

CITY COUNCIL / LRA BOARD

Mayor/Chair

Richard D. O'Brien

Council/Authority Members

District 1 - Luis Uribe

District 2 - Rachel Hernandez

Vice Mayor, 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 Street, Suite B
Riverbank, CA 95367



TUESDAY, MAY 28, 2024 – 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 **Certificate of Recognition – Love Riverbank Committee** - It is recommended that the City Council read and present a Certificate of Recognition to the Love Riverbank Committee members Randy Richardson, John Pimentel, Dawn Standart, and Mynor Merlow.

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.

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

IN PERSON COMMENTS- Please fill out a Comment Card & Return to the City Clerk

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 14, 2024.

Item 9.3 **Resolution** to Award Contract for Jacob Myers Park Food Vendor

Item 9.4 **Resolution** to Approve and Adopt 2024 City of Riverbank Measure L Expenditure Plan Revised Project List

Item 9.5 **Resolution** Adopting a List of Projects for Fiscal Year 2024-2025 Funded by SB 1: The Road Repair and Accountability Act of 2017

Item 9.6 **Resolutions** for each of the 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 2024/2025. The Landscape and Lighting Districts are:

9.6-A: Consolidated Landscaping and Lighting District

9.6-B: Ridgewood Place Landscaping and Lighting District

9.6-C: River Cove Landscaping and Lighting District

9.6-D: Sierra Vista Estates Landscaping and Lighting District

9.6-E: Crossroads Landscaping and Lighting District

Item 9.7 **Resolution** for Each of the following Storm Drain Maintenance Districts Declaring its Intention to Levy and Collect Annual Assessments for Fiscal Year 2024/2025. The Storm Drain Maintenance Districts are:

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

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

Item 9.8 **Resolution** to Reimburse SCM Hearthstone LLC for Additional Work at The Heritage Subdivision.

Item 9.9 **Resolution** Calling and giving notice for the holding of a General Municipal Election to be held on Tuesday, November 5, 2024, for the city wide election of a mayor and the by-district elections of Councilmember District 2, and Councilmember District 4, as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to request the Stanislaus County Board of Supervisors to permit the County Elections Official to render election services to the City of Riverbank; and to request the Consolidation of said Election with the statewide General election held on the same date.

10. PUBLIC HEARING- No Items Scheduled,

11. NEW BUSINESS -No Items Scheduled.

12. COMMENTS/REPORTS

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

Item 12.1 Staff

Item 12.2 Council/Authority Member

Item 12.3 Mayor/Chair

13. CLOSED SESSION-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: **Tuesday, June 11, 2024**

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 23rd Day of May, 2024

/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 5:00 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/81500912873>

Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 815 0091 2873**

Join by telephone: **1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 815 0091 2873**

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

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.1

SECTION 7: PRESENTATIONS

Meeting Date:	May 28, 2024
Subject:	Certificate of Recognition – Love Riverbank Committee
From:	Marisela H. Garcia, City Manager
Submitted by:	Jessica Barragan, Administrative Assistant – Confidential

RECOMMENDATION

It is recommended that the City Council read and present a Certificate of Recognition to the Love Riverbank Committee members Randy Richardson, John Pimentel, Dawn Standart, and Mynor Merlow.

SUMMARY

Love Riverbank is a city-wide event that focuses on bringing communities together through volunteer work. Randy Richardson and the Love Riverbank Committee organized the projects for volunteers and also took suggestions for projects from the community. Various projects are available for volunteer work such as tree planting, river clean-up, sign painting, garbage pick-up, and many more! All ages are welcome to join and this year the Love Riverbank ended their day at the Founders Day Carnival.

BACKGROUND

Love Riverbank is part of Love Stanislaus County which was founded in 2014. Love Stanislaus County has four programs a Kids Program, Neighbors Program, School Program, and a Senior Program. Their vision is to have a community that lifts each other up, values one another and seeks help where help is needed.

STRATEGIC PLAN

While not directly related to the Strategic Plan it is important to provide support to our communities and organizations.

FINANCIAL IMPACT

No financial impact.

ATTACHMENTS

1. Certificate – Randy Richardson
2. Certificate – John Pimentel
3. Certificate – Dawn Standart
4. Certificate – Mynor Merlow

Certificate of Recognition

Presented to

Randy Richardson

On this day of

May 28, 2024

On behalf of the Riverbank City Council, thank you for your diligence, participation, and remarkable contributions to the community. Your tireless efforts and commitment have contributed to the success of Love Riverbank.



Richard D. O'Brien, Mayor

Riverbank City Council

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

Certificate of Recognition

Presented to

John Pimentel

On this day of

May 28, 2024

On behalf of the Riverbank City Council, thank you for your diligence, participation, and remarkable contributions to the community. Your tireless efforts and commitment have contributed to the success of Love Riverbank.



Richard D. O'Brien, Mayor

Riverbank City Council

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

Certificate of Recognition

Presented to

Dawn Standart

On this day of

May 28, 2024

On behalf of the Riverbank City Council, thank you for your diligence, participation, and remarkable contributions to the community. Your tireless efforts and commitment have contributed to the success of Love Riverbank.



Richard D. O'Brien, Mayor

Riverbank City Council

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

Certificate of Recognition

Presented to

Mynor Merlow

On this day of

May 28, 2024

On behalf of the Riverbank City Council, thank you for your diligence, participation, and remarkable contributions to the community. Your tireless efforts and commitment have contributed to the success of Love Riverbank.



Richard D. O'Brien, Mayor

Riverbank City Council

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

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 28, 2024
Subject:	Waiver of Readings
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the waiver of readings of any proposed ordinances and resolutions for consideration, except by title.

SUMMARY

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

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

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.2

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 28, 2024
Subject:	Approval of the City Council and Local Redevelopment Authority Board Minutes for May 14, 2024.
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 14, 2024.

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. May 14, 2024 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



TUESDAY, MAY 14, 2024 – 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 6:00P.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 2 Rachel Hernandez

Council Member / Authority Member District 4 Darlene Barber-Martinez

Vice Mayor / Vice Chair District 3 Leanne Jones Cruz (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.*

None Declared.

7. PRESENTATIONS (Informational only)

Item 7.1 **Certificate of Recognition - Older Americans Month-** It is recommended that the City Council read and present Awards of Recognition to nominated Riverbank residents for their service to our community.

Mayor O'Brien and City Council presented gifts and Certificates of Recognition in celebration of Older Americans Month to the nominated residents.

Item 7.2 **Proclamation Declaring May as Asian Pacific American Heritage Month-** It is recommended that the City Council read and present a Proclamation for Asian Pacific American Heritage Month to Yongwei Huang and Winnie Huang, owners of Lucky House

Mayor O'Brien presented the proclamation to Yongwei Huang and Winnie Huang in honor of Asian Pacific American Heritage Month.

Item 7.3 **Proclamation- Mental Health Awareness Month-** It is recommended that the City Council read and present the Proclamation for Mental Health Awareness Month to Las Promotoras with El Concilio.

Mayor O'Brien presented the proclamation to Las Promotoras in honor of Mental Health Awareness Month.

Item 7.4 **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 to the Riverbank Public Works Department team in honor of National Public Works Week.

Item 7.5 **Proclamation- National Bike Month May 2024-** It is recommended that the City Council read the Proclamation for National Bike Month May 2024.

Mayor O'Brien read the proclamation in celebration of National Bike Month 2024.

Item 7.6 **Presentation- Cheese and Wine Festival 2024 Update-**It is recommended that the City Council receive a presentation from Michael Patton, Parks and Recreation Director.

Director of Parks & Recreation Patton gave a presentation on updates and information for the upcoming 2024 Cheese & Wine Festival.

Item 7.7 **Presentation-Sierra House-** It is recommended that the City Council receive a presentation on the Sierra House Remodel Project and the Cambridge RESTART Program.

City Manager Garcia gave a PowerPoint Presentation on the Sierra House Remodel.

Karen Mitchell Modesto Resident asked: So how long are people in the program? And does the program involve mental health services, alcohol and drug services? And I imagine some kind of commitment to sobriety. And I'm also curious about the various funding streams. I'm just so grateful that something like this has come to our community. Thank you.

8. PUBLIC COMMENTS (No action can be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a **maximum of 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

Mayor O'Brien Opened Public Comment at 7:02 P.M.

- Olivia Arambula with Timeless Real Estate and member of Riverbank Chamber of Commerce. I'm here on behalf of Chamber of Commerce tonight. We want to invite you to an event that we are having on June 13th from 5:00pm to 7:30 pm. It is a Riverbank business expo. Besides that we are trying to have all the businesses here come and showcase their business. So, all business owners and family members of people who own businesses come out. We are just trying to showcase, put a little more love into Riverbank and try to encourage economic growth with our own businesses here in town.
- Jami Aggers resident of the unincorporated area, Stanislaus County, commented regarding River Walk Project close of public comment ending on May 16th at 5pm. Would like to request more time for public comment, traffic study is over 100 pages it's a lot of information to digest. Traffic study should have come out either before or with the EIR.
- Betsy Walton, Modesto Resident commented, I would like to encourage Council to extend deadline for the EIR, due to traffic study. 10 days is just not enough time. Second, don't recall seeing a Spanish version for the traffic report or a Spanish version for volume 2 of the EIR.
- Kent Mitchell, Riverbank Resident, commented on the River Walk Development. I don't think it's the type of housing development that's really needed for the area. Especially right at the heels of Crossroads West. They put on a good presentation, I was here the night they did. Even if you like that type of development it's not the right location for it. Besides the flood plain and impact to the river to animals in the area, the traffic is going to be horrendous. That's a big problem. People who live near the area and the construction their quality of life they're really going to be hurt by it.
- Karen Mitchell, Riverbank Resident commented, on the flood plain issue. So, my research has shown me that there's general agreement now amongst climate scientists. That though they cannot predict the annual rainfall in any one area, they can say that there's going to be more intense precipitation everywhere. I was

looking at records from Modesto Irrigation District, which has been recording annual rainfall since I think 1888. And 3 of the highest 6 daily rainfall have been in the last 10 years. So, these intense precipitation events are obviously, where a lot of flooding can come. And we're already seeing a rise in flooding in California. Around Oroville dam and downward of that they had to recently evacuate over a hundred thousand people. So, the other issue with this intense precipitation is that this will really affect the earth and levees. They will be subject to a lot of erosion and repair, and possibly even breakdown. It does not make sense at this time; all the climate scientists say we're going to be facing more intense precipitation events that we would actually start building on floodplains. And then in terms of just the way the development sits. If there is an emergency, there is only 2 major exits for these 2,400 to 3,000 homes. I can just see disaster. Don't want to see anybody put at such risk.

- Karen Conrotto, Modesto Resident, I agree with the previous speakers that we would like to request an extension for the timeline to respond to the draft EIR for the traffic study and Spanish translation, which you guys are really careful about doing. I want to bring up the traffic issue. We've had a horrendous accident. I am sure you have read about the head on accident that occurred about a month ago. There is daily speeding and passing in the center lane. The traffic report that you do have improved roads, but there's no timeline for that, and what I've seen with developments over and over again is that they promise whatever it is, you know a park for the kids or good traffic roads and its decades before that occurs. So, those are some of the concerns. Also, the flood plain issue continues over the years, in 1997 with that flood there was a lot of seepage, so there's not always a chance for flooding by going over the berm the levy or the erosion if they're not maintained well enough. There's also the seepage, and there was enough seepage in 97 that they had pumps to pump the water off the land and back into the river. These levees that exist right now are about 70 years old, and I don't know that they've been maintained at all. They were made to reserve to protect the Ag. Land, not to protect residents. So that's a different issue, of course for the need to have a stronger levy. The other issue that I want to bring up is that the draft EIR has a lot of missing information and vague information. You'll be receiving, and have received that information, either correcting or expanding on the information that's in the report and I hope that you read that carefully. Research it, listen to it, evaluate it. This is the wrong place for the project and you do have land available that you can place this in a different spot. You might have to change the plans a little bit, but to destroy this prime Ag land. Once it's paved over, it's paved over forever, and this is land that the farmers themselves and the people that work the land know how valuable it is. How unique it is for the world for the food quality.

There being no further public comments, Mayor O'Brien closed the Public Comment period 7:15 P.M.

9. CONSENT CALENDAR

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

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

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for April 23, 2024.

Item 9.3 **Authorization** for Out of State Travel for Council Member Rachel Hernandez to Attend the 2024 Asian Pacific American Leadership Foundation National Summit in Las Vegas, NV June 19-21, 2024.

Item 9.4 **Resolution 2024-025** to Award Bid for the Crossroads Elementary School Raised Crosswalks Project to RF General Engineering, Inc. and Authorize Execution of Future Change Orders.

Item 9.5 **Resolution** to waive the Rental fees for the Chamber of Commerce to use the Community Center.

Item 9.6 **Resolution** to waive the Rental fees for the Juneteenth event for the use of the Community Center Park Gazebo and Community Center.

Councilmember Uribe asked to pull item 9.5 & Item 9.6 for further discussion.

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

ACTION: *By motion moved and seconded (Uribe/O'Brien 4/0) to approve the **consent calendar** with the exception of items 9.5 & 9.6.*

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

Item 9.5 **Resolution 2024-026** to waive the Rental fees for the Chamber of Commerce to use the Community Center.

Item 9.6 **Resolution 2024-027** to waive the Rental fees for the Juneteenth event for the use of the Community Center Park Gazebo and Community Center.

Councilmember Uribe, suggested a policy be prepared by the Director of Parks & Recreation, possibly with the help of the Advisory Committee. To establish a policy for these type of request for event fee waivers. The requestor should cover some of the staff time, a flat fee of \$100 for these two events now, until we can come up with a policy.

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

ACTION: *By motion moved and seconded (Uribe / O'Brien 4/0) to approve **item 9.5 & item 9.6 including the \$100.00 flat fee for staff time.***

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

10. PUBLIC HEARING

The Public Notice For item 10.1 was published on 04/24 & 05/24 in the Riverbank Newspaper.

Item 10.1 **Resolution Authorizing a 9.4% Inflationary Adjustment Increase to the City of Riverbank System Development Fees Based on the Construction Cost Index to be effective May 15, 2024.-** It is recommended that the City Council consider adopting a resolution authorizing a 9.4% Inflationary Adjustment increase to the City of Riverbank System Development Fees (also known as Development Impact Fees) based on the Construction Cost Index.

Assistant City Manager Alcator gave a comprehensive staff report and PowerPoint Presentation on the 9.4% Inflationary Adjustment increase to the City of Riverbank System Development Fees (also known as Development Impact Fees) based on the Construction Cost Index.

City Council discussed the item with staff.

Mayor O'Brien opened the Public Hearing at 7:24P.M.

Mayor O'Brien closed the Public Hearing at 7:24P.M.

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

ACTION: *By motion moved and seconded (Barber-Martinez / Uribe 4/0) to approve **Resolution 2024-028** Authorizing a 9.4% Inflationary Adjustment Increase to the City of Riverbank System Development Fees Based on the Construction Cost Index to be effective May 15, 2024*

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

11. NEW BUSINESS

Item 11.1 **Resolution to Appoint Seabre Dillard, Sammi Martinez, Sara Malough, Alex Rodriguez, and Corinna Romo to the Parks and Recreation Advisory Committee-** It is recommended that the City Council appoint Seabre Dillard, Sammi Martinez, Sara Malough, Alex Rodriguez, and Corinna Romo to the Parks and Recreation Advisory Committee.

Director of Parks & Recreation Patton gave a comprehensive staff report and PowerPoint presentation on the candidates for appointment to the Parks & Recreation Advisory Committee.

City Council Discussed item with City Staff.

Mayor O'Brien opened Public comment at 7:29P.M.

Mayor O'Brien closed public comment at 7:29 P.M.

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

ACTION: *By motion moved and seconded (Uribe /Hernandez 4/0) to adopt **Resolution 2024-029** to appoint Seabre Dillard, Sammi Martinez, Sara Malough, Alex Rodriguez, and Corinna Romo to the Parks and Recreation Advisory Committee.*

Motion carried by unanimous City Council and LRA Board roll call vote:

AYES: Uribe, Hernandez, Barber-Martinez, and Mayor O'Brien

NAYS: None / ABSENT: Jones Cruz / ABSTAINED: None

12. COMMENTS/REPORTS

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

Item 12.1 Staff

City Manager Garcia reported on the following:

- Congratulations to the Central Valley Community Resources nonprofit from the City of Riverbank, who is the Honoree this year of having been selected as nonprofit of the year for the California Senate district, for by Senator Marie Alvarado Gill. So, congratulations to Councilmember Barber-Martinez, and all of her CVCR staff and employees that provide such a wonderful service to all of our residents.*
- Welcome Joshua, as his first official City Council meeting as Director of Community Development. So, welcome, Josh.*
- Thank you to all of the city staff that also participated and was involved in Love Riverbank in particular to Jessica Barragan, who organized our annual health fair, and to the parks and rec staff, who participated not just as part of Love Riverbank, but also as part of the Founders Day carnival. So, thank you to them.*

- *All City offices will be closed on Monday May 27th in honor of Memorial Day. Please join us that day at the Mayor's Memorial Day event at the Riverbank Community Center.*
- *Join us for Food Truck Fridays every Friday this month. The event is being held at our sports complex from 5:00pm to 8:00pm.*
- *Currently there is a request for proposals for food vendors at Jacob Myers Park, available through our Parks & Recreation Department, we will be selecting a contractor for City Council to approve that will be allowed to sell food within the park itself.*
- *The Riverbank Historical Society is holding their after-Mother's Day breakfast this Sunday from 9am to 1pm at the Community Center. Tickets can be purchased at the Museum on Saturday, or here at City Hall or at the door. It's \$20 for adults and \$10 for children, ages 6 to 12, and anyone under 5 is free.*
- *Finance staff has released a request for proposals that seeks investment advisory services. These services are aimed at aiding in investment strategies, conducting cash flow analysis and establishing 115 Trust. The primary objective is to ensure the city achieves a reasonable rate of return on investments rather than maximizing income generation which could expose the city to some unacceptable risk. Proposals must be submitted by June 6, 2024 to our Assistant City Manager.*
- *Updates have been made to the online application for utility services that now allows the submission of required documents for new accounts which facilitates starting new accounts for our residents, where they no longer have to come into the office to be able to start services or have to do that via email. They can do it all from our online portal.*
- *Utility shutoffs for nonpayment originally scheduled for today, have been postponed to Tuesday, May 21st due to a high volume of accounts and scheduling conflicts.*
- *Lastly, the finance staff is presently focused on enabling online acceptance of new business licenses updates to existing business information and renewals. These features are expected to roll out by June 1st.*

Item 12.2 Council/Authority Member

Councilmember Hernandez reported on the following:

- *Love Riverbank, Founders Day carnival was a lot of fun. So, thank you to all the staff putting that together.*

- *The Sister City committee had a dunk tank out there, and I was surprised at how much people wanted to dunk all of us. We raised a little over \$500 to support a student hopefully next year to participate in some learning experiences with the sister city program.*
- *RLA had their cultural event, and there's a lot of fundraisers going on. So, I just wanted to say, there's always a way to participate and to support Riverbank.*

Councilmember Uribe reported on the following:

- *I just want to highlight one service that the Stanislaus County Library is offering if you haven't been or not aware of the program, it's called Zip books. So, if you are trying to rent out a book or an audio book at the library, and they don't have it in the catalog, you can actually go to the website and request the book, and it will be delivered to your house for free. They are using Amazon Prime. I've tried it already it's pretty quick and then you have it for 6 weeks, and then you just return it back to the library and then it's entered into the catalog for the rest of the residents to use. It's all being funded through the California Library Services Act. I think it's just a great way to stock our library*
- *I've asked Staff to put on the May 28th agenda item a little recognition for the Love Riverbank Committee. Randy, John, Don, and Miner did an amazing job and so please spread the word hope they can be here. I know John was here briefly I know he had things to do, though. But please spread the word love to see you guys at the next meeting, and please spread the word, show these guys some love, and they did a ton of work, and so I think they deserve a little bit of recognition for that. T*

Councilmember Barber-Martinez reported on the following:

- *Thank you to everyone that made cookies for Love Riverbank for our first responders and all of our city departments. I got great feedback from everyone. This year was the first time I had so many volunteers that made cookies. So, I just want to say Thank you! Thank you! Thank you! And they were all delicious. I tried to taste each and every one of them.*
- *I attended one of our Taco Truck Friday events, and I just want to mention that it was a great selection of different types of food. Our families were out enjoying the Friday evening, and also the weather. I just want to thank Janette and our Parks and Rec. Department for coming up with creative new events for us to have fun and to, you know, enjoy ourselves in Riverbank.*

Vice Mayor Jones Cruz reported on the following:

- *ABSENT*

Item 12.3 Mayor/Chair

Mayor O'Brien reported on the following:

- *I just want to mention the governors may revise will affect a lot of the services that we just patted ourselves on the back on. The help, the homeless, the underserved. It's going to be very difficult to going back to business as usual. Going back like 2017 with funding is going to be extremely difficult. We're committed. So, we have to be creative. And I know we will be when we get a new budget in a couple of months.*

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.

No Items Scheduled.

14. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 7:38 P.M. to the next regular scheduled City Council / LRA Meeting of May 28, 2024 at 6:00 P.M.

ATTEST: (Adopted 05/28/2024)

APPROVED:

Gabriela Hernandez
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor/ Chair

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 28, 2024
Subject:	Resolution to Award Contract for Jacob Myers Park Food Vendor
From:	Marisela H. Garcia, City Manager
Submitted by:	Michael Patton, Parks and Recreation Director

RECOMMENDATION

It is recommended that the City Council considers awarding a contract to Ice Ice Baby Ice Cream to sell food items and products at Jacob Myers Park for the 2024 season.

SUMMARY

The City of Riverbank Parks and Recreation Department is seeking to provide a responsible and qualified vendor to sell food products at Jacob Myers Park for the 2024 season. Doing so would add value to the park by providing a feature that park users can enjoy and generate additional revenue through charging rent and receiving a portion of the vendor's gross revenue.

BACKGROUND

On May 1, 2024, the Riverbank Parks and Recreation Department published a request for proposals calling for responsible and qualified vendors to provide food services at Jacob Myers Park during the operational months of June through September. The purposes of doing this are to:

- Limit the total number of food vendors that sell items at the park without permission. In previous years, the park would see multiple vendors capitalize on the popularity and usage of the park. These vendors would take up parking spaces designated for park users and operate in unsafe areas of the park such as fire lanes. This also allows the city to ensure that insured vendors with all of their permits and approvals are on the premises to sell.
- Generate additional revenue for the park. In providing this service and limiting the number of vendors, the city is seeking to charge a monthly flat-rate rent to be able to park their operations at the park. The city will also be charging a percentage of the vendor's total revenue. These charges are to support the operations of the park.

- Create additional value at the park. Providing an approved vendor to sell food products creates an additional amenity for park users to enjoy during their visit. It also creates a sense of trust from park users that the business has been approved by the city, county, and local health departments to be able to sell edible products.

With the proposal, the city hosted a site visit with all interested vendors on May 15th to show the park, locations of vendor set up, and address any questions that interested vendors may have. The Parks and Recreation Department accepted proposals until May 22nd at 5:00 PM. The Parks and Recreation Director and staff reviewed proposals based on how each proposal fully met the requirement outlined in the RFP, including obtaining the needed permits and licenses, providing insurance, a copy of the of their application with a listed menu, etc. After review, the Parks and Recreation Department is recommending Ice Ice Baby Ice Cream to be the selected food vendor for Jacob Myers Park. A contract has been agreed upon between the vendor and the department. The contract is available to the City Council for approval of execution.

STRATEGIC PLAN

According to the City of Riverbank Parks and Recreation Master Plan approved by City Council, to fund the goals, objectives, and priorities outlined throughout, the city should create partnerships with “government entities, public agencies, or private businesses. Partners jointly develop revenue-producing park and recreation facilities and share risk, operational costs, responsibilities, and asset management based on the strength of each partner.” Receiving additional revenue would aid in offsetting the operational costs at Jacob Myers Park.

FINANCIAL IMPACT

The approval of the contract for Ice Ice Baby Ice Cream will generate revenue for Jacob Myers Park. The terms of the contract are \$200.00 to be paid to the City of Riverbank and the beginning of the month for a flat rate rent. The two parties also agreed upon 5% of the vendor’s gross revenue to be paid to the city by the first day of each month. The terms of this contract are from June 2024 to September 2024.

ATTACHMENTS

1. Resolution 2024-XXX
2. Contract between City of Riverbank and Ice Ice Baby Ice Cream
3. Request for Proposals Packet
4. Proposals Received

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA AWARDDING ICE ICE BABY ICE CREAM A CONTRACT TO BECOME
THE SELECTED FOOD VENDOR AT JACOB MYERS PARK FOR THE 2024
PARK SEASON**

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

WHEREAS, Jacob Myers Park is a cherished recreational area for the city of Riverbank, providing a space for community gatherings, outdoor activities, and leisure; and

WHEREAS, the City Council of Riverbank is committed to enhancing the park experience for residents and visitors by offering a diverse selection of high-quality food options; and

WHEREAS, after careful consideration and evaluation of various proposals, the City Council has determined that Ice Ice Baby Ice Cream demonstrates the capacity to deliver exceptional food services that align with the standards and expectations of Jacob Myers Park patrons; and

WHEREAS, it is in the best interest of the community to establish a partnership with a reputable and capable food vendor to operate within Jacob Myers Park during the 2024 park season.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Riverbank hereby awards the contract to Ice Ice Baby Ice Cream to become the approved food vendor at Jacob Myers Park for the 2024 park season, subject to the terms and conditions outlined in the agreement, herein attached, between the City and Ice Ice Baby Ice Cream; and

BE IT FURTHER RESOLVED, that the City Council authorizes the necessary actions to finalize the contractual arrangements and facilitate a smooth transition for Ice Ice Baby Ice Cream to commence operations within Jacob Myers Park by June 1, 2024.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 Agreement

Contract Agreement between the City of Riverbank and Ice Ice Baby Ice Cream

This Agreement is entered into on May 28, 2024 between the City of Riverbank, hereinafter referred to as the "City," and Ice Ice Baby Ice Cream, hereinafter referred to as the "Vendor."

Purpose of Agreement

The City agrees to grant the Vendor the right to sell food products at Jacob Myers Park for the 2024 park season, commencing on June 1st and concluding on September 30th.

Payment Terms

The Vendor shall pay the City a monthly rent of \$200.00 for the usage of the designated area at Jacob Myers Park.

In addition to the rent, the Vendor shall pay the City 5% of all sales revenue generated from the sale of items at Jacob Myers Park.

Payments shall be made on the first day of each month throughout the park season.

Compliance with Request for Proposals

The Vendor agrees to abide by all terms and conditions outlined in the request for proposals (RFP) attached to this contract.

Operating Hours

The Vendor agrees to be onsite during park hours on Fridays, Saturdays, Sundays, and holidays throughout the park season. Should the Vendor elect to sell products on different days, they are subject to the same terms and conditions as outlined herein.

Regulatory Compliance

The Vendor shall possess and maintain a valid California Food Handler's Permit throughout the duration of the park season.

The Vendor shall obtain and keep up to date all necessary permits and licenses required by the State of California and the San Joaquin County Health Department.

The Vendor shall maintain liability insurance in the amount of \$2,000,000, with the City of Riverbank listed as an additional insured.

Termination

Either party may terminate this Agreement with written notice to the other party if there is a material breach of any provision herein. In the event of termination, the Vendor shall vacate Jacob Myers Park within a reasonable time frame as determined by the City.

Dispute Resolution

In the event of any disputes arising under this Agreement, both parties agree to first attempt to resolve the matter amicably through good faith negotiations. If a resolution cannot be reached, either party may pursue appropriate legal remedies available under the laws of the State of California.

Assignment and Subletting

The Vendor shall not assign, sublicense, or otherwise transfer its rights or obligations under this Agreement to any third party without the prior written consent of the City.

Force Majeure

Neither party shall be held liable or responsible for any delay or failure to perform its obligations under this Agreement due to circumstances beyond its reasonable control, including but not limited to acts of God, natural disasters, war, terrorism, or government regulations.

Entire Agreement

This Agreement constitutes the entire understanding between the parties concerning the subject matter herein and supersedes all prior agreements, whether written or oral, relating thereto.

Modifications

No modification or amendment to this Agreement shall be valid unless made in writing and signed by both parties.

Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue to be valid and enforceable to the fullest extent permitted by law.

Indemnification

The Vendor agrees to indemnify, defend, and hold harmless the City of Riverbank, its officers, agents, and employees, from and against any and all claims, suits, losses, damages, liabilities, costs, and expenses, including reasonable attorney fees, arising out of or resulting from the Vendor's activities at Jacob Myers Park.

Waiver

The failure of either party to enforce any provision of this Agreement shall not constitute a waiver of such provision or any other provision herein.



MAY 1, 2024

Jacob Myers Park

Request for Proposals
Food Vendor Services Summer 2024



CITY OF RIVERBANK PARKS AND RECREATION DEPARTMENT
6707 THIRD STREET, RIVERBANK, CA 95367

Request for Proposal (RFP) for Food Vendor Services at Jacob Myers Park

INTRODUCTION

The City of Riverbank is seeking proposals from qualified vendors to provide food services at Jacob Myers Park during the operational months of June through September. The park is a popular destination for families, outdoor enthusiasts, and community events, and providing quality food options will enhance the visitor experience.

BACKGROUND

Jacob Myers Park is a park facility over 30 acres that is owned by the City of Riverbank. Each year, the park hosts thousands of visitors to enjoy many of the park's amenities like the Stanislaus River, walking paths, playground, and a dog park. During the months of April through September, the City of Riverbank charges entry fees to enter the facility on Fridays, Saturdays, Sundays, and holidays.

SCOPE OF SERVICES

General Services

The proposer will be responsible for:

- Operating a food service facility within Jacob Myers Park during specified hours of operation.
- Providing a diverse menu of high-quality food items, including but not limited to snacks, beverages, and hot meals.
- Maintaining cleanliness and sanitation standards in compliance with California Health and Safety Codes.
- Ensuring all food items meet relevant health and safety regulations and are stored, prepared, and served appropriately.
- Offering environmentally friendly packaging options to reduce waste.
- Coordinating with park management for any special events or programming that may require food service support.

Food Storage, Preparation, and Service

The proposer shall be responsible for the procurement, preparation, and service of all food and beverages. The proposer shall procure and pay for all food, food supplies, and related products used at the site. All foods prepared off-site shall only be prepared at a location approved by the City.

The City will provide the following:

- Trashcans
- Picnic Tables

The proposer will provide the following:

- Power and Electricity
- Water

Any additional equipment, utensils, and storage will be the proposer's responsibility to provide.

Terms of Contract and Food Service Days and Hours

The term of this contract shall be one (1) year, unless earlier terminated by the City pursuant to the terms herein: Unless otherwise agreed upon between the parties, the operation shall be for June 1, 2024 through September 30, 2024. The minimum hours of operation are as follows:

- Fridays, Saturdays, Sundays 8:00 AM- 8:00 PM
 - Days and times may be adjusted by mutual consent of both parties and must be in writing.
- Holidays: Father's Day (June 16th), Juneteenth (June 19th), Independence Day (July 4th), and Labor Day (September 2nd).

Terms of rent and % of gross sales will be as follows (Note: Terms are negotiable upon signing of a contract):

- \$200.00 per month rent with 5% of gross sales.
- Rent and percentage of gross sales are due the first day of each month. Failure to remit payment by the fifth day of each month shall be considered a breach of contract.

Other Vendors

Event sponsors and vendors who do not compete with the proposer by selling like products will be reviewed and may be approved by the City of Riverbank. Any fees associated with the non-competitive vendors will be revenue for the City of Riverbank.

Catering

The proposer may not use Jacob Myers Park to cater events not associated with or approved by the City of Riverbank. Catered activities at Jacob Myers Park are subject to the percentage of sales.

Sanitation and Cleanliness

The proposer shall at all times maintain compliance with all applicable federal, state, and local laws, ordinances, and administrative regulations concerning food and beverage preparation, storage, advertising, purity, quality, service, and premises sanitation. The proposer shall be responsible for obtaining all necessary licenses, permits, health inspections pertaining to sanitation. The proposer shall maintain the highest standards of cleanliness through such actions as regularly cleaning food preparation counters, floor/mats, and regularly removing and disposing of all garbage collected in the food service area.

Menu and Pricing

The proposer shall post its menu and price structure for food and beverages available for all customers.

Compliance with Federal, State, and Local Regulations

The proposer shall comply with all federal, state, and local regulations, including but not limited to wages, taxes, social security, worker's compensations, non-discrimination, licenses, registration, and safety requirements. Failure or neglect on the part of the proposer to comply with any or all such regulations shall not relieve the proposer of these obligations, nor of the requirements of the contract.

Utilities

The proposer is responsible for all utilities.

REQUIREMENTS

Interested vendors must meet the following requirements to be considered for this opportunity:

- Possess a valid California Food Handler's Certificate.
- Hold all necessary permits and licenses required by the State of California and San Joaquin County Health Department for food service operations.
- Provide proof of liability insurance coverage.
- Demonstrate experience in operating food service facilities in outdoor settings or similar environments.
- Present a proposed menu with pricing that reflects a balance of affordability and quality.
- Commit to providing excellent customer service and maintaining a clean and welcoming food service area.

