniforms and Rags		\$ 1,500
	2 - Employee		

FISCAL YEAR 2023-24**PROPOSED BUDGET****STORM WATER ADMIN.**

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-413.000-702.030	MAINT. OPERATION EQUIP	31,954.69	12,827.95	20,106.42	20,000	9,855.53	24,750.00	24%
101-413.000-702.031	RENTS & LEASES	19,000.00	10,000.00	16,731.65	25,000	25,633.97	29,250.00	17%
101-413.000-702.032	PROFESSIONAL/SPECIAL SERV	13,699.26	15,457.25	15,027.24	28,044	20,484.90	21,800.00	-22%
101-413.000-704.021	UTILITIES	10,641.91	13,751.25	11,354.52	12,000	3,788.94	12,000.00	0%
101-413.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	528.54	1,502.07	1,544.33	2,250	1,963.24	2,250.00	0%
101-413.000-706.056	STATE/COUNTY FEES	19,611.66	20,157.06	20,865.34	22,000	21,980.76	22,202.00	1%
101-413.000-707.003	EQUIPMENT/PROJECTS	-	-	-	33,700	33,707.00	-	-100%
101-413.000-999.000	TRANSFERS OUT	54,265.82	132,220.16	117,229.69	219,800	-	325,000.00	48%
Total STORM WATER ADMIN.:		149,701.88	205,915.74	202,859.19	362,794	117,414.34	437,252.00	21%

Fund 101-413: Storm Water Administration

702.030	Maintenance Operation Equipment	\$ 24,750
	Pump Station Maintenance	
702.031	Rents & Leases	\$ 29,250
	Equipment Rentals	
702.032	Professional/Special Services	\$ 21,800
	WGR Consulting Services – Storm Water Reporting	\$ 5,000
	Storm Water Outreach Radio Ad	\$ 800
	Grover - Viaduct Maintenance	\$ 5,000
	Larry Walker Assoc. -Pyrethroid Reporting	\$ 1,000
	Our Water Our World Outreach Materials & Consulting	\$ 4,000
	Revel Environmental – Storm Filter Maintenance	\$ 6,000
704.021	Utilities	\$ 12,000
	MID	\$10,800
	City of Riverbank	\$ 1,200
706.029	Maintenance of Building/Structures/Grounds	\$ 2,250
706.056	State/County Fees	\$ 22,202
	Stanislaus County Taxes	\$ 1,300
	Delta Water Quality Monitoring	\$10,300
	State Water Resource Control Board	\$10,602
999.000	Transfer Out	\$325,000
	General Fund Subsidy to Gas Tax Fund	\$255,000
	Subsidy for Storm Basin Repair	\$ 70,000

FISCAL YEAR 2023-24

PROPOSED BUDGET

PARKS

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-414.000-701.001	PERSONNEL REGULAR	223,825.21	245,056.83	259,336.15	320,700	262,665.07	332,400.00	4%
101-414.000-701.002	PERSONNEL PART TIME	33,258.81	43,735.67	58,236.07	57,380	43,978.81	51,350.00	-11%
101-414.000-701.003	PERSONNEL OVERTIME	2,841.40	491.91	2,937.92	4,500	4,850.81	4,500.00	0%
101-414.000-701.004	STANDBY PAY	1,902.60	1,215.10	2,532.79	5,000	3,840.50	5,000.00	0%
101-414.000-701.080	SALARY REQUEST	-	-	-	-	-	82,000.00	0%
101-414.000-702.030	MAINT. OPERATION EQUIP	1,028.03	150.07	980.38	1,000	312.41	1,000.00	0%
101-414.000-702.031	RENTS & LEASES	53,200.00	55,200.00	59,300.72	59,200	33,845.43	137,350.00	132%
101-414.000-702.032	PROFESSIONAL/SPECIAL SERV	87,231.98	114,516.50	107,387.55	143,000	119,532.71	149,650.00	5%
101-414.000-703.025	OFFICE EXPENSE	571.20	988.60	758.32	600	765.75	600.00	0%
101-414.000-703.028	SMALL TOOLS	79.54	123.79	367.26	1,000	1,559.67	1,000.00	0%
101-414.000-703.049	CHEMICALS	1,705.21	2,392.58	1,326.51	2,500	2,399.14	2,500.00	0%
101-414.000-703.050	POOL EXPENSES & CHEMICALS	24,228.50	25,340.02	30,282.89	36,000	33,169.66	36,000.00	0%
101-414.000-703.051	BARK/FIBER	191.28	5,151.33	3,562.57	6,000	-	6,000.00	0%
101-414.000-704.021	UTILITIES	38,736.08	32,832.22	40,841.26	36,000	35,112.40	40,000.00	11%
101-414.000-704.022	COMMUNICATIONS	2,058.22	2,169.98	3,502.33	2,300	3,319.64	3,500.00	52%
101-414.000-706.026	MISCELLANEOUS EXPENSE	-	-	-	-	-	-	0%
101-414.000-706.027	BOOT & JACKET ALLOWANCE	686.57	769.54	558.18	-	560.40	1,250.00	0%
101-414.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	28,807.75	35,230.67	29,656.52	32,000	23,034.33	32,000.00	0%
101-414.000-706.038	STAFF DEVELOPMENT	3,016.51	1,346.47	2,304.07	5,000	2,811.56	5,000.00	0%
101-414.000-706.050	SAFETY EQUIPMENT	404.76	527.48	575.48	400	648.23	600.00	50%
101-414.000-706.056	STATE/COUNTY FEES	3,717.98	3,796.18	1,326.90	4,500	2,963.78	4,500.00	0%
101-414.000-706.073	UNIFORMS & RAGS	2,532.50	3,085.19	4,428.90	4,400	3,956.89	4,500.00	2%
101-414.000-706.081	DOWNTOWN & WATER FALL MAINT.	3,084.71	1,915.31	2,689.04	4,000	4,428.06	4,000.00	0%
101-414.000-707.002	CAPITAL EXPENDITURES	48,236.32	8,537.45	13,720.09	171,000	5,950.00	19,000.00	-89%
101-414.000-707.003	EQUIPMENT/PROJECTS	24,963.67	67,970.17	23,766.56	16,500	7,157.19	7,400.00	-55%
101-414.000-708.004	MIS EMPLOYEE BENEFITS	3,753.66	3,141.35	(3,094.98)	-	(28,129.33)	-	0%
101-414.000-708.005	MEDICARE	3,134.68	3,659.26	4,290.06	4,700	4,464.48	4,800.00	2%
101-414.000-708.006	PERS RETIREMENT	41,330.37	47,599.79	53,572.95	72,800	56,301.73	67,900.00	-7%
101-414.000-708.007	PAYROLL TAXES	2,428.49	5,020.76	6,770.31	7,200	6,159.73	8,100.00	13%
101-414.000-708.008	HEALTH DENTAL VISION INSURANCE	62,847.47	70,261.14	74,388.13	91,700	53,528.22	67,900.00	-26%
101-414.000-708.009	NATIONAL RETIREMENT	18,640.48	18,884.56	19,295.88	23,600	17,300.30	23,600.00	0%
101-414.000-708.010	SELF INS. PREMIUM	32,025.70	32,816.59	37,386.49	48,400	38,658.65	44,300.00	-8%
101-414.000-708.012	DEFERRED COMPENSATION	787.50	1,950.00	1,983.75	3,900	5,403.75	10,400.00	167%
101-414.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
	Total PARKS:	751,257.18	835,876.51	844,971.05	1,165,280	750,549.97	1,158,100.00	-1%

PARK MAINTENANCE DIVISION
Proposed Budget Narrative 2023-2024

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
101.414.701.002	Park RR opening/closing year round (Includes alternating Fridays-City closed)	9,282
Personnel Part time	Seasonal Park Aide (Apr.-Sept)	17,680
	Park Aide (Feb/Mar)	2,188
	JMP- To be reimbursed by parking fees	22,200
		51,350
101.414.000.701.003	Unplanned overtime	4,500
Personnel Overtime		
101.414.000.701.080	Request for FT Parks Maintenance Worker	82,000
Salary Request		
101.414.702.030	Unplanned Minor Repairs	1,000
Maint. Operation Equip		
101.414.702.031	Motor Pool	76,150
Rents & Leases	Copier	4,000
	Enterprise Vehicle Leases	52,000
	Rental Equipment	5,000
		137,150
101.414.702.032	Landscaping Contract	129,200
Professional Services	Sports complex annual maintenance	10,000
	Dog Park Annual Maintenance	5,000
	Offset by \$10,000 sports complex revenue) (offset by \$14,000 verizon cell tower agreement)	
	Various Park Security	1,000
	Caselle Work Order Maint.	650
	Gopher Treatment/parks	3,800
		149,650
101.414.000.703.025	Office Expense	600
101.414.703.028	Tools needed for repairs or maintenance	1000.0
Small Tools		
101.414.703.049	Pesticides and other chemicals needed	2,500
Chemicals		