INFORMATION AND INSTRUCTIONS OF PROPOSAL SUBMISSION**Submission of Proposal**

Proposals will be received until **May 22, 2024 at 5:00 PM**. Proposals must be submitted in a sealed envelope or mailing container, clearly visible on the outside of the envelope the name of the business and the words "JACOB MYERS PARK CONCESSIONS". The original proposal copy shall be signed by a representative of the proposer who is authorized to sign for and contractually bind the proposer. Proposals shall be submitted to Michael Patton, the City of Riverbank Parks and Recreation Director, at Riverbank City Hall, 6707 Third Street, Riverbank, California 95367. Proposals that are mailed: send to 6707 Third Street, Riverbank, California 95367. Proposals may not be submitted by electronic means.

Response Date

In order to be considered for selection, proposals must arrive to the City in the manner and on or before the date and time specified in the RFP advertisement. Any proposer mailing responses should allow normal mail delivery time to ensure timely receipt of their materials. Any proposal received after the scheduled closing time for receipt of proposals, or incorrectly addressed, will not be considered. Delivery in the manner stated herein and completeness of submittals as required by this RFP shall be solely the responsibility of the proposer. Submission of proposals or additional information offered after the closing date and time will not be accepted or considered.

Right to Modify Process

The City reserves the right to modify the selection process or other aspects of this RFP process at its sole discretion. The City will take reasonable steps to ensure that any modification or clarification to the RFP shall be distributed in writing to all persons who have requested a copy of the RFP through the City.

Addenda

In the event that it becomes necessary to revise any part of this RFP, an addenda will be provided to all prospective proposers who are on the RFP document holder's list maintained by the City. Addenda, if necessary, will be issued no later than five (5) days prior to the RFP closing date. Receipts of any addenda shall be signed by the same individual that signs the proposal and shall be submitted with the proposal. Proposals received without properly acknowledged addenda will be considered non-responsive.

Accept or Reject Proposals

The City reserves the right to accept or reject any or all proposals in response to this RFP without cause or delay or cancel this RFP process without liability to the City if the City determines it is in the public's interest to do so.

Additional Information

The City reserves the right to request additional information following its initial review of the proposal documents. City staff may conduct a review and verification of confidential information with staff and consultants.

Site Visit

The City will host a site visit of the Jacob Myers Park facility and answer questions in regards to this RFP. Attendance to the site visit is highly recommended but not required to submit a proposal. The site visit will be on May 15, 2024 at 12:00 PM at Jacob Myers Park located at 23655 S. Santa Fe Road, Riverbank, California 95367.

Equal Employment Opportunity Policy

It is the policy of the City to promote equal opportunity to all persons regardless of race, color, religion, national origin, sex, age, or disability, in respect to employment, housing, public services, facilities, and accommodations. This policy is reinforced by obligations assumed by the City as a condition of receipt of federal and state funds. This policy thus becomes an obligation that must be assumed by the successful proposer as well.

Qualification Requirements

Each responsible proposer shall respond to the proposal requirement as presented. Proposals received without all the required information may be rejected as being non-responsive.

Pre-Proposal Interpretation and Addenda of Contact Documents

Any clarification or interpretation of the RFP will be made only by written notification. The City is not responsible for any explanation, clarification, or interpretation given in any manner except by written notification and/ or addendum.

Withdrawal of Proposal

A proposer may withdraw their proposal, by written notice submitted on the proposer's letterhead, signed by the proposer's authorized representative, delivered to the City prior to **5:00 PM on May 22nd**

Rights of City to Award or Reject Proposals

The RFP does not commit the City to award or enter into a food service license. The City reserves the right to:

- Accept or reject any or all proposals or any portion thereof received as a result of this RFP.
- To negotiate with any proposer.
- Accept a proposal and subsequent offers for food services from other than the highest cost Proposer.
- In determining the most responsive proposer(s), the City reserves the right to take into consideration any or all information supplied by the proposer in his/her proposal and the City's investigation into the experience of the proposer. In addition, the City may accept or reject proposals based on minor variations from the stated specifications and when such action is deemed to be in the City's best interest.
- If the proposer chooses to participate in negotiations, they may be asked to submit additional information, or other revisions to their proposals as may be required.
- Any food service contract arising from this RFP will be negotiated with the successful proposer. The successful proposer shall commence services only after a food service contract with the City is fully executed and the City has issued a 'Notice to Proceed'.
- Consider proposal modifications received at any time before the award is made, if such action is in the best interest of the City.
- The City reserves the right to waive any immaterial defects and irregularities in proposals and to waive or modify any irregularities in proposals received, after prior notification to the proposer.

Ability to Accept Card Payments

The successful proposer, prior to commencing operations, shall obtain the equipment and means to accept payments via credit cards. This includes access to wifi.

Acceptance of Proposal Content

The contents of the proposal of the successful proposer will become contractual obligations if acceptance action ensues. Failure of the successful proposer to accept these obligations in a contract may result in cancellation of the award.

Non-Assignment

If a food service contract is awarded, it shall not be assigned, nor duties be delegated, in part or in total without prior written consent of the City.

Reasonable requests for assignment of the food service contract may be granted based on the sole determination of the City.

Notice of Intent to Award

All responsive and evaluated respondents to the formal RFP will be notified of the City's intent to award a food service contract.

RFP Process Dates

RFP Document Published and Distributed	May 1, 2024
Site Visit	May 15, 2024
Proposal Deadline and Proposal Opening	May 22, 2024
Notice of Award and Contract Execution	May 28, 2024
Estimated Start Up Date	June 1, 2024

Liability and Insurance

The successful proposer must submit proof of liability insurance with the limits not less than the stated requirements. The successful proposer shall defend, save, and hold harmless the City, the City's officers, agents and employees, from all claims, suits, or actions of whatsoever nature resulting from or arising out of the activities of the successful proposer or its subcontractors, agents or employees under this food service contract. Such proposer shall provide evidence satisfactory to the City of Riverbank of coverage by Commercial General or Comprehensive General liability insurance of not less than \$2,000,000 combined single limits, and obtain an endorsement naming the City of Riverbank, its officers, employees, and agents as additional insured under each such policy.

Laws of the State of California

By submitting a proposal in response to this RFP, the proposer agrees that, any terms and conditions stated within any food service contract that is awarded as a result of this solicitation shall require:

- The proposer to comply with all food service laws of the State of California.
- Be governed by the laws of the State of California without regard to conflict of laws principles.

Incurred Costs

Neither the City, nor its officers, agents nor employees are liable for any cost incurred by proposer prior to issuance of a food service contract. All prospective proposers who respond to this RFP do so solely at the proposer's cost and expense.

Disposition of Proposals

All materials submitted in response to the RFP, including samples, shall become the property of the City upon delivery.

Termination

Termination for Default: The City shall have the right to terminate the contract at any time the City determines that the proposer has failed to satisfactorily perform the services required, as solely determined by the City.

Termination for Willful Failure or Refusal or for Emergencies: The performance of work under the contract may be terminated immediately for any willful failure or refusal by the successful proposer to perform according to the terms of the Food Service Contract or if the City determines that an emergency exists.

PROPOSAL SUBMISSION REQUIREMENTS AND REQUIRED SUBMITTAL INFORMATION

Those interested in responding to this Request for Proposals must submit the following information to Ephraim City. Ephraim City has the right to disqualify any and all proposals. Proposals shall be submitted by the time and date, at the place and in the manner as described in the RFP advertisement.

The proposal should include the following items:

- Completed Application Form
- Copy of Current Business License or Permits to Operate in San Joaquin County
- A copy of a valid California Food Handler's Certificate
- Proof of General Liability Insurance
- Sample Menu with Pricing Structure
- Any additional information or qualifications relevant to the proposal

Selection Process

RFP Selection Committee will evaluate the proposals on how fully each proposal meets the requirements outlined in the Request for Proposals.

Personal interviews may be conducted following panel review of submitted proposals. The City will negotiate a final agreement with the successful proposer. If no acceptable arrangements can be made, negotiations with the next highest ranked proposer will occur.

The successful proposer will be required to complete a contract which will incorporate the proposal and work schedule as a part of the contract.

EVALUATION CRITERIA

Proposals will be evaluated based on the criteria shown below. If interviews are held, the top ranked proposers will be interviewed. Final selection will be made based on the combined results of the proposal and the interview. The following is the criteria for which proposals will be ranked:

- Ability to meet anticipated startup dates.
- Menu selection and pricing structure.
- Previous experience in the food handling business. Preferred experience in concession operations.

Note: City of Riverbank reserves the right to use any information that it is aware of, independent of the submitted proposals, to determine the contract award.

CONTACT INFORMATION

For inquiries or to request additional information, please contact:

Michael Patton
City of Riverbank Parks and Recreation Director
Email: mpatton@riverbank.org
Phone: 209-863-7140

**CITY OF RIVERBANK CONCESSION APPLICATION FORM
JACOB MYERS PARK**

Applicant Information

Organization's Name: _____

Address of Place of Business: _____

Address

City State Zip

Primary Contact: _____

Name

Title

Phone Number: _____ **Email:** _____

Website Address (If Applicable): _____

Organization Information

Type of Organization (i.e. corporation, sole proprietorship, etc.): _____

Years of Experience in the Food Service Business: _____

Does the organization have a current San Joaquin Business License? Yes____ **No**____

If 'Yes', please attach a photocopy of your San Joaquin Business License. If No, please attach a copy of your Business License Application.

Please describe your proposed services.

Please describe all equipment you will use for the proposed services.

Planned Prices

Complete the chart below of the products you intend to sell, the portion size, and price.

[illegible]

Signature

By signing below, the proposer and organization understands and agrees to all the terms and conditions outlined in the City of Riverbank's Request for Proposal for Food Services at Jacob Myers Park

Applicant Signature

Applicant Printed Name



MAY 1, 2024

Jacob Myers Park

Request for Proposals

Food Vendor Services Summer 2024



CITY OF RIVERBANK PARKS AND RECREATION DEPARTMENT
6707 THIRD STREET, RIVERBANK, CA 95367

Request for Proposal (RFP) for Food Vendor Services at Jacob Myers Park

INTRODUCTION

The City of Riverbank is seeking proposals from qualified vendors to provide food services at Jacob Myers Park during the operational months of June through September. The park is a popular destination for families, outdoor enthusiasts, and community events, and providing quality food options will enhance the visitor experience.

BACKGROUND

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SCOPE OF SERVICES

General Services

The proposer will be responsible for:

- Operating a food service facility within Jacob Myers Park during specified hours of operation.
- Providing a diverse menu of high-quality food items, including but not limited to snacks, beverages, and hot meals.
- Maintaining cleanliness and sanitation standards in compliance with California Health and Safety Codes.
- Ensuring all food items meet relevant health and safety regulations and are stored, prepared, and served appropriately.
- Offering environmentally friendly packaging options to reduce waste.
- Coordinating with park management for any special events or programming that may require food service support.

Food Storage, Preparation, and Service

The proposer shall be responsible for the procurement, preparation, and service of all food and beverages. The proposer shall procure and pay for all food, food supplies, and related products used at the site. All foods prepared off-site shall only be prepared at a location approved by the City.

The City will provide the following:

- Trashcans
- Picnic Tables

The proposer will provide the following:

- Power and Electricity
- Water

Any additional equipment, utensils, and storage will be the proposer's responsibility to provide.

Terms of Contract and Food Service Days and Hours

The term of this contract shall be one (1) year, unless earlier terminated by the City pursuant to the terms herein: Unless otherwise agreed upon between the parties, the operation shall be for June 1, 2024 through September 30, 2024. The minimum hours of operation are as follows:

- Fridays, Saturdays, Sundays 8:00 AM- 8:00 PM
 - Days and times may be adjusted by mutual consent of both parties and must be in writing.
- Holidays: Father's Day (June 16th), Juneteenth (June 19th), Independence Day (July 4th), and Labor Day (September 2nd).

Terms or rent and % of gross sales will be as follows (Note: Terms are negotiable upon signing of a contract):

- \$200.00 per month rent with 5% of gross sales.
- Rent and percentage of gross sales are due the first day of each month. Failure to remit payment by the fifth day of each month shall be considered a breach of contract.

Other Vendors

Event sponsors and vendors who do not compete with the proposer by selling like products will be reviewed and may be approved by the City of Riverbank. Any fees associated with the non-competitive vendors will be revenue for the City of Riverbank.

Catering

The proposer may not use Jacob Myers Park to cater events not associated with or approved by the City of Riverbank. Catered activities at Jacob Myers Park are subject to the percentage of sales.

Sanitation and Cleanliness

The proposer shall at all times maintain compliance with all applicable federal, state, and local laws, ordinances, and administrative regulations concerning food and beverage preparation, storage, advertising, purity, quality, service, and premises sanitation. The proposer shall be responsible for obtaining all necessary licenses, permits, health inspections pertaining to sanitation. The proposer shall maintain the highest standards of cleanliness through such actions as regularly cleaning food preparation counters, floor/mats, and regularly removing and disposing of all garbage collected in the food service area.

Menu and Pricing

The proposer shall post its menu and price structure for food and beverages available for all customers.

Compliance with Federal, State, and Local Regulations

The proposer shall comply with all federal, state, and local regulations, including but not limited to wages, taxes, social security, worker's compensations, non-discrimination, licenses, registration, and safety requirements. Failure or neglect on the part of the proposer to comply with any or all such regulations shall not relieve the proposer of these obligations, nor of the requirements of the contract.

Utilities

The proposer is responsible for all utilities.

REQUIREMENTS

Interested vendors must meet the following requirements to be considered for this opportunity:

- Possess a valid California Food Handler's Certificate.
- Hold all necessary permits and licenses required by the State of California and San Joaquin County Health Department for food service operations.
- Provide proof of liability insurance coverage.
- Demonstrate experience in operating food service facilities in outdoor settings or similar environments.
- Present a proposed menu with pricing that reflects a balance of affordability and quality.
- Commit to providing excellent customer service and maintaining a clean and welcoming food service area.

INFORMATION AND INSTRUCTIONS OF PROPOSAL SUBMISSION

Submission of Proposal

Proposals will be received until **May 22, 2024 at 5:00 PM**. Proposals must be submitted in a sealed envelope or mailing container, clearly visible on the outside of the envelope the name of the business and the words "JACOB MYERS PARK CONCESSIONS". The original proposal copy shall be signed by a representative of the proposer who is authorized to sign for and contractually bind the proposer. Proposals shall be submitted to Michael Patton, the City of Riverbank Parks and Recreation Director, at Riverbank City Hall, 6707 Third Street, Riverbank, California 95367. Proposals that are mailed: send to 6707 Third Street, Riverbank, California 95367. Proposals may not be submitted by electronic means.

Response Date

In order to be considered for selection, proposals must arrive to the City in the manner and on or before the date and time specified in the RFP advertisement. Any proposer mailing responses should allow normal mail delivery time to ensure timely receipt of their materials. Any proposal received after the scheduled closing time for receipt of proposals, or incorrectly addressed, will not be considered. Delivery in the manner stated herein and completeness of submittals as required by this RFP shall be solely the responsibility of the proposer. Submission of proposals or additional information offered after the closing date and time will not be accepted or considered.

Right to Modify Process

The City reserves the right to modify the selection process or other aspects of this RFP process at its sole discretion. The City will take reasonable steps to ensure that any modification or clarification to the RFP shall be distributed in writing to all persons who have requested a copy of the RFP through the City.

Addenda

In the event that it becomes necessary to revise any part of this RFP, an addenda will be provided to all prospective proposers who are on the RFP document holder's list maintained by the City. Addenda, if necessary, will be issued no later than five (5) days prior to the RFP closing date. Receipts of any addenda shall be signed by the same individual that signs the proposal and shall be submitted with the proposal. Proposals received without properly acknowledged addenda will be considered non-responsive.

Accept or Reject Proposals

The City reserves the right to accept or reject any or all proposals in response to this RFP without cause or delay or cancel this RFP process without liability to the City if the City determines it is in the public's interest to do so.

Additional Information

The City reserves the right to request additional information following its initial review of the proposal documents. City staff may conduct a review and verification of confidential information with staff and consultants.

Site Visit

The City will host a site visit of the Jacob Myers Park facility and answer questions in regards to this RFP. Attendance to the site visit is highly recommended but not required to submit a proposal. The site visit will be on May 15, 2024 at 12:00 PM at Jacob Myers Park located at 23655 S. Santa Fe Road, Riverbank, California 95367.

Equal Employment Opportunity Policy

It is the policy of the City to promote equal opportunity to all persons regardless of race, color, religion, national origin, sex, age, or disability, in respect to employment, housing, public services, facilities, and accommodations. This policy is reinforced by obligations assumed by the City as a condition of receipt of federal and state funds. This policy thus becomes an obligation that must be assumed by the successful proposer as well.

Qualification Requirements

Each responsible proposer shall respond to the proposal requirement as presented. Proposals received without all the required information may be rejected as being non-responsive.

Pre-Proposal Interpretation and Addenda of Contact Documents

Any clarification or interpretation of the RFP will be made only by written notification. The City is not responsible for any explanation, clarification, or interpretation given in any manner except by written notification and/ or addendum.

Withdrawal of Proposal

A proposer may withdraw their proposal, by written notice submitted on the proposer's letterhead, signed by the proposer's authorized representative, delivered to the City prior to **5:00 PM on May 22nd**

Rights of City to Award or Reject Proposals

The RFP does not commit the City to award or enter into a food service license. The City reserves the right to:

- Accept or reject any or all proposals or any portion thereof received as a result of this RFP.
- To negotiate with any proposer.
- Accept a proposal and subsequent offers for food services from other than the highest cost Proposer.
- In determining the most responsive proposer(s), the City reserves the right to take into consideration any or all information supplied by the proposer in his/her proposal and the City's investigation into the experience of the proposer. In addition, the City may accept or reject proposals based on minor variations from the stated specifications and when such action is deemed to be in the City's best interest.
- If the proposer chooses to participate in negotiations, they may be asked to submit additional information, or other revisions to their proposals as may be required.
- Any food service contract arising from this RFP will be negotiated with the successful proposer. The successful proposer shall commence services only after a food service contract with the City is fully executed and the City has issued a 'Notice to Proceed'.
- Consider proposal modifications received at any time before the award is made, if such action is in the best interest of the City.
- The City reserves the right to waive any immaterial defects and irregularities in proposals and to waive or modify any irregularities in proposals received, after prior notification to the proposer.

Ability to Accept Card Payments

The successful proposer, prior to commencing operations, shall obtain the equipment and means to accept payments via credit cards. This includes access to wifi.

Acceptance of Proposal Content

The contents of the proposal of the successful proposer will become contractual obligations if acceptance action ensues. Failure of the successful proposer to accept these obligations in a contract may result in cancellation of the award.

Non-Assignment

If a food service contract is awarded, it shall not be assigned, nor duties be delegated, in part or in total without prior written consent of the City.

Reasonable requests for assignment of the food service contract may be granted based on the sole determination of the City.

Notice of Intent to Award

All responsive and evaluated respondents to the formal RFP will be notified of the City's intent to award a food service contract.

RFP Process Dates

RFP Document Published and Distributed	May 1, 2024
Site Visit	May 15, 2024
Proposal Deadline and Proposal Opening	May 22, 2024
Notice of Award and Contract Execution	May 28, 2024
Estimated Start Up Date	June 1, 2024

Liability and Insurance

The successful proposer must submit proof of liability insurance with the limits not less than the stated requirements. The successful proposer shall defend, save, and hold harmless the City, the City's officers, agents and employees, from all claims, suits, or actions of whatsoever nature resulting from or arising out of the activities of the successful proposer or its subcontractors, agents or employees under this food service contract. Such proposer shall provide evidence satisfactory to the City of Riverbank of coverage by Commercial General or Comprehensive General liability insurance of not less than \$2,000,000 combined single limits, and obtain an endorsement naming the City of Riverbank, its officers, employees, and agents as additional insured under each such policy.

Laws of the State of California

By submitting a proposal in response to this RFP, the proposer agrees that, any terms and conditions stated within any food service contract that is awarded as a result of this solicitation shall require:

- The proposer to comply with all food service laws of the State of California.
- Be governed by the laws of the State of California without regard to conflict of laws principles.

Incurred Costs

Neither the City, nor its officers, agents nor employees are liable for any cost incurred by proposer prior to issuance of a food service contract. All prospective proposers who respond to this RFP do so solely at the proposer's cost and expense.

Disposition of Proposals

All materials submitted in response to the RFP, including samples, shall become the property of the City upon delivery.

Termination

Termination for Default: The City shall have the right to terminate the contract at any time the City determines that the proposer has failed to satisfactorily perform the services required, as solely determined by the City.

Termination for Willful Failure or Refusal or for Emergencies: The performance of work under the contract may be terminated immediately for any willful failure or refusal by the successful proposer to perform according to the terms of the Food Service Contract or if the City determines that an emergency exists.

PROPOSAL SUBMISSION REQUIREMENTS AND REQUIRED SUBMITTAL INFORMATION

Those interested in responding to this Request for Proposals must submit the following information to Ephraim City. Ephraim City has the right to disqualify any and all proposals. Proposals shall be submitted by the time and date, at the place and in the manner as described in the RFP advertisement.

The proposal should include the following items:

- Completed Application Form
- Copy of Current Business License or Permits to Operate in San Joaquin County
- A copy of a valid California Food Handler's Certificate
- Proof of General Liability Insurance
- Sample Menu with Pricing Structure
- Any additional information or qualifications relevant to the proposal

Selection Process

RFP Selection Committee will evaluate the proposals on how fully each proposal meets the requirements outlined in the Request for Proposals.

Personal interviews may be conducted following panel review of submitted proposals. The City will negotiate a final agreement with the successful proposer. If no acceptable arrangements can be made, negotiations with the next highest ranked proposer will occur.

The successful proposer will be required to complete a contract which will incorporate the proposal and work schedule as a part of the contract.

EVALUATION CRITERIA

Proposals will be evaluated based on the criteria shown below. If interviews are held, the top ranked proposers will be interviewed. Final selection will be made based on the combined results of the proposal and the interview. The following is the criteria for which proposals will be ranked:

- Ability to meet anticipated startup dates.
- Menu selection and pricing structure.
- Previous experience in the food handling business. Preferred experience in concession operations.

Note: City of Riverbank reserves the right to use any information that it is aware of, independent of the submitted proposals, to determine the contract award.

CONTACT INFORMATION

For inquiries or to request additional information, please contact:

Michael Patton
City of Riverbank Parks and Recreation Director
Email: mpatton@riverbank.org
Phone: 209-863-7140

**CITY OF RIVERBANK CONCESSION APPLICATION FORM
JACOB MYERS PARK**

Applicant Information

Organization's Name: _____

Address of Place of Business: _____
Address City State Zip

Primary Contact: _____
Name Title

Phone Number: _____ **Email:** _____

Website Address (If Applicable): _____

Organization Information

Type of Organization (i.e. corporation, sole proprietorship, etc.): _____

Years of Experience in the Food Service Business: _____

Does the organization have a current San Joaquin Business License? Yes ____ **No** ____

If 'Yes', please attach a photocopy of your San Joaquin Business License. If No, please attach a copy of your Business License Application.

Please describe your proposed services.

Please describe all equipment you will use for the proposed services.

Planned Prices

Complete the chart below of the products you intend to sell, the portion size, and price.

[illegible]

Signature

By signing below, the proposer and organization understands and agrees to all the terms and conditions outlined in the City of Riverbank's Request for Proposal for Food Services at Jacob Myers Park

Applicant Signature

Applicant Printed Name

Organization's Name: ICE ICE BABY ICE CREAM

Address of Place of Business: 3216 Commons St Quebec Q536

Address City State Zip

Primary Contact: Duc Van Tan (Sonny) OWNER

Name Title

Phone Number: (249) 281-7755 Email: TranCammy@yahoo.com

Website Address (If Applicable):

Type of Organization (i.e. corporation, sole proprietorship, etc.): Sole proprietorship
 Years of Experience in the Food Service Business: 20 yrs.
 Does the organization have a current San Joaquin Business License? Yes ☒ No ☐
 If 'Yes', please attach a photocopy of your San Joaquin Business License. If No, please attach a copy of your Business License Application.

LTE CREAM
soda
chips
candy.

Truck, van.
FREEZER.
all pre pack. ICE CREAM.
EVERYTHINGs storage inside the
ICE CREAM Van & Equipment.

Planned Prices

Complete the chart below of the products you intend to sell, the portion size, and price.

[illegible]

COMMISSARY VERIFICATION FOR MOBILE FOOD FACILITIES

Please make sure the writing is as clear as possible. (An illegible application will result in a delay or denial of a permit.)

MOBILE FOOD FACILITY INFORMATION

Business Name ICE ICE BABY ICE CREAM License # 7831943
Vehicle Make FORD Model VAN Year 2019
Type of operation ☒ MFF ☐ MFF with Limited Food Preparation Phone [REDACTED]
Permittee's Name Due Van Tan
Address [REDACTED]
City RIVERBANK State CA Zip 95367

COMMISSARY INFORMATION

Business Name MOON STAR ICE CREAM
Address 435 MAIZE BLVD
City MODESTO State CA Zip 95351
Phone 209 - 575-4427 Commissary within Stanislaus County ☒ YES ☐ NO

AUTHORIZATION (to be completed by Commissary owner/authorized representative)

[REDACTED] of [REDACTED] has permission to use the above
MFF business operator MFF business name
food establishment as a commissary. The commissary can accommodate the vehicle business owner with the following
functions (check all that apply):

- | | | |
|---|---|--|
| ☐ Cutting and trimming food | ☐ Cooking food | ☐ Rapid cooling of food |
| ☐ Washing and cleaning food | ☒ Refrigerated food storage | ☐ Dry food storage |
| ☒ Supply food product | ☐ Supply potable water | ☒ Ware-washing |
| ☒ Waste water removal | ☐ Waste grease removal | ☐ Toilet & hand-washing |
| ☒ Overnight parking | ☐ Electrical hook-up | ☐ Vehicle cleaning |

* Wastewater from an MFF must be discharged to a wastewater system through a grease interceptor.

The California Retail Food Code requires that mobile food facilities operate from approved commissaries. Mobile food facilities are to report to the commissary at least once each operating day for cleaning and servicing operations. I agree to immediately notify the Stanislaus County Department of Environmental Resources if the vehicle business operator discontinues the use of this commissary.

Commissary Operator's Name (print): MAGNAR S BASRIA Title (print): owner
Commissary Operator's Signature: X Magnar S Basria Date: X

I, the above-mentioned MFF owner/operator have answered the questions to the best of my knowledge, and will operate out of the above-mentioned commissary and report to the commissary at least once each operating day for cleaning and servicing (as noted above). If the use of the commissary is discontinued, I will notify the Stanislaus County Department of Environmental Resources to make the necessary changes.

MFF operator's Signature: X Date: X



REGISTRATION CARD VALID FROM: 01/31/2024 TO: 01/31/2025

MAKE	YR MODEL	YR 1ST SOLD	VLF CLASS	*YR	TYPE VEH	TYPE LIC	LICENSE NUMBER
FORD	2019	2019	MV	2022	32V	31	78319L3
BODY TYPE MODEL	MP	MO	AX	WC	UNLADEN/G/CGW	VEHICLE ID NUMBER	
VN	G	FB	2	E	05620	1FTYR2XG3KKB16274	
TYPE VEHICLE USE	DATE ISSUED	CC/ALCO	DT FEE RECVD	PIC	STICKER ISSUED	PR EXP DATE: 01/31/2024	
COMMERCIAL	02/20/24	50	02/20/24	9	T3217967		
REGISTERED OWNER	AMOUNT DUE	AMOUNT RECVD	AMOUNT PAID				
TRAN THUY DIUYENTHI	\$ 851.00	CASH :	\$ 851.00				
		CHCK :	851.00				
		CRDT :					
RIVERBANK							
CA	95367						

LIENHOLDER

H05 658 10 0085100 0024 CS H05 022024 31 78319L3 274

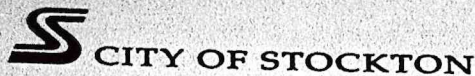
SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
1868 E. Hazelton Ave • Stockton, CA 95205-6232 • Phone (209) 468-3420
Jasjit Kang, R.E.H.S., Director

ENVIRONMENTAL HEALTH

PERMIT TO OPERATE - PE 1634- FOOD VEHICLE/CART (PREPKGD ONLY)
Permit ID # PT0028707 for Record ID # PR0547767
VEHICLE LIC # 78319L3
Valid From 1/1/2024 To 12/31/2024

LICENSE REFERENCE
66957
ACCOUNT ID
115432

COMMISSARY ADDRESS
OUT OF AREA



BUSINESS LICENSE TAX RENEWAL

345 North El Dorado Street • Stockton, CA 95201
(209) 937-8313
www.stocktonca.gov
email: bl@stocktonca.gov

License Expiration Date: 05/31/2024

To avoid late payment penalties, completed
form and payment must be postmarked by:
DATE 06/30/2024

ICE ICE BABY ICE CREAM

3

R

CLASSIFICATION: ICE CREAM OWNER

DESCRIPTION: LIC: 78319L3, TAG: 442

RETURN PAYMENT AND THIS FORM TO:

City of Stockton
Business License Division
P.O. Box 1570
Stockton, CA 95201-1570

License is due and payable on the
first day of the month following
expiration date.
Per SMC 5.04.070

Office hours:

Monday – Friday
8:00am – 4:30pm
First open Friday
8:00 am – 12:00pm
Closed every other Friday

Any change to the business requires a new application. Business tax accounts are not transferable. If you are no longer conducting business, it is your responsibility to close the business license tax account.

PERMITS TO OPERATE are NOT TRANSFERABLE
and may be SUSPENDED or REVOKED for cause.

PERMIT(s) Valid only for: TAN DUC

DBA: ICE ICE BABY ICE CREAM

THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES

Regulated Facility: ICE ICE BABY ICE CREAM #78319L3
435 MAZE BLVD
MODESTO, CA 95351

Facility ID: FA0027207
Account ID: AR0052222
Issued: 4/26/2024

Billing Address: ATTN: TAN DUC
ICE ICE BABY ICE CREAM #78319L3
3216 LEMMONS ST
RIVERBANK, CA 95367

SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

1868 E. Hazelton Ave • Stockton, CA 95205-6232 • Phone (209) 468-3420

Jasjit Kang, R.E.H.S., Director

ENVIRONMENTAL HEALTH

PERMIT TO OPERATE - PE 1634 - FOOD VEHICLE/CART (PREPKGD ONLY)

Permit ID # PT0028707 for Record ID # PR0547767

VEHICLE LIC # 78319L3

Valid From 1/1/2024 To 12/31/2024

PERMITS TO OPERATE are NOT TRANSFERABLE
and may be SUSPENDED or REVOKED for cause.

PERMIT(s) Valid only for: TAN, DUC
DBA: ICE ICE BABY ICE CREAM

THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES

Regulated Facility:

ICE ICE BABY ICE CREAM #78319L3
435 MAZE BLVD
MODESTO, CA 95351

Facility ID FA0027207
Account ID AR0052222
Issued 4/26/2024

Billing Address:

ATTN : TAN, DUC
ICE ICE BABY ICE CREAM #78319L3
[REDACTED]

End of report



CITY OF STOCKTON

BUSINESS LICENSE TAX RENEWAL

345 North El Dorado Street • Stockton, CA 95201

(209) 937-8313

www.stocktonca.gov

email: bl@stocktonca.gov

License Expiration Date: 05/31/2024

To avoid late payment penalties, completed form and payment must be postmarked by:

DATE 06/30/2024

ICE ICE BABY ICE CREAM

ASSIFICATION: ICE CREAM OWNER

SCRIPTION: LIC: 78319L3, TAG: 442

RETURN PAYMENT AND THIS FORM TO:

City of Stockton
Business License Division
P.O. Box 1570
Stockton, CA 95201-1570

License is due and payable on the
first day of the month following
expiration date.

Per SMC 5.04.070

Office hours:

Monday – Friday

8:00am – 4:30pm

First open Friday

8:00 am – 12:00pm

Closed every other Friday

Any change to the business requires a new application. Business tax accounts are not transferable. If you are no longer conducting business, it is your responsibility to close the business license tax account.

ORE PLACES, WORLDWIDE.



SAN JOAQUIN
COUNTY

Environmental Health Department

Time In: 8:48 am
Time Out: 9:00 am

Mobile Food Facility Official Inspection Report

Name of Facility: ICE ICE BABY ICE CREAM #78319L3	Date: 04/26/2024
Address: [REDACTED] MODESTO 95351	
Owner/Operator: TAN, DUC	Telephone:
Program Element: 1634 - FOOD VEHICLE/CART (PREPKG D ONLY)	
Inspection Type: ROUTINE INSPECTION - Operating Permit	

VIOLATIONS AND CORRECTIVE ACTIONS

Items listed on this report as violations do not meet the requirements set forth in the California Health and Safety Code commencing with section 7, 113700. All violations must be corrected within specified timeframe. Violations that are classified as "MAJOR" pose an immediate threat to public health and have the potential to cause foodborne illness. All major violations must be corrected immediately. Non-compliance may warrant immediate closure of the food facility.