101.414.703.050 Pool Expenses & Chemicals	Pool Expenses Pool chemicals	36,000
101.414.703.051 Bark	Bark fiber for playground surfacing	6,000
101.414.704.021 Utilities	MID PG&E	40,000
101.414.000.704.022 communications	City phones	3,500
101.414.706.029 Maint/Blgs/Grounds	Supplies & Equip for al all Parks & other areas Toilet paper, hand towels irrigation repair, construction supplis, plumbing, faucets	32,000
101.414.706.038 Staff Development	Cerficate renewals, CEU Playground, pool certificates CPRS Conference	5,000
101.414.706.050 Safety Equipment	Safety glasses and other equipment	600
101.414.706.073 Uniforms & Rags	Uniforms/Rags	4,500
101.414.706.081 Downtown & Waterfall Maint	Repairs, supplies, general expense	4,000
101.414.000.707.002 Capital Expenditures	Downtown Tree Maintenance	19,000
101.414.000.707.003 Equipment Projects	Robotic Pool Vacuum	7,400

FISCAL YEAR 2023-24

PROPOSED BUDGET

ECONOMIC DEVELOPMENT

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-439.000-702.034	OTHER CONTRACT SERVICES	10,000.00	10,000.00	25,000.00	25,000	25,000.00	25,000.00	0%
101-439.000-999.000	TRANSFERS OUT	-	-	-	-	-	-	0%
Total ECONOMIC DEVELOPMENT:		10,000.00	10,000.00	25,000.00	25,000	25,000.00	25,000.00	0%

RECREATION

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
101-459.000-999.000	TRANSFERS OUT	465,020.16	421,200.00	510,323.18	593,600	-	710,570.00	20%
Total RECREATION:		465,020.16	421,200.00	510,323.18	593,600	-	710,570.00	20%

GENERAL FUND Revenue Total:	9,830,535.25	11,919,087.16	12,322,736.53	13,511,614	8,309,871.27	14,184,428.00	5%
GENERAL FUND Expenditure Total:	9,867,843.03	10,288,951.57	11,084,091.98	14,045,216	9,102,258.26	14,678,244.25	5%
Net Grand Totals:	(37,307.78)	1,630,135.59	1,238,644.55	(533,602)	(792,386.99)	(493,816.25)	

ECONOMIC DEVELOPMENT DEPARTMENT
PROPOSED BUDGET
FY 2023-2024

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-439.000-702.034 Other Contract Services	Annual Investment Opportunity Stanislaus	25,000.00

RECREATION SUBSIDY
PROPOSED BUDGET
FY 2023-2024

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-411.000-999.000		
Transfers Out	Subsidy to Fund 118	28,850.00
	Subsidy to Fund 134	671,720.00
	Subsidy to Fund 163	10,000.00
		710,570.00

118 = Community Center Fund
134 = Recreation Fund
163 = Cheese & Wine Fund

RECREATION & PARK DEVELOPMENT

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
REVENUES								
134-000.000-672.000	POOL REVENUE	22,228.53	55,155.00	61,092.50	40,000.00	32,144.00	54,000.00	35%
134-000.000-672.001	POOL CONCESSIONS	-	215.07	680.34	1,500.00	1,444.10	1,000.00	-33%
134-000.000-672.003	DONATIONS	575.00	290.00	275.00	500.00	825.00	500.00	0%
134-000.000-675.090	MISCELLANEOUS REVENUES	-	-	182.95	-	-	-	0%
134-000.000-680.001	PROGRAM REVENUE	30,214.88	20,561.50	52,547.00	42,000.00	37,460.38	42,000.00	0%
134-000.000-680.002	CONTRACT PROGRAMS	-	-	-	-	-	-	0%
134-000.000-680.010	SUMMER LUNCH PROGRAM	-	-	200.00	-	75.00	-	0%
134-000.000-699.000	TRANSFERS IN	357,453.47	336,651.22	464,423.18	566,750.00	-	671,720.00	19%
Total RECREATION & PARK DEVELOPMENT:		410,471.88	412,872.79	579,400.97	650,750.00	71,948.48	769,220.00	18%
134-459.000-701.001	PERSONNEL REGULAR	227,026.51	214,906.92	214,240.78	216,900.00	195,799.28	274,300.00	26%
134-459.000-701.002	PERSONNEL PART TIME	75,970.22	60,089.58	113,647.22	139,000.00	74,686.25	126,570.00	-9%
134-459.000-701.003	PERSONNEL OVERTIME	-	-	-	100.00	-	100.00	0%
134-459.000-701.080	SALARY REQUEST	-	-	-	29,800.00	-	88,700.00	198%
134-459.000-702.030	MAINT. OPERATION EQUIP	749.25	-	-	500.00	215.74	500.00	0%
134-459.000-702.031	RENTS & LEASES	128.36	173.61	34.46	4,300.00	3,526.13	8,000.00	86%
134-459.000-702.032	PROFESSIONAL/SPECIAL SERV	7,105.45	8,224.54	43,213.06	58,750.00	40,905.28	9,500.00	-84%
134-459.000-703.024	POSTAGE	151.65	65.51	175.97	300.00	156.25	250.00	-17%
134-459.000-703.025	OFFICE EXPENSE	1,274.41	1,439.11	1,508.17	1,400.00	1,930.40	2,000.00	43%
134-459.000-703.027	RECREATION PROGRAM SUPPLIES	6,980.72	7,570.15	9,380.75	8,500.00	7,154.22	9,500.00	12%
134-459.000-704.021	UTILITIES	-	-	982.93	-	838.64	-	0%
134-459.000-704.022	COMMUNICATIONS	3,330.33	3,302.95	3,720.64	4,100.00	3,548.38	4,100.00	0%
134-459.000-706.023	ADVERTISING	1,816.00	2,907.10	1,922.90	3,000.00	3,843.25	3,000.00	0%
134-459.000-706.026	MISCELLANEOUS EXPENSE	30.90	-	(2.64)	-	8.66	-	0%
134-459.000-706.027	BOOT & JACKET ALLOWANCE	534.55	1,023.52	470.13	1,000.00	835.00	1,000.00	0%
134-459.000-706.037	CONFERENCES & MEETINGS	4,154.42	2,208.59	4,788.78	3,500.00	4,467.75	3,500.00	0%
134-459.000-706.052	GYM EXPENSES	16,436.05	17,978.61	18,245.41	21,500.00	20,158.22	23,000.00	7%
134-459.000-706.065	PRINTING EXPENSE	2,939.12	4,138.40	3,499.11	6,000.00	4,674.24	6,500.00	8%
134-459.000-707.002	CAPITAL EXPENDITURES	-	-	7,173.18	-	-	-	0%
134-459.000-707.003	EQUIPMENT/PROJECTS	-	-	-	10,500.00	11,127.36	10,200.00	-3%
134-459.000-708.004	MIS EMPLOYEE BENEFITS	(1,431.47)	154.31	1,747.43	-	(7,375.52)	-	0%
134-459.000-708.005	MEDICARE	3,892.06	3,649.96	4,561.98	3,100.00	3,657.21	4,000.00	29%
134-459.000-708.006	PERS RETIREMENT	42,257.88	42,002.12	46,786.28	48,100.00	43,056.86	56,000.00	16%
134-459.000-708.007	PAYROLL TAXES	9,053.13	7,984.87	12,253.94	13,400.00	7,013.59	13,800.00	3%
134-459.000-708.008	HEALTH DENTAL VISION INSURANCE	46,971.34	45,692.77	38,676.39	33,400.00	32,187.91	66,400.00	99%