OVERALL INSPECTION NOTES AND COMMENTS

OBSERVATIONS

Name on Food Safety Certificate: N/A

Expiration Date:

Warewash

Chlorine (Cl): ppm

Heat: ° F

Water/Hot Water

Ware Sink Temp: ° F

Quaternary Ammonia (QA): ppm

Hand Sink Temp: ° F

FOOD ITEM -- LOCATION -- TEMP ° F -- COMMENTS

No Temperature Data Collected

NOTES

Routine inspection Ice Ice Baby Ice Cream
LIC#78319L3

Selling prepackaged food only.

No violations observed at this time.

Okay to issue the permit for 2024 once fee is paid.

The person in charge is responsible for ensuring that the above mentioned facility is in compliance with all applicable sections of the California Health and Safety Code. If a reinspection is required, fees will be assessed at the current hourly rate.

Received by: _____

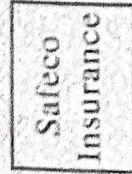
Name and Title: _____

EH Specialist: GEHANE FAHMY

Phone: (209) 616-3052

Crop

FACE OF THIS DOCUMENT HAS A SECURITY FEATURE



CALIFORNIA INSURANCE IDENTIFICATION CARD
COMPANY
SAFECO INSURANCE COMPANY OF AMERICA
62 MAPLE AVENUE
KEENE NH 03431

POLICY NUMBER
A3323392

YEAR
2019

AGENCY/COMPANY ISSUING CARD
PAUL TRUNG NGUYEN
(408) 202-4561
2021 THE ALAMEDA STE 360
SAN JOSE CA 95126-1128

EFFECTIVE DATE
JUNE 12 2024

MAKE/MODEL
FORD

EXPIRATION AT
JUNE 12 2025

VEHICLE IDENTIFICATION
1FTYR2G1KK37144
NAIC

INSURED DUC TAN
THUY THANH HUYNH



VEHICLE REGISTRATION COPY

CN-7042/CAEP 6/13

1-7
3 F 0 EN U ONN

Sunny: 209-281-7155



Ice Ice Baby
Life is Better with Ice Cream
Serving the Central Valley since 1993

\$3.00	\$1.00	\$5.00

QR CODE
SQUARE
VISA
DICK VISA

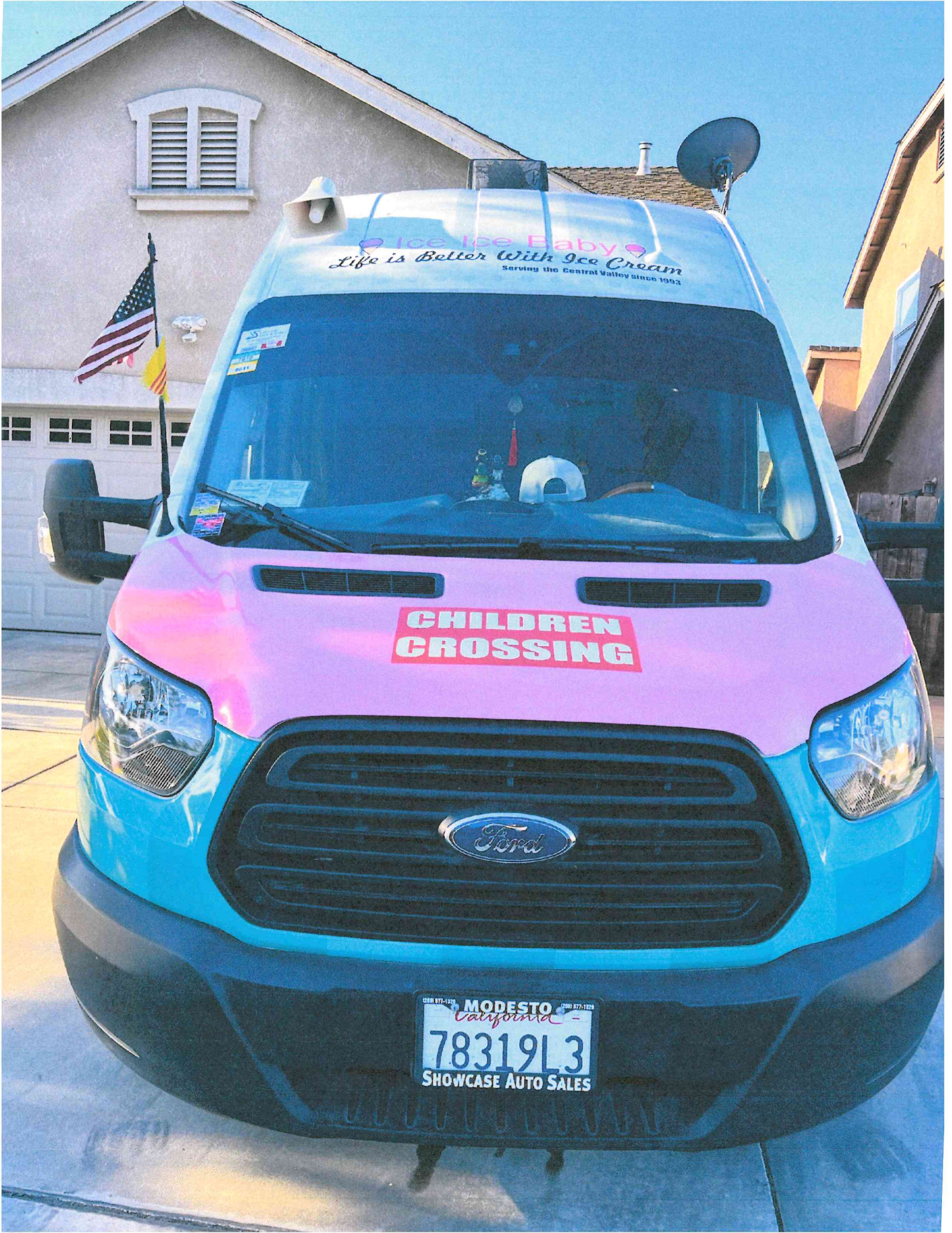
Donuts

Vanilla	\$1.50
Chocolate	\$1.50
Strawberry	\$1.50
Blueberry	\$1.50
Orange	\$1.50
Apple	\$1.50
Peach	\$1.50
Cherry	\$1.50
Raspberry	\$1.50
Lemon	\$1.50
Lime	\$1.50
Blackberry	\$1.50
Pineapple	\$1.50
Guava	\$1.50
Papaya	\$1.50
Mango	\$1.50
Pineapple	\$1.50
Guava	\$1.50
Papaya	\$1.50
Mango	\$1.50

Follow Us on **iceicebaby_209**
FOR EVENT BOOKING
CONTACT: 209.281.7755



Ice Ice Baby
Mobile
932





 Ice Ice Baby 
Life is Better With Ice Cream
Serving the Central Valley since 1993



Follow Us on  iceicebaby_209



Please Purchase from Curbside



MODESTO
JAN California 2025
78319L3
SHOWCASE AUTO SALES



City of Modesto
P.O Box 3442
Modesto, CA 95353



THIS LICENSE IS EVIDENCE THAT THE FEES REQUIRED UNDER TITLE VI OF THE MUNICIPAL CODE HAVE BEEN PAID TO THE CITY OF MODESTO FOR THE CONDUCT AND OPERATION OF THE BUSINESS AT THE PREMISES, AND BY THE PERSON OR FIRM INDICATED BELOW.

MODESTO
CALIFORNIA

ICE ICE BABY ICE CREAM



NON-TRANSFERABLE - VOID IF ALTERED

Business License Certificate

Account Number 1280646 Expiration Date 12/31/2024

THIS LICENSE SHALL NOT ENTITLE LICENSEE TO OPERATE THIS BUSINESS WITHOUT COMPLYING WITH ALL REQUIREMENTS OF THE MODESTO MUNICIPAL CODE AND ALL STATE, FEDERAL, LOCAL AND ANY OTHER APPLICABLE LAWS. IT HAS BEEN ISSUED WITHOUT VERIFICATION THAT THE LICENSEE IS SUBJECT TO OR EXEMPT FROM LICENSING BY THE STATE OF CALIFORNIA.

INFORMATIONAL

- * MUST BE DISPLAYED IN PUBLIC VIEW
- * NOT AN ENDORSEMENT BY THE CITY
- * VOID IF TAX PAYMENTS NOT KEPT CURRENT

DeAnna Christensen
DIRECTOR OF FINANCE

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications/>

Owner(s) DUC VAN TAN

Business Location

Business Type PEDDLER

CALIFORNIA INSURANCE IDENTIFICATION CARD

COMPANY NUMBER

24740

COMPANY NAME AND ADDRESS

SAFECO INS CO OF AMER

POLICY NUMBER

A3323392

EFFECTIVE DATE

06/12/2023

EXPIRATION DATE

06/12/2024

THIS POLICY MEETS THE REQUIREMENTS OF § 16056 OF THE CALIFORNIA VEHICLE CODE

YEAR

2019

MAKE/MODEL

FORD

TRANSIT T-250

VEHICLE IDENTIFICATION NUMBER

1FTYR2XG3KKB16274

AGENCY/COMPANY ISSUING CARD

Paul Trung Insurance Services (408)202-4561

2021 The Alameda 360

CA 95126

San Jose

INSURED

DUC TAN/ THUY THANH HUYNH/ THUY DUYEN TRAN/ STANLEY TRAN

CA 95367

SEE IMPORTANT NOTICE ON REVERSE SIDE

**THIS CARD MUST BE KEPT IN THE INSURED
VEHICLE AND PRESENTED UPON DEMAND**

IN CASE OF ACCIDENT: Report all accidents to your Agent/Company as soon as possible. Obtain the following information:

1. Name and address of each driver, passenger and witness.
2. Name of Insurance Company and policy number for each vehicle involved.

**CITY OF RIVERBANK CONCESSION APPLICATION FORM
JACOB MYERS PARK**

Applicant Information

Organization's Name: Kona Ice Of Ripon
Address of Place of Business: PO Box 1371 Ripon CA 95366
Address City State Zip

Primary Contact: Bernadette Spencer owner
Name Title

Phone Number: 209 302-9238 Email: JBSPENCER@KONA-ICE.COM
Website Address (If Applicable): WWW.KONA-ICE.COM

Organization Information

Type of Organization (i.e. corporation, sole proprietorship, etc.): _____

Years of Experience in the Food Service Business: 4

Does the organization have a current San Joaquin Business License? Yes ☒ No ☐

If 'Yes', please attach a photocopy of your San Joaquin Business License. If No, please attach a copy of your Business License Application.

Please describe your proposed services.

Shaved Ice AND Flavors

Please describe all equipment you will use for the proposed services.

SELF contained Mobile Shaved
Ice & TRUCK



TEMPORARY FOOD VENDOR'S APPLICATION

All food vendors (both for profit and non-profit) are required to return a signed and completed copy of this checklist to the festival coordinator three (3) weeks prior to this event.

1. 1.Name of Event: _____ Date(s): _____

2. The following is information about my organization/business:

Name of organization/business: Kona Ice of Ripon

Address: P.O. Box 1371

Phone: (209) 407-7044 Alternate: (209) 302-9238

3. List food to be sold or given to the public: Shaved Ice and Flavors

4. I am providing food that is **NOT** prepared at home: ☒ Yes ☐ No

All food is prepared on-site or is from approved commercial facilities: ☒ Yes ☐ No

Name of facility: Commissary El Gallo Phone: (209) 334-2573

Address of facility: 355 N Guild Ave Lodi, Ca. 95240

5. I am providing a booth with the following: (to protect my unpackaged food and food-preparation areas from flies, dust and the public)

☐ A booth with walls and ceiling constructed of either wood, canvas, plastic, similar material and fine mesh fly screening, completely enclosing open food areas. It will also have a smooth and cleanable floor (concrete, asphalt, clean tarps and smooth wood are acceptable) and constructed to separate food and food preparation areas from the public.

☒ Other (specify): Truck

Note: The only operations not required to provide enclosed booths are those which sell beverages from approved dispensers, or prepackaged foods from approved sources.

6. Approved water for drinking, utensil and hand washing will be provided in my booth by the following methods:

☐ Approved bottled water.

☐ On-site hose bib that is connected to a potable water source.

☒ Other (specify): 3 compartment sink / 1 hand washing sink / storage tank on truck

7. Electricity is provided for my booth's use: ☐ Yes ☒ No

8. I am providing an accurate probe thermometer to measure the hot and cold holding of potentially hazardous foods during all times of booth operation: ☒ Yes ☐ No

9. I am providing the following hot temperature control for the hot holding of all potentially hazardous foods above 135°F:

☐ Camp stove

☐ Sterno & hotel trays

☐ Double steamer

☐ Steam table & lids

☐ Electric stove top

☒ Other (specify) Nothing Hot

Note: Examples of potentially hazardous food include: meats, tamales, cooked beans, rice, vegetables, potato salad, eggs, and dairy products.



SAN JOAQUIN COUNTY

Greatness grows here.

Environmental Health Department

10. I am providing the following cold temperature control for the cold holding of potentially hazardous foods below 45°F (if food is used the following day, maintain below 41°F temperature):

☐ Ice chests ☐ Refrigerator
☒ Refrigerated truck ☐ Ice bath and tubs
☐ Other (specify) _____

11. I am providing the following items within my booth for the sanitary cleaning of food preparation utensil
☒ Three compartment sink.

OR

☐ Three deep tubs (basins 6-8 inches minimum), one for soapy water, one for rinsing and one for a bleach solution (one tablespoon of bleach per gallon of water).
☐ Detergent, bleach, and wiping cloths (cleaning towels).
☐ Tub to store wiping cloths in bleach solution.

12. I am providing the following for adequate hand washing facilities, but separate from utensil wash within my booth:

☒ Water supply dispenser with warm water at a minimum of 100°F (i.e. 5-20 gallon container with spigot).
☐ One separate tub (bucket or basin) for the collection of rinse/wastewater.
☐ Paper towels and pump-style soap container.

13. Names of responsible persons to be present in booth during all hours of operation:

Joe and Bernadette Spencer

****Important****

All food vendor booths are subject to inspection. Please make a copy of this application in preparation for this event. A copy of this checklist must be in the booth at all hours of preparation and operation. **Return original to festival coordinator three weeks prior to this event.**

14. Completed by:

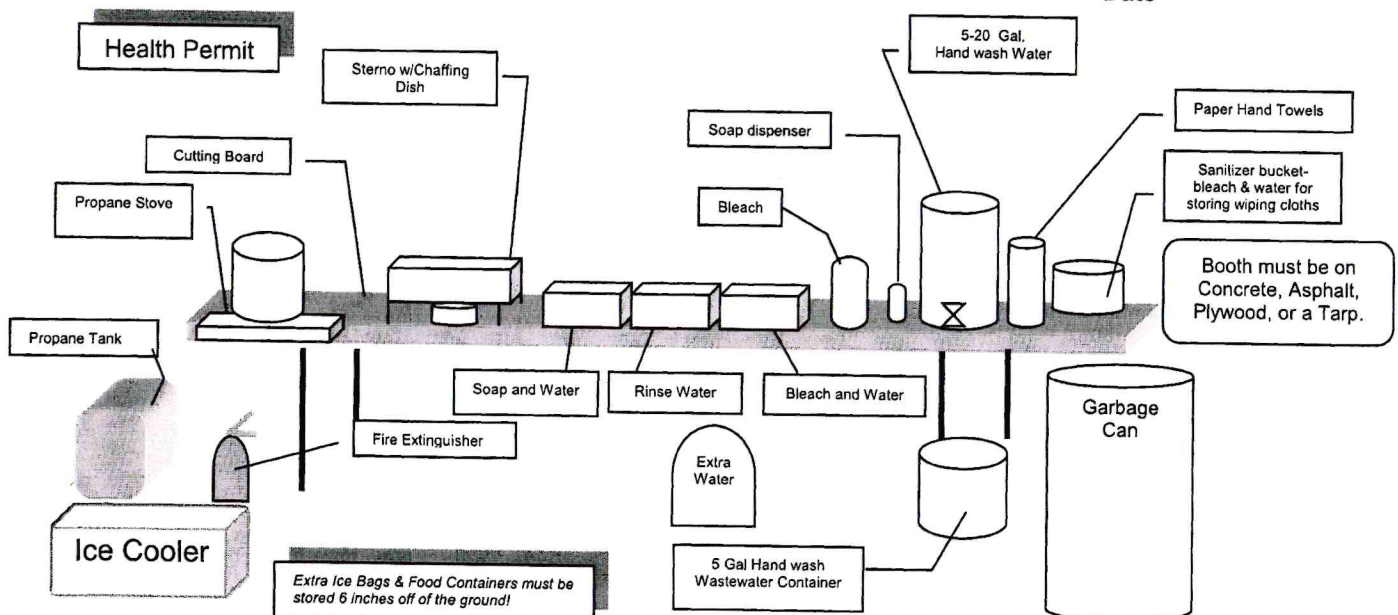
Signature

Owner/Operator

5-9-2024

Title

Date





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/09/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Northern Kentucky Insurance 5915 Centennial Circle Florence KY 41042		CONTACT NAME: Amie Turner PHONE (A/C, No, Ext): (859)586-8580 FAX (A/C, No): (859)586-8616 E-MAIL ADDRESS: amie@cornerstoneinsllc.com	
INSURED Spencer's Shaved Ice LLC, DBA: Kona Ice of Ripon [REDACTED] Ripon CA 95366		INSURER(S) AFFORDING COVERAGE INSURER A: Great American Insurance Company of New York INSURER B: Great American Assurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 22136 26344	

COVERAGES**CERTIFICATE NUMBER:** 2024-2025**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			SPP2550850	02/18/2024	02/18/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 OTHER \$
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			CAP2550851	02/18/2024	02/18/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

[Job #: Job Type: Jacob Myers Park]

Certificate holder is listed as an additional insured with regards to the operations of the named insured.

CERTIFICATE HOLDER**CANCELLATION**

City of Riverbank 23653 S Santa Fe Street Riverbank CA 95367	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ServSafe® CERTIFICATION

JOSEPH SPENCER

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)—Conference for Food Protection (CFP).

18815431

CERTIFICATE NUMBER

5462

EXAM FORM NUMBER

1/3/2020

DATE OF EXAMINATION

Local laws apply. Check with your local regulatory agency for recertification requirements.

1/3/2025

DATE OF EXPIRATION



Sherman Brown
Executive Vice President, National Restaurant Association Solutions



In accordance with Maritime Labor Convention 2006, Resolution ADM N 048-2013 (Regulation 3.2, Standard A3.2),
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are trademarks of the National Restaurant Association.
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1/21/0811

v.1711

Contact us with questions at 233 S. Wacker Drive, Suite 3600, Chicago, IL 60606-6383 or ServSafe@restaurant.org.

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

**Subject: Resolution to Approve and Adopt 2024 City of Riverbank
Measure L Expenditure Plan Revised Project List**

From: Marisela H. Garcia, City Manager

**Submitted By: Kathleen Cleek, Development Services Administration
Manager**

RECOMMENDATION

It is recommended that the City Council adopt the 2024 City of Riverbank Measure L Expenditure Plan Revised Project List for local streets and roads, traffic management, and bike and pedestrian improvement projects.

SUMMARY

On November 8, 2016 the Stanislaus County voters approved a ½ cent sales tax measure to fund local and regional transportation projects and programs. The tax is expected to generate approximately \$39 million dollars a year over a 25-year period for Stanislaus County.

The City of Riverbank entered into a Master Funding Agreement with the Stanislaus Council of Governments (StanCOG) and within that agreement the City agrees to provide StanCOG with a detailed project list for local streets and roads, traffic management and bicycle/pedestrian projects that are scheduled to be constructed with Measure L Funding. The projects identified on the Expenditure Plan Project List detail a comprehensive list of infrastructure improvements that the City has identified as priority projects.

The last update to the list was approved by the City Council at the April 23, 2024 meeting. Since that time staff has added four additional projects to the 2023 Measure L Expenditure Plan.

Pedestrian & Road Improvements along Callander Road between Topeka Street and Santa Fe. This project was placed out to bid and the bids came in over budget. We are requesting an additional \$250,000 to cover some of the additional costs of the project. We are also going to start the preliminary engineering on two new overlays on Silverrock Road and Townsend Avenue and one sidewalk project along Roselle Avenue.

FISCAL IMPACT THROUGH THE END OF 2024:

Measure L – Streets & Roads	\$1,984,000
Measure L – Traffic Management	977,217
Measure L – Bicycle/Pedestrian	223,750

ATTACHMENTS

1. Resolution 2024-
EXHIBIT A: 2024 City of Riverbank Expenditure Plan Revised Project List

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING AND ADOPTING THE 2024 CITY OF RIVERBANK MEASURE L
EXPENDITURE PLAN REVISED PROJECT LIST**

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

WHEREAS, The Riverbank City Council has reviewed the 2024 City of Riverbank Measure L Expenditure Plan Revised Project List presented by staff; and

WHEREAS, the ½ cent sales tax measure approved by the voters to fund local and regional transportation projects and programs is expected to generate approximately \$1,200,000 for the City of Riverbank’s local streets and roads; and

WHEREAS, the ½ cent sales tax measure approved by the voters to fund local and regional transportation projects and programs is expected to generate approximately \$192,000 for the City of Riverbank’s traffic management projects; and

WHEREAS, the ½ cent sales tax measure approved by the voters to fund local and regional transportation projects and programs is expected to generate approximately \$90,000 for the City of Riverbank’s bicycle/pedestrian projects; and

WHEREAS, each project on the 2024 City of Riverbank Measure L Expenditure Plan Revised Project List attached, will require City Council review and approval prior to construction; and

WHEREAS, each year a comprehensive review of the proposed Measure L Project List will be conducted and any changes presented to Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the City of Riverbank’s 2024 City of Riverbank Measure L Expenditure Plan Revised Project List.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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: Exhibit A – 2024 City of Riverbank Measure L Expenditure Plan Revised
Project List**

EXHIBIT A

2023 City of Riverbank Measure L Expenditure Plan Project List Revised - 5-28-2024

Type	Projects	Description	Shared Cost	Measure L Funds	Planned Start	Planned Completion
Local Streets and Roads (50%)						
Signal Project	Signal At Patterson & Roselle	Revised Plans Per BNSF	Design Costs	\$60,000	FY 2022	FY 2024
Signal Project	Signal at Patterson & Snedigar	Signal design	Full Design Cost	\$60,000	FY 2023	FY 2024
Overlay (PE & Construction)	Claribel Road Overlay	Claribel Road Overlay Roselle to Squire Wells	Full Design & Shared Construction Cost	\$500,000	FY 2023	FY 2024
Overlay (PE & Construction)	Oakdale Road Overlay	Oakdale Road Overlay - Patterson to Southgate	Full Design & Construction Cost	\$773,500	FY 2023	FY 2024
Overlay (PE)	Riverside Drive Overlay	Riverside Drive Overlay 3rd to 4th Street	Full Design Cost	\$35,000	FY 2023	FY 2024
Overlay & Widening (PE)	Howard Avenue Widening & Overlay	Howard Avenue Widening & Overlay - Patterson Road to Ward Ave. - PE	Full Design Cost	\$45,000	FY 2023	FY 2024
Overlay (PE)	Patterson Road Overlay - Claus to Snedigar	Patterson Road Overlay - Claus to Snedigar- PE	Full Design Cost	\$58,000	FY 2023	FY 2024
Intersection Improvements (PE)	Roselle @ Morrill Intersection Impr.	Roselle @ Morrill Intersection Impr. - PE	Full Design	\$82,500	FY 2023	FY 2024
Pedestrian & Road Improvements (CON)	Callander Avenue Pedestrian Project (Phase I)	Construction - Complete Street Improvements - Callander Avenue between Topeka & Santa Fe Streets	Construction	\$250,000	FY 2024	FY 2024
Overlay (PE)	Silverrock Overlay - Patterson to Oakdale Road	Silverrock Overlay - Patterson to Oakdale Road	Full Design Cost	\$55,000	FY 2024	FY 2025
Overlay (PE)	Townsend Avenue - Terminal to Eighth Street	Townsend Avenue - Terminal to Eighth Street	Full Design Cost	\$35,000	FY 2024	FY 2025
Overlay (PE)	Roselle Avenue Sidewalk - Phase II Ross to Monschein	Roselle Avenue Sidewalk - Phase II Ross to Monschein	Full Design Cost	\$30,000	FY 2024	FY 2025
Traffic Management (10%)						
Pedestrian & Road Improvements (Matching Funds)	Callander Avenue Pedestrian Project (Phase I)	ROW & Construction - Complete Street Improvements - Calendar Avenue between Topeka & Santa Fe Streets	Matching Construction Cost	\$430,217	FY 2021	FY 2024
Crossroads Elementary Crosswalks (PE & Construction)	Raised Crosswalks	Prospector's Pkwy @ Suttermill and Saxon Way @ Novi Drive	Full Design & Construction Cost	\$162,000	FY 2024	FY 2024
Intersection Improvements - (PE & Construction)	Roselle & S. Rosebrook Intersection Improvements	Roselle & S. Rosebrook Intersection Improvements	Full Design & Construction Cost	\$385,000	FY 2023	FY 2024
Bike/Ped (5%)						
Pedestrian Sidewalk Project	Patterson Road Sidewalk Project	Patterson Road Sidewalks - Hwy 108 to Roselle Avenue - PE	Full Design Cost	\$42,500	FY 2022	FY 2024
Street Lighting	Squire Wells & Homewood	Squire Wells & Homewood Street Light	Complete Cost	\$15,000	FY 2023	FY 2024
Pedestrian Sidewalk Project	Roselle Avenue Sidewalk Project	Roselle Avenue Sidewalks - Westgate to south of S. Rosebrook over MID Canal	Full Design Cost	\$35,000	FY 2023	FY 2024
Palmer Avenue Sidewalks (PE & Construction)	Sidewalk Improvements	Palmer Avenue at Patterson Road	Full Design & Construction Cost	\$131,250	FY 2024	FY 2024

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5

SECTION 9: CONSENT

Meeting Date:	May 28, 2024
Subject:	Resolution Adopting a List of Projects for Fiscal Year 2024-2025 Funded by SB 1: The Road Repair and Accountability Act of 2017
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council approve a Resolution adopting a list of projects for Fiscal Year 2024-2025 funded by SB 1: The Road Repair and Accountability Act of 2017.

SUMMARY

On April 28, 2017, Governor Brown signed Senate Bill (SB) 1, which is known as the Road Repair and Accountability Act of 2017. The primary focus of the Bill is to address basic road maintenance, rehabilitation, and critical safety needs on both the state highways and local streets and roads system. Prior to receiving new Fiscal Year apportionments of Road Maintenance and Rehabilitation Account (RMRA) funds from the California State Controller, the city must adopt a list of projects proposed to be funded with these funds by resolution and submitted to the State by July 1 of each year.

The City is projected to receive \$634,921 in RMRA funding for Fiscal Year 2024-2025 from SB 1. The City's approximate balance at the end of Fiscal Year 2023-2024 will be \$417,685. The total amount the City will have available for projects is \$1,052,606.

For Fiscal Year 2024-2025 the projects the City has scheduled for this year are as follows:

Storm Line Improvements – Oakdale Road	\$ 60,000
Road & Storm Improvements – Callander Avenue	\$ 461,668
Road & Storm Improvements – Woodhaven Circle & Woodhaven Place	\$ 400,000
Total	\$ 921,668

FINANCIAL IMPACT

SB-1 Streets & Roads funded projects totaling approximately \$921,668.

The RMRA funds do require a Maintenance of Effort (MOE) from the City based on General Fund spending for street, road and highway purposes. City staff is continuing to work with the State to comply with the MOE requirements.

STRATEGIC PLAN

Recommendation for approval of the Fiscal Year 2024-2025 list of roads to be maintained is in line with the 2020-2025 Riverbank Strategic Plan goal to Improve Public Safety by maintaining safe and well-lit streets and roads.

RECOMMENDATION

It is recommended that the City Council approve a Resolution accepting the Fiscal Year 2024-2025 list of projects to be funded with Senate Bill (SB) 1 “The Road Repair and Accounting Act of 2017”.

ATTACHMENT

1. Resolution 2024-
EXHIBIT A: SB-1 Project List FY 2024/2025 Funding

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024-25 FUNDED BY SB 1:
THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

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

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Riverbank are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Riverbank must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project’s completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Riverbank, will receive an estimated \$634,921 in RMRA funding in Fiscal Year 2024-2025 from SB 1; and

WHEREAS, this is the 6th year in which the City of Riverbank is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community’s transportation priorities/the project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City rehabilitate two roads and improve storm drain issues at two locations this year and continue to crack seal and slurry seal roads into the future; and

WHEREAS, the 2021 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in good condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into excellent condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND that the City Council of the City of Riverbank, State of California, hereby orders and declares as follows:

1. The foregoing recitals are true and correct.
2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2024-2025 Road Maintenance and Rehabilitation Account revenues:

Storm Line Improvements – Oakdale Road – FY 2024-2025 Funds \$60,000, Start FY 2024, Complete FY 2024, Estimated Useful Life Minimum 20 Years, Estimated Useful Life Maximum 30 Years.

Road & Storm Improvements – Callander Avenue between Topeka Street and Santa Fe Street – FY 2024-2025 Funds \$461,668, Start FY 2024, Complete FY 2024, Estimated Useful Life Minimum 15 Years, Estimated Useful Life Maximum 20 Years.

Road & Storm Improvements – Woodhaven Circle and Woodhaven Place – FY 2024-2025 Funds \$400,000, Start FY 2025, Complete FY 2026, Estimated Useful Life Minimum 15 Years, Estimated Useful Life Maximum 20 Years.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May 2024; motioned by Councilmember District_____, seconded by Councilmember District _____, 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: Exhibit A – City of Riverbank SB-1 Project List FY 2024/2025 Funding

EXHIBIT A

City of Riverbank SB-1 Project List FY 2024/2025 Funding

Type	Projects	Description	Budget	Started	Completed	Estimated Useful Life Minimum	Estimated Useful Life Maximum
Local Streets and Roads							
Storm Line Improvements	Oakdale Road between Westgate & Heartlands	Repair 18" Storm Line	\$60,000	FY2024	FY2024	20 Years	30 Years
Overlay & Storm Improvements	Callander Avenue between Topeka & Santa Fe Streets	Overlay Road including storm improvements	\$461,668	FY2024	FY2024	15 Years	20 Years
Overlay & Storm Improvements	Woodhaven Circle & Woodhaven Place	Overlay Road including storm improvements	\$400,000	FY2024	FY2025	15 Years	20 Years

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6-A

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.**
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.**
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.

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 2024/2025 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

STRATEGIC PLAN

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

FISCAL IMPACT

The annual assessments for the Consolidated Districts all increased except for Zone 2 – Courtney Estates (this district just has street lighting) and Zone 7 – Sterling Ridge (sufficient reserves). The annual increase for the other districts will cover the maintenance costs of the Grover Landscaping contract and help cover tree trimming and unforeseen irrigation repairs.

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change</u>
Zone 2 - Courtney Estates	\$ 25.50	\$ 25.50	\$ 0.00
Zone 3 - South Bend Estates	\$ 94.46	\$ 95.00	\$ 0.46
Zone 5 - Elmwood Estates	\$ 26.22	\$ 30.16	\$ 3.94
Zone 6 - Chianti	\$122.12	\$158.76	\$36.64
Zone 7 - Sterling Ridge	\$141.98	\$141.98	\$ 0.00
Zone 8 - Eastwood Estates	\$135.96	\$190.34	\$54.38

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Consolidated Landscaping and Lighting District Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS
FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL
YEAR 2024/2025**

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

WHEREAS, the City Council has, by previous Resolutions, formed the Consolidated Landscaping and Lighting District (hereafter referred to as the “District”) and initiated proceedings for Fiscal Year 2024/2025 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2024/2025.

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

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the

original District. The District contains six (6) Benefit Zones known as Zone No. 2 Courtney Estates; Zone No. 3 South Bend Estates Units 1 and 2; and Zone No. 5 Elmwood Estates Unit 1; Zone 6 Chianti Unit 1, Zone 7 Sterling Ridge Unit 1; and Zone 8 Eastwood Estates Unit 1. The District is known and designated as

“Consolidated Landscaping and Lighting District”

- Section 4** Proposed Assessment Amounts: For Fiscal Year 2024/2025, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.
- Section 5** Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.
- Section 6** Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution, once in the local paper, not less than ten (10) days before the date of the Public Hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.
- Section 7** Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF
ASSESSMENTS FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING
DISTRICT FOR FISCAL YEAR 2024/2025**

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

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

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

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

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

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

medians, and other designated areas. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT
FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL
YEAR 2024/2025**

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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: Consolidated L & L Engineer's Annual Levy Report – 2024/2025



City of Riverbank

Consolidated Landscaping and Lighting District

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024

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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 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I - OVERVIEW	1
A. INTRODUCTION	1
B. APPLICABLE LEGISLATION	2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	3
PART II - PLANS AND SPECIFICATIONS	4
A. CHANGES OR MODIFICATIONS TO THE DISTRICT	4
B. GENERAL DESCRIPTION OF THE IMPROVEMENTS AND SERVICES	6
C. DISTRICT ZONES AND SPECIFIC IMPROVEMENTS	6
PART III - METHOD OF APPORTIONMENT	10
A. GENERAL	10
B. BENEFIT ANALYSIS	10
C. ASSESSMENT METHODOLOGY	12
PART IV - DISTRICT BUDGET FISCAL YEAR 2024/2025	14
PART V - DISTRICT BOUNDARY MAPS	15
PART VI — 2024/2025 ASSESSMENT ROLL	18

PART I - OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. 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 2024/2025.

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 2024/25 is 2.37%.

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 2024/2025

	Zone No. 2	Zone No. 3	Zone No. 5	Zone No. 6	Zone No. 7	Zone No. 8	
	Courtney Estates	South Bend Estates Units 1 & 2	Elmwood Estates Units 1 & 2	Chianti Unit 1	Sterling Ridge Unit 1	Eastwood Estates Unit 1	District Totals
DIRECT COSTS							
Landscape Maintenance	\$0	\$6,720	\$2,760	\$2,520	\$6,420	\$2,520	\$20,940
Landscape Utilities	0	1,000	640	110	6,600	110	8,460
Utilities	100	0	0	0	0	0	100
Repairs/Abatement	100	0	0	0	7,000	0	7,100
Street Lighting	0	0	0	0	0	0	0
Street Light Utilities	0	0	0	0	0	0	0
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Direct Costs (Subtotal)	\$200	\$7,720	\$3,400	\$2,630	\$20,020	\$2,630	\$36,600
ADMINISTRATION COSTS							
City Administration & Overhead	\$0	\$700	\$340	\$260	\$2,500	\$0	\$3,800
District Administration	75	445	1,116	81	1,147	44	2,908
County Administration Fee	3	15	37	3	38	1	97
Administration Costs (Subtotal)	\$78	\$1,160	\$1,493	\$344	\$3,685	\$45	\$6,805
LEVY BREAKDOWN							
Total Direct and Admin. Costs	\$278	\$8,880	\$4,893	\$2,974	\$23,705	\$2,675	\$43,405
Reserve Collection/ (Transfers)	28	(2,135)	475	(910)	(2,723)	(1,343)	(6,608)
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/(Transfers)	0	0	0	0	5,000	0	5,000
Balance to Levy	\$306	\$6,745	\$5,367	\$2,064	\$25,982	\$1,332	\$41,797
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	\$95.00	\$30.16	\$158.76	\$141.98	\$190.34	
Maximum Levy per EDU	\$42.64	\$95.00	\$59.60	\$203.80	\$372.86	\$290.15	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	(\$236)	(\$4,593)	(\$3,601)	(\$2,680)	\$79,147	(\$2,150)	\$65,887
Reserve Fund Activity	28	(2,135)	475	(910)	(2,723)	(1,343)	(6,608)
Ending Reserve Fund Balance (Projected)	(\$207)	(\$6,728)	(\$3,127)	(\$3,590)	\$76,424	(\$3,493)	\$59,279
Beginning Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Improvement Project Fund Activity	0	0	0	0	5,000	0	5,000
Ending Capital Improvement Project Fund	\$0	\$0	\$0	\$0	\$5,000	\$0	\$5,000

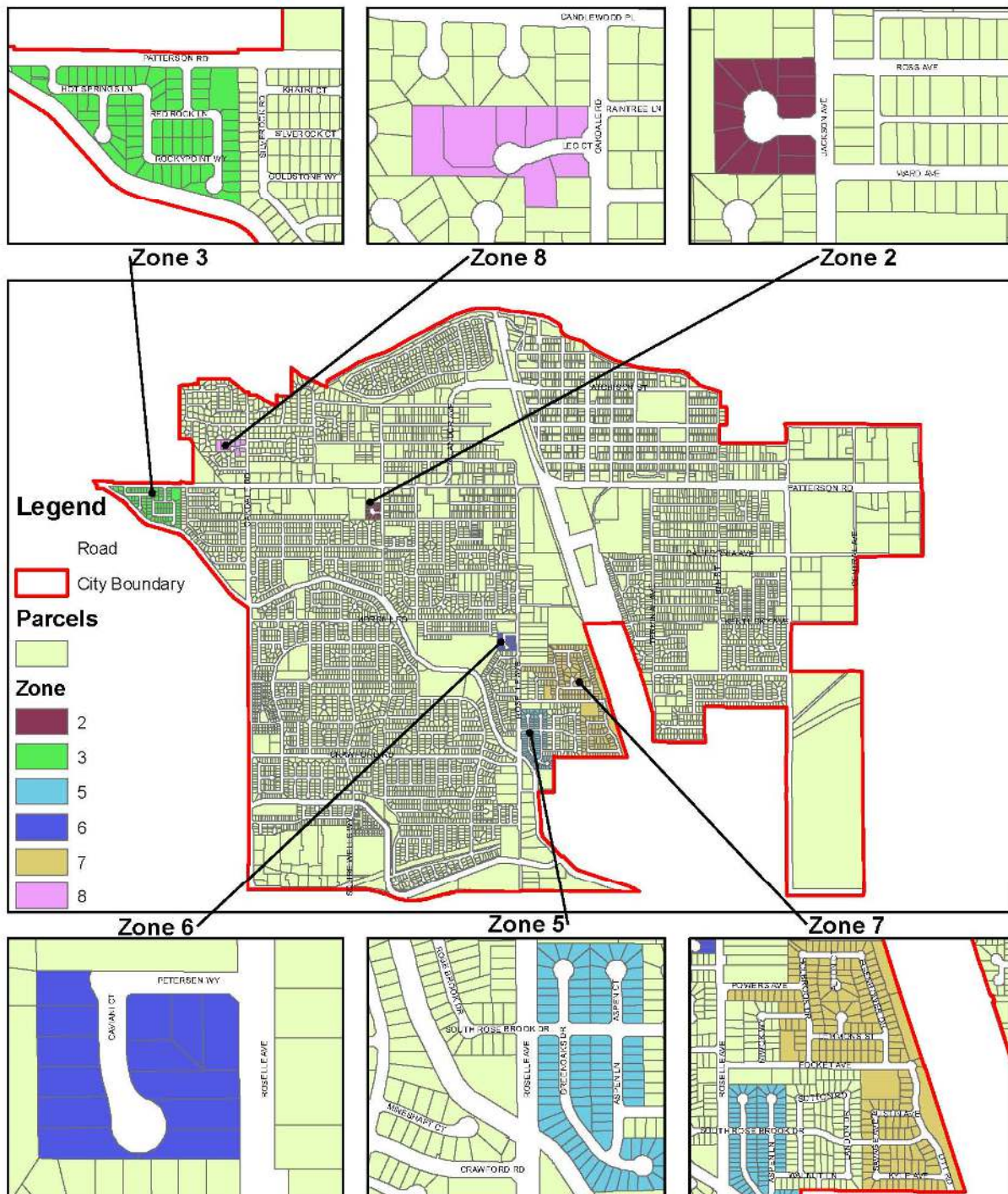
PART V - DISTRICT BOUNDARY MAPS

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

The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District and Zone are those lines and dimensions shown on the Stanislaus County Assessor's Maps of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

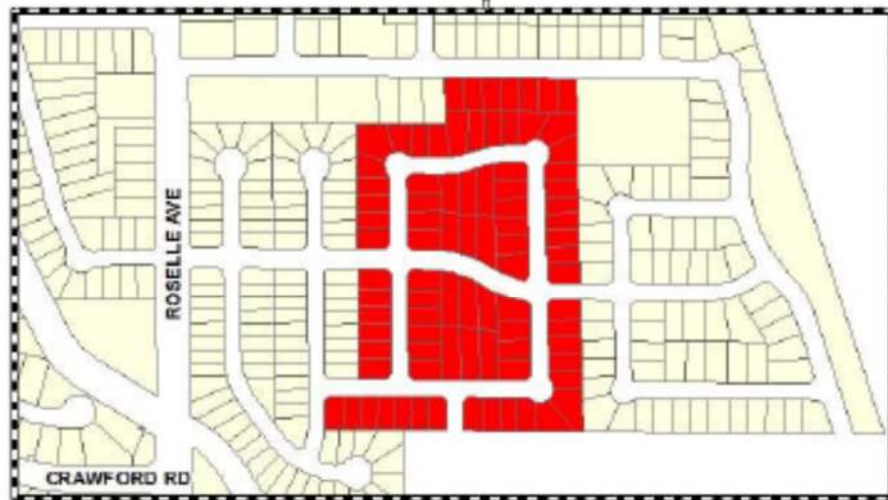
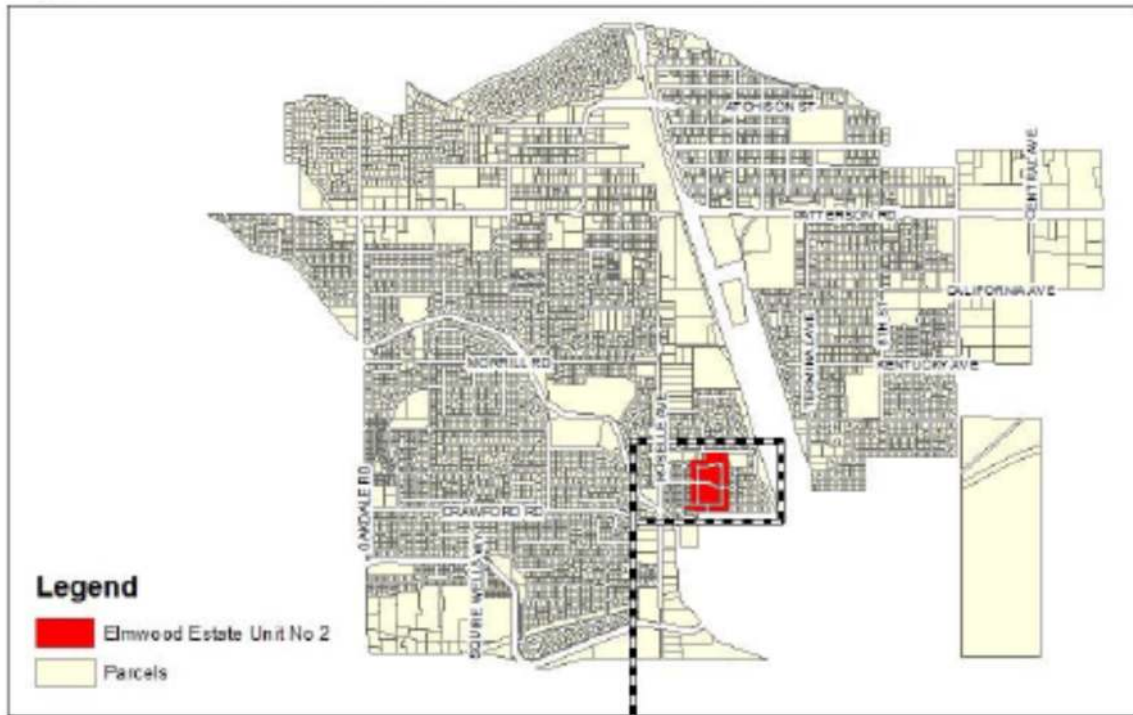
The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District





Riverbank Elmwood Estate Unit No 2



PART VI — 2024/2025 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	\$95.00
074-022-002-000	1.00	3	95.00
074-022-003-000	1.00	3	95.00
074-022-004-000	1.00	3	95.00
074-022-005-000	1.00	3	95.00
074-022-006-000	1.00	3	95.00
074-022-007-000	1.00	3	95.00
074-022-008-000	1.00	3	95.00
074-022-009-000	1.00	3	95.00
074-022-010-000	1.00	3	95.00
074-022-011-000	1.00	3	95.00
074-022-012-000	1.00	3	95.00
074-022-013-000	1.00	3	95.00
074-022-014-000	1.00	3	95.00
074-022-015-000	1.00	3	95.00
074-022-016-000	1.00	3	95.00
074-022-017-000	1.00	3	95.00
074-022-018-000	1.00	3	95.00
074-022-019-000	1.00	3	95.00
074-022-020-000	1.00	3	95.00
074-022-021-000	1.00	3	95.00
074-022-022-000	1.00	3	95.00
074-022-023-000	1.00	3	95.00
074-022-024-000	1.00	3	95.00
074-022-025-000	1.00	3	95.00
074-022-026-000	1.00	3	95.00
074-022-029-000	1.00	3	95.00
074-022-030-000	1.00	3	95.00
074-022-031-000	1.00	3	95.00
074-022-032-000	1.00	3	95.00
074-022-033-000	1.00	3	95.00
074-022-034-000	1.00	3	95.00
074-022-035-000	1.00	3	95.00
074-022-036-000	1.00	3	95.00
074-022-037-000	1.00	3	95.00
074-022-038-000	1.00	3	95.00

APN	EDUs	Zone	Charge
074-022-039-000	1.00	3	95.00
074-022-040-000	1.00	3	95.00
074-022-041-000	1.00	3	95.00
074-022-042-000	1.00	3	95.00
074-022-043-000	1.00	3	95.00
074-022-044-000	1.00	3	95.00
074-022-045-000	1.00	3	95.00
074-022-046-000	1.00	3	95.00
074-022-047-000	1.00	3	95.00
074-022-048-000	1.00	3	95.00
074-022-049-000	1.00	3	95.00
074-022-050-000	1.00	3	95.00
074-022-051-000	1.00	3	95.00
074-022-052-000	1.00	3	95.00
074-022-053-000	1.00	3	95.00
074-022-054-000	1.00	3	95.00
074-022-055-000	1.00	3	95.00
074-022-056-000	1.00	3	95.00
074-022-057-000	1.00	3	95.00
074-022-058-000	1.00	3	95.00
074-022-059-000	1.00	3	95.00
074-022-060-000	1.00	3	95.00
074-022-061-000	1.00	3	95.00
074-022-062-000	1.00	3	95.00
074-022-063-000	1.00	3	95.00
074-022-064-000	1.00	3	95.00
074-022-065-000	1.00	3	95.00
074-022-066-000	1.00	3	95.00
074-022-067-000	1.00	3	95.00
074-022-068-000	1.00	3	95.00
074-022-069-000	1.00	3	95.00
074-022-070-000	1.00	3	95.00
074-022-075-000	1.00	3	95.00
074-022-076-000	1.00	3	95.00
074-022-077-000	1.00	3	95.00
Total:	71.00		\$6,745.00
075-049-001-000	1.00	5	\$30.16
075-049-002-000	1.00	5	30.16
075-049-003-000	1.00	5	30.16
075-049-004-000	1.00	5	30.16
075-049-005-000	1.00	5	30.16
075-049-006-000	1.00	5	30.16
075-049-007-000	1.00	5	30.16
075-049-008-000	1.00	5	30.16
075-049-009-000	1.00	5	30.16
075-049-010-000	1.00	5	30.16
075-049-011-000	1.00	5	30.16
075-049-012-000	1.00	5	30.16
075-049-013-000	1.00	5	30.16

APN	EDUs	Zone	Charge
075-049-014-000	1.00	5	30.16
075-049-015-000	1.00	5	30.16
075-049-016-000	1.00	5	30.16
075-049-017-000	1.00	5	30.16
075-049-018-000	1.00	5	30.16
075-049-019-000	1.00	5	30.16
075-049-020-000	1.00	5	30.16
075-049-021-000	1.00	5	30.16
075-049-022-000	1.00	5	30.16
075-049-023-000	1.00	5	30.16
075-049-024-000	1.00	5	30.16
075-049-025-000	1.00	5	30.16
075-049-026-000	1.00	5	30.16
075-049-027-000	1.00	5	30.16
075-049-028-000	1.00	5	30.16
075-049-029-000	1.00	5	30.16
075-049-030-000	1.00	5	30.16
075-049-031-000	1.00	5	30.16
075-049-032-000	1.00	5	30.16
075-049-033-000	1.00	5	30.16
075-049-034-000	1.00	5	30.16
075-049-035-000	1.00	5	30.16
075-049-036-000	1.00	5	30.16
075-049-037-000	1.00	5	30.16
075-049-038-000	1.00	5	30.16
075-049-039-000	1.00	5	30.16
075-049-040-000	1.00	5	30.16
075-049-041-000	1.00	5	30.16
075-049-042-000	1.00	5	30.16
075-049-043-000	1.00	5	30.16
075-049-044-000	1.00	5	30.16
075-049-045-000	1.00	5	30.16
075-049-046-000	1.00	5	30.16
075-049-047-000	1.00	5	30.16
075-049-048-000	1.00	5	30.16
075-049-049-000	1.00	5	30.16
075-049-050-000	1.00	5	30.16
075-049-051-000	1.00	5	30.16
075-049-052-000	1.00	5	30.16
075-049-053-000	1.00	5	30.16
075-049-054-000	1.00	5	30.16
075-049-055-000	1.00	5	30.16
075-049-056-000	1.00	5	30.16
075-049-057-000	1.00	5	30.16
075-049-058-000	1.00	5	30.16
075-049-059-000	1.00	5	30.16
075-049-060-000	1.00	5	30.16
075-049-061-000	1.00	5	30.16
075-049-062-000	1.00	5	30.16

APN	EDUs	Zone	Charge
075-049-063-000	1.00	5	30.16
075-049-064-000	1.00	5	30.16
075-049-065-000	1.00	5	30.16
075-049-066-000	1.00	5	30.16
075-049-067-000	1.00	5	30.16
075-049-068-000	1.00	5	30.16
075-049-069-000	1.00	5	30.16
075-049-070-000	1.00	5	30.16
075-049-071-000	1.00	5	30.16
075-049-072-000	1.00	5	30.16
075-049-073-000	1.00	5	30.16
075-049-074-000	1.00	5	30.16
075-049-075-000	1.00	5	30.16
075-049-076-000	1.00	5	30.16
075-049-077-000	1.00	5	30.16
075-049-078-000	1.00	5	30.16
075-049-079-000	1.00	5	30.16
075-049-080-000	1.00	5	30.16
075-049-081-000	1.00	5	30.16
075-049-082-000	1.00	5	30.16
075-049-083-000	1.00	5	30.16
075-049-084-000	1.00	5	30.16
075-049-085-000	1.00	5	30.16
075-049-086-000	1.00	5	30.16
075-049-087-000	1.00	5	30.16
075-049-088-000	1.00	5	30.16
075-049-089-000	1.00	5	30.16
075-049-090-000	1.00	5	30.16
075-049-091-000	1.00	5	30.16
075-049-092-000	1.00	5	30.16
075-095-001-000	1.00	5	30.16
075-095-002-000	1.00	5	30.16
075-095-003-000	1.00	5	30.16
075-095-004-000	1.00	5	30.16
075-095-005-000	1.00	5	30.16
075-095-006-000	1.00	5	30.16
075-095-007-000	1.00	5	30.16
075-095-008-000	1.00	5	30.16
075-095-009-000	1.00	5	30.16
075-095-010-000	1.00	5	30.16
075-095-011-000	1.00	5	30.16
075-095-012-000	1.00	5	30.16
075-095-013-000	1.00	5	30.16
075-095-014-000	1.00	5	30.16
075-095-015-000	1.00	5	30.16
075-095-016-000	1.00	5	30.16
075-095-017-000	1.00	5	30.16
075-095-018-000	1.00	5	30.16
075-095-019-000	1.00	5	30.16

APN	EDUs	Zone	Charge
075-095-020-000	1.00	5	30.16
075-095-021-000	1.00	5	30.16
075-095-022-000	1.00	5	30.16
075-095-023-000	1.00	5	30.16
075-095-024-000	1.00	5	30.16
075-095-025-000	1.00	5	30.16
075-095-026-000	1.00	5	30.16
075-095-027-000	1.00	5	30.16
075-095-028-000	1.00	5	30.16
075-095-029-000	1.00	5	30.16
075-095-030-000	1.00	5	30.16
075-095-031-000	1.00	5	30.16
075-095-032-000	1.00	5	30.16
075-095-033-000	1.00	5	30.16
075-095-034-000	1.00	5	30.16
075-095-035-000	1.00	5	30.16
075-095-036-000	1.00	5	30.16
075-095-037-000	1.00	5	30.16
075-095-038-000	1.00	5	30.16
075-095-039-000	1.00	5	30.16
075-095-040-000	1.00	5	30.16
075-095-041-000	1.00	5	30.16
075-095-042-000	1.00	5	30.16
075-095-043-000	1.00	5	30.16
075-095-044-000	1.00	5	30.16
075-095-045-000	1.00	5	30.16
075-095-046-000	1.00	5	30.16
075-095-047-000	1.00	5	30.16
075-095-048-000	1.00	5	30.16
075-095-049-000	1.00	5	30.16
075-095-050-000	1.00	5	30.16
075-095-051-000	1.00	5	30.16
075-095-052-000	1.00	5	30.16
075-095-053-000	1.00	5	30.16
075-095-054-000	1.00	5	30.16
075-095-055-000	1.00	5	30.16
075-095-056-000	1.00	5	30.16
075-095-057-000	1.00	5	30.16
075-095-058-000	1.00	5	30.16
075-095-059-000	1.00	5	30.16
075-095-060-000	1.00	5	30.16
075-095-061-000	1.00	5	30.16
075-095-062-000	1.00	5	30.16
075-095-063-000	1.00	5	30.16
075-095-064-000	1.00	5	30.16
075-095-065-000	1.00	5	30.16
075-095-066-000	1.00	5	30.16
075-095-067-000	1.00	5	30.16
075-095-068-000	1.00	5	30.16

APN	EDUs	Zone	Charge
075-095-069-000	1.00	5	30.16
075-095-070-000	1.00	5	30.16
075-095-071-000	1.00	5	30.16
075-095-072-000	1.00	5	30.16
075-095-073-000	1.00	5	30.16
075-095-074-000	1.00	5	30.16
075-095-075-000	1.00	5	30.16
075-095-076-000	1.00	5	30.16
075-095-077-000	1.00	5	30.16
075-095-078-000	1.00	5	30.16
075-095-079-000	1.00	5	30.16
075-095-080-000	1.00	5	30.16
075-095-081-000	1.00	5	30.16
075-095-082-000	1.00	5	30.16
075-095-083-000	1.00	5	30.16
075-095-084-000	1.00	5	30.16
075-095-085-000	1.00	5	30.16
075-095-086-000	1.00	5	30.16
Total:	178.00		\$5,368.48
075-031-036-000	1.00	6	\$158.76
075-031-037-000	1.00	6	158.76
075-031-038-000	1.00	6	158.76
075-031-039-000	1.00	6	158.76
075-031-040-000	1.00	6	158.76
075-031-041-000	1.00	6	158.76
075-031-042-000	1.00	6	158.76
075-031-043-000	1.00	6	158.76
075-031-044-000	1.00	6	158.76
075-031-045-000	1.00	6	158.76
075-031-046-000	1.00	6	158.76
075-031-047-000	1.00	6	158.76
075-031-048-000	1.00	6	158.76
Total:	13.00		\$2,063.88
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	\$190.34
074-018-055-000	1.00	8	190.34
074-018-056-000	1.00	8	190.34
074-018-057-000	1.00	8	190.34
074-018-058-000	1.00	8	190.34
074-018-059-000	1.00	8	190.34
074-018-060-000	1.00	8	190.34
Total:	7.00		\$1,332.38

*Totals may differ from budget due to rounding.

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6B

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025.**
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025.**
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025.

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 2024/2025 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025.

STRATEGIC PLAN

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

FISCAL IMPACT

The annual assessments for Ridgewood will increase by \$55.55 annually to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased from \$600 annually to \$2,880. The increase will also help cover tree trimming and unforeseen irrigation repairs.

The annual assessments for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025 are as follows:

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$185.16	\$240.71	\$55.55

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Ridgewood Place Landscape and Lighting District Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS
FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR
FISCAL YEAR 2024/2025

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

WHEREAS, the City Council has, by previous Resolutions, formed the Ridgewood Place Landscape and Lighting District (hereafter referred to as the “District”) and initiated proceedings for Fiscal Year 2024/2025 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2024/2025.

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

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the

original District. The District contains all parcels located in the Ridgewood Place Project. The District is known and designated as

“Ridgewood Place Landscape and Lighting District”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2024/2025, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF
ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING
DISTRICT FOR FISCAL YEAR 2024/2025**

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT
FOR THE RIDGEWOOD PLACE LANDSCAPE AND LIGHTING DISTRICT FOR
FISCAL YEAR 2024/2025**

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

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

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

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

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

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

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

- a. A Description of Improvements
- b. The Annual Budget (Costs and Expenses of Maintenance, Operations, and Services)

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 FY 2024/2025



City of Riverbank

Ridgewood Place Landscaping and Lighting District

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024

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 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I - OVERVIEW	1
A. INTRODUCTION	1
B. APPLICABLE LEGISLATION	2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	3
D. DESCRIPTION OF THE IMPROVEMENTS	4
PART II - PLANS AND SPECIFICATIONS	5
E. CHANGES OR MODIFICATIONS TO THE DISTRICT	5
F. DESCRIPTION OF THE DISTRICT	5
PART III - METHOD OF APPORTIONMENT	5
A. GENERAL	5
B. BENEFIT ANALYSIS	6
C. ASSESSMENT METHODOLOGY	7
D. ASSESSMENT RANGE FORMULA	8
PART IV - DISTRICT BUDGET FY 2024/2025	10
PART V — DISTRICT BOUNDARY MAPS	11
PART VI — 2024/2025 ASSESSMENT ROLL	14

PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank (“City”) annually levies and collects special assessments in order to maintain the improvements within the 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 2024/2025. 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 2024/2025.

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 2024/2025.

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 2024/2025 is \$532.69 which is an increase of 3.00% from prior year's maximum assessment. However, a rate of \$240.71 per EDU will only be levied this year.

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

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
2.62%	3.00%	3.00%	\$517.18	\$15.52	\$532.69

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 2024/2025

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$2,880
Utilities	240
Repairs/Abatement	0
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	\$3,120
ADMINISTRATION COSTS	
City Administration & Overhead	\$1,000
District Administration	2,243
County Administration Fee	5
Administration Costs (Subtotal)	\$3,248
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$6,368
Reserve Collection/ (Transfer)	(832)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	\$5,536
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	\$240.71
Maximum Assessment Rate Approved	\$532.69
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	\$1,715
Reserve Fund Activity	(832)
Ending Reserve Fund Balance (Projected)	\$883
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

PART V — DISTRICT BOUNDARY MAPS

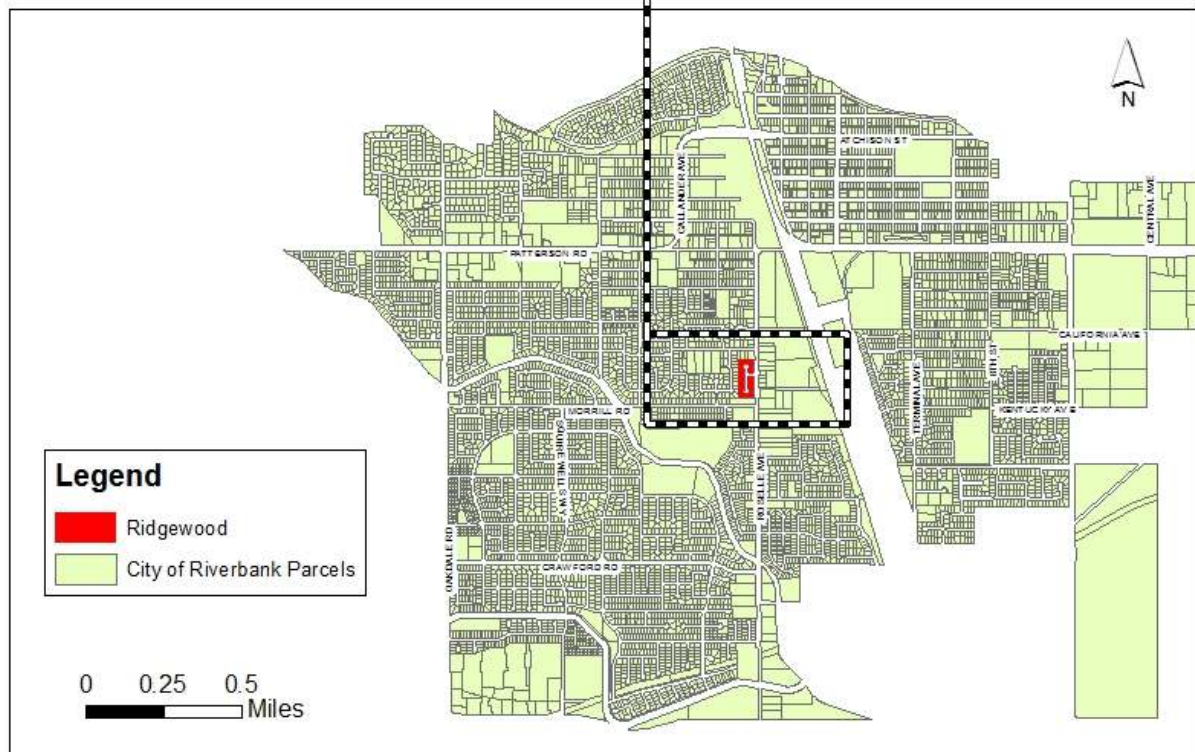
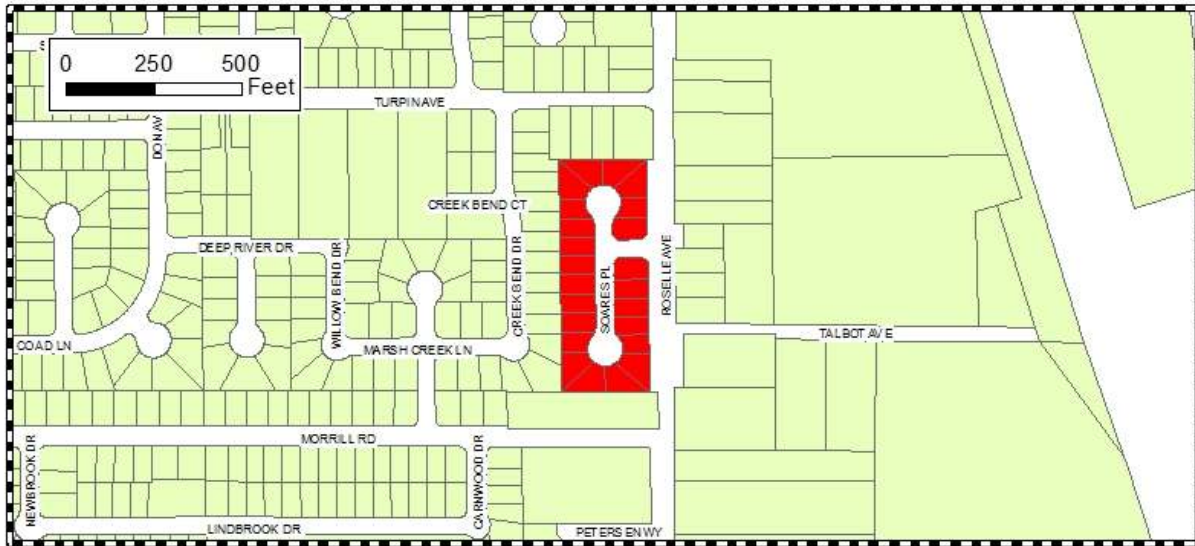
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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.

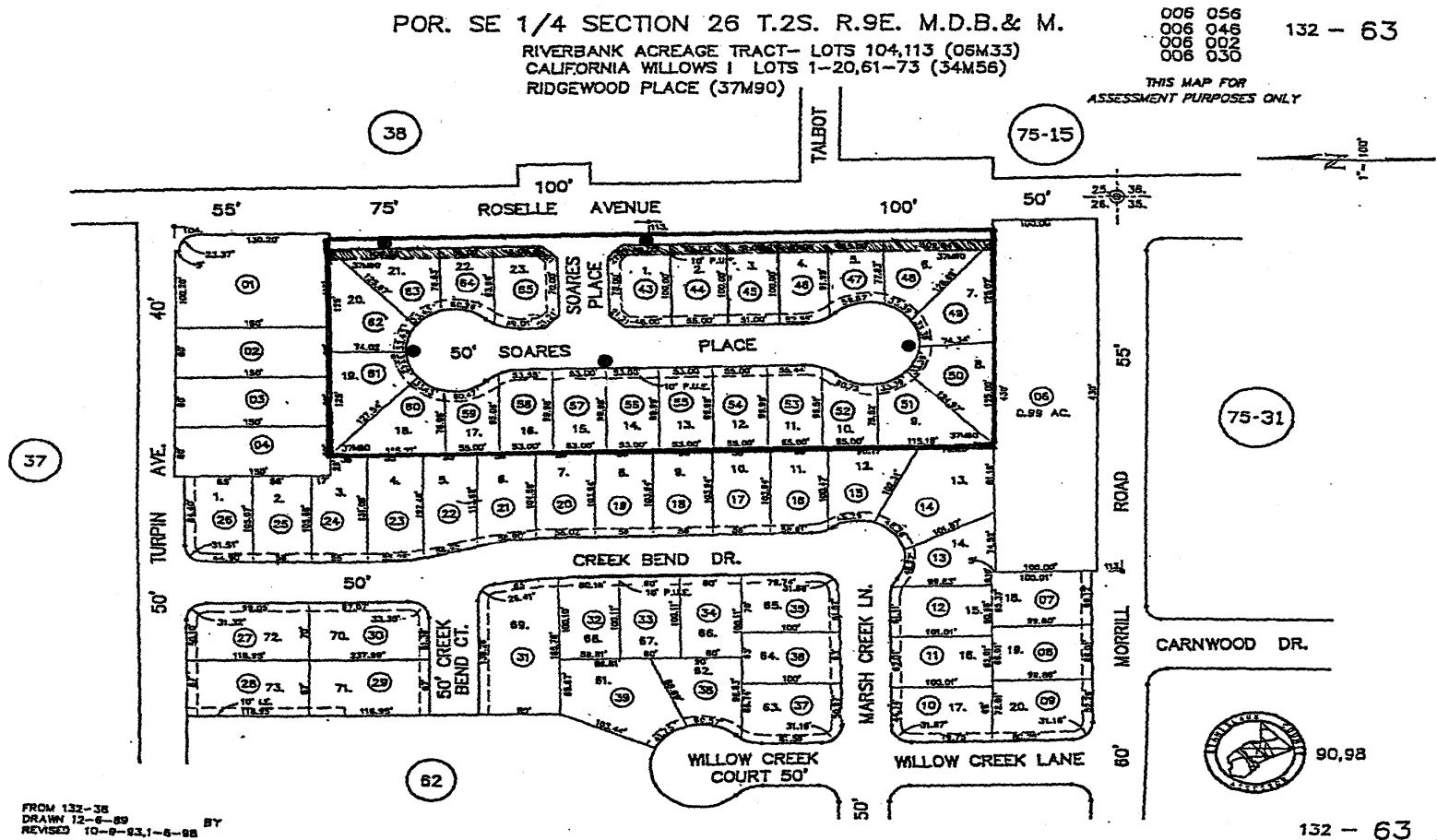


City of Riverbank Ridgewood Place Landscape and Lighting District



Boundary and Improvement Diagram Ridgewood Place

- Street Lights
- Landscaped Areas Shaded



PART VI — 2024/2025 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	\$240.70
132-063-044-000	1.0	240.70
132-063-045-000	1.0	240.70
132-063-046-000	1.0	240.70
132-063-047-000	1.0	240.70
132-063-048-000	1.0	240.70
132-063-049-000	1.0	240.70
132-063-050-000	1.0	240.70
132-063-051-000	1.0	240.70
132-063-052-000	1.0	240.70
132-063-053-000	1.0	240.70
132-063-054-000	1.0	240.70
132-063-055-000	1.0	240.70
132-063-056-000	1.0	240.70
132-063-057-000	1.0	240.70
132-063-058-000	1.0	240.70
132-063-059-000	1.0	240.70
132-063-060-000	1.0	240.70
132-063-061-000	1.0	240.70
132-063-062-000	1.0	240.70
132-063-063-000	1.0	240.70
132-063-064-000	1.0	240.70
132-063-065-000	1.0	240.70
Total	23.0	\$5,536.10

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6C

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2024/2025.**
- 2) Resolution of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2024/2025.**
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2024/2025.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2024/2025.