RECREATION & PARK DEVELOPMENT		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	
Account Number	Account Title	Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Budget	Current year Actual	Dept Request Budget	% Increase
134-459.000-708.009	NATIONAL RETIREMENT	12,907.90	11,465.05	10,114.47	9,400.00	7,797.00	14,200.00	51%
134-459.000-708.010	SELF INS. PREMIUM	32,835.58	28,440.84	31,939.85	33,400.00	28,770.68	36,900.00	10%
134-459.000-708.012	DEFERRED COMPENSATION	3,250.00	1,975.00	3,306.25	3,300.00	3,106.25	7,200.00	118%
134-459.000-999.000	TRANSFERS OUT	-	(49,660.23)	-	-	-	-	0%
Total RECREATION:		498,364.36	415,733.28		572,387.44	653,250.00	769,220.00	34%
RECREATION & PARK DEVELOPMENT Revenue Total:		410,471.88	412,872.79		579,400.97	650,750.00	769,220.00	33%
RECREATION & PARK DEVELOPMENT Expenditure Total:		498,364.36	415,733.28		572,387.44	653,250.00	769,220.00	34%
Net Grand Totals:		(87,892.48)	(2,860.49)	7,013.53	(2,500.00)	(420,140.55)	-	

RECREATION & PARK DEVELOPMENT EXPENSES

Proposed Budget 2023-2024

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>BUDGET</u>
134.459.701.002		
Personnel Part time	Substitute Admin. Clerk	1,000
	Aquatics	49,750 revenue offset \$55,000
	Tot Time	16,140 revenue offset \$17,700
	Teen Center	24,000
	Misc. Programs	3,000
	Day Camps	15,000 revenue offset of \$17,000
	Program Specialist PT	17,680 20 hours per wk \$17.00
		<u>126,570</u>
134.459.000.701.003		
Personnel Overtime	staff overtime-unplanned	<u>100</u>
Salary Request	Request for FT Recreation Coordinator	<u>88,700</u>
134.459.000.701.080		
134.459.000.702.030	Unplanned minor repairs	<u>500</u>
Maint. Operation Equip		
134.459.000.702.031	Equipment Lease	<u>8,000</u>
Rents & Leases		
134.459.000.702.032	Rec Desk online Registration	6,500
Professional services	fingerprint/physical fees	1,000
	Special Programs	1,461
	Scheduling Program	220
	Poster my wall annual	319
,		<u>9,500</u>
134.459.000.703.024	Postage	<u>250</u>
Postage		
134.459.000.703.025	copy paper	<u>2,000</u>
Office Expense	general office supplies	
	additional printer for receipts	
134.459.703.027	Supplies for camps, Teen Center	<u>9,500</u>
Recreation Program Supplies	supplies for Tot Time	
	general supplies/minor equip.	
	swim team supplies	
134.459.000.704.022		
Communication	AT&T invoices	<u>4,100</u>
	Phone lines	

134.459.000.706.023	Employee Recruitment	3,000	
Advertising	Public Notices		
134.459.000.706.027			
Boot & Jacket Allowance	Part time staff shirts	1,000	
	Sweatshirts		
134.459.000.706.037	Memberships	3,500	
Conferences & Mtgs	Conferences & Workshops		
134.459.000.706.052	Utilites & Supplies	23,000	revenue offset \$14,000
Gym Expenses	Split with School District		
134.459.706.065	Activity Guides	6,500	
Printing Expense	Misc. Printing needs		
134.459.000.707.003	Replacement Air Hockey Table	5,200	
	Archery Equipment	3,500	revenue offset from program
	Pickleball Equipment	1,500	
		10,200	

GAS TAX FUND		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	
Account Number	Account Title	Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Budget	Current year Actual	Dept Request Budget	% Increase
REVENUES								
102-000.000-400.140	STATE GAS TAX 2106	77,975.55	77,529.89	85,988.05	90,761.00	83,681.40	98,430.00	8%
102-000.000-400.150	STATE GAS TAX 2107	163,075.55	172,555.12	166,842.07	179,325.00	157,740.20	195,540.00	9%
102-000.000-400.160	STATE GAS TAX 2107.5	6,000.00	6,000.00	6,000.00	6,000.00	5,000.00	6,000.00	0%
102-000.000-400.170	STATE GAS TAX 2105	129,149.27	127,519.25	139,571.68	149,695.00	104,320.83	162,796.00	9%
102-000.000-400.175	STATE GAS TAX 2103	174,576.95	166,993.39	198,914.32	212,954.00	166,659.73	245,741.00	15%
102-000.000-600.020	STREET SWEEPING	4,159.00	4,159.00	4,159.00	4,200.00	4,159.00	4,200.00	0%
102-000.000-600.050	SB1-RMRA REVENUE	454,161.75	446,424.03	503,600.99	538,064.00	492,707.52	613,284.00	14%
102-000.000-600.080	DEVELOPER REIMBURSEMENT	-	-	-	-	-	-	0%
102-000.000-600.200	MEASURE L SALARY REIMBURSEMENT	189.75	-	781.14	-	-	-	0%
102-000.000-664.000	INTEREST INCOME	3,934.06	1,096.09	756.74	750.00	1,685.01	750.00	0%
102-000.000-675.090	MISCELLANEOUS REVENUES	33,842.99	528.29	18,859.80	-	-	-	0%
102-000.000-699.000	TRANSFERS IN	259,870.61	330,242.06	371,339.26	503,272.00	-	710,949.00	41%
Total GAS TAX FUND:		1,306,935.48	1,333,047.12	1,496,813.05	1,685,021.00	1,015,953.69	2,037,690.00	21%
102-418.000-701.001	PERSONNEL REGULAR	270,093.01	291,428.04	277,548.94	317,500.00	264,023.17	511,900.00	61%
102-418.000-701.002	PERSONNEL PART TIME	-	-	-	-	-	-	0%
102-418.000-701.003	PERSONNEL OVERTIME	2,470.70	7,357.54	2,364.74	14,000.00	12,605.03	15,000.00	7%
102-418.000-701.004	STANDBY PAY	8,926.92	10,828.93	12,750.66	22,000.00	24,415.34	25,000.00	14%
102-418.000-701.080	SALARY REQUEST	-	-	-	87,200.00	-	-	-100%
102-418.000-702.030	MAINT. OPERATION EQUIP	26,650.79	37,933.17	44,422.16	35,000.00	48,345.79	65,000.00	86%
102-418.000-702.031	RENTS & LEASES	10,000.00	19,000.00	43,640.09	37,000.00	37,225.29	75,100.00	103%
102-418.000-702.032	PROFESSIONAL/SPECIAL SERV	23,590.82	33,967.18	23,673.50	35,000.00	11,316.49	35,000.00	0%
102-418.000-702.034	OTHER CONTRACT SERVICES	1,500.00	-	-	4,000.00	-	4,000.00	0%
102-418.000-702.035	ENGINEERING	-	-	-	-	4,675.00	5,000.00	0%
102-418.000-702.036	STREET SWEEPING CONTRACT	94,008.84	95,415.00	99,127.56	95,500.00	89,722.30	95,500.00	0%
102-418.000-702.037	STREET LIGHT REPAIR	-	2,145.00	1,773.59	4,000.00	6,990.37	5,000.00	25%
102-418.000-703.028	SMALL TOOLS	383.17	1,286.56	1,091.30	1,000.00	1,250.16	2,000.00	100%
102-418.000-703.062	STREET SIGNS/STRIPING	62,633.38	47,898.62	68,300.94	62,000.00	24,268.56	55,000.00	-11%
102-418.000-704.021	UTILITIES	103,003.04	103,612.49	108,205.41	110,000.00	96,973.43	110,000.00	0%
102-418.000-704.022	COMMUNICATIONS	(105.00)	1,340.00	1,620.00	1,500.00	1,542.87	1,500.00	0%
102-418.000-705.041	VEHICLE FUEL	-	-	-	-	-	-	0%
102-418.000-706.026	MISCELLANEOUS EXPENSE	1,611.80	2,934.77	2,030.42	3,000.00	983.91	3,000.00	0%
102-418.000-706.027	BOOT & JACKET ALLOWANCE	546.38	977.54	868.34	1,625.00	498.11	2,000.00	23%
102-418.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	18,073.38	7,730.04	9,731.20	21,000.00	12,626.96	15,000.00	-29%
102-418.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	188.00	192.00	2,268.00	2,000.00	495.32	2,500.00	25%
102-418.000-706.037	CONFERENCES & MEETINGS	-	-	-	1,000.00	1,057.00	1,000.00	0%
102-418.000-706.038	STAFF DEVELOPMENT	262.50	-	796.85	1,800.00	-	1,800.00	0%