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 2024/2025 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2024/2025.

STRATEGIC PLAN

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

FISCAL IMPACT

The annual assessments for parcels in the River Cove District for Fiscal Year 2024/2025 will be as follows:

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$196.90	\$196.90	\$0.00

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report for River Cove Landscaping and Lighting District Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS
FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE
SUBDIVISION FOR FISCAL YEAR 2024/2025**

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

WHEREAS, the City Council has, by previous Resolutions, formed the Landscape and Lighting District No. 1 River Cove Subdivision (hereafter referred to as the “District”) and initiated proceedings for Fiscal Year 2024/2025 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2024/2025.

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

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2024/2025, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF
ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER
COVE SUBDIVISION FOR FISCAL YEAR 2024/2025**

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, CALIFORNIA FOR PRELIMINARY APPROVAL OF THE ANNUAL
LEVY REPORT FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER
COVE SUBDIVISION FOR FISCAL YEAR 2024/2025**

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 FY 2024/2025



City of Riverbank

River Cove Landscaping and Lighting District

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024

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

www.willdan.com



AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

River Cove Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I – OVERVIEW	1
A. INTRODUCTION	1
B. APPLICABLE LEGISLATION	2
PART II — PLANS AND SPECIFICATIONS	4
A. CHANGES OR MODIFICATIONS TO THE DISTRICT	4
B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT	5
C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS	6
PART III — METHOD OF APPORTIONMENT	8
A. GENERAL	8
B. BENEFIT ANALYSIS	8
C. ASSESSMENT METHODOLOGY	10
PART IV — 2024/2025 DISTRICT BUDGET	11
PART V — DISTRICT DIAGRAMS	12
PART VI — 2024/2025 ASSESSMENT ROLL	20

PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2024/2025. 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 2024/2025.

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 2024/2025.

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 — 2024/2025 DISTRICT BUDGET

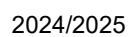
River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$21,900
Utilities	2,800
Repairs/Abatement	10,000
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	\$34,700
ADMINISTRATION COSTS	
City Administration & Overhead	\$3,470
District Administration	3,414
County Administration Fee	50
Administration Costs (Subtotal)	\$6,934
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$41,634
Reserve Collection/ (Transfer)	5,818
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)	\$12,250
Reserve Fund Activity	5,818
Ending Reserve Fund Balance (Projected)	\$18,068
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.



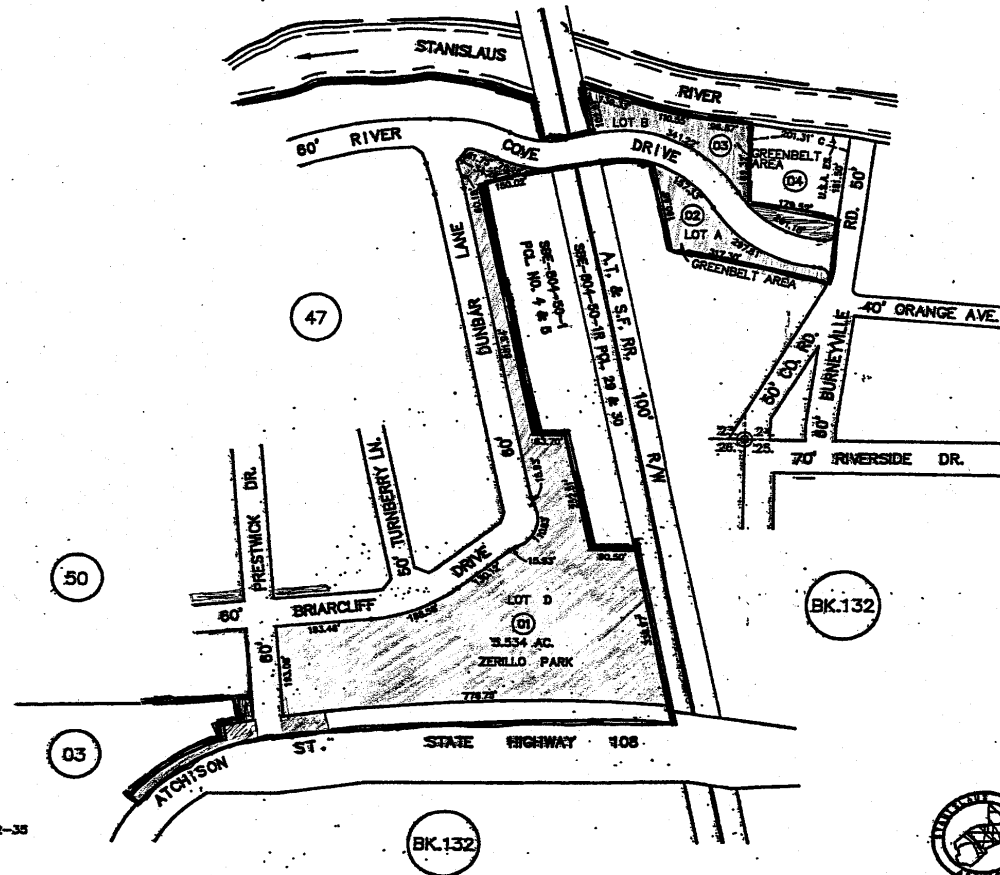
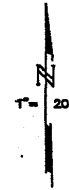
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 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



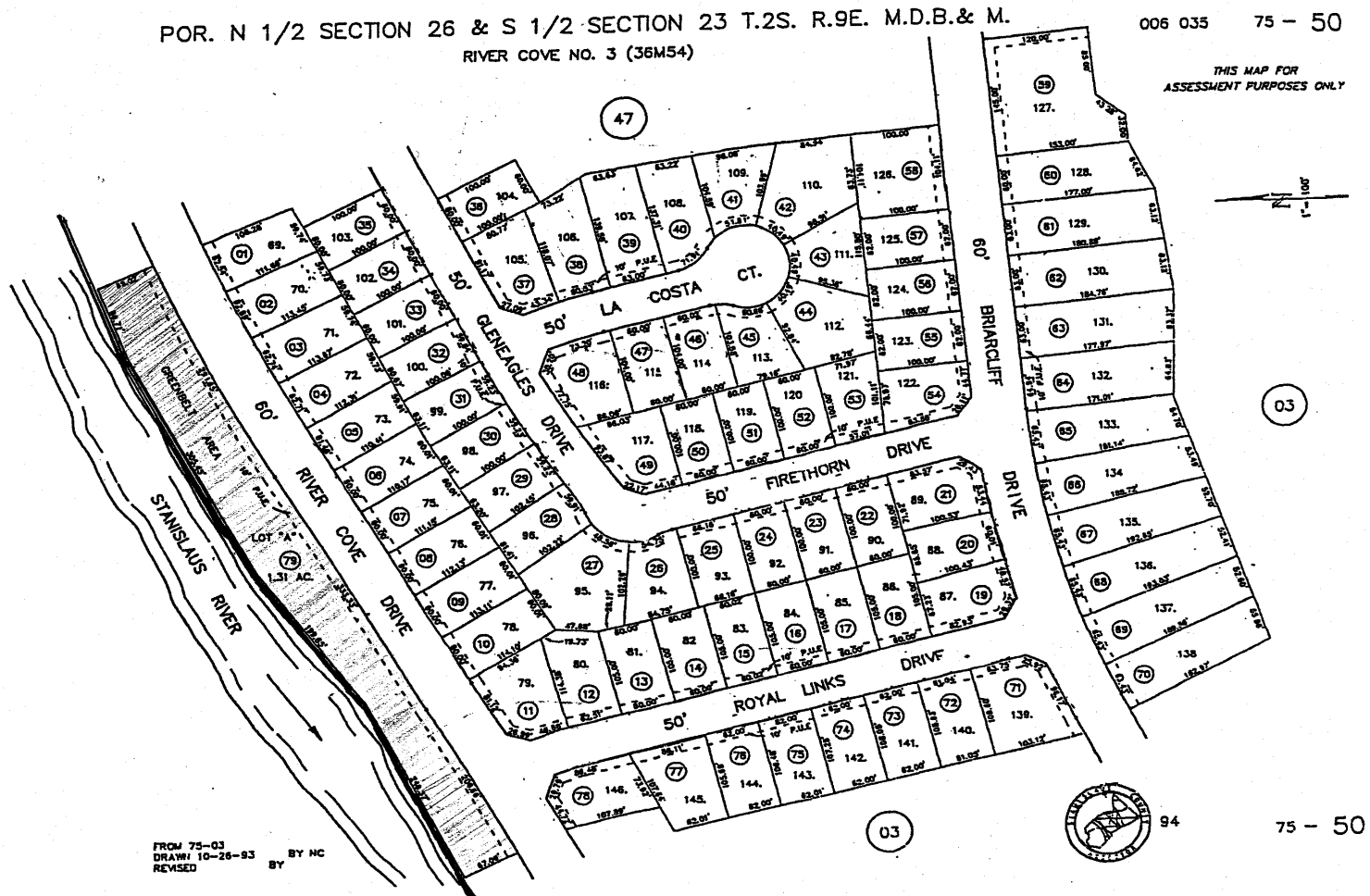
FROM 4-10, 4-26 75-03, 132-35
DRAWN 1-15-83 BY NC
REVISED BY



75 - 48

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

 Landscaped Areas Shaded



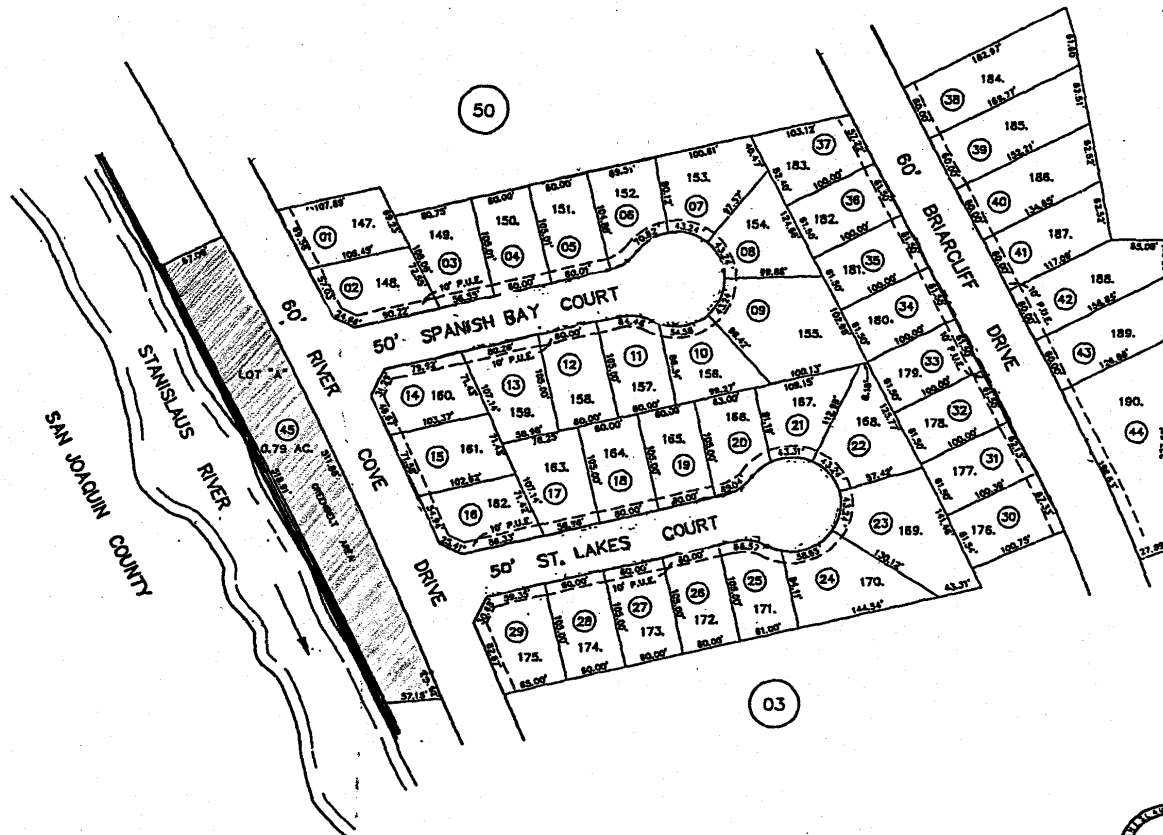
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 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

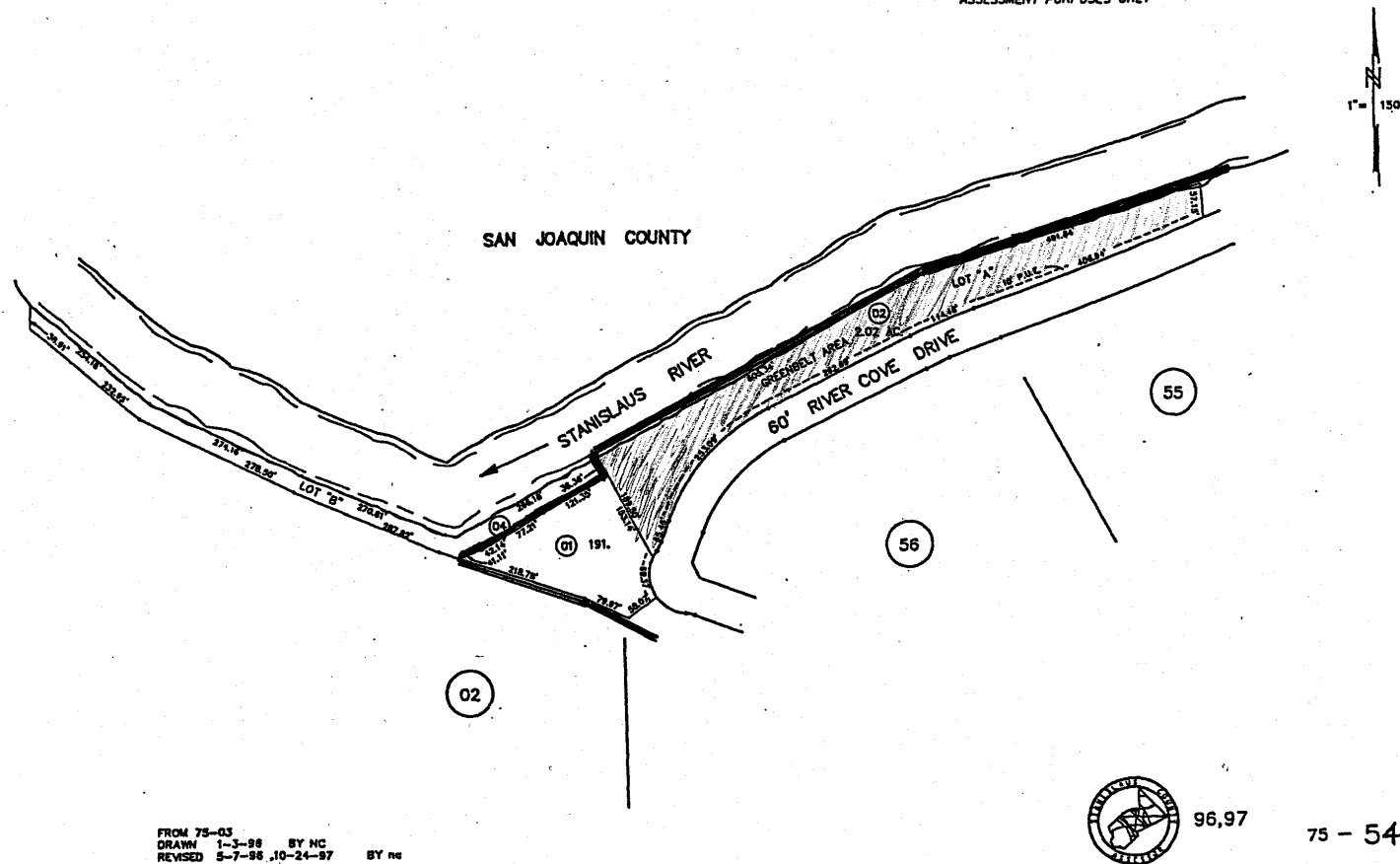
**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

 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

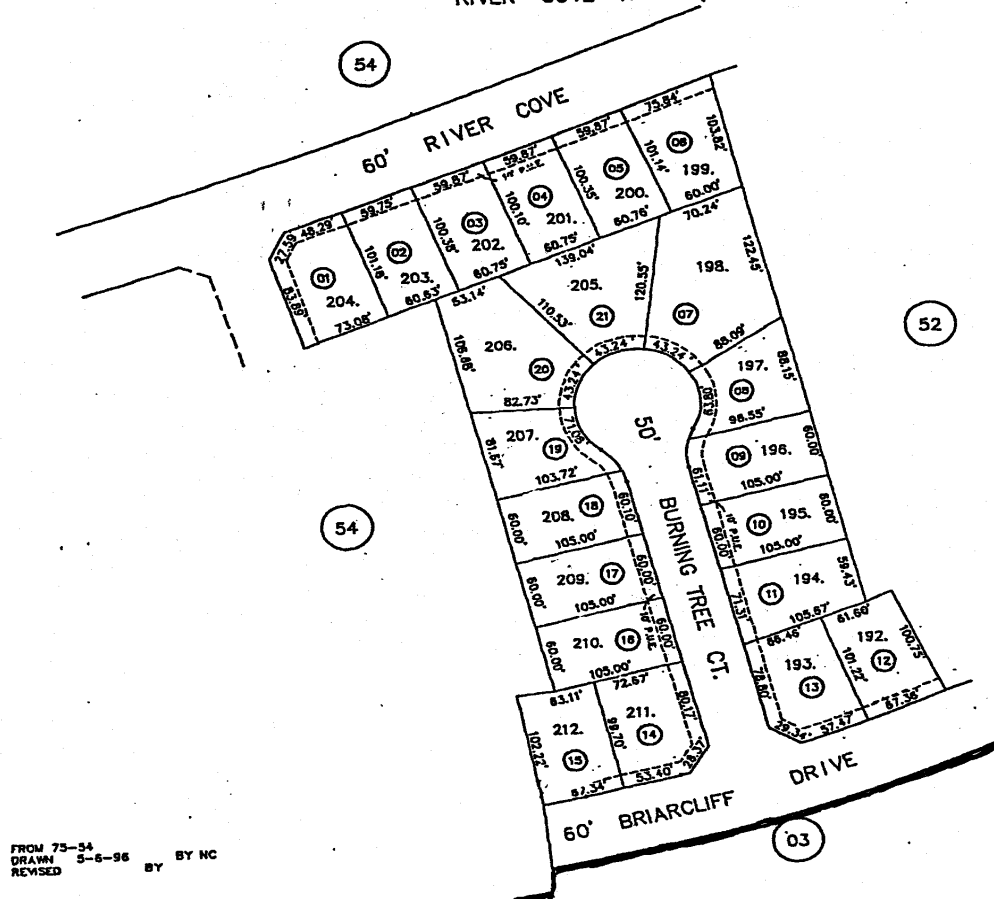
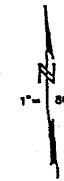


**City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram**

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

006 035 75 - 55

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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



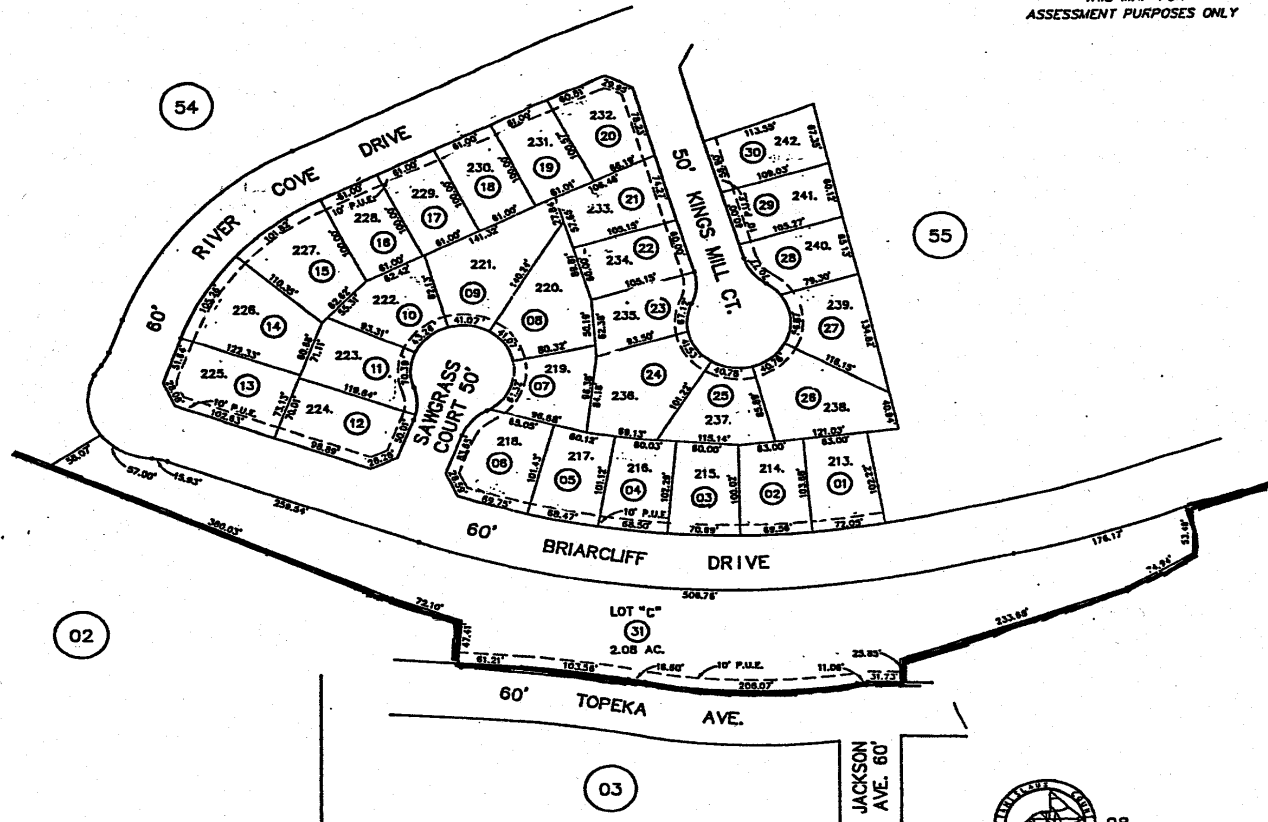
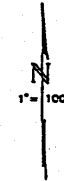
75 - 55

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

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

006 035 75 - 56

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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



75 - 56

PART VI — 2024/2025 ASSESSMENT ROLL

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

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

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

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

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

APN	EDU	Charge
075-047-063-000	1.0	196.90
075-047-064-000	1.0	196.90
075-047-065-000	1.0	196.90
075-047-066-000	1.0	196.90
075-047-067-000	1.0	196.90
075-047-068-000	1.0	196.90
075-050-001-000	1.0	196.90
075-050-002-000	1.0	196.90
075-050-003-000	1.0	196.90
075-050-004-000	1.0	196.90
075-050-005-000	1.0	196.90
075-050-006-000	1.0	196.90
075-050-007-000	1.0	196.90
075-050-008-000	1.0	196.90
075-050-009-000	1.0	196.90
075-050-010-000	1.0	196.90
075-050-011-000	1.0	196.90
075-050-012-000	1.0	196.90
075-050-013-000	1.0	196.90
075-050-014-000	1.0	196.90
075-050-015-000	1.0	196.90
075-050-016-000	1.0	196.90
075-050-017-000	1.0	196.90
075-050-018-000	1.0	196.90
075-050-019-000	1.0	196.90
075-050-020-000	1.0	196.90
075-050-021-000	1.0	196.90
075-050-022-000	1.0	196.90
075-050-023-000	1.0	196.90
075-050-024-000	1.0	196.90
075-050-025-000	1.0	196.90
075-050-026-000	1.0	196.90
075-050-027-000	1.0	196.90
075-050-028-000	1.0	196.90
075-050-029-000	1.0	196.90
075-050-030-000	1.0	196.90
075-050-031-000	1.0	196.90
075-050-032-000	1.0	196.90
075-050-033-000	1.0	196.90
075-050-034-000	1.0	196.90
075-050-035-000	1.0	196.90
075-050-036-000	1.0	196.90

APN	EDU	Charge
075-050-037-000	1.0	196.90
075-050-038-000	1.0	196.90
075-050-039-000	1.0	196.90
075-050-040-000	1.0	196.90
075-050-041-000	1.0	196.90
075-050-042-000	1.0	196.90
075-050-043-000	1.0	196.90
075-050-044-000	1.0	196.90
075-050-045-000	1.0	196.90
075-050-046-000	1.0	196.90
075-050-047-000	1.0	196.90
075-050-048-000	1.0	196.90
075-050-049-000	1.0	196.90
075-050-050-000	1.0	196.90
075-050-051-000	1.0	196.90
075-050-052-000	1.0	196.90
075-050-053-000	1.0	196.90
075-050-054-000	1.0	196.90
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075-050-057-000	1.0	196.90
075-050-058-000	1.0	196.90
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075-050-060-000	1.0	196.90
075-050-061-000	1.0	196.90
075-050-062-000	1.0	196.90
075-050-063-000	1.0	196.90
075-050-064-000	1.0	196.90
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075-050-066-000	1.0	196.90
075-050-067-000	1.0	196.90
075-050-068-000	1.0	196.90
075-050-069-000	1.0	196.90
075-050-070-000	1.0	196.90
075-050-071-000	1.0	196.90
075-050-072-000	1.0	196.90
075-050-073-000	1.0	196.90
075-050-074-000	1.0	196.90
075-050-075-000	1.0	196.90
075-050-076-000	1.0	196.90
075-050-077-000	1.0	196.90
075-050-078-000	1.0	196.90

APN	EDU	Charge
075-052-001-000	1.0	196.90
075-052-002-000	1.0	196.90
075-052-003-000	1.0	196.90
075-052-004-000	1.0	196.90
075-052-005-000	1.0	196.90
075-052-006-000	1.0	196.90
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075-052-014-000	1.0	196.90
075-052-015-000	1.0	196.90
075-052-016-000	1.0	196.90
075-052-017-000	1.0	196.90
075-052-018-000	1.0	196.90
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075-052-028-000	1.0	196.90
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075-052-030-000	1.0	196.90
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075-052-037-000	1.0	196.90
075-052-038-000	1.0	196.90
075-052-039-000	1.0	196.90
075-052-040-000	1.0	196.90
075-052-041-000	1.0	196.90
075-052-042-000	1.0	196.90

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

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

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6D

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2024/2025.**
- 2) Resolution of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2024/2025.**
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2024/2025.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2024/2025.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in Fiscal Year 2000/2001 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the Sierra Vista Estates.

The Engineer's Annual Levy Report for Fiscal Year 2024/2025 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

Therefore, it is recommended that the City Council adopt the proposed Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2024/2025.

FISCAL IMPACT

The annual assessments for Sierra Vista Estates will increase by \$13.49 to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased from \$600 annually to \$2,280. The increase will also help cover tree trimming and unforeseen irrigation repairs.

The annual assessments for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2024/2025 will be as follows:

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$67.46	\$80.95	\$13.49

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Sierra Vista Estates Landscape and Lighting District Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS
FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR
FISCAL YEAR 2024/2025**

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

WHEREAS, the City Council has, by previous Resolutions, formed the Sierra Vista Estates Landscape and Lighting District (hereafter referred to as the “District”) and initiated proceedings for Fiscal Year 2024/2025 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and,

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2024/2025.

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

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

“Sierra Vista Estates Landscape and Lighting District”

Section 4 **Proposed Assessment Amounts:** For Fiscal Year 2024/2025, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 **Time of Public Hearing:** Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF
ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING
DISTRICT FOR FISCAL YEAR 2024/2025**

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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

PROPOSED

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT
FOR THE SIERRA VISTA ESTATES LANDSCAPE AND LIGHTING DISTRICT FOR
FISCAL YEAR 2024/2025**

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gaby Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – Sierra Vista L&L for FY 2024-2025



City of Riverbank

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

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024

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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 2024/2025 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

PART I – OVERVIEW	1
A. INTRODUCTION	1
B. APPLICABLE LEGISLATION	2
PART II – PLANS AND SPECIFICATIONS	4
A. CHANGES OR MODIFICATIONS TO THE DISTRICT	4
B. DESCRIPTION OF THE DISTRICT	4
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	4
D. DESCRIPTION OF IMPROVEMENTS	6
PART III – METHOD OF APPORTIONMENT	6
A. GENERAL	6
B. BENEFIT ANALYSIS	7
C. ASSESSMENT METHODOLOGY	8
D. ASSESSMENT RANGE FORMULA	9
PART IV – DISTRICT BUDGET FY 2024/2025	11
PART V — DISTRICT BOUNDARY MAPS	12
PART VI — 2024/2025 ASSESSMENT ROLL	14

PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank (“City”) annually levies and collects special assessments in order to maintain the improvements within the Sierra Vista Estates Landscaping and Lighting District (“District”). The District was formed in Fiscal Year 2000/2001 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act”) and in compliance with the substantive and procedural requirements of the *California Constitution Article 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 2024/2025. 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 2024/2025.

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 2024/2025.

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 2024/2025 is \$200.11.