GAS TAX FUND

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
102-418.000-706.050	SAFETY EQUIPMENT	1,541.08	1,510.92	1,764.13	1,600.00	2,257.56	2,000.00	25%
102-418.000-706.073	UNIFORMS & RAGS	1,899.02	2,164.18	1,813.97	2,000.00	2,066.74	3,250.00	63%
102-418.000-707.002	CAPITAL EXPENDITURES	-	-	-	-	-	-	0%
102-418.000-707.003	EQUIPMENT/PROJECTS	-	-	-	-	-	138,500.00	0%
102-418.000-707.065	SB1-PAVEMENT RESTORATION	-	-	-	-	-	-	0%
102-418.000-707.066	SB1-PAVEMENT RESTORATION 2019	253,310.52	-	-	-	-	-	0%
102-418.000-707.067	SB1-PAVEMENT RESTORATION 2020	10,962.50	236,297.90	-	-	-	-	0%
102-418.000-707.068	PAVEMENT RESTORATION SPRING 21	-	-	61,228.64	-	3,222.56	-	0%
102-418.000-707.070	SB1-SANTA FE STREET IMPROVEMEN	19,500.00	116,561.75	-	-	-	-	0%
102-418.000-707.071	SB1-TOPEKA ST OVERLAY 3RD-5TH	-	31,200.00	704,401.92	-	-	-	0%
102-418.000-707.072	TOPEKA ST OVERLAY CALLENDAR	-	-	-	390,850.00	36,902.50	354,000.00	-9%
102-418.000-707.073	PALMER,SIERRA,ROSS RD & STRM	-	-	-	-	-	460,000.00	0%
102-418.000-707.080	VALLEY GUTTER CHIEF TUCKER &KA	-	2,175.00	12,825.00	-	-	-	0%
102-418.000-707.081	VALLEY GUTTER STANISLAUS &JACK	-	2,175.00	17,825.00	-	-	-	0%
102-418.000-707.082	VALLEY GUTTER CYPRESSWOODS &CA	-	2,150.00	92,750.24	-	7,465.81	-	0%
102-418.000-707.083	VALLEY GUTTER & ADA -2ND & RIV	-	-	4,125.00	65,192.00	67,378.50	-	-100%
102-418.000-707.084	VALLEY GUTTER & ADA 7TH & STAN	-	-	-	96,820.00	7,782.50	-	-100%
102-418.000-707.111	TERMINAL AVE - ADA IMPROV	-	-	-	-	-	-	0%
102-418.000-707.112	CORP YARD - STORAGE BAY	-	-	-	-	-	-	0%
102-418.000-708.004	MIS EMPLOYEE BENEFITS	8,389.57	2,010.63	(440.16)	-	(19,691.75)	-	0%
102-418.000-708.005	MEDICARE	3,565.57	3,919.09	3,673.60	4,600.00	3,880.71	7,400.00	61%
102-418.000-708.006	PERS RETIREMENT	47,328.10	55,032.55	57,555.94	70,400.00	55,711.78	102,000.00	45%
102-418.000-708.007	PAYROLL TAXES	1,994.97	1,680.01	1,295.01	1,300.00	840.00	2,100.00	62%
102-418.000-708.008	HEALTH DENTAL VISION INSURANCE	71,438.42	71,653.83	73,130.78	79,600.00	69,709.46	146,600.00	84%
102-418.000-708.009	NATIONAL RETIREMENT	23,300.60	23,605.70	18,952.36	23,600.00	17,924.06	37,800.00	60%
102-418.000-708.010	SELF INS. PREMIUM	38,335.18	39,437.25	41,603.25	48,800.00	39,256.55	68,800.00	41%
102-418.000-708.012	DEFERRED COMPENSATION	1,950.00	1,950.00	1,983.75	9,300.00	7,353.75	16,300.00	75%
102-418.000-709.001	PRIOR YEAR ENCUMBRANCES	-	-	-	-	-	-	0%
102-418.000-999.000	TRANSFERS OUT	35,649.66	34,344.98	91,665.73	43,011.00	-	43,523.00	1%
	Total GAS TAX:	1,143,002.92	1,291,915.67	1,886,367.86	2,267,198.00	941,075.83	2,412,573.00	6%
	GAS TAX FUND Revenue Total:	1,306,935.48	1,333,047.12	1,496,813.05	1,685,021.00	1,015,953.69	2,037,690.00	21%
	GAS TAX FUND Expenditure Total:	1,143,002.92	1,291,915.67	1,886,367.86	2,267,198.00	941,075.83	2,412,573.00	6%
	Net Grand Totals:	163,932.56	41,131.45	(389,554.81)	(582,177.00)	74,877.86	(374,883.00)	-36%

DEPARTMENT 102-418: GAS TAX 23 – 24

702.030	Maintenance of Operations Equipment		\$65,000
	Road Maintenance/Repairs		
	Increase due to the crack seal material		
702.031	Rents & Leases		\$75,100
702.032	Professional/Special Services		\$35,000
	State Permits/Fees	\$10,000	
	Storm Water Testing filters	\$ 9,000	
	Pump Repairs	\$10,000	
	Dry Well Maintenance	\$ 6,000	
702.036	Street Sweeping Contract		\$95,500
702.037	Street Light Repair		\$5,000
703.028	Small Tools		\$2,000
703.062	Street Signs/Stripping		\$55,000
	Street Signs	\$25,000	
		\$30,000	
704.021	Utilities		\$110,000
	MID	\$600	
	PG&E	\$104,400	
	Dept. of Transportation	\$5,000	
706.026	Miscellaneous Expense		\$3,000
	Computer/Repairs	\$2,800	
	Radio Repairs	\$100	
	Tools	\$100	
706.027	Boot & Jackets		\$2,000
706.029	Maintenance/Bldgs/Structures		\$15,000
	Asphalt Maintenance/Parts	\$8,000	
	Signals Battery System Backups	\$4,000	
	Other Maintenance	\$3,000	

DEPARTMENT 102-418: GAS TAX 23 – 24

706.036	Memberships, Dues, Books, Etc.		\$2,500
	811	\$100	
	CWEA	\$100	
	Books for Certification	\$2,000	
	APWA	\$200	
	Pesticide Regulations	\$100	
706.037	Conference & Meetings		\$1,000
706.038	Staff Development		\$1,800
	Training Classes/Certifications	\$950	
	CWEA	\$100	
	APWA	\$750	
706.050	Safety Equipment		\$2,000
706.073	Uniform & Rags		\$3,250
707.003	Equipment/Projects		\$138,500
	Crack Seal Machine	\$100,000	
	Bobcat Attachments	\$ 38,500	
999.000	Transfer Out to General Fund-Salary Reimb.		\$43,523

SEWER FUND

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
REVENUES								
106-000.000-501.001	GRANTS	-	-	105,553.30	132,469.00	132,469.00	-	-100%
106-000.000-600.160	BAD DEBT UTILITY COLLECTIONS	-	-	753.43	-	205.69	-	0%
106-000.000-600.180	SEWER SERVICE CHARGE	4,580,273.15	4,700,337.09	4,742,765.09	4,797,740.00	4,196,200.56	4,950,000.00	3%
106-000.000-600.200	MEASURE L SALARY REIMBURSEMENT	-	-	690.93	-	-	-	0%
106-000.000-600.225	INSPECTION FEES	1,756.44	750.54	-	7,500.00	-	-	-100%
106-000.000-655.000	FINES, FORFEITURES,PENALTIES	57,740.70	(9.90)	79,861.45	81,000.00	52,314.13	50,000.00	-38%
106-000.000-664.000	INTEREST INCOME	16,620.26	14,418.44	14,345.01	10,000.00	11,166.84	8,000.00	-20%
106-000.000-675.080	DEPOSITS FORFEITED	-	-	-	-	-	-	0%
106-000.000-675.090	MISCELLANEOUS REVENUES	2,720.20	1,950.00	-	-	1,084.00	-	0%
106-000.000-675.160	INDUSTRIAL PERMITS REVENUE	77,109.70	18,282.25	82,684.77	70,000.00	75,897.29	85,000.00	21%
106-000.000-675.550	UNCLAIMED MONEY REVENUE	-	6.40	-	-	-	-	0%
106-000.000-680.035	UNREALIZED GAIN/LOSS ON INVEST	35,905.80	(9,995.34)	(33,057.75)	-	4,452.35	-	0%
106-000.000-690.000	PRIOR YEAR ADJUSTMENTS	-	-	-	-	-	-	0%
106-000.000-699.000	TRANSFERS IN	268,194.94	276,253.52	120,715.52	1,407,569.00	1,201,147.63	104,561.00	-93%
Total SEWER FUND:		5,040,321.19	5,001,993.00	5,114,311.75	6,506,278.00	5,674,937.49	5,197,561.00	-20%