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 2024/2025

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	\$2,280
Utilities	0
Repairs/Abatement	500
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	\$2,780
ADMINISTRATION COSTS	
City Administration & Overhead	\$1,000
District Administration	2,701
County Administration Fee	13
Administration Costs (Subtotal)	\$3,714
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$6,494
Reserve Collection/ (Transfer)	(1,313)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	\$5,181
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	\$80.95
Maximum Assessment Rate Approved	\$200.11
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	\$17,280
Reserve Fund Activity	(1,313)
Ending Reserve Fund Balance (Projected)	\$15,967
Beginning Capital Improvement Fund	\$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	\$0

PART V — DISTRICT BOUNDARY MAPS

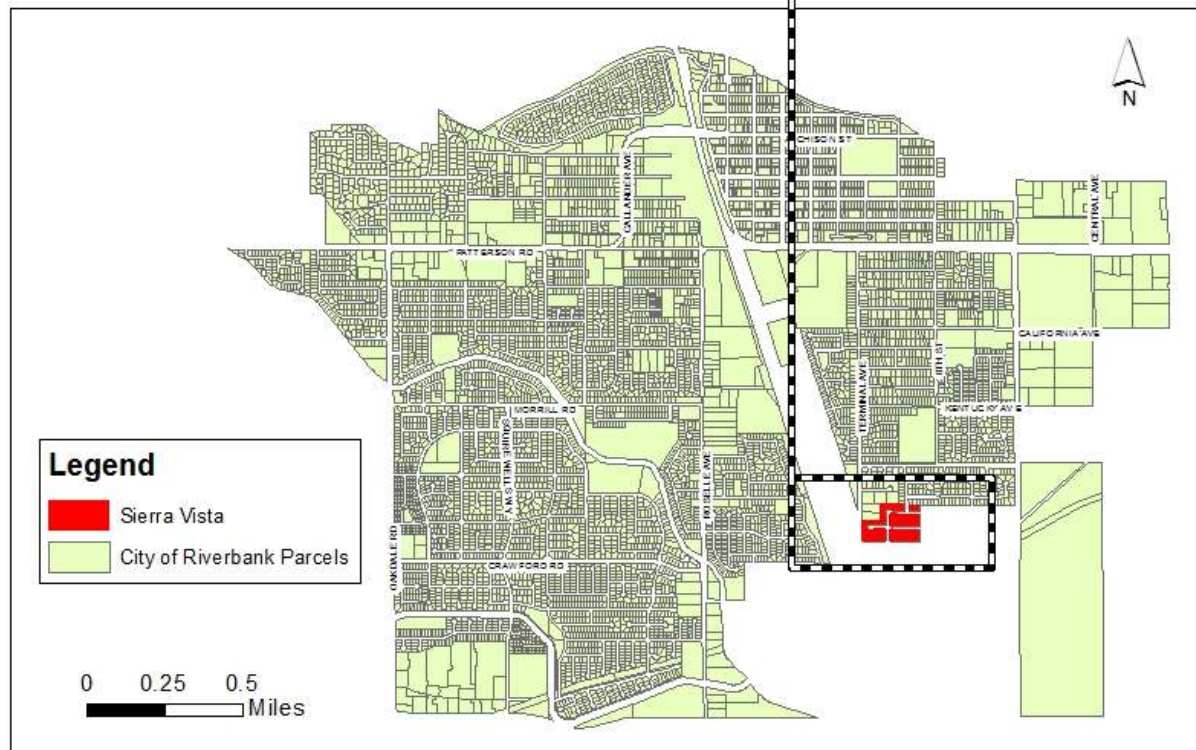
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

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 — 2024/2025 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	\$80.94
075-058-003-000	1.0	80.94
075-058-004-000	1.0	80.94
075-058-005-000	1.0	80.94
075-058-006-000	1.0	80.94
075-058-007-000	1.0	80.94
075-058-008-000	1.0	80.94
075-058-009-000	1.0	80.94
075-058-010-000	1.0	80.94
075-058-011-000	1.0	80.94
075-058-012-000	1.0	80.94
075-058-013-000	1.0	80.94
075-058-014-000	1.0	80.94
075-058-015-000	1.0	80.94
075-058-016-000	1.0	80.94
075-058-017-000	1.0	80.94
075-058-018-000	1.0	80.94
075-058-019-000	1.0	80.94
075-058-020-000	1.0	80.94
075-058-027-000	1.0	80.94
075-058-028-000	1.0	80.94

APN	EDU	Charge
075-058-029-000	1.0	80.94
075-058-030-000	1.0	80.94
075-058-031-000	1.0	80.94
075-058-032-000	1.0	80.94
075-058-033-000	1.0	80.94
075-058-034-000	1.0	80.94
075-058-035-000	1.0	80.94
075-058-036-000	1.0	80.94
075-058-037-000	1.0	80.94
075-058-038-000	1.0	80.94
075-058-039-000	1.0	80.94
075-058-040-000	1.0	80.94
075-058-041-000	1.0	80.94
075-058-042-000	1.0	80.94
075-058-043-000	1.0	80.94
075-058-044-000	1.0	80.94
075-058-045-000	1.0	80.94
075-058-046-000	1.0	80.94
075-058-047-000	1.0	80.94
075-058-048-000	1.0	80.94
075-058-049-000	1.0	80.94
075-058-050-000	1.0	80.94
075-058-051-000	1.0	80.94
075-058-052-000	1.0	80.94
075-058-053-000	1.0	80.94
075-058-054-000	1.0	80.94
075-058-055-000	1.0	80.94
075-058-056-000	1.0	80.94
075-058-057-000	1.0	80.94
075-058-058-000	1.0	80.94
075-058-059-000	1.0	80.94
075-058-060-000	1.0	80.94
075-058-061-000	1.0	80.94
075-058-062-000	1.0	80.94
075-058-063-000	1.0	80.94
075-058-064-000	1.0	80.94
075-058-065-000	1.0	80.94
075-058-066-000	1.0	80.94
075-058-067-000	1.0	80.94
075-058-069-000	1.0	80.94
075-058-070-000	1.0	80.94
075-058-071-000	1.0	80.94
075-058-072-000	1.0	80.94
Total	64	\$5,180.16

*Total may differ from budget due to rounding

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6E

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

- 1) Resolution of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.**
- 2) Resolution of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2024/2025.**
- 3) Resolution of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.

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 2024/2025 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones.

Therefore, it is recommended that the City Council adopt Resolutions to initiate proceedings for the annual levy of assessments, declare the City's intention to levy annual assessments, and preliminary approval of the annual levy report for the Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.

The attached resolutions represent the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

STRATEGIC PLAN

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

FISCAL IMPACT

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

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2024/2025 are as follows:

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change in Assessment</u>
District Benefit:	\$131.59	\$151.33	\$ 19.74
Zone 1:	\$ 78.02	\$ 89.72	\$ 11.70
Zone 2:	\$100.86	\$105.00	\$ 4.14
Zone 4:	\$ 48.23	\$ 55.46	\$ 7.23

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

ATTACHMENTS

1. (3) Resolutions
2. Engineer's Annual Levy Report Crossroads Landscaping and Lighting District Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, FOR THE CROSSROADS LANDSCAPE AND LIGHTING DISTRICT
DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL
YEAR 2024/2025**

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

WHEREAS, the City Council has, by previous Resolutions, formed the Crossroads Landscaping and Lighting District (hereinafter referred to as the “District”), and initiated proceedings for Fiscal Year 2024/2025 pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of Stanislaus for the City of Riverbank to pay the maintenance and services of all improvements and facilities related thereto; and

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

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

Section 1 Intention: The City Council hereby declares its intention to seek the annual levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements for Fiscal Year 2024/2025.

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

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

“Crossroads Landscaping and Lighting District”

Section 4 Proposed Assessment Amounts: For Fiscal Year 2024/2025, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF
ASSESSMENTS FOR THE CROSSROADS LANDSCAPING AND LIGHTING
DISTRICT FOR FISCAL YEAR 2024/2025**

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT
FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL
YEAR 2024/2025**

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of _____ :

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Engineer's Report – Annual Levy Report for Crossroads Landscape and Lighting District for FY 2024-2025



City of Riverbank

Crossroads Landscaping and Lighting District

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024

27368 Via Industria
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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

Crossroads Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

INTRODUCTION	1
A. LEGISLATIVE AUTHORITY	2
PART I — PLANS AND SPECIFICATIONS	4
A. DESCRIPTION OF THE DISTRICT	4
B. DESCRIPTION OF IMPROVEMENTS AND SERVICES	5
PART II — METHOD OF APPORTIONMENT	15
A. GENERAL	15
B. BENEFIT ANALYSIS	15
C. ASSESSMENT METHODOLOGY	17
D. ASSESSMENT RANGE FORMULA	20
PART III — DISTRICT BUDGET FISCAL YEAR 2024/2025	22
PART V — DISTRICT DIAGRAMS	24
PART VI — 2024/2025 ASSESSMENT ROLL	26

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 2024/2025. 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 2024/2025. 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 2024/2025 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 2024/2025 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 2024/2025 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 2024/2025 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 Claimstake 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 2024/2025:

- The Maximum Assessment Rate for District-Wide Improvements is \$290.17/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is \$94.84/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is \$105.01/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is \$0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is \$108.47/EDU.

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

- Zone 01 \$385.01 (\$290.17+\$94.84)
- Zone 02 \$395.18 (\$290.17+\$105.01)
- Zone 03 \$290.17 (\$290.17+\$0.00)
- Zone 04 \$398.64 (\$290.17+\$108.47)

The following page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2024/2025. 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 2024/2025.

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

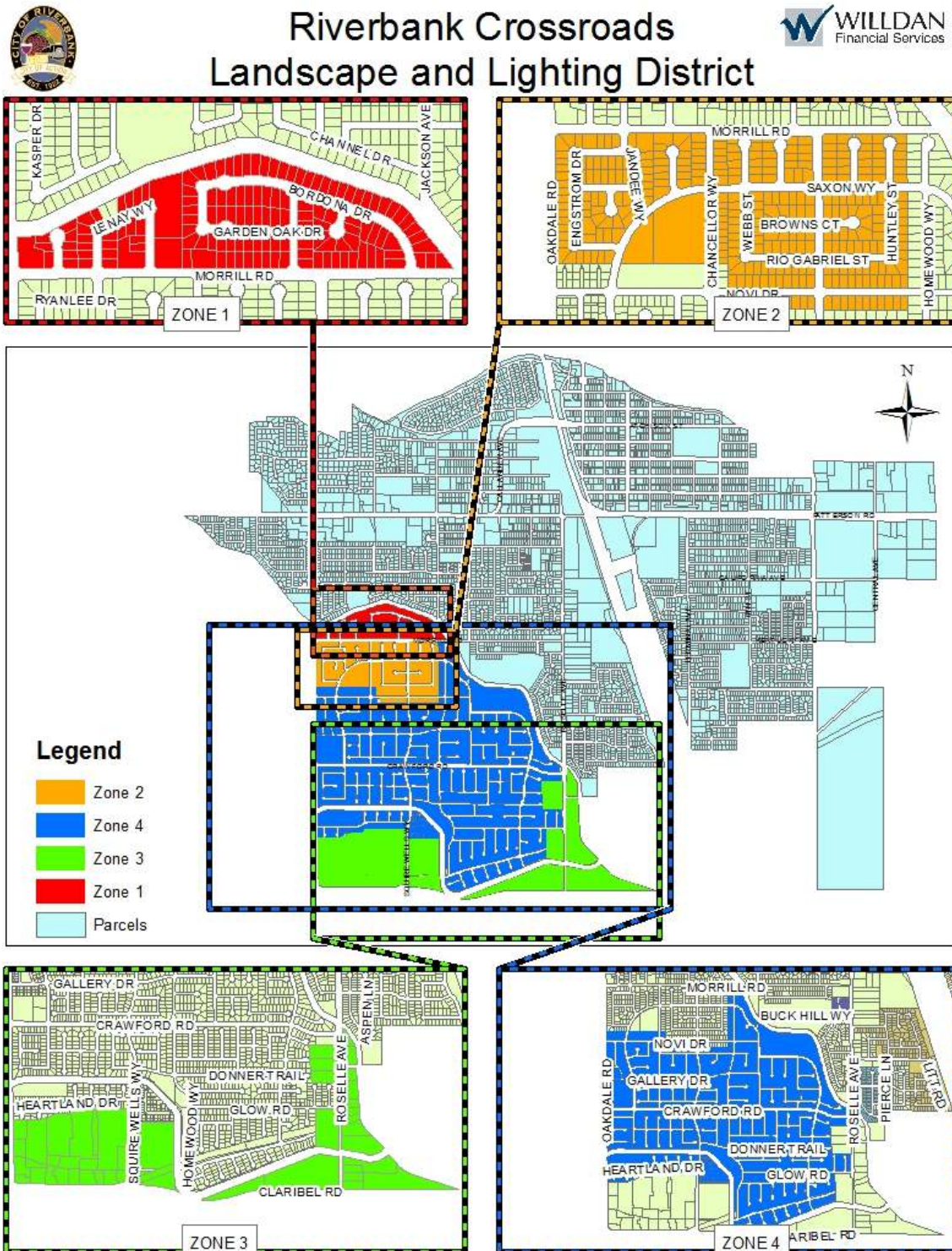
District Budget Fiscal Year 2024/2025

BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	\$0	\$10,680	\$3,480	\$17,880	\$0	\$29,940	\$61,980
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	33,095	0	0	0	1,500	46,475
Drainage Channel Maintenance	0	0	0	0	0	5,000	5,000
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	1,620	0	0	0	0	1,620
Street Light Maintenance	0	0	0	0	0	0	0
Capital Expenditure	0	0	0	0	0	0	0
Direct Costs Subtotal	\$12,880	\$240,565	\$6,835	\$26,815	\$0	\$38,240	\$325,335
ADMINISTRATION COSTS							
City Administration & Overhead	\$500	\$11,000	\$500	\$7,500	\$0	\$14,000	\$33,500
District Administration	0	7,287	0	0	0	0	7,287
County Administration Fee	0	456	0	0	0	0	456
Miscellaneous Administration Expenses	0	0	0	0	0	237	237
Administrative Costs Subtotal	\$500	\$18,742	\$500	\$7,500	\$0	\$14,237	\$41,479
LEVY BREAKDOWN							
Total Direct and Admin. Costs	\$13,380	\$259,307	\$7,335	\$34,315	\$0	\$52,477	\$366,814
Reserve Collection/ (Transfers)	0	95,306	6,177	(2,081)	0	37,382	136,784
Improvement Replacement Fund Collection	0	0	0	0	0	0	0
(Sub-Total) Levy Collection	\$13,380	\$354,613	\$13,512	\$32,234	\$0	\$89,859	\$503,598
Reserve Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Contributions	0	6,000	0	0	0	4,000	10,000
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	0	6,000	0	0	0	4,000	10,000
Balance to Levy	\$13,380	\$360,613	\$13,512	\$32,234	\$0	\$93,859	\$513,598
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		\$151.33	\$89.72	\$105.00	\$0.00	\$55.46	
Maximum Levy per EDU		\$290.17	\$94.84	\$105.01	\$0.00	\$108.47	
FUND BALANCE INFORMATION							
Reserve Fund Balance		\$710	\$888	\$2,427	\$0	\$1,894	\$5,920
Reserve Fund Activity		95,306	6,177	(2,081)	0	37,382	136,784
Projected Ending Reserve Fund Balance		\$96,016	\$7,065	\$346	\$0	\$39,277	\$142,704
Capital Improvement Project Fund Balance		\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditure/Improvement Fund Activity		6,000	0	0	0	4,000	10,000
Projected Ending Improvement Fund Balance		\$6,000	\$0	\$0	\$0	\$4,000	\$10,000
Total Projected Available Fund Balance		\$102,016	\$7,065	\$346	\$0	\$43,277	\$152,704

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 2024/2025. 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 — 2024/2025 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	1	1.00	\$151.33	\$89.72	\$241.04
075-051-002-000	1	1.00	151.33	89.72	241.04
075-051-003-000	1	1.00	151.33	89.72	241.04
075-051-004-000	1	1.00	151.33	89.72	241.04
075-051-005-000	1	1.00	151.33	89.72	241.04
075-051-006-000	1	1.00	151.33	89.72	241.04
075-051-007-000	1	1.00	151.33	89.72	241.04
075-051-008-000	1	1.00	151.33	89.72	241.04
075-051-009-000	1	1.00	151.33	89.72	241.04
075-051-010-000	1	1.00	151.33	89.72	241.04
075-051-011-000	1	1.00	151.33	89.72	241.04
075-051-012-000	1	1.00	151.33	89.72	241.04
075-051-013-000	1	1.00	151.33	89.72	241.04
075-051-014-000	1	1.00	151.33	89.72	241.04
075-051-015-000	1	1.00	151.33	89.72	241.04
075-051-016-000	1	1.00	151.33	89.72	241.04
075-051-017-000	1	1.00	151.33	89.72	241.04
075-051-018-000	1	1.00	151.33	89.72	241.04
075-051-019-000	1	1.00	151.33	89.72	241.04
075-051-020-000	1	1.00	151.33	89.72	241.04
075-051-021-000	1	1.00	151.33	89.72	241.04
075-051-022-000	1	1.00	151.33	89.72	241.04
075-051-023-000	1	1.00	151.33	89.72	241.04
075-051-024-000	1	1.00	151.33	89.72	241.04
075-051-025-000	1	1.00	151.33	89.72	241.04
075-051-026-000	1	1.00	151.33	89.72	241.04
075-051-027-000	1	1.00	151.33	89.72	241.04
075-051-028-000	1	1.00	151.33	89.72	241.04
075-051-029-000	1	1.00	151.33	89.72	241.04
075-051-030-000	1	1.00	151.33	89.72	241.04
075-051-032-000	1	1.00	151.33	89.72	241.04
075-051-033-000	1	1.00	151.33	89.72	241.04
075-051-034-000	1	1.00	151.33	89.72	241.04
075-051-035-000	1	1.00	151.33	89.72	241.04
075-051-036-000	1	1.00	151.33	89.72	241.04
075-051-037-000	1	1.00	151.33	89.72	241.04
075-051-038-000	1	1.00	151.33	89.72	241.04
075-051-039-000	1	1.00	151.33	89.72	241.04
075-051-040-000	1	1.00	151.33	89.72	241.04
075-051-041-000	1	1.00	151.33	89.72	241.04
075-051-042-000	1	1.00	151.33	89.72	241.04
075-051-043-000	1	1.00	151.33	89.72	241.04
075-051-044-000	1	1.00	151.33	89.72	241.04
075-051-045-000	1	1.00	151.33	89.72	241.04
075-051-046-000	1	1.00	151.33	89.72	241.04
075-051-047-000	1	1.00	151.33	89.72	241.04
075-051-048-000	1	1.00	151.33	89.72	241.04
075-051-049-000	1	1.00	151.33	89.72	241.04
075-051-050-000	1	1.00	151.33	89.72	241.04
075-051-051-000	1	1.00	151.33	89.72	241.04
075-051-052-000	1	1.00	151.33	89.72	241.04
075-051-053-000	1	1.00	151.33	89.72	241.04
075-051-054-000	1	1.00	151.33	89.72	241.04
075-051-055-000	1	1.00	151.33	89.72	241.04
075-051-056-000	1	1.00	151.33	89.72	241.04
075-051-057-000	1	1.00	151.33	89.72	241.04
075-051-058-000	1	1.00	151.33	89.72	241.04
075-051-059-000	1	1.00	151.33	89.72	241.04
075-051-060-000	1	1.00	151.33	89.72	241.04
075-051-061-000	1	1.00	151.33	89.72	241.04
075-051-062-000	1	1.00	151.33	89.72	241.04

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-051-063-000	1	1.00	151.33	89.72	241.04
075-051-064-000	1	1.00	151.33	89.72	241.04
075-051-065-000	1	1.00	151.33	89.72	241.04
075-051-066-000	1	1.00	151.33	89.72	241.04
075-051-067-000	1	1.00	151.33	89.72	241.04
075-051-068-000	1	1.00	151.33	89.72	241.04
075-051-069-000	1	1.00	151.33	89.72	241.04
075-051-070-000	1	1.00	151.33	89.72	241.04
075-053-001-000	1	1.00	151.33	89.72	241.04
075-053-002-000	1	1.00	151.33	89.72	241.04
075-053-003-000	1	1.00	151.33	89.72	241.04
075-053-004-000	1	1.00	151.33	89.72	241.04
075-053-005-000	1	1.00	151.33	89.72	241.04
075-053-006-000	1	1.00	151.33	89.72	241.04
075-053-007-000	1	1.00	151.33	89.72	241.04
075-053-008-000	1	1.00	151.33	89.72	241.04
075-053-009-000	1	1.00	151.33	89.72	241.04
075-053-010-000	1	1.00	151.33	89.72	241.04
075-053-011-000	1	1.00	151.33	89.72	241.04
075-053-012-000	1	1.00	151.33	89.72	241.04
075-053-013-000	1	1.00	151.33	89.72	241.04
075-053-014-000	1	1.00	151.33	89.72	241.04
075-053-015-000	1	1.00	151.33	89.72	241.04
075-053-016-000	1	1.00	151.33	89.72	241.04
075-053-017-000	1	1.00	151.33	89.72	241.04
075-053-018-000	1	1.00	151.33	89.72	241.04
075-053-019-000	1	1.00	151.33	89.72	241.04
075-053-020-000	1	1.00	151.33	89.72	241.04
075-053-021-000	1	1.00	151.33	89.72	241.04
075-053-022-000	1	1.00	151.33	89.72	241.04
075-053-023-000	1	1.00	151.33	89.72	241.04
075-053-024-000	1	1.00	151.33	89.72	241.04
075-053-025-000	1	1.00	151.33	89.72	241.04
075-053-026-000	1	1.00	151.33	89.72	241.04
075-053-027-000	1	1.00	151.33	89.72	241.04
075-053-028-000	1	1.00	151.33	89.72	241.04
075-053-029-000	1	1.00	151.33	89.72	241.04
075-053-030-000	1	1.00	151.33	89.72	241.04
075-053-031-000	1	1.00	151.33	89.72	241.04
075-053-032-000	1	1.00	151.33	89.72	241.04
075-053-033-000	1	1.00	151.33	89.72	241.04
075-053-034-000	1	1.00	151.33	89.72	241.04
075-053-035-000	1	1.00	151.33	89.72	241.04
075-053-036-000	1	1.00	151.33	89.72	241.04
075-053-037-000	1	1.00	151.33	89.72	241.04
075-057-001-000	1	2.60	393.45	233.28	626.72
075-057-002-000	1	1.00	151.33	89.72	241.04
075-057-003-000	1	1.00	151.33	89.72	241.04
075-057-004-000	1	1.00	151.33	89.72	241.04
075-057-005-000	1	1.00	151.33	89.72	241.04
075-057-006-000	1	1.00	151.33	89.72	241.04
075-057-007-000	1	1.00	151.33	89.72	241.04
075-057-008-000	1	1.00	151.33	89.72	241.04
075-057-009-000	1	1.00	151.33	89.72	241.04
075-057-010-000	1	1.00	151.33	89.72	241.04
075-057-011-000	1	1.00	151.33	89.72	241.04
075-057-012-000	1	1.00	151.33	89.72	241.04
075-057-013-000	1	1.00	151.33	89.72	241.04
075-057-014-000	1	1.00	151.33	89.72	241.04
075-057-015-000	1	1.00	151.33	89.72	241.04
075-057-016-000	1	1.00	151.33	89.72	241.04

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-057-019-000	1	1.00	151.33	89.72	241.04
075-057-020-000	1	1.00	151.33	89.72	241.04
075-057-021-000	1	1.00	151.33	89.72	241.04
075-057-022-000	1	1.00	151.33	89.72	241.04
075-057-026-000	1	1.00	151.33	89.72	241.04
075-057-027-000	1	1.00	151.33	89.72	241.04
075-057-028-000	1	1.00	151.33	89.72	241.04
075-057-029-000	1	1.00	151.33	89.72	241.04
075-057-030-000	1	1.00	151.33	89.72	241.04
075-057-031-000	1	1.00	151.33	89.72	241.04
075-057-032-000	1	1.00	151.33	89.72	241.04
075-057-033-000	1	1.00	151.33	89.72	241.04
075-057-034-000	1	1.00	151.33	89.72	241.04
075-057-035-000	1	1.00	151.33	89.72	241.04
075-057-036-000	1	1.00	151.33	89.72	241.04
075-057-037-000	1	1.00	151.33	89.72	241.04
075-057-038-000	1	1.00	151.33	89.72	241.04
075-057-039-000	1	10.00	1,513.29	897.23	2,410.50
075-059-001-000	2	1.00	151.33	105.00	256.32
075-059-002-000	2	1.00	151.33	105.00	256.32
075-059-003-000	2	1.00	151.33	105.00	256.32
075-059-004-000	2	1.00	151.33	105.00	256.32
075-059-005-000	2	1.00	151.33	105.00	256.32
075-059-006-000	2	1.00	151.33	105.00	256.32
075-059-007-000	2	1.00	151.33	105.00	256.32
075-059-008-000	2	1.00	151.33	105.00	256.32
075-059-009-000	2	1.00	151.33	105.00	256.32
075-059-010-000	2	1.00	151.33	105.00	256.32
075-059-011-000	2	1.00	151.33	105.00	256.32
075-059-012-000	2	1.00	151.33	105.00	256.32
075-059-013-000	2	1.00	151.33	105.00	256.32
075-059-014-000	2	1.00	151.33	105.00	256.32
075-059-015-000	2	1.00	151.33	105.00	256.32
075-059-016-000	2	1.00	151.33	105.00	256.32
075-059-017-000	2	1.00	151.33	105.00	256.32
075-059-018-000	2	1.00	151.33	105.00	256.32
075-059-019-000	2	1.00	151.33	105.00	256.32
075-059-020-000	2	1.00	151.33	105.00	256.32
075-059-021-000	2	1.00	151.33	105.00	256.32
075-059-022-000	2	1.00	151.33	105.00	256.32
075-059-023-000	2	1.00	151.33	105.00	256.32
075-059-024-000	2	1.00	151.33	105.00	256.32
075-059-025-000	2	1.00	151.33	105.00	256.32
075-059-026-000	2	1.00	151.33	105.00	256.32
075-059-027-000	2	1.00	151.33	105.00	256.32
075-059-028-000	2	1.00	151.33	105.00	256.32
075-059-029-000	2	1.00	151.33	105.00	256.32
075-059-030-000	2	1.00	151.33	105.00	256.32
075-059-031-000	2	1.00	151.33	105.00	256.32
075-059-032-000	2	1.00	151.33	105.00	256.32
075-059-033-000	2	1.00	151.33	105.00	256.32
075-059-034-000	2	1.00	151.33	105.00	256.32
075-059-035-000	2	1.00	151.33	105.00	256.32
075-059-036-000	2	1.00	151.33	105.00	256.32
075-059-037-000	2	1.00	151.33	105.00	256.32
075-059-038-000	2	1.00	151.33	105.00	256.32
075-059-039-000	2	1.00	151.33	105.00	256.32
075-059-041-000	2	1.00	151.33	105.00	256.32
075-059-042-000	2	1.00	151.33	105.00	256.32
075-059-043-000	2	1.00	151.33	105.00	256.32
075-059-044-000	2	1.00	151.33	105.00	256.32

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-059-045-000	2	1.00	151.33	105.00	256.32
075-059-046-000	2	1.00	151.33	105.00	256.32
075-059-047-000	2	1.00	151.33	105.00	256.32
075-059-048-000	2	1.00	151.33	105.00	256.32
075-059-049-000	2	1.00	151.33	105.00	256.32
075-059-050-000	2	1.00	151.33	105.00	256.32
075-059-051-000	2	1.00	151.33	105.00	256.32
075-059-052-000	2	1.00	151.33	105.00	256.32
075-059-053-000	2	1.00	151.33	105.00	256.32
075-059-054-000	2	1.00	151.33	105.00	256.32
075-059-055-000	2	1.00	151.33	105.00	256.32
075-059-056-000	2	1.00	151.33	105.00	256.32
075-059-057-000	2	1.00	151.33	105.00	256.32
075-059-058-000	2	1.00	151.33	105.00	256.32
075-059-059-000	2	1.00	151.33	105.00	256.32
075-059-060-000	2	1.00	151.33	105.00	256.32
075-059-062-000	2	1.00	151.33	105.00	256.32
075-059-063-000	2	1.00	151.33	105.00	256.32
075-060-001-000	2	1.00	151.33	105.00	256.32
075-060-002-000	2	1.00	151.33	105.00	256.32
075-060-003-000	2	1.00	151.33	105.00	256.32
075-060-004-000	2	1.00	151.33	105.00	256.32
075-060-005-000	2	1.00	151.33	105.00	256.32
075-060-006-000	2	1.00	151.33	105.00	256.32
075-060-007-000	2	1.00	151.33	105.00	256.32
075-060-008-000	2	1.00	151.33	105.00	256.32
075-060-009-000	2	1.00	151.33	105.00	256.32
075-060-010-000	2	1.00	151.33	105.00	256.32
075-060-011-000	2	1.00	151.33	105.00	256.32
075-060-013-000	2	1.00	151.33	105.00	256.32
075-060-014-000	2	1.00	151.33	105.00	256.32
075-060-015-000	2	1.00	151.33	105.00	256.32
075-060-016-000	2	1.00	151.33	105.00	256.32
075-060-017-000	2	1.00	151.33	105.00	256.32
075-060-018-000	2	1.00	151.33	105.00	256.32
075-060-019-000	2	1.00	151.33	105.00	256.32
075-060-020-000	2	1.00	151.33	105.00	256.32
075-060-021-000	2	1.00	151.33	105.00	256.32
075-060-022-000	2	1.00	151.33	105.00	256.32
075-060-023-000	2	1.00	151.33	105.00	256.32
075-060-024-000	2	1.00	151.33	105.00	256.32
075-060-025-000	2	1.00	151.33	105.00	256.32
075-060-026-000	2	1.00	151.33	105.00	256.32
075-060-027-000	2	1.00	151.33	105.00	256.32
075-060-028-000	2	1.00	151.33	105.00	256.32
075-060-029-000	2	1.00	151.33	105.00	256.32
075-060-030-000	2	1.00	151.33	105.00	256.32
075-060-031-000	2	1.00	151.33	105.00	256.32
075-060-032-000	2	1.00	151.33	105.00	256.32
075-060-033-000	2	1.00	151.33	105.00	256.32
075-060-034-000	2	1.00	151.33	105.00	256.32
075-060-035-000	2	1.00	151.33	105.00	256.32
075-060-036-000	2	1.00	151.33	105.00	256.32
075-060-037-000	2	1.00	151.33	105.00	256.32
075-060-038-000	2	1.00	151.33	105.00	256.32
075-060-039-000	2	1.00	151.33	105.00	256.32
075-060-040-000	2	1.00	151.33	105.00	256.32
075-060-041-000	2	1.00	151.33	105.00	256.32
075-060-042-000	2	1.00	151.33	105.00	256.32
075-060-043-000	2	1.00	151.33	105.00	256.32
075-060-044-000	2	1.00	151.33	105.00	256.32

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-060-045-000	2	1.00	151.33	105.00	256.32
075-060-046-000	2	1.00	151.33	105.00	256.32
075-060-047-000	2	1.00	151.33	105.00	256.32
075-060-048-000	2	1.00	151.33	105.00	256.32
075-060-049-000	2	1.00	151.33	105.00	256.32
075-060-050-000	2	1.00	151.33	105.00	256.32
075-060-051-000	2	1.00	151.33	105.00	256.32
075-060-052-000	2	1.00	151.33	105.00	256.32
075-060-053-000	2	1.00	151.33	105.00	256.32
075-060-054-000	2	1.00	151.33	105.00	256.32
075-060-055-000	2	1.00	151.33	105.00	256.32
075-060-056-000	2	1.00	151.33	105.00	256.32
075-060-057-000	2	1.00	151.33	105.00	256.32
075-060-058-000	2	1.00	151.33	105.00	256.32
075-060-059-000	2	1.00	151.33	105.00	256.32
075-060-060-000	2	1.00	151.33	105.00	256.32
075-060-061-000	2	1.00	151.33	105.00	256.32
075-060-062-000	2	1.00	151.33	105.00	256.32
075-060-063-000	2	1.00	151.33	105.00	256.32
075-060-064-000	2	1.00	151.33	105.00	256.32
075-060-065-000	2	1.00	151.33	105.00	256.32
075-060-066-000	2	1.00	151.33	105.00	256.32
075-060-067-000	2	1.00	151.33	105.00	256.32
075-060-068-000	2	1.00	151.33	105.00	256.32
075-060-069-000	2	1.00	151.33	105.00	256.32
075-060-070-000	2	1.00	151.33	105.00	256.32
075-060-071-000	2	1.00	151.33	105.00	256.32
075-060-072-000	2	1.00	151.33	105.00	256.32
075-060-073-000	2	1.00	151.33	105.00	256.32
075-060-074-000	2	1.00	151.33	105.00	256.32
075-060-075-000	2	1.00	151.33	105.00	256.32
075-060-076-000	2	1.00	151.33	105.00	256.32
075-060-077-000	2	1.00	151.33	105.00	256.32
075-060-078-000	2	1.00	151.33	105.00	256.32
075-061-001-000	2	1.00	151.33	105.00	256.32
075-061-002-000	2	1.00	151.33	105.00	256.32
075-061-003-000	2	1.00	151.33	105.00	256.32
075-061-004-000	2	1.00	151.33	105.00	256.32
075-061-005-000	2	1.00	151.33	105.00	256.32
075-061-006-000	2	1.00	151.33	105.00	256.32
075-061-007-000	2	1.00	151.33	105.00	256.32
075-061-008-000	2	1.00	151.33	105.00	256.32
075-061-009-000	2	1.00	151.33	105.00	256.32
075-061-010-000	2	1.00	151.33	105.00	256.32
075-061-011-000	2	1.00	151.33	105.00	256.32
075-061-012-000	2	1.00	151.33	105.00	256.32
075-061-013-000	2	1.00	151.33	105.00	256.32
075-061-014-000	2	1.00	151.33	105.00	256.32
075-061-015-000	2	1.00	151.33	105.00	256.32
075-061-016-000	2	1.00	151.33	105.00	256.32
075-061-017-000	2	1.00	151.33	105.00	256.32
075-061-018-000	2	1.00	151.33	105.00	256.32
075-061-019-000	2	1.00	151.33	105.00	256.32
075-061-020-000	2	1.00	151.33	105.00	256.32
075-061-021-000	2	1.00	151.33	105.00	256.32
075-061-022-000	2	1.00	151.33	105.00	256.32
075-061-023-000	2	1.00	151.33	105.00	256.32
075-061-024-000	2	1.00	151.33	105.00	256.32
075-061-025-000	2	1.00	151.33	105.00	256.32
075-061-026-000	2	1.00	151.33	105.00	256.32
075-061-027-000	2	1.00	151.33	105.00	256.32