SEWER COLLECTION

106-423.000-701.001	PERSONNEL REGULAR	92,478.16	101,586.99	103,449.54	109,500.00	96,086.41	109,600.00	0%
106-423.000-701.002	PERSONNEL PART TIME	-	-	-	-	-	-	0%
106-423.000-701.003	PERSONNEL OVERTIME	88.92	562.95	265.44	1,700.00	1,140.55	1,700.00	0%
106-423.000-701.004	STANDBY PAY	11,112.79	11,268.47	12,965.18	17,000.00	16,315.32	17,000.00	0%
106-423.000-701.080	SALARY REQUEST	-	-	-	87,200.00	-	-	-100%
106-423.000-702.030	MAINT. OPERATION EQUIP	15,152.45	13,625.10	23,441.30	15,000.00	13,343.62	35,850.00	139%
106-423.000-702.031	RENTS & LEASES	39,000.00	39,000.00	42,653.67	40,000.00	4,594.11	91,050.00	128%
106-423.000-702.032	PROFESSIONAL/SPECIAL SERV	29,654.44	31,597.63	27,218.02	48,700.00	48,392.12	45,000.00	-8%
106-423.000-702.034	OTHER CONTRACT SERVICES	32,403.61	35,606.82	35,648.22	41,000.00	46,188.36	41,000.00	0%
106-423.000-703.023	ADVERTISING	149.00	87.00	-	300.00	147.00	300.00	0%
106-423.000-703.024	POSTAGE	7,159.22	6,794.52	5,161.13	7,200.00	4,872.84	7,200.00	0%
106-423.000-703.025	OFFICE EXPENSE	1,573.44	1,601.43	1,662.02	2,000.00	2,271.39	2,500.00	25%
106-423.000-703.049	CHEMICALS	1,243.80	-	-	1,500.00	-	1,500.00	0%
106-423.000-703.068	URAP	-	7,312.00	7,904.00	7,500.00	-	7,500.00	0%
106-423.000-704.021	UTILITIES	35,434.91	31,738.63	36,039.23	32,000.00	42,340.61	60,000.00	88%
106-423.000-704.022	COMMUNICATIONS	2,890.27	2,648.72	5,181.36	4,000.00	4,576.72	4,000.00	0%
106-423.000-706.010	DEPRECIATION EXPENSE	266,944.70	263,588.29	253,590.87	-	-	-	0%

SEWER FUND		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	
Account Number	Account Title	Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Budget	Current year Actual	Dept Request Budget	% Increase
106-423.000-706.026	MISCELLANEOUS EXPENSE	1,312.00	1,788.45	562.94	2,500.00	602.46	2,500.00	0%
106-423.000-706.027	BOOT & JACKET ALLOWANCE	383.37	367.19	400.00	1,875.00	250.00	2,500.00	33%
106-423.000-706.028	SMALL TOOLS	433.22	821.53	38.82	1,000.00	64.62	2,000.00	100%
106-423.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	15,804.80	6,721.25	1,721.16	21,400.00	6,587.58	15,000.00	-30%
106-423.000-706.035	INSURANCE & SURETY BONDS	-	-	-	-	-	-	0%
106-423.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	795.34	563.00	367.00	500.00	1,354.00	1,500.00	200%
106-423.000-706.037	CONFERENCES & MEETINGS	-	-	-	1,000.00	-	1,000.00	0%
106-423.000-706.038	STAFF DEVELOPMENT	1,404.92	977.00	1,221.00	2,000.00	472.70	2,000.00	0%
106-423.000-706.050	SAFETY EQUIPMENT	989.18	1,251.00	2,611.67	2,000.00	786.93	2,500.00	25%
106-423.000-706.056	STATE/COUNTY FEES	67.18	3,853.78	3,468.49	4,000.00	3,599.72	4,000.00	0%
106-423.000-706.060	DEBT SERVICE	1,820.25	1,462.83	1,103.62	74,000.00	-	74,000.00	0%
106-423.000-706.073	UNIFORMS & RAGS	662.46	705.37	1,733.09	2,300.00	2,028.51	3,550.00	54%
106-423.000-706.999	BAD DEBTS	19,788.24	6,948.72	60,223.00	50,000.00	64,207.17	10,000.00	-80%
106-423.000-707.003	EQUIPMENT/PROJECTS	182,037.42	-	308,567.68	375,000.00	224,825.29	356,500.00	-5%
106-423.000-707.114	COLLECTION SYSTEM	-	-	-	-	-	875,000.00	0%
106-423.000-708.004	MIS EMPLOYEE BENEFITS	2,697.99	3,332.31	(7,780.15)	-	(10,106.69)	-	0%
106-423.000-708.005	MEDICARE	1,224.28	1,345.44	1,409.18	1,600.00	1,560.06	1,600.00	0%
106-423.000-708.006	PERS RETIREMENT	15,942.18	18,741.24	21,184.98	24,200.00	19,435.97	21,700.00	-10%
106-423.000-708.007	PAYROLL TAXES	798.01	671.96	777.02	500.00	505.82	500.00	0%
106-423.000-708.008	HEALTH DENTAL VISION INSURANCE	27,238.87	28,276.25	30,711.10	45,300.00	33,205.84	37,900.00	-16%
106-423.000-708.009	NATIONAL RETIREMENT	9,320.24	9,442.28	11,419.78	9,400.00	11,695.50	9,400.00	0%
106-423.000-708.010	SELF INS. PREMIUM	13,032.36	13,338.18	15,517.73	16,700.00	13,907.74	14,700.00	-12%
106-423.000-708.012	DEFERRED COMPENSATION	-	-	-	2,100.00	1,725.00	3,900.00	86%
106-423.000-708.020	PENSION EXPENSE	19,310.30	27,836.68	-	-	-	-	0%
106-423.000-709.001	PRIOR YEAR ENCUMBRANCES	-	-	-	-	-	-	0%
106-423.000-999.000	TRANSFERS OUT	1,305,806.75	1,328,527.45	1,556,137.02	1,721,097.00	525,314.80	1,940,652.00	13%
Total SEWER COLLECTION:		2,156,155.07	2,003,990.46	2,566,575.11	2,773,072.00	1,182,292.07	3,806,602.00	37%

SEWER TREATMENT (WWTP)								0%
106-424.000-701.001	PERSONNEL REGULAR	199,730.62	203,657.56	219,991.41	240,600.00	215,014.59	316,600.00	32%
106-424.000-701.003	PERSONNEL OVERTIME	34,019.46	35,560.54	31,360.20	36,000.00	36,772.74	36,000.00	0%
106-424.000-701.004	STANDBY PAY	-	-	1,737.79	7,000.00	10,012.22	7,000.00	0%
106-424.000-701.080	SALARY REQUEST	-	-	-	90,900.00	-	-	-100%
106-424.000-702.030	MAINT. OPERATION EQUIP	64,745.57	48,859.45	67,788.33	65,000.00	56,722.04	112,000.00	72%
106-424.000-702.031	RENTS & LEASES	25,000.00	34,000.00	41,408.67	46,200.00	35,958.83	79,775.00	73%

SEWER FUND		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	
Account Number	Account Title	Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Budget	Current year Actual	Dept Request Budget	% Increase
106-424.000-702.032	PROFESSIONAL/SPECIAL SERV	164,752.82	144,057.78	135,865.48	175,000.00	122,900.50	175,000.00	0%
106-424.000-702.034	OTHER CONTRACT SERVICES	-	-	209,099.46	621,000.00	427,629.04	621,000.00	0%
106-424.000-702.056	PIRTS & APPRAISALS,TAXES	2,035.60	2,040.96	2,059.36	2,500.00	2,224.60	2,500.00	0%
106-424.000-703.025	OFFICE EXPENSE	2,838.82	1,922.93	2,171.11	5,000.00	2,439.69	5,000.00	0%
106-424.000-703.049	CHEMICALS	2,523.65	3,599.51	5,094.20	5,700.00	2,582.85	5,700.00	0%
106-424.000-704.021	UTILITIES	235,057.41	192,886.49	188,866.89	220,000.00	150,104.01	220,000.00	0%
106-424.000-704.022	COMMUNICATIONS	1,554.70	1,685.23	3,337.22	3,400.00	2,986.81	3,800.00	12%
106-424.000-706.026	MISCELLANEOUS EXPENSE	-	96.81	564.02	2,800.00	417.88	2,800.00	0%
106-424.000-706.027	BOOT & JACKET ALLOWANCE	579.47	591.48	595.06	1,250.00	200.00	1,250.00	0%
106-424.000-706.028	SMALL TOOLS	2,651.95	2,301.34	1,877.31	3,000.00	2,331.29	3,500.00	17%
106-424.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	12,072.55	15,150.41	27,757.66	35,000.00	12,206.66	30,000.00	-14%
106-424.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	1,362.33	1,436.50	1,163.00	3,500.00	1,106.00	4,000.00	14%
106-424.000-706.038	STAFF DEVELOPMENT	2,185.63	1,232.95	2,368.75	4,500.00	1,663.00	4,500.00	0%
106-424.000-706.050	SAFETY EQUIPMENT	2,928.28	1,131.69	2,249.03	3,300.00	810.23	3,300.00	0%
106-424.000-706.053	LEEVE REPAIR AND A.C.	8,634.66	8,849.22	6,733.11	10,000.00	4,257.47	10,000.00	0%
106-424.000-706.073	UNIFORMS & RAGS	2,037.51	2,344.80	2,819.02	3,500.00	3,646.24	4,000.00	14%
106-424.000-706.076	BOND INTEREST EXPENSE	3,840.41	2,220.85	558.79	600.00	-	600.00	0%
106-424.000-707.002	CAPITAL EXPENDITURES	-	-	65,947.70	-	-	-	0%
106-424.000-707.003	EQUIPMENT/PROJECTS	-	-	-	550,000.00	516,775.82	-	-100%
106-424.000-707.100	ENERGY PROJECT - SITELOGIQ	-	-	-	1,201,148.00	1,201,147.63	-	-100%
106-424.000-708.004	MIS EMPLOYEE BENEFITS	2,311.65	2,027.46	(1,030.06)	-	(17,495.25)	-	0%
106-424.000-708.005	MEDICARE	3,113.63	3,152.27	3,269.89	3,500.00	3,443.70	4,600.00	31%
106-424.000-708.006	PERS RETIREMENT	36,268.31	40,216.57	46,721.85	55,800.00	47,729.72	64,700.00	16%
106-424.000-708.007	PAYROLL TAXES	1,197.01	1,008.01	776.99	800.00	630.02	1,000.00	25%
106-424.000-708.008	HEALTH DENTAL VISION INSURANCE	35,593.30	36,555.95	45,137.60	44,700.00	53,704.91	83,200.00	86%
106-424.000-708.009	NATIONAL RETIREMENT	13,980.36	14,163.42	14,170.20	14,200.00	11,695.50	18,900.00	33%
106-424.000-708.010	SELF INS. PREMIUM	27,187.34	26,897.78	31,555.02	36,700.00	31,274.04	42,100.00	15%
106-424.000-708.012	DEFERRED COMPENSATION	3,449.94	3,449.94	3,509.65	5,000.00	6,733.50	9,900.00	98%
106-424.000-709.001	PRIOR YEAR ENCUMBRANCES	-	-	-	-	-	-	0%
106-424.000-999.000	TRANSFERS OUT	192,500.00	-	-	-	-	-	0%
Total SEWER TREATMENT (WWTP):		1,242,613.13	971,733.59	1,307,436.46	3,497,598.00	2,947,626.28	1,872,725.00	-46%
SEWER FUND Revenue Total:		5,040,321.19	5,001,993.00	5,114,311.75	6,506,278.00	5,674,937.49	5,197,561.00	-20%
SEWER FUND Expenditure Total:		3,398,768.20	2,975,724.05	3,874,011.57	6,270,670.00	4,129,918.35	5,679,327.00	-9%
Net Grand Totals:		1,641,552.99	2,026,268.95	1,240,300.18	235,608.00	1,545,019.14	(481,766.00)	-304%

DEPARTMENT 106.423: SEWER COLLECTIONS 23 – 24

702.030	Maintenance Operation Equipment	\$35,850
702.031	Rents & Leases	\$91,050
	Enterprise Vehicle Leases	\$25,000
	Fleet Subsidy	\$47,550
	Misc. Equipment Rentals	\$18,500
702.032	Professional/Special Services	\$45,000
	Monitoring Fees	\$4,000
	Special/Emergency Work	\$15,000
	CVCWA	\$1,000
	Work order Software Maint.	\$1,000
	SWRCB Annual Permit	\$10,000
	SSMP	\$2,000
	Du-All Safety	\$12,000
702.034	Other Contract Services	\$41,000
	Banking Fees (Utility Billing Services)	
	Accounting Services	
703.023	Advertising	\$300
703.024	Postage	\$7,200
703.025	Office Expense	\$2,500
703.049	Chemicals	\$1,500
704.021	Utilities	\$60,000
704.022	Communications	\$4,000
	AT&T Mobility	
	AT&T Calnet 2	
703.068	URAP	\$7,500
706.026	Miscellaneous	\$2,500
706.026	Boot & Jacket Allowance	\$2,500
706.028	Small Tools	\$2,000
706.029	Maintenance Bldgs. /Structures	\$15,000
	Sewer System Repairs	\$10,000
	Heads for Jetter	\$5,000

DEPARTMENT 106.423: SEWER COLLECTIONS 23 – 24

706.036	Membership, Dues, Books, Etc.	\$1,500
	Employee Books for Certification	\$1,000
	CWEA	\$500
706.037	Conferences & Meetings	\$1,000
706.038	Staff Development	\$2,000
706.050	Safety Equipment	\$2,500
706.056	State & County Fees	\$4,000
	SWRCB Annual SSO Permit	
706.060	Debt Service	\$74,000
	Internal Loan due to Streets SDF	
706.073	Uniforms & Rags	\$3,550
707.003	Equipment/Projects	\$356,500
	Lift Station Control Panel Replacements (2)	\$ 90,000
	Lift Station Upgrades Candlewood & Roselle	\$235,000
	SmartCover Lid for SSO	\$ 6,000
	PW Building Furniture, Awnings, Gate	\$ 25,500

DEPARTMENT 106-424: SEWER TREATMENT 23 – 24

702.030	Maintenance Operation Equipment		\$112,000
	General Equipment maint.	\$74,525	
	Muffin Monster Replacement Teeth	\$37,500	
702.031	Rents & Leases		\$79,775
	Enterprise Vehicle Leases	\$28,000	
	Fleet Subsidy	\$28,875	
	Misc. Equipment Rentals	\$22,900	
702.032	Professional/Special Services		\$175,000
	Lab Analysis	\$33,000	
	Regional Reporting	\$29,000	
	Lab Testing	\$19,000	
	Water Monitoring	\$30,000	
	Misc. Professional Services	\$30,000	
	WDR Permit	\$20,000	
	Du-All	\$12,000	
702.034	Other Contract Services		\$621,000
	RRWP Design		
	RRWP Environmental		
702.056	Taxes		\$2,500
703.025	Office Expense		\$5,000
703.049	Chemicals		\$5,700
704.021	Utilities		\$220,000
	PG&E Office	\$10,000	
	MID – WWTP	\$210,000	
704.022	Communications		\$3,800
	AT&T Mobility		
706.026	Misc. Expense		\$2,800
706.027	Boot & Jacket Allowance		\$1,250
706.028	Small Tools		\$3,500
706.029	Maintenance of Bldgs./Structures/Grds		\$30,000
	WWTP Maintenance		