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-061-028-000	2	1.00	151.33	105.00	256.32
075-061-029-000	2	1.00	151.33	105.00	256.32
075-061-030-000	2	1.00	151.33	105.00	256.32
075-061-031-000	2	1.00	151.33	105.00	256.32
075-061-032-000	2	1.00	151.33	105.00	256.32
075-061-033-000	2	1.00	151.33	105.00	256.32
075-061-034-000	2	1.00	151.33	105.00	256.32
075-061-035-000	2	1.00	151.33	105.00	256.32
075-061-036-000	2	1.00	151.33	105.00	256.32
075-061-037-000	2	1.00	151.33	105.00	256.32
075-061-038-000	2	1.00	151.33	105.00	256.32
075-061-039-000	2	1.00	151.33	105.00	256.32
075-061-040-000	2	1.00	151.33	105.00	256.32
075-061-041-000	2	1.00	151.33	105.00	256.32
075-061-042-000	2	1.00	151.33	105.00	256.32
075-061-043-000	2	1.00	151.33	105.00	256.32
075-061-044-000	2	1.00	151.33	105.00	256.32
075-061-045-000	2	1.00	151.33	105.00	256.32
075-061-046-000	2	1.00	151.33	105.00	256.32
075-061-047-000	2	1.00	151.33	105.00	256.32
075-061-048-000	2	1.00	151.33	105.00	256.32
075-061-049-000	2	1.00	151.33	105.00	256.32
075-061-050-000	2	1.00	151.33	105.00	256.32
075-061-051-000	2	1.00	151.33	105.00	256.32
075-061-052-000	2	1.00	151.33	105.00	256.32
075-061-053-000	2	1.00	151.33	105.00	256.32
075-061-054-000	2	1.00	151.33	105.00	256.32
075-061-055-000	2	1.00	151.33	105.00	256.32
075-061-056-000	2	1.00	151.33	105.00	256.32
075-061-057-000	2	1.00	151.33	105.00	256.32
075-061-058-000	2	1.00	151.33	105.00	256.32
075-061-059-000	2	1.00	151.33	105.00	256.32
075-061-060-000	2	1.00	151.33	105.00	256.32
075-061-061-000	2	1.00	151.33	105.00	256.32
075-061-062-000	2	1.00	151.33	105.00	256.32
075-061-063-000	2	1.00	151.33	105.00	256.32
075-061-064-000	2	1.00	151.33	105.00	256.32
075-061-065-000	2	1.00	151.33	105.00	256.32
075-061-066-000	2	1.00	151.33	105.00	256.32
075-061-067-000	2	1.00	151.33	105.00	256.32
075-061-068-000	2	1.00	151.33	105.00	256.32
075-061-069-000	2	1.00	151.33	105.00	256.32
075-062-001-000	2	1.00	151.33	105.00	256.32
075-062-002-000	2	1.00	151.33	105.00	256.32
075-062-003-000	2	1.00	151.33	105.00	256.32
075-062-004-000	2	1.00	151.33	105.00	256.32
075-062-005-000	2	1.00	151.33	105.00	256.32
075-062-006-000	2	1.00	151.33	105.00	256.32
075-062-007-000	2	1.00	151.33	105.00	256.32
075-062-008-000	2	1.00	151.33	105.00	256.32
075-062-009-000	2	1.00	151.33	105.00	256.32
075-062-010-000	2	1.00	151.33	105.00	256.32
075-062-011-000	2	1.00	151.33	105.00	256.32
075-062-012-000	2	1.00	151.33	105.00	256.32
075-062-013-000	2	1.00	151.33	105.00	256.32
075-062-014-000	2	1.00	151.33	105.00	256.32
075-062-015-000	2	1.00	151.33	105.00	256.32
075-062-016-000	2	1.00	151.33	105.00	256.32
075-062-017-000	2	1.00	151.33	105.00	256.32
075-062-018-000	2	1.00	151.33	105.00	256.32
075-062-019-000	2	1.00	151.33	105.00	256.32

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-062-020-000	2	1.00	151.33	105.00	256.32
075-062-021-000	2	1.00	151.33	105.00	256.32
075-062-022-000	2	1.00	151.33	105.00	256.32
075-062-023-000	2	1.00	151.33	105.00	256.32
075-062-024-000	2	1.00	151.33	105.00	256.32
075-062-025-000	2	1.00	151.33	105.00	256.32
075-062-026-000	2	1.00	151.33	105.00	256.32
075-062-027-000	2	1.00	151.33	105.00	256.32
075-062-028-000	2	1.00	151.33	105.00	256.32
075-062-029-000	2	1.00	151.33	105.00	256.32
075-062-030-000	2	1.00	151.33	105.00	256.32
075-062-031-000	2	1.00	151.33	105.00	256.32
075-062-032-000	2	1.00	151.33	105.00	256.32
075-079-001-000	2	1.00	151.33	105.00	256.32
075-079-002-000	2	1.00	151.33	105.00	256.32
075-079-003-000	2	1.00	151.33	105.00	256.32
075-079-004-000	2	1.00	151.33	105.00	256.32
075-079-005-000	2	1.00	151.33	105.00	256.32
075-079-006-000	2	1.00	151.33	105.00	256.32
075-079-007-000	2	1.00	151.33	105.00	256.32
075-079-008-000	2	1.00	151.33	105.00	256.32
075-079-009-000	2	1.00	151.33	105.00	256.32
075-079-010-000	2	1.00	151.33	105.00	256.32
075-079-011-000	2	1.00	151.33	105.00	256.32
075-079-012-000	2	1.00	151.33	105.00	256.32
075-079-013-000	2	1.00	151.33	105.00	256.32
075-079-014-000	2	1.00	151.33	105.00	256.32
075-079-015-000	2	1.00	151.33	105.00	256.32
075-079-016-000	2	1.00	151.33	105.00	256.32
075-079-017-000	2	1.00	151.33	105.00	256.32
075-079-018-000	2	1.00	151.33	105.00	256.32
075-079-019-000	2	1.00	151.33	105.00	256.32
075-079-020-000	2	1.00	151.33	105.00	256.32
075-079-021-000	2	1.00	151.33	105.00	256.32
075-079-022-000	2	1.00	151.33	105.00	256.32
075-079-023-000	2	1.00	151.33	105.00	256.32
075-079-024-000	2	1.00	151.33	105.00	256.32
075-079-025-000	2	1.00	151.33	105.00	256.32
075-079-026-000	2	1.00	151.33	105.00	256.32
075-079-027-000	2	1.00	151.33	105.00	256.32
075-079-028-000	2	1.00	151.33	105.00	256.32
075-079-029-000	2	1.00	151.33	105.00	256.32
075-079-030-000	2	1.00	151.33	105.00	256.32
075-079-031-000	2	1.00	151.33	105.00	256.32
075-079-032-000	2	1.00	151.33	105.00	256.32
075-079-033-000	2	1.00	151.33	105.00	256.32
075-079-034-000	2	1.00	151.33	105.00	256.32
075-079-035-000	2	1.00	151.33	105.00	256.32
075-079-036-000	2	1.00	151.33	105.00	256.32
075-079-037-000	2	1.00	151.33	105.00	256.32
075-079-038-000	2	1.00	151.33	105.00	256.32
075-079-039-000	2	1.00	151.33	105.00	256.32
075-079-040-000	2	1.00	151.33	105.00	256.32
075-079-041-000	2	1.00	151.33	105.00	256.32
075-079-042-000	2	1.00	151.33	105.00	256.32
075-079-043-000	2	1.00	151.33	105.00	256.32
075-079-044-000	2	1.00	151.33	105.00	256.32
075-079-045-000	2	1.00	151.33	105.00	256.32
075-079-046-000	2	1.00	151.33	105.00	256.32
075-079-047-000	2	1.00	151.33	105.00	256.32
075-079-048-000	2	1.00	151.33	105.00	256.32