DEPARTMENT 106-424: SEWER TREATMENT 23 – 24

706.036	Memberships, Dues, Books, Etc.	\$4,000
	CWEA	\$2,000
	State Water Resources	\$500
	Staff Development Books	\$1,500
706.038	Staff Development	\$4,500
	Employee Training/Education/Certs/Exams	
706.053	Levee Repair	\$10,000
706.073	Uniforms and Rags	\$4,000

WATER FUND

Account Number	Account Title	2019-20 Prior year 3 Actual	2020-21 Prior year 2 Actual	2021-22 Prior year Actual	2022-23 Current year Budget	2022-24 Current year Actual	2023-24 Dept Request Budget	% Increase
REVENUES								
114-000.000-501.001	GRANTS	-	-	80,620.33	-	-	-	0%
114-000.000-600.140	WATER REVENUES	2,632,919.60	3,126,689.72	3,033,541.24	3,165,499.00	2,506,541.01	3,200,000.00	1%
114-000.000-600.150	WATER CONNECTION FEES	-	-	-	-	-	-	0%
114-000.000-600.160	BAD DEBT-UTILITY COLLECTIONS	5,035.90	4,585.58	4,247.49	3,000.00	1,062.99	3,000.00	0%
114-000.000-600.225	INSPECTION FEES	-	750.00	(375.00)	550.00	150.00	500.00	-9%
114-000.000-600.226	BACKFLOW INSPECTIONS	12,975.00	16,254.00	5,731.96	19,000.00	28,726.12	25,000.00	32%
114-000.000-600.240	LEASE REVENUE	-	-	-	-	-	-	0%
114-000.000-655.000	FINES, FORFEITURES,PENALTIES	39,402.31	(5.41)	52,427.14	54,000.00	54,991.05	55,000.00	2%
114-000.000-660.000	WATER VIOLATIONS	(0.01)	-	44.04	-	-	-	0%
114-000.000-664.000	INTEREST INCOME	27,631.09	12,551.27	13,497.51	8,000.00	12,240.72	8,000.00	0%
114-000.000-675.090	MISCELLANEOUS REVENUES	1,120.00	6,780.76	1,925.04	1,500.00	8,463.13	2,000.00	33%
114-000.000-675.100	SPECIAL SERVICE REIMBURSEMENT	-	-	-	-	-	-	0%
114-000.000-675.340	PUBLIC WORKS FEES	-	-	-	-	-	-	0%
114-000.000-675.550	UNCLAIMED MONEY REVENUE	-	89.83	-	-	-	-	0%
114-000.000-680.035	UNREALIZED GAIN/LOSS ON INVEST	18,882.98	(8,508.02)	(31,133.92)	-	21,029.27	-	0%
114-000.000-690.000	PRIOR YEAR ADJUSTMENTS	-	-	-	-	-	-	0%
114-000.000-699.000	TRANSFERS IN	207,835.19	1,012.09	-	-	-	-	0%
Total WATER FUND:		2,945,802.06	3,160,199.82	3,160,525.83	3,251,549.00	2,633,204.29	3,293,500.00	1%
114-433.000-701.001	PERSONNEL REGULAR	331,359.11	335,974.79	321,325.28	357,500.00	333,664.87	392,600.00	10%
114-433.000-701.002	PERSONNEL PART TIME	-	-	-	-	-	-	0%
114-433.000-701.003	PERSONNEL OVERTIME	27,407.15	32,051.77	24,688.76	35,000.00	21,212.31	35,000.00	0%
114-433.000-701.004	STANDBY PAY	28,412.33	27,301.51	32,651.22	48,000.00	62,973.37	48,000.00	0%
114-433.000-701.080	SALARY REQUEST	-	-	-	-	-	-	0%
114-433.000-702.030	MAINT. OPERATION EQUIP	58,340.76	53,742.15	67,353.11	68,000.00	97,838.22	85,700.00	26%
114-433.000-702.031	RENTS & LEASES	31,000.00	31,000.00	36,971.46	38,000.00	22,455.01	101,025.00	166%
114-433.000-702.032	PROFESSIONAL/SPECIAL SERV	93,616.73	138,344.91	222,327.96	306,400.00	214,069.94	306,400.00	0%
114-433.000-702.034	OTHER CONTRACT SERVICES	39,899.03	40,570.72	44,211.21	55,000.00	56,869.92	195,000.00	255%
114-433.000-703.023	ADVERTISING	-	-	-	300.00	3,046.46	500.00	67%
114-433.000-703.024	POSTAGE	8,438.61	7,798.95	5,755.39	7,600.00	5,835.80	7,600.00	0%
114-433.000-703.025	OFFICE EXPENSE	2,659.37	3,286.48	2,644.43	3,000.00	1,898.60	3,500.00	17%
114-433.000-703.064	BACKFLOW INSPECTION EXPENSES	1,686.10	6,057.18	6,880.95	6,000.00	9,599.33	6,000.00	0%
114-433.000-703.067	WATER CONSERVATION PROGRAM	-	-	5,385.09	25,000.00	17,745.65	25,000.00	0%
114-433.000-703.068	URAP	-	10,054.00	11,044.00	15,000.00	-	15,000.00	0%
114-433.000-704.021	UTILITIES	343,180.08	378,943.87	392,021.66	400,000.00	397,344.95	400,000.00	0%
114-433.000-704.022	COMMUNICATIONS	5,476.69	7,167.06	10,261.65	7,300.00	6,521.63	7,300.00	0%

WATER FUND

<u>Account Number</u>	<u>Account Title</u>	2019-20 Prior year 3 <u>Actual</u>	2020-21 Prior year 2 <u>Actual</u>	2021-22 Prior year <u>Actual</u>	2022-23 Current year <u>Budget</u>	2022-24 Current year <u>Actual</u>	2023-24 Dept Request <u>Budget</u>	% <u>Increase</u>
114-433.000-706.010	DEPRECIATION EXPENSE	337,230.57	324,455.88	588,105.41	-	-	-	0%
114-433.000-706.026	MISCELLANEOUS EXPENSE	733.58	2,001.48	2,084.55	2,200.00	-	2,200.00	0%
114-433.000-706.027	BOOT & JACKET ALLOWANCE	794.43	955.29	794.18	3,375.00	1,116.40	3,000.00	-11%
114-433.000-706.028	SMALL TOOLS	1,041.03	3,855.86	5,939.02	1,800.00	5,272.36	2,500.00	39%
114-433.000-706.029	MAIN OF BLDG/STRUCTURES/GRDS	6,630.71	11,880.02	20,504.90	25,000.00	6,618.95	25,000.00	0%
114-433.000-706.036	MEMBERSHIPS,DUES,BOOKS,ETC	2,034.33	2,422.34	2,554.00	2,800.00	1,330.50	3,800.00	36%
114-433.000-706.037	CONFERENCES & MEETINGS	-	-	-	3,500.00	-	3,500.00	0%
114-433.000-706.038	STAFF DEVELOPMENT	4,558.64	5,136.91	2,527.85	4,500.00	7,890.51	5,000.00	11%
114-433.000-706.050	SAFETY EQUIPMENT	1,316.68	3,338.74	841.96	2,800.00	1,193.33	3,500.00	25%
114-433.000-706.054	DEBT SERVICES	64,622.33	57,463.49	50,076.52	388,000.00	38,186.97	410,000.00	6%
114-433.000-706.056	STATE/COUNTY FEES	27,868.94	28,086.34	35,875.76	39,000.00	38,996.62	39,000.00	0%
114-433.000-706.073	UNIFORMS & RAGS	2,027.10	2,380.66	2,649.16	3,500.00	3,134.61	4,750.00	36%
114-433.000-706.997	LOSS ON FIXED ASSET	-	-	119,993.86	-	-	-	0%
114-433.000-706.999	BAD DEBTS	12,614.56	4,342.92	37,022.18	50,000.00	57,063.28	10,000.00	-80%
114-433.000-707.002	CAPITAL EXPENDITURES	-	-	118,670.10	260,000.00	319,239.80	85,000.00	-67%
114-433.000-707.003	EQUIPMENT/PROJECTS	-	-	-	825,000.00	408,416.78	36,000.00	-96%
114-433.000-707.010	WATER METERS	-	-	-	-	-	15,000.00	0%
114-433.000-707.100	ENERGY PROJECT - SITELOGIQ	-	-	-	-	208,911.30	-	0%
114-433.000-707.117	STORAGE TANKS SCADA & VFDS	-	-	-	-	-	80,000.00	0%
114-433.000-708.004	MIS EMPLOYEE BENEFITS	978.72	117.21	(7,749.01)	-	(33,660.09)	-	0%
114-433.000-708.005	MEDICARE	3,666.73	3,808.54	3,748.79	4,400.00	5,000.30	5,700.00	30%
114-433.000-708.006	PERS RETIREMENT	60,633.00	65,699.26	73,996.62	77,300.00	68,459.42	82,600.00	7%
114-433.000-708.007	PAYROLL TAXES	1,999.36	1,679.97	1,295.01	5,300.00	1,469.99	1,600.00	-70%
114-433.000-708.008	HEALTH DENTAL VISION INSURANCE	85,677.21	81,219.12	88,471.75	68,700.00	69,218.23	74,400.00	8%
114-433.000-708.009	NATIONAL RETIREMENT	27,836.65	27,774.61	26,005.82	24,880.00	19,573.86	28,300.00	14%
114-433.000-708.010	SELF INS. PREMIUM	44,535.03	43,149.37	48,933.89	49,900.00	45,878.54	52,800.00	6%
114-433.000-708.012	DEFERRED COMPENSATION	1,950.00	1,950.00	1,983.75	8,900.00	9,453.75	12,400.00	39%
114-433.000-708.020	PENSION EXPENSE	73,443.00	31,020.13	-	-	-	-	0%
114-433.000-709.001	PRIOR YEAR ENCUMBRANCES	-	-	-	-	-	-	0%
114-433.000-999.000	TRANSFERS OUT	806,124.18	774,387.97	895,785.32	1,217,690.00	46,415.20	1,118,741.00	-8%
Total WATER COLLECTION:		2,539,792.74	2,549,419.50	3,303,633.56	4,440,645.00	2,580,256.67	3,733,416.00	-16%
WATER FUND Revenue Total:		2,945,802.06	3,160,199.82	3,160,525.83	3,251,549.00	2,633,204.29	3,293,500.00	1%
WATER FUND Expenditure Total:		2,539,792.74	2,549,419.50	3,303,687.59	4,440,645.00	2,580,256.67	3,733,416.00	-16%
Net Grand Totals:		406,009.32	610,780.32	(143,161.76)	(1,189,096.00)	52,947.62	(439,916.00)	

DEPARTMENT 114-433: WATER 23 – 24

702.030	Maintenance Operation Equipment	\$85,700
702.031	Rents & Leases	\$101,025
	Equipment Rentals	\$38,000
	Enterprise Vehicle Lease	\$25,000
	Fleet Department Subsidy	\$38,025
702.032	Professional/Special Services	\$306,400
	Software Licenses	\$4,358
	Testing/Sampling	\$16,205
	Backflow Testing	\$7,760
	CRWA	\$937
	American Water Works	\$2,000
	MCC Controls	\$920
	SJVAPCD	\$2,020
	EM Electric & Mach.	\$2,000
	Equarius waterworks	\$7,000
	Other Services	\$20,000
	STRGBA	\$67,000
	Du-All	\$11,660
	Increase due to Water Master Plan	\$151,400
702.034	Other Contract Services	\$195,000
	Water Master Plan	\$140,000
	Banking Fees (Utility Billing Services)	
	Accounting Services	
703.023	Advertising	\$500
703.024	Postage	\$7,600
703.025	Office Expense	\$3,500
703.064	Backflow Inspection Expense	\$6,000
703.067	Water Conservation Program	\$25,000
704.021	Utilities	\$400,000
	PG&E	\$272,000
	MID	\$128,000
704.022	Communications	\$7,300
	AT&T Mobility	

DEPARTMENT 114-433: WATER

706.026	Miscellaneous		\$2,200
706.027	Boot & Jacket Allowance		\$3,000
706.028	Small Tools		\$2,500
706.029	Maintenance Building/Structures		\$25,000
706.036	Membership, Dues, Books. Etc.		\$3,800
706.037	Conferences & Meetings		\$3,500
706.038	Staff Development		\$5,000
	Training/Education/Certifications	\$2,000	
	CWEA Classes	\$1,500	
	CRWA Classes	\$1,500	
706.050	Safety Equipment		\$3,500
706.054	Debt Service		\$410,000
	Annual Loan Payment for Water Meter Project		
706.056	State/County Fees		\$39,000
706.073	Uniform & Rags		\$4,750
707.002	Capital Expenditures		\$85,000
	Well Maintenance		
707.003	Equipment/Projects		\$36,000
	Flush Valve Well 7 & 9	\$8,000	
	Well 4 New transformer	\$2,500	
	PW Building (Furniture, Awnings, Gate)	\$25,500	
707.010	Water Meters		\$15,000
	New Handheld for meter reading		
707.117	Storage Tanks SCADA & VFDS		\$80,000
	Well 8 new cabinet and VFD	\$35,000	
	Crossroads Tank -new cabinet & PLC	\$45,000	

Public Benefit Fund		2019-20	2020-21	2021-22	2022-23	2022-24	2023-24	
Account Number	Account Title	Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Budget	Current year Actual	Dept Request Budget	% Increase
REVENUES								
230-000.000-600.100	FLAVORS-PUBLIC BENEFIT PAYMENT	612,451.09	1,008,483.78	219,548.73	360,000.00	300,000.00	360,000.00	0%
230-000.000-600.150	RIVERBANK CANNABIS COLLECTIVE	84,000.00	117,000.00	29,252.66	-	-	-	0%
230-000.000-600.200	CANNA+RISE PUBLIC BENEFIT PYMT	54,479.85	90,712.80	83,573.61	17,000.00	18,200.19	25,000.00	47%
230-000.000-702.032	PROFESSIONAL/SPECIAL SERV	-	-	-	-	-	-	0%
Total PUBLIC BENEFIT FUND:		750,930.94	1,216,196.58	332,375.00	377,000.00	318,200.19	385,000.00	2%
Department: 411								
230-411.000-701.002	PERSONNEL PART TIME	-	-	-	-	-	-	0%
230-411.000-701.003	PERSONNEL OVERTIME	-	-	-	-	-	-	0%
230-411.000-702.031	RENTS & LEASES	69,821.20	123,034.21	107,387.20	140,970.00	105,270.13	143,000.00	1%
230-411.000-702.034	OTHER CONTRACT SERVICES	5,402.85	69,499.19	-	-	-	-	0%
230-411.000-702.060	CONTRACT SHERIFF'S SERVICES	49,990.71	-	-	-	-	-	0%
230-411.000-707.003	EQUIPMENT/PROJECTS	2,500.00	38,542.35	54,725.58	-	-	-	0%
230-411.000-708.004	MIS EMPLOYEE BENEFITS	-	-	-	-	-	-	0%
230-411.000-708.005	MEDICARE	-	-	-	-	-	-	0%
230-411.000-708.006	PERS RETIREMENT	-	-	-	-	-	-	0%
230-411.000-708.007	PAYROLL TAXES	-	-	-	-	-	-	0%
230-411.000-708.010	SELF INS. PREMIUM	-	-	-	-	-	-	0%
230-411.000-999.000	TRANSFERS OUT	-	300,000.00	358,300.00	388,900.00	-	420,000.00	8%
230-441.000-707.004	COMMUNITY CENTER KITCHEN REMOD	-	226,212.00	16,615.00	-	-	-	0%
Total Department: 411:		127,714.76	531,075.75	520,412.78	529,870.00	105,270.13	563,000.00	6%
PUBLIC BENEFIT FUND R		750,930.94	1,216,196.58	332,375.00	377,000.00	318,200.19	385,000.00	
PUBLIC BENEFIT FUND E		127,714.76	757,287.75	537,027.78	529,870.00	105,270.13	563,000.00	
Net Grand Totals:		623,216.18	458,908.83	(204,652.78)	(152,870.00)	212,930.06	(178,000.00)	
Estimated Beginning Reserve 7/1/23:							\$ 1,265,400.00	
Estimated Ending Reserve 6/30/24							\$ 1,087,400.00	