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-079-049-000	2	1.00	151.33	105.00	256.32
075-079-050-000	2	1.00	151.33	105.00	256.32
075-079-051-000	2	1.00	151.33	105.00	256.32
075-079-052-000	2	1.00	151.33	105.00	256.32
075-079-053-000	2	1.00	151.33	105.00	256.32
075-079-054-000	2	1.00	151.33	105.00	256.32
075-079-055-000	2	1.00	151.33	105.00	256.32
075-079-056-000	2	1.00	151.33	105.00	256.32
075-079-057-000	2	1.00	151.33	105.00	256.32
075-079-058-000	2	1.00	151.33	105.00	256.32
075-079-059-000	2	1.00	151.33	105.00	256.32
075-079-060-000	2	1.00	151.33	105.00	256.32
075-079-061-000	2	1.00	151.33	105.00	256.32
075-079-062-000	2	1.00	151.33	105.00	256.32
075-079-063-000	2	1.00	151.33	105.00	256.32
075-079-064-000	2	1.00	151.33	105.00	256.32
075-079-065-000	2	1.00	151.33	105.00	256.32
075-079-066-000	2	1.00	151.33	105.00	256.32
075-079-067-000	2	1.00	151.33	105.00	256.32
075-079-068-000	2	1.00	151.33	105.00	256.32
075-014-026-000	3	11.04	1,670.67	0.00	1,670.66
075-014-027-000	3	1.00	151.33	0.00	151.32
075-021-001-000	3	1.00	151.33	0.00	151.32
075-021-002-000	3	1.00	151.33	0.00	151.32
075-021-020-000	3	1.00	151.33	0.00	151.32
075-021-021-000	3	1.00	151.33	0.00	151.32
075-021-022-000	3	1.00	151.33	0.00	151.32
075-025-003-000	3	1.00	151.33	0.00	151.32
075-025-005-000	3	1.00	151.33	0.00	151.32
075-025-007-000	3	3.72	562.94	0.00	562.94
075-025-008-000	3	3.72	562.94	0.00	562.94
075-025-009-000	3	3.72	562.94	0.00	562.94
075-025-010-000	3	13.20	1,997.54	0.00	1,997.52
075-025-011-000	3	7.00	1,059.30	0.00	1,059.28
075-069-002-000	3	1.00	151.33	0.00	151.32
075-069-003-000	3	1.00	151.33	0.00	151.32
075-073-002-000	3	1.00	151.33	0.00	151.32
075-093-024-000	3	1.44	217.91	0.00	217.90
075-093-025-000	3	2.11	319.30	0.00	319.30
075-093-030-000	3	23.92	3,619.78	0.00	3,619.76
075-093-031-000	3	19.56	2,959.99	0.00	2,959.98
075-093-034-000	3	6.24	944.29	0.00	944.28
075-093-035-000	3	3.60	544.78	0.00	544.78
075-093-036-000	3	4.32	653.74	0.00	653.72
075-093-037-000	3	2.92	441.88	0.00	441.86
075-093-038-000	3	5.40	817.17	0.00	817.16
075-093-039-000	3	1.14	172.51	0.00	172.50
075-093-040-000	3	3.80	575.05	0.00	575.04
075-093-041-000	3	26.28	3,976.91	0.00	3,976.90
075-093-043-000	3	5.80	877.71	0.00	877.70
075-093-047-000	3	0.84	127.12	0.00	127.10
075-093-049-000	3	5.12	774.80	0.00	774.80
075-093-051-000	3	23.92	3,619.78	0.00	3,619.76
075-093-052-000	3	19.56	2,959.99	0.00	2,959.98
075-093-053-000	3	1.56	236.07	0.00	236.06
075-093-054-000	3	4.24	641.63	0.00	641.62
075-093-058-000	3	4.24	641.63	0.00	641.62
075-093-061-000	3	8.00	1,210.63	0.00	1,210.62
075-093-062-000	3	1.21	183.11	0.00	183.10
075-093-063-000	3	4.52	684.00	0.00	684.00
075-064-001-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-002-000	4	1.00	151.33	55.46	206.78
075-064-003-000	4	1.00	151.33	55.46	206.78
075-064-004-000	4	1.00	151.33	55.46	206.78
075-064-005-000	4	1.00	151.33	55.46	206.78
075-064-006-000	4	1.00	151.33	55.46	206.78
075-064-007-000	4	1.00	151.33	55.46	206.78
075-064-008-000	4	1.00	151.33	55.46	206.78
075-064-009-000	4	1.00	151.33	55.46	206.78
075-064-010-000	4	1.00	151.33	55.46	206.78
075-064-011-000	4	1.00	151.33	55.46	206.78
075-064-012-000	4	1.00	151.33	55.46	206.78
075-064-013-000	4	1.00	151.33	55.46	206.78
075-064-014-000	4	1.00	151.33	55.46	206.78
075-064-015-000	4	1.00	151.33	55.46	206.78
075-064-016-000	4	1.00	151.33	55.46	206.78
075-064-017-000	4	1.00	151.33	55.46	206.78
075-064-018-000	4	1.00	151.33	55.46	206.78
075-064-019-000	4	1.00	151.33	55.46	206.78
075-064-020-000	4	1.00	151.33	55.46	206.78
075-064-021-000	4	1.00	151.33	55.46	206.78
075-064-022-000	4	1.00	151.33	55.46	206.78
075-064-023-000	4	1.00	151.33	55.46	206.78
075-064-024-000	4	1.00	151.33	55.46	206.78
075-064-025-000	4	1.00	151.33	55.46	206.78
075-064-026-000	4	1.00	151.33	55.46	206.78
075-064-027-000	4	1.00	151.33	55.46	206.78
075-064-028-000	4	1.00	151.33	55.46	206.78
075-064-029-000	4	1.00	151.33	55.46	206.78
075-064-030-000	4	1.00	151.33	55.46	206.78
075-064-031-000	4	1.00	151.33	55.46	206.78
075-064-032-000	4	1.00	151.33	55.46	206.78
075-064-033-000	4	1.00	151.33	55.46	206.78
075-064-034-000	4	1.00	151.33	55.46	206.78
075-064-035-000	4	1.00	151.33	55.46	206.78
075-064-036-000	4	1.00	151.33	55.46	206.78
075-064-037-000	4	1.00	151.33	55.46	206.78
075-064-038-000	4	1.00	151.33	55.46	206.78
075-064-040-000	4	1.00	151.33	55.46	206.78
075-064-041-000	4	1.00	151.33	55.46	206.78
075-064-042-000	4	1.00	151.33	55.46	206.78
075-064-043-000	4	1.00	151.33	55.46	206.78
075-064-044-000	4	1.00	151.33	55.46	206.78
075-064-045-000	4	1.00	151.33	55.46	206.78
075-064-046-000	4	1.00	151.33	55.46	206.78
075-064-047-000	4	1.00	151.33	55.46	206.78
075-064-048-000	4	1.00	151.33	55.46	206.78
075-064-049-000	4	1.00	151.33	55.46	206.78
075-064-050-000	4	1.00	151.33	55.46	206.78
075-064-051-000	4	1.00	151.33	55.46	206.78
075-064-052-000	4	1.00	151.33	55.46	206.78
075-064-053-000	4	1.00	151.33	55.46	206.78
075-064-054-000	4	1.00	151.33	55.46	206.78
075-064-055-000	4	1.00	151.33	55.46	206.78
075-064-056-000	4	1.00	151.33	55.46	206.78
075-064-057-000	4	1.00	151.33	55.46	206.78
075-064-058-000	4	1.00	151.33	55.46	206.78
075-064-059-000	4	1.00	151.33	55.46	206.78
075-064-060-000	4	1.00	151.33	55.46	206.78
075-064-061-000	4	1.00	151.33	55.46	206.78
075-064-062-000	4	1.00	151.33	55.46	206.78
075-064-063-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-064-000	4	1.00	151.33	55.46	206.78
075-064-065-000	4	1.00	151.33	55.46	206.78
075-064-066-000	4	1.00	151.33	55.46	206.78
075-064-067-000	4	1.00	151.33	55.46	206.78
075-064-068-000	4	1.00	151.33	55.46	206.78
075-064-069-000	4	1.00	151.33	55.46	206.78
075-064-070-000	4	1.00	151.33	55.46	206.78
075-065-001-000	4	1.00	151.33	55.46	206.78
075-065-002-000	4	1.00	151.33	55.46	206.78
075-065-003-000	4	1.00	151.33	55.46	206.78
075-065-004-000	4	1.00	151.33	55.46	206.78
075-065-005-000	4	1.00	151.33	55.46	206.78
075-065-006-000	4	1.00	151.33	55.46	206.78
075-065-007-000	4	1.00	151.33	55.46	206.78
075-065-008-000	4	1.00	151.33	55.46	206.78
075-065-009-000	4	1.00	151.33	55.46	206.78
075-065-010-000	4	1.00	151.33	55.46	206.78
075-065-011-000	4	1.00	151.33	55.46	206.78
075-065-012-000	4	1.00	151.33	55.46	206.78
075-065-013-000	4	1.00	151.33	55.46	206.78
075-065-014-000	4	1.00	151.33	55.46	206.78
075-065-015-000	4	1.00	151.33	55.46	206.78
075-065-016-000	4	1.00	151.33	55.46	206.78
075-065-018-000	4	1.00	151.33	55.46	206.78
075-065-019-000	4	1.00	151.33	55.46	206.78
075-065-020-000	4	1.00	151.33	55.46	206.78
075-065-021-000	4	1.00	151.33	55.46	206.78
075-065-022-000	4	1.00	151.33	55.46	206.78
075-065-023-000	4	1.00	151.33	55.46	206.78
075-065-024-000	4	1.00	151.33	55.46	206.78
075-065-025-000	4	1.00	151.33	55.46	206.78
075-065-026-000	4	1.00	151.33	55.46	206.78
075-065-027-000	4	1.00	151.33	55.46	206.78
075-065-028-000	4	1.00	151.33	55.46	206.78
075-065-029-000	4	1.00	151.33	55.46	206.78
075-065-030-000	4	1.00	151.33	55.46	206.78
075-065-031-000	4	1.00	151.33	55.46	206.78
075-065-032-000	4	1.00	151.33	55.46	206.78
075-065-033-000	4	1.00	151.33	55.46	206.78
075-065-034-000	4	1.00	151.33	55.46	206.78
075-065-035-000	4	1.00	151.33	55.46	206.78
075-065-036-000	4	1.00	151.33	55.46	206.78
075-065-037-000	4	1.00	151.33	55.46	206.78
075-065-038-000	4	1.00	151.33	55.46	206.78
075-065-039-000	4	1.00	151.33	55.46	206.78
075-065-040-000	4	1.00	151.33	55.46	206.78
075-065-041-000	4	1.00	151.33	55.46	206.78
075-065-042-000	4	1.00	151.33	55.46	206.78
075-065-043-000	4	1.00	151.33	55.46	206.78
075-065-044-000	4	1.00	151.33	55.46	206.78
075-065-045-000	4	1.00	151.33	55.46	206.78
075-065-046-000	4	1.00	151.33	55.46	206.78
075-065-047-000	4	1.00	151.33	55.46	206.78
075-065-048-000	4	1.00	151.33	55.46	206.78
075-065-049-000	4	1.00	151.33	55.46	206.78
075-065-050-000	4	1.00	151.33	55.46	206.78
075-065-051-000	4	1.00	151.33	55.46	206.78
075-065-052-000	4	1.00	151.33	55.46	206.78
075-065-053-000	4	1.00	151.33	55.46	206.78
075-065-054-000	4	1.00	151.33	55.46	206.78
075-066-006-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-066-007-000	4	1.00	151.33	55.46	206.78
075-066-008-000	4	1.00	151.33	55.46	206.78
075-066-009-000	4	1.00	151.33	55.46	206.78
075-066-010-000	4	1.00	151.33	55.46	206.78
075-066-011-000	4	1.00	151.33	55.46	206.78
075-066-012-000	4	1.00	151.33	55.46	206.78
075-066-013-000	4	1.00	151.33	55.46	206.78
075-066-014-000	4	1.00	151.33	55.46	206.78
075-066-015-000	4	1.00	151.33	55.46	206.78
075-066-016-000	4	1.00	151.33	55.46	206.78
075-066-017-000	4	1.00	151.33	55.46	206.78
075-066-018-000	4	1.00	151.33	55.46	206.78
075-066-019-000	4	1.00	151.33	55.46	206.78
075-066-020-000	4	1.00	151.33	55.46	206.78
075-066-021-000	4	1.00	151.33	55.46	206.78
075-066-022-000	4	1.00	151.33	55.46	206.78
075-066-023-000	4	1.00	151.33	55.46	206.78
075-066-024-000	4	1.00	151.33	55.46	206.78
075-066-025-000	4	1.00	151.33	55.46	206.78
075-066-026-000	4	1.00	151.33	55.46	206.78
075-066-027-000	4	1.00	151.33	55.46	206.78
075-066-028-000	4	1.00	151.33	55.46	206.78
075-066-029-000	4	1.00	151.33	55.46	206.78
075-066-030-000	4	1.00	151.33	55.46	206.78
075-066-031-000	4	1.00	151.33	55.46	206.78
075-066-032-000	4	1.00	151.33	55.46	206.78
075-066-033-000	4	1.00	151.33	55.46	206.78
075-066-034-000	4	1.00	151.33	55.46	206.78
075-066-035-000	4	1.00	151.33	55.46	206.78
075-066-036-000	4	1.00	151.33	55.46	206.78
075-066-037-000	4	1.00	151.33	55.46	206.78
075-066-038-000	4	1.00	151.33	55.46	206.78
075-066-039-000	4	1.00	151.33	55.46	206.78
075-066-040-000	4	1.00	151.33	55.46	206.78
075-066-041-000	4	1.00	151.33	55.46	206.78
075-066-042-000	4	1.00	151.33	55.46	206.78
075-067-001-000	4	1.00	151.33	55.46	206.78
075-067-002-000	4	1.00	151.33	55.46	206.78
075-067-003-000	4	1.00	151.33	55.46	206.78
075-067-004-000	4	1.00	151.33	55.46	206.78
075-067-005-000	4	1.00	151.33	55.46	206.78
075-067-006-000	4	1.00	151.33	55.46	206.78
075-067-007-000	4	1.00	151.33	55.46	206.78
075-067-008-000	4	1.00	151.33	55.46	206.78
075-067-009-000	4	1.00	151.33	55.46	206.78
075-067-010-000	4	1.00	151.33	55.46	206.78
075-067-011-000	4	1.00	151.33	55.46	206.78
075-067-012-000	4	1.00	151.33	55.46	206.78
075-067-013-000	4	1.00	151.33	55.46	206.78
075-067-014-000	4	1.00	151.33	55.46	206.78
075-067-015-000	4	1.00	151.33	55.46	206.78
075-067-016-000	4	1.00	151.33	55.46	206.78
075-067-017-000	4	1.00	151.33	55.46	206.78
075-067-018-000	4	1.00	151.33	55.46	206.78
075-067-019-000	4	1.00	151.33	55.46	206.78
075-067-020-000	4	1.00	151.33	55.46	206.78
075-067-021-000	4	1.00	151.33	55.46	206.78
075-067-022-000	4	1.00	151.33	55.46	206.78
075-067-023-000	4	1.00	151.33	55.46	206.78
075-067-024-000	4	1.00	151.33	55.46	206.78
075-067-025-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-026-000	4	1.00	151.33	55.46	206.78
075-067-027-000	4	1.00	151.33	55.46	206.78
075-067-028-000	4	1.00	151.33	55.46	206.78
075-067-029-000	4	1.00	151.33	55.46	206.78
075-067-030-000	4	1.00	151.33	55.46	206.78
075-067-031-000	4	1.00	151.33	55.46	206.78
075-067-032-000	4	1.00	151.33	55.46	206.78
075-067-033-000	4	1.00	151.33	55.46	206.78
075-067-034-000	4	1.00	151.33	55.46	206.78
075-067-035-000	4	1.00	151.33	55.46	206.78
075-067-036-000	4	1.00	151.33	55.46	206.78
075-067-037-000	4	1.00	151.33	55.46	206.78
075-067-038-000	4	1.00	151.33	55.46	206.78
075-067-039-000	4	1.00	151.33	55.46	206.78
075-067-040-000	4	1.00	151.33	55.46	206.78
075-067-041-000	4	1.00	151.33	55.46	206.78
075-067-042-000	4	1.00	151.33	55.46	206.78
075-067-043-000	4	1.00	151.33	55.46	206.78
075-067-044-000	4	1.00	151.33	55.46	206.78
075-067-045-000	4	1.00	151.33	55.46	206.78
075-067-046-000	4	1.00	151.33	55.46	206.78
075-067-047-000	4	1.00	151.33	55.46	206.78
075-067-048-000	4	1.00	151.33	55.46	206.78
075-067-049-000	4	1.00	151.33	55.46	206.78
075-067-050-000	4	1.00	151.33	55.46	206.78
075-067-051-000	4	1.00	151.33	55.46	206.78
075-067-052-000	4	1.00	151.33	55.46	206.78
075-067-053-000	4	1.00	151.33	55.46	206.78
075-067-054-000	4	1.00	151.33	55.46	206.78
075-067-055-000	4	1.00	151.33	55.46	206.78
075-067-056-000	4	1.00	151.33	55.46	206.78
075-067-057-000	4	1.00	151.33	55.46	206.78
075-067-058-000	4	1.00	151.33	55.46	206.78
075-067-059-000	4	1.00	151.33	55.46	206.78
075-067-060-000	4	1.00	151.33	55.46	206.78
075-067-061-000	4	1.00	151.33	55.46	206.78
075-067-062-000	4	1.00	151.33	55.46	206.78
075-067-063-000	4	1.00	151.33	55.46	206.78
075-067-064-000	4	1.00	151.33	55.46	206.78
075-067-065-000	4	1.00	151.33	55.46	206.78
075-067-066-000	4	1.00	151.33	55.46	206.78
075-067-067-000	4	1.00	151.33	55.46	206.78
075-067-068-000	4	1.00	151.33	55.46	206.78
075-067-069-000	4	1.00	151.33	55.46	206.78
075-067-070-000	4	1.00	151.33	55.46	206.78
075-067-071-000	4	1.00	151.33	55.46	206.78
075-067-072-000	4	1.00	151.33	55.46	206.78
075-067-073-000	4	1.00	151.33	55.46	206.78
075-067-074-000	4	1.00	151.33	55.46	206.78
075-067-075-000	4	1.00	151.33	55.46	206.78
075-067-076-000	4	1.00	151.33	55.46	206.78
075-067-077-000	4	1.00	151.33	55.46	206.78
075-067-078-000	4	1.00	151.33	55.46	206.78
075-067-079-000	4	1.00	151.33	55.46	206.78
075-067-080-000	4	1.00	151.33	55.46	206.78
075-067-081-000	4	1.00	151.33	55.46	206.78
075-067-082-000	4	1.00	151.33	55.46	206.78
075-067-083-000	4	1.00	151.33	55.46	206.78
075-067-084-000	4	1.00	151.33	55.46	206.78
075-067-085-000	4	1.00	151.33	55.46	206.78
075-067-086-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-087-000	4	1.00	151.33	55.46	206.78
075-067-088-000	4	1.00	151.33	55.46	206.78
075-067-089-000	4	1.00	151.33	55.46	206.78
075-068-001-000	4	1.00	151.33	55.46	206.78
075-068-002-000	4	1.00	151.33	55.46	206.78
075-068-003-000	4	1.00	151.33	55.46	206.78
075-068-004-000	4	1.00	151.33	55.46	206.78
075-068-005-000	4	1.00	151.33	55.46	206.78
075-068-006-000	4	1.00	151.33	55.46	206.78
075-068-007-000	4	1.00	151.33	55.46	206.78
075-068-008-000	4	1.00	151.33	55.46	206.78
075-068-009-000	4	1.00	151.33	55.46	206.78
075-068-010-000	4	1.00	151.33	55.46	206.78
075-068-012-000	4	1.00	151.33	55.46	206.78
075-068-013-000	4	1.00	151.33	55.46	206.78
075-068-014-000	4	1.00	151.33	55.46	206.78
075-068-015-000	4	1.00	151.33	55.46	206.78
075-068-016-000	4	1.00	151.33	55.46	206.78
075-068-017-000	4	1.00	151.33	55.46	206.78
075-068-018-000	4	1.00	151.33	55.46	206.78
075-068-019-000	4	1.00	151.33	55.46	206.78
075-068-020-000	4	1.00	151.33	55.46	206.78
075-068-021-000	4	1.00	151.33	55.46	206.78
075-068-022-000	4	1.00	151.33	55.46	206.78
075-068-023-000	4	1.00	151.33	55.46	206.78
075-068-024-000	4	1.00	151.33	55.46	206.78
075-068-025-000	4	1.00	151.33	55.46	206.78
075-068-026-000	4	1.00	151.33	55.46	206.78
075-068-027-000	4	1.00	151.33	55.46	206.78
075-068-028-000	4	1.00	151.33	55.46	206.78
075-068-029-000	4	1.00	151.33	55.46	206.78
075-068-030-000	4	1.00	151.33	55.46	206.78
075-068-031-000	4	1.00	151.33	55.46	206.78
075-068-032-000	4	1.00	151.33	55.46	206.78
075-068-033-000	4	1.00	151.33	55.46	206.78
075-068-034-000	4	1.00	151.33	55.46	206.78
075-068-035-000	4	1.00	151.33	55.46	206.78
075-068-036-000	4	1.00	151.33	55.46	206.78
075-068-037-000	4	1.00	151.33	55.46	206.78
075-068-038-000	4	1.00	151.33	55.46	206.78
075-068-039-000	4	1.00	151.33	55.46	206.78
075-068-040-000	4	1.00	151.33	55.46	206.78
075-068-041-000	4	1.00	151.33	55.46	206.78
075-068-042-000	4	1.00	151.33	55.46	206.78
075-068-043-000	4	1.00	151.33	55.46	206.78
075-068-044-000	4	1.00	151.33	55.46	206.78
075-068-045-000	4	1.00	151.33	55.46	206.78
075-068-046-000	4	1.00	151.33	55.46	206.78
075-068-047-000	4	1.00	151.33	55.46	206.78
075-068-048-000	4	1.00	151.33	55.46	206.78
075-068-049-000	4	1.00	151.33	55.46	206.78
075-068-050-000	4	1.00	151.33	55.46	206.78
075-068-051-000	4	1.00	151.33	55.46	206.78
075-068-052-000	4	1.00	151.33	55.46	206.78
075-068-053-000	4	1.00	151.33	55.46	206.78
075-068-054-000	4	1.00	151.33	55.46	206.78
075-068-055-000	4	1.00	151.33	55.46	206.78
075-068-056-000	4	1.00	151.33	55.46	206.78
075-068-057-000	4	1.00	151.33	55.46	206.78
075-068-058-000	4	1.00	151.33	55.46	206.78
075-068-059-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-068-060-000	4	1.00	151.33	55.46	206.78
075-069-004-000	4	1.00	151.33	55.46	206.78
075-069-005-000	4	1.00	151.33	55.46	206.78
075-069-006-000	4	1.00	151.33	55.46	206.78
075-069-007-000	4	1.00	151.33	55.46	206.78
075-069-008-000	4	1.00	151.33	55.46	206.78
075-069-009-000	4	1.00	151.33	55.46	206.78
075-069-010-000	4	1.00	151.33	55.46	206.78
075-069-011-000	4	1.00	151.33	55.46	206.78
075-069-012-000	4	1.00	151.33	55.46	206.78
075-069-013-000	4	1.00	151.33	55.46	206.78
075-069-014-000	4	1.00	151.33	55.46	206.78
075-069-015-000	4	1.00	151.33	55.46	206.78
075-069-016-000	4	1.00	151.33	55.46	206.78
075-069-017-000	4	1.00	151.33	55.46	206.78
075-069-018-000	4	1.00	151.33	55.46	206.78
075-069-019-000	4	1.00	151.33	55.46	206.78
075-069-020-000	4	1.00	151.33	55.46	206.78
075-069-021-000	4	1.00	151.33	55.46	206.78
075-069-022-000	4	1.00	151.33	55.46	206.78
075-069-023-000	4	1.00	151.33	55.46	206.78
075-069-024-000	4	1.00	151.33	55.46	206.78
075-069-025-000	4	1.00	151.33	55.46	206.78
075-069-026-000	4	1.00	151.33	55.46	206.78
075-069-027-000	4	1.00	151.33	55.46	206.78
075-069-028-000	4	1.00	151.33	55.46	206.78
075-070-001-000	4	1.00	151.33	55.46	206.78
075-070-002-000	4	1.00	151.33	55.46	206.78
075-070-003-000	4	1.00	151.33	55.46	206.78
075-071-001-000	4	1.00	151.33	55.46	206.78
075-071-002-000	4	1.00	151.33	55.46	206.78
075-071-003-000	4	1.00	151.33	55.46	206.78
075-071-004-000	4	1.00	151.33	55.46	206.78
075-071-005-000	4	1.00	151.33	55.46	206.78
075-071-006-000	4	1.00	151.33	55.46	206.78
075-071-007-000	4	1.00	151.33	55.46	206.78
075-071-008-000	4	1.00	151.33	55.46	206.78
075-071-009-000	4	1.00	151.33	55.46	206.78
075-071-010-000	4	1.00	151.33	55.46	206.78
075-071-011-000	4	1.00	151.33	55.46	206.78
075-071-012-000	4	1.00	151.33	55.46	206.78
075-071-013-000	4	1.00	151.33	55.46	206.78
075-071-014-000	4	1.00	151.33	55.46	206.78
075-071-015-000	4	1.00	151.33	55.46	206.78
075-071-016-000	4	1.00	151.33	55.46	206.78
075-071-017-000	4	1.00	151.33	55.46	206.78
075-071-018-000	4	1.00	151.33	55.46	206.78
075-071-019-000	4	1.00	151.33	55.46	206.78
075-071-020-000	4	1.00	151.33	55.46	206.78
075-071-021-000	4	1.00	151.33	55.46	206.78
075-071-023-000	4	1.00	151.33	55.46	206.78
075-071-024-000	4	1.00	151.33	55.46	206.78
075-071-025-000	4	1.00	151.33	55.46	206.78
075-071-026-000	4	1.00	151.33	55.46	206.78
075-071-027-000	4	1.00	151.33	55.46	206.78
075-071-028-000	4	1.00	151.33	55.46	206.78
075-071-029-000	4	1.00	151.33	55.46	206.78
075-071-030-000	4	1.00	151.33	55.46	206.78
075-071-031-000	4	1.00	151.33	55.46	206.78
075-071-032-000	4	1.00	151.33	55.46	206.78
075-071-033-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-071-034-000	4	1.00	151.33	55.46	206.78
075-071-035-000	4	1.00	151.33	55.46	206.78
075-071-036-000	4	1.00	151.33	55.46	206.78
075-071-037-000	4	1.00	151.33	55.46	206.78
075-071-038-000	4	1.00	151.33	55.46	206.78
075-071-039-000	4	1.00	151.33	55.46	206.78
075-071-040-000	4	1.00	151.33	55.46	206.78
075-071-041-000	4	1.00	151.33	55.46	206.78
075-071-042-000	4	1.00	151.33	55.46	206.78
075-071-043-000	4	1.00	151.33	55.46	206.78
075-071-044-000	4	1.00	151.33	55.46	206.78
075-071-045-000	4	1.00	151.33	55.46	206.78
075-071-046-000	4	1.00	151.33	55.46	206.78
075-071-047-000	4	1.00	151.33	55.46	206.78
075-071-048-000	4	1.00	151.33	55.46	206.78
075-071-049-000	4	1.00	151.33	55.46	206.78
075-071-050-000	4	1.00	151.33	55.46	206.78
075-071-051-000	4	1.00	151.33	55.46	206.78
075-071-052-000	4	1.00	151.33	55.46	206.78
075-071-056-000	4	1.00	151.33	55.46	206.78
075-071-057-000	4	1.00	151.33	55.46	206.78
075-071-059-000	4	1.00	151.33	55.46	206.78
075-071-060-000	4	1.00	151.33	55.46	206.78
075-071-061-000	4	1.00	151.33	55.46	206.78
075-072-001-000	4	1.00	151.33	55.46	206.78
075-072-002-000	4	1.00	151.33	55.46	206.78
075-072-003-000	4	1.00	151.33	55.46	206.78
075-072-004-000	4	1.00	151.33	55.46	206.78
075-072-005-000	4	1.00	151.33	55.46	206.78
075-072-006-000	4	1.00	151.33	55.46	206.78
075-072-007-000	4	1.00	151.33	55.46	206.78
075-072-008-000	4	1.00	151.33	55.46	206.78
075-072-009-000	4	1.00	151.33	55.46	206.78
075-072-010-000	4	1.00	151.33	55.46	206.78
075-072-011-000	4	1.00	151.33	55.46	206.78
075-072-012-000	4	1.00	151.33	55.46	206.78
075-072-013-000	4	1.00	151.33	55.46	206.78
075-072-014-000	4	1.00	151.33	55.46	206.78
075-072-015-000	4	1.00	151.33	55.46	206.78
075-072-016-000	4	1.00	151.33	55.46	206.78
075-072-017-000	4	1.00	151.33	55.46	206.78
075-072-018-000	4	1.00	151.33	55.46	206.78
075-072-019-000	4	1.00	151.33	55.46	206.78
075-072-020-000	4	1.00	151.33	55.46	206.78
075-072-021-000	4	1.00	151.33	55.46	206.78
075-072-022-000	4	1.00	151.33	55.46	206.78
075-072-023-000	4	1.00	151.33	55.46	206.78
075-072-024-000	4	1.00	151.33	55.46	206.78
075-072-025-000	4	1.00	151.33	55.46	206.78
075-072-026-000	4	1.00	151.33	55.46	206.78
075-072-027-000	4	1.00	151.33	55.46	206.78
075-072-028-000	4	1.00	151.33	55.46	206.78
075-072-029-000	4	1.00	151.33	55.46	206.78
075-072-030-000	4	1.00	151.33	55.46	206.78
075-072-031-000	4	1.00	151.33	55.46	206.78
075-072-032-000	4	1.00	151.33	55.46	206.78
075-072-033-000	4	1.00	151.33	55.46	206.78
075-072-034-000	4	1.00	151.33	55.46	206.78
075-072-035-000	4	1.00	151.33	55.46	206.78
075-072-036-000	4	1.00	151.33	55.46	206.78
075-072-037-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-072-038-000	4	1.00	151.33	55.46	206.78
075-072-039-000	4	1.00	151.33	55.46	206.78
075-072-040-000	4	1.00	151.33	55.46	206.78
075-072-041-000	4	1.00	151.33	55.46	206.78
075-072-042-000	4	1.00	151.33	55.46	206.78
075-072-043-000	4	1.00	151.33	55.46	206.78
075-072-044-000	4	1.00	151.33	55.46	206.78
075-072-045-000	4	1.00	151.33	55.46	206.78
075-072-046-000	4	1.00	151.33	55.46	206.78
075-072-047-000	4	1.00	151.33	55.46	206.78
075-072-048-000	4	1.00	151.33	55.46	206.78
075-072-049-000	4	1.00	151.33	55.46	206.78
075-072-050-000	4	1.00	151.33	55.46	206.78
075-072-051-000	4	1.00	151.33	55.46	206.78
075-072-052-000	4	1.00	151.33	55.46	206.78
075-072-053-000	4	1.00	151.33	55.46	206.78
075-072-054-000	4	1.00	151.33	55.46	206.78
075-072-055-000	4	1.00	151.33	55.46	206.78
075-072-056-000	4	1.00	151.33	55.46	206.78
075-072-057-000	4	1.00	151.33	55.46	206.78
075-072-058-000	4	1.00	151.33	55.46	206.78
075-072-059-000	4	1.00	151.33	55.46	206.78
075-072-060-000	4	1.00	151.33	55.46	206.78
075-072-061-000	4	1.00	151.33	55.46	206.78
075-072-062-000	4	1.00	151.33	55.46	206.78
075-072-063-000	4	1.00	151.33	55.46	206.78
075-072-064-000	4	1.00	151.33	55.46	206.78
075-072-065-000	4	1.00	151.33	55.46	206.78
075-072-066-000	4	1.00	151.33	55.46	206.78
075-072-067-000	4	1.00	151.33	55.46	206.78
075-072-068-000	4	1.00	151.33	55.46	206.78
075-072-069-000	4	1.00	151.33	55.46	206.78
075-072-070-000	4	1.00	151.33	55.46	206.78
075-072-071-000	4	1.00	151.33	55.46	206.78
075-072-072-000	4	1.00	151.33	55.46	206.78
075-072-073-000	4	1.00	151.33	55.46	206.78
075-072-074-000	4	1.00	151.33	55.46	206.78
075-072-075-000	4	1.00	151.33	55.46	206.78
075-072-076-000	4	1.00	151.33	55.46	206.78
075-072-077-000	4	1.00	151.33	55.46	206.78
075-072-078-000	4	1.00	151.33	55.46	206.78
075-072-081-000	4	1.00	151.33	55.46	206.78
075-072-082-000	4	1.00	151.33	55.46	206.78
075-072-083-000	4	1.00	151.33	55.46	206.78
075-072-084-000	4	1.00	151.33	55.46	206.78
075-072-085-000	4	1.00	151.33	55.46	206.78
075-072-086-000	4	1.00	151.33	55.46	206.78
075-072-087-000	4	1.00	151.33	55.46	206.78
075-072-088-000	4	1.00	151.33	55.46	206.78
075-072-089-000	4	1.00	151.33	55.46	206.78
075-072-090-000	4	1.00	151.33	55.46	206.78
075-072-091-000	4	1.00	151.33	55.46	206.78
075-072-092-000	4	1.00	151.33	55.46	206.78
075-072-093-000	4	1.00	151.33	55.46	206.78
075-072-094-000	4	1.00	151.33	55.46	206.78
075-072-095-000	4	1.00	151.33	55.46	206.78
075-072-096-000	4	1.00	151.33	55.46	206.78
075-073-005-000	4	1.00	151.33	55.46	206.78
075-073-006-000	4	1.00	151.33	55.46	206.78
075-073-007-000	4	1.00	151.33	55.46	206.78
075-073-008-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-009-000	4	1.00	151.33	55.46	206.78
075-073-010-000	4	1.00	151.33	55.46	206.78
075-073-011-000	4	1.00	151.33	55.46	206.78
075-073-012-000	4	1.00	151.33	55.46	206.78
075-073-013-000	4	1.00	151.33	55.46	206.78
075-073-014-000	4	1.00	151.33	55.46	206.78
075-073-015-000	4	1.00	151.33	55.46	206.78
075-073-016-000	4	1.00	151.33	55.46	206.78
075-073-017-000	4	1.00	151.33	55.46	206.78
075-073-018-000	4	1.00	151.33	55.46	206.78
075-073-019-000	4	1.00	151.33	55.46	206.78
075-073-020-000	4	1.00	151.33	55.46	206.78
075-073-021-000	4	1.00	151.33	55.46	206.78
075-073-022-000	4	1.00	151.33	55.46	206.78
075-073-023-000	4	1.00	151.33	55.46	206.78
075-073-024-000	4	1.00	151.33	55.46	206.78
075-073-025-000	4	1.00	151.33	55.46	206.78
075-073-026-000	4	1.00	151.33	55.46	206.78
075-073-027-000	4	1.00	151.33	55.46	206.78
075-073-028-000	4	1.00	151.33	55.46	206.78
075-073-029-000	4	1.00	151.33	55.46	206.78
075-073-030-000	4	1.00	151.33	55.46	206.78
075-073-031-000	4	1.00	151.33	55.46	206.78
075-073-032-000	4	1.00	151.33	55.46	206.78
075-073-033-000	4	1.00	151.33	55.46	206.78
075-073-034-000	4	1.00	151.33	55.46	206.78
075-073-035-000	4	1.00	151.33	55.46	206.78
075-073-036-000	4	1.00	151.33	55.46	206.78
075-073-037-000	4	1.00	151.33	55.46	206.78
075-073-038-000	4	1.00	151.33	55.46	206.78
075-073-039-000	4	1.00	151.33	55.46	206.78
075-073-040-000	4	1.00	151.33	55.46	206.78
075-073-041-000	4	1.00	151.33	55.46	206.78
075-073-042-000	4	1.00	151.33	55.46	206.78
075-073-043-000	4	1.00	151.33	55.46	206.78
075-073-044-000	4	1.00	151.33	55.46	206.78
075-073-045-000	4	1.00	151.33	55.46	206.78
075-073-046-000	4	1.00	151.33	55.46	206.78
075-073-047-000	4	1.00	151.33	55.46	206.78
075-073-048-000	4	1.00	151.33	55.46	206.78
075-073-049-000	4	1.00	151.33	55.46	206.78
075-073-050-000	4	1.00	151.33	55.46	206.78
075-073-051-000	4	1.00	151.33	55.46	206.78
075-073-052-000	4	1.00	151.33	55.46	206.78
075-073-053-000	4	1.00	151.33	55.46	206.78
075-073-054-000	4	1.00	151.33	55.46	206.78
075-073-055-000	4	1.00	151.33	55.46	206.78
075-073-056-000	4	1.00	151.33	55.46	206.78
075-073-057-000	4	1.00	151.33	55.46	206.78
075-073-058-000	4	1.00	151.33	55.46	206.78
075-073-059-000	4	1.00	151.33	55.46	206.78
075-073-060-000	4	1.00	151.33	55.46	206.78
075-073-061-000	4	1.00	151.33	55.46	206.78
075-073-062-000	4	1.00	151.33	55.46	206.78
075-073-063-000	4	9.00	1,361.96	499.18	1,861.12
075-073-064-000	4	9.00	1,361.96	499.18	1,861.12
075-073-065-000	4	1.00	151.33	55.46	206.78
075-073-066-000	4	1.00	151.33	55.46	206.78
075-073-067-000	4	1.00	151.33	55.46	206.78
075-073-068-000	4	1.00	151.33	55.46	206.78
075-073-069-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-070-000	4	1.00	151.33	55.46	206.78
075-073-071-000	4	1.00	151.33	55.46	206.78
075-073-072-000	4	1.00	151.33	55.46	206.78
075-073-073-000	4	1.00	151.33	55.46	206.78
075-073-074-000	4	1.00	151.33	55.46	206.78
075-073-075-000	4	1.00	151.33	55.46	206.78
075-073-076-000	4	1.00	151.33	55.46	206.78
075-073-077-000	4	1.00	151.33	55.46	206.78
075-073-078-000	4	1.00	151.33	55.46	206.78
075-073-079-000	4	1.00	151.33	55.46	206.78
075-073-080-000	4	1.00	151.33	55.46	206.78
075-073-081-000	4	1.00	151.33	55.46	206.78
075-073-082-000	4	1.00	151.33	55.46	206.78
075-073-083-000	4	1.00	151.33	55.46	206.78
075-073-084-000	4	1.00	151.33	55.46	206.78
075-073-085-000	4	1.00	151.33	55.46	206.78
075-073-086-000	4	1.00	151.33	55.46	206.78
075-073-087-000	4	1.00	151.33	55.46	206.78
075-073-088-000	4	1.00	151.33	55.46	206.78
075-073-089-000	4	1.00	151.33	55.46	206.78
075-073-090-000	4	1.00	151.33	55.46	206.78
075-073-091-000	4	1.00	151.33	55.46	206.78
075-073-092-000	4	1.00	151.33	55.46	206.78
075-073-093-000	4	1.00	151.33	55.46	206.78
075-073-094-000	4	1.00	151.33	55.46	206.78
075-073-095-000	4	1.00	151.33	55.46	206.78
075-073-096-000	4	1.00	151.33	55.46	206.78
075-073-097-000	4	1.00	151.33	55.46	206.78
075-073-098-000	4	1.00	151.33	55.46	206.78
075-073-099-000	4	1.00	151.33	55.46	206.78
075-073-100-000	4	1.00	151.33	55.46	206.78
075-073-101-000	4	1.00	151.33	55.46	206.78
075-073-102-000	4	1.00	151.33	55.46	206.78
075-073-103-000	4	1.00	151.33	55.46	206.78
075-073-104-000	4	1.00	151.33	55.46	206.78
075-073-105-000	4	1.00	151.33	55.46	206.78
075-073-106-000	4	1.00	151.33	55.46	206.78
075-073-107-000	4	1.00	151.33	55.46	206.78
075-073-108-000	4	1.00	151.33	55.46	206.78
075-073-109-000	4	1.00	151.33	55.46	206.78
075-073-110-000	4	1.00	151.33	55.46	206.78
075-073-111-000	4	1.00	151.33	55.46	206.78
075-074-001-000	4	1.00	151.33	55.46	206.78
075-074-002-000	4	1.00	151.33	55.46	206.78
075-074-003-000	4	1.00	151.33	55.46	206.78
075-074-004-000	4	1.00	151.33	55.46	206.78
075-074-005-000	4	1.00	151.33	55.46	206.78
075-074-006-000	4	1.00	151.33	55.46	206.78
075-074-007-000	4	1.00	151.33	55.46	206.78
075-074-008-000	4	1.00	151.33	55.46	206.78
075-074-009-000	4	1.00	151.33	55.46	206.78
075-074-010-000	4	1.00	151.33	55.46	206.78
075-074-011-000	4	1.00	151.33	55.46	206.78
075-074-012-000	4	1.00	151.33	55.46	206.78
075-074-013-000	4	1.00	151.33	55.46	206.78
075-074-014-000	4	1.00	151.33	55.46	206.78
075-074-015-000	4	1.00	151.33	55.46	206.78
075-074-016-000	4	1.00	151.33	55.46	206.78
075-074-017-000	4	1.00	151.33	55.46	206.78
075-074-018-000	4	1.00	151.33	55.46	206.78
075-074-019-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-074-020-000	4	1.00	151.33	55.46	206.78
075-074-021-000	4	1.00	151.33	55.46	206.78
075-074-022-000	4	1.00	151.33	55.46	206.78
075-074-023-000	4	1.00	151.33	55.46	206.78
075-074-024-000	4	1.00	151.33	55.46	206.78
075-074-025-000	4	1.00	151.33	55.46	206.78
075-074-026-000	4	1.00	151.33	55.46	206.78
075-074-027-000	4	1.00	151.33	55.46	206.78
075-074-028-000	4	1.00	151.33	55.46	206.78
075-074-029-000	4	1.00	151.33	55.46	206.78
075-074-030-000	4	1.00	151.33	55.46	206.78
075-074-031-000	4	1.00	151.33	55.46	206.78
075-074-032-000	4	1.00	151.33	55.46	206.78
075-074-033-000	4	1.00	151.33	55.46	206.78
075-074-034-000	4	1.00	151.33	55.46	206.78
075-074-035-000	4	1.00	151.33	55.46	206.78
075-074-036-000	4	1.00	151.33	55.46	206.78
075-074-037-000	4	1.00	151.33	55.46	206.78
075-074-038-000	4	1.00	151.33	55.46	206.78
075-074-039-000	4	1.00	151.33	55.46	206.78
075-074-040-000	4	1.00	151.33	55.46	206.78
075-074-041-000	4	1.00	151.33	55.46	206.78
075-074-042-000	4	1.00	151.33	55.46	206.78
075-074-043-000	4	1.00	151.33	55.46	206.78
075-074-044-000	4	1.00	151.33	55.46	206.78
075-074-045-000	4	1.00	151.33	55.46	206.78
075-074-046-000	4	1.00	151.33	55.46	206.78
075-074-047-000	4	1.00	151.33	55.46	206.78
075-074-048-000	4	1.00	151.33	55.46	206.78
075-074-049-000	4	1.00	151.33	55.46	206.78
075-074-050-000	4	1.00	151.33	55.46	206.78
075-074-051-000	4	1.00	151.33	55.46	206.78
075-074-052-000	4	1.00	151.33	55.46	206.78
075-074-053-000	4	1.00	151.33	55.46	206.78
075-074-054-000	4	1.00	151.33	55.46	206.78
075-074-055-000	4	1.00	151.33	55.46	206.78
075-074-056-000	4	1.00	151.33	55.46	206.78
075-074-057-000	4	1.00	151.33	55.46	206.78
075-074-058-000	4	1.00	151.33	55.46	206.78
075-074-059-000	4	1.00	151.33	55.46	206.78
075-074-060-000	4	1.00	151.33	55.46	206.78
075-074-061-000	4	1.00	151.33	55.46	206.78
075-074-062-000	4	1.00	151.33	55.46	206.78
075-074-063-000	4	1.00	151.33	55.46	206.78
075-074-064-000	4	1.00	151.33	55.46	206.78
075-074-065-000	4	1.00	151.33	55.46	206.78
075-074-066-000	4	1.00	151.33	55.46	206.78
075-074-067-000	4	1.00	151.33	55.46	206.78
075-074-068-000	4	1.00	151.33	55.46	206.78
075-074-069-000	4	1.00	151.33	55.46	206.78
075-074-070-000	4	1.00	151.33	55.46	206.78
075-074-071-000	4	1.00	151.33	55.46	206.78
075-074-072-000	4	1.00	151.33	55.46	206.78
075-074-073-000	4	1.00	151.33	55.46	206.78
075-074-074-000	4	1.00	151.33	55.46	206.78
075-074-075-000	4	1.00	151.33	55.46	206.78
075-074-076-000	4	1.00	151.33	55.46	206.78
075-074-077-000	4	1.00	151.33	55.46	206.78
075-074-078-000	4	1.00	151.33	55.46	206.78
075-074-079-000	4	1.00	151.33	55.46	206.78
075-074-080-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-075-001-000	4	1.00	151.33	55.46	206.78
075-075-002-000	4	1.00	151.33	55.46	206.78
075-075-003-000	4	1.00	151.33	55.46	206.78
075-075-004-000	4	1.00	151.33	55.46	206.78
075-075-005-000	4	1.00	151.33	55.46	206.78
075-075-006-000	4	1.00	151.33	55.46	206.78
075-075-007-000	4	1.00	151.33	55.46	206.78
075-075-008-000	4	1.00	151.33	55.46	206.78
075-075-009-000	4	1.00	151.33	55.46	206.78
075-075-010-000	4	1.00	151.33	55.46	206.78
075-075-011-000	4	1.00	151.33	55.46	206.78
075-075-012-000	4	1.00	151.33	55.46	206.78
075-075-013-000	4	1.00	151.33	55.46	206.78
075-075-014-000	4	1.00	151.33	55.46	206.78
075-075-015-000	4	1.00	151.33	55.46	206.78
075-075-016-000	4	1.00	151.33	55.46	206.78
075-075-017-000	4	1.00	151.33	55.46	206.78
075-075-018-000	4	1.00	151.33	55.46	206.78
075-075-019-000	4	1.00	151.33	55.46	206.78
075-075-020-000	4	1.00	151.33	55.46	206.78
075-075-021-000	4	1.00	151.33	55.46	206.78
075-075-022-000	4	1.00	151.33	55.46	206.78
075-075-023-000	4	1.00	151.33	55.46	206.78
075-075-024-000	4	1.00	151.33	55.46	206.78
075-075-025-000	4	1.00	151.33	55.46	206.78
075-075-026-000	4	1.00	151.33	55.46	206.78
075-075-027-000	4	1.00	151.33	55.46	206.78
075-075-028-000	4	1.00	151.33	55.46	206.78
075-075-029-000	4	1.00	151.33	55.46	206.78
075-075-030-000	4	1.00	151.33	55.46	206.78
075-075-032-000	4	1.00	151.33	55.46	206.78
075-075-033-000	4	1.00	151.33	55.46	206.78
075-075-034-000	4	1.00	151.33	55.46	206.78
075-075-035-000	4	1.00	151.33	55.46	206.78
075-075-036-000	4	1.00	151.33	55.46	206.78
075-075-037-000	4	1.00	151.33	55.46	206.78
075-075-038-000	4	1.00	151.33	55.46	206.78
075-075-039-000	4	1.00	151.33	55.46	206.78
075-075-040-000	4	1.00	151.33	55.46	206.78
075-075-041-000	4	1.00	151.33	55.46	206.78
075-075-042-000	4	1.00	151.33	55.46	206.78
075-075-043-000	4	1.00	151.33	55.46	206.78
075-075-044-000	4	1.00	151.33	55.46	206.78
075-075-045-000	4	1.00	151.33	55.46	206.78
075-075-046-000	4	1.00	151.33	55.46	206.78
075-075-047-000	4	1.00	151.33	55.46	206.78
075-075-048-000	4	1.00	151.33	55.46	206.78
075-075-049-000	4	1.00	151.33	55.46	206.78
075-075-050-000	4	1.00	151.33	55.46	206.78
075-075-051-000	4	1.00	151.33	55.46	206.78
075-076-001-000	4	1.00	151.33	55.46	206.78
075-076-002-000	4	1.00	151.33	55.46	206.78
075-076-003-000	4	1.00	151.33	55.46	206.78
075-076-004-000	4	1.00	151.33	55.46	206.78
075-076-005-000	4	1.00	151.33	55.46	206.78
075-076-006-000	4	1.00	151.33	55.46	206.78
075-076-007-000	4	1.00	151.33	55.46	206.78
075-076-008-000	4	1.00	151.33	55.46	206.78
075-076-009-000	4	1.00	151.33	55.46	206.78
075-076-010-000	4	1.00	151.33	55.46	206.78
075-076-011-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-076-012-000	4	1.00	151.33	55.46	206.78
075-076-013-000	4	1.00	151.33	55.46	206.78
075-076-014-000	4	1.00	151.33	55.46	206.78
075-076-015-000	4	1.00	151.33	55.46	206.78
075-076-016-000	4	1.00	151.33	55.46	206.78
075-076-017-000	4	1.00	151.33	55.46	206.78
075-076-018-000	4	1.00	151.33	55.46	206.78
075-076-019-000	4	1.00	151.33	55.46	206.78
075-076-020-000	4	1.00	151.33	55.46	206.78
075-076-021-000	4	1.00	151.33	55.46	206.78
075-076-022-000	4	1.00	151.33	55.46	206.78
075-076-023-000	4	1.00	151.33	55.46	206.78
075-076-024-000	4	1.00	151.33	55.46	206.78
075-076-025-000	4	1.00	151.33	55.46	206.78
075-076-026-000	4	1.00	151.33	55.46	206.78
075-076-027-000	4	1.00	151.33	55.46	206.78
075-076-028-000	4	1.00	151.33	55.46	206.78
075-076-029-000	4	1.00	151.33	55.46	206.78
075-076-030-000	4	1.00	151.33	55.46	206.78
075-076-031-000	4	1.00	151.33	55.46	206.78
075-076-033-000	4	1.00	151.33	55.46	206.78
075-076-034-000	4	1.00	151.33	55.46	206.78
075-076-035-000	4	1.00	151.33	55.46	206.78
075-076-036-000	4	1.00	151.33	55.46	206.78
075-076-037-000	4	1.00	151.33	55.46	206.78
075-076-038-000	4	1.00	151.33	55.46	206.78
075-076-039-000	4	1.00	151.33	55.46	206.78
075-076-040-000	4	1.00	151.33	55.46	206.78
075-076-041-000	4	1.00	151.33	55.46	206.78
075-076-042-000	4	1.00	151.33	55.46	206.78
075-076-043-000	4	1.00	151.33	55.46	206.78
075-076-044-000	4	1.00	151.33	55.46	206.78
075-076-045-000	4	1.00	151.33	55.46	206.78
075-076-046-000	4	1.00	151.33	55.46	206.78
075-076-047-000	4	1.00	151.33	55.46	206.78
075-076-048-000	4	1.00	151.33	55.46	206.78
075-076-049-000	4	1.00	151.33	55.46	206.78
075-076-050-000	4	1.00	151.33	55.46	206.78
075-076-051-000	4	1.00	151.33	55.46	206.78
075-076-052-000	4	1.00	151.33	55.46	206.78
075-076-053-000	4	1.00	151.33	55.46	206.78
075-076-054-000	4	1.00	151.33	55.46	206.78
075-077-001-000	4	1.00	151.33	55.46	206.78
075-077-002-000	4	1.00	151.33	55.46	206.78
075-077-003-000	4	1.00	151.33	55.46	206.78
075-077-004-000	4	1.00	151.33	55.46	206.78
075-077-005-000	4	1.00	151.33	55.46	206.78
075-077-006-000	4	1.00	151.33	55.46	206.78
075-077-007-000	4	1.00	151.33	55.46	206.78
075-077-008-000	4	1.00	151.33	55.46	206.78
075-077-009-000	4	1.00	151.33	55.46	206.78
075-077-010-000	4	1.00	151.33	55.46	206.78
075-077-011-000	4	1.00	151.33	55.46	206.78
075-077-012-000	4	1.00	151.33	55.46	206.78
075-077-013-000	4	1.00	151.33	55.46	206.78
075-077-014-000	4	1.00	151.33	55.46	206.78
075-077-015-000	4	1.00	151.33	55.46	206.78
075-077-016-000	4	1.00	151.33	55.46	206.78
075-077-017-000	4	1.00	151.33	55.46	206.78
075-077-018-000	4	1.00	151.33	55.46	206.78
075-077-019-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-077-020-000	4	1.00	151.33	55.46	206.78
075-077-021-000	4	1.00	151.33	55.46	206.78
075-077-022-000	4	1.00	151.33	55.46	206.78
075-077-023-000	4	1.00	151.33	55.46	206.78
075-077-024-000	4	1.00	151.33	55.46	206.78
075-077-025-000	4	1.00	151.33	55.46	206.78
075-077-026-000	4	1.00	151.33	55.46	206.78
075-077-027-000	4	1.00	151.33	55.46	206.78
075-077-028-000	4	1.00	151.33	55.46	206.78
075-077-029-000	4	1.00	151.33	55.46	206.78
075-077-030-000	4	1.00	151.33	55.46	206.78
075-077-031-000	4	1.00	151.33	55.46	206.78
075-077-032-000	4	1.00	151.33	55.46	206.78
075-077-033-000	4	1.00	151.33	55.46	206.78
075-077-034-000	4	1.00	151.33	55.46	206.78
075-077-035-000	4	1.00	151.33	55.46	206.78
075-077-036-000	4	1.00	151.33	55.46	206.78
075-077-037-000	4	1.00	151.33	55.46	206.78
075-077-038-000	4	1.00	151.33	55.46	206.78
075-077-039-000	4	1.00	151.33	55.46	206.78
075-077-040-000	4	1.00	151.33	55.46	206.78
075-077-041-000	4	1.00	151.33	55.46	206.78
075-077-042-000	4	1.00	151.33	55.46	206.78
075-077-043-000	4	1.00	151.33	55.46	206.78
075-077-044-000	4	1.00	151.33	55.46	206.78
075-077-045-000	4	1.00	151.33	55.46	206.78
075-077-046-000	4	1.00	151.33	55.46	206.78
075-077-047-000	4	1.00	151.33	55.46	206.78
075-077-048-000	4	1.00	151.33	55.46	206.78
075-077-049-000	4	1.00	151.33	55.46	206.78
075-077-050-000	4	1.00	151.33	55.46	206.78
075-077-051-000	4	1.00	151.33	55.46	206.78
075-077-052-000	4	1.00	151.33	55.46	206.78
075-077-053-000	4	1.00	151.33	55.46	206.78
075-077-054-000	4	1.00	151.33	55.46	206.78
075-077-055-000	4	1.00	151.33	55.46	206.78
075-077-056-000	4	1.00	151.33	55.46	206.78
075-077-057-000	4	1.00	151.33	55.46	206.78
075-077-058-000	4	1.00	151.33	55.46	206.78
075-077-059-000	4	1.00	151.33	55.46	206.78
075-077-060-000	4	1.00	151.33	55.46	206.78
075-077-061-000	4	1.00	151.33	55.46	206.78
075-077-062-000	4	1.00	151.33	55.46	206.78
075-077-063-000	4	1.00	151.33	55.46	206.78
075-077-064-000	4	1.00	151.33	55.46	206.78
075-077-065-000	4	1.00	151.33	55.46	206.78
075-077-066-000	4	1.00	151.33	55.46	206.78
075-077-067-000	4	1.00	151.33	55.46	206.78
075-077-068-000	4	1.00	151.33	55.46	206.78
075-077-069-000	4	1.00	151.33	55.46	206.78
075-078-001-000	4	1.00	151.33	55.46	206.78
075-078-002-000	4	1.00	151.33	55.46	206.78
075-078-003-000	4	1.00	151.33	55.46	206.78
075-078-004-000	4	1.00	151.33	55.46	206.78
075-078-007-000	4	1.00	151.33	55.46	206.78
075-078-008-000	4	1.00	151.33	55.46	206.78
075-078-009-000	4	1.00	151.33	55.46	206.78
075-078-010-000	4	1.00	151.33	55.46	206.78
075-078-011-000	4	1.00	151.33	55.46	206.78
075-078-012-000	4	1.00	151.33	55.46	206.78
075-078-013-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-078-014-000	4	1.00	151.33	55.46	206.78
075-078-015-000	4	1.00	151.33	55.46	206.78
075-078-016-000	4	1.00	151.33	55.46	206.78
075-078-017-000	4	1.00	151.33	55.46	206.78
075-078-018-000	4	1.00	151.33	55.46	206.78
075-078-019-000	4	1.00	151.33	55.46	206.78
075-078-020-000	4	1.00	151.33	55.46	206.78
075-078-021-000	4	1.00	151.33	55.46	206.78
075-078-022-000	4	1.00	151.33	55.46	206.78
075-078-023-000	4	1.00	151.33	55.46	206.78
075-078-024-000	4	1.00	151.33	55.46	206.78
075-078-025-000	4	1.00	151.33	55.46	206.78
075-078-026-000	4	1.00	151.33	55.46	206.78
075-078-027-000	4	1.00	151.33	55.46	206.78
075-078-028-000	4	1.00	151.33	55.46	206.78
075-078-029-000	4	1.00	151.33	55.46	206.78
075-078-030-000	4	1.00	151.33	55.46	206.78
075-078-031-000	4	1.00	151.33	55.46	206.78
075-078-032-000	4	1.00	151.33	55.46	206.78
075-078-033-000	4	1.00	151.33	55.46	206.78
075-078-034-000	4	1.00	151.33	55.46	206.78
075-078-035-000	4	1.00	151.33	55.46	206.78
075-078-036-000	4	1.00	151.33	55.46	206.78
075-078-037-000	4	1.00	151.33	55.46	206.78
075-078-038-000	4	1.00	151.33	55.46	206.78
075-078-039-000	4	1.00	151.33	55.46	206.78
075-078-040-000	4	1.00	151.33	55.46	206.78
075-078-041-000	4	1.00	151.33	55.46	206.78
075-078-042-000	4	1.00	151.33	55.46	206.78
075-078-043-000	4	1.00	151.33	55.46	206.78
075-078-044-000	4	1.00	151.33	55.46	206.78
075-078-045-000	4	1.00	151.33	55.46	206.78
075-078-046-000	4	1.00	151.33	55.46	206.78
075-078-047-000	4	1.00	151.33	55.46	206.78
075-078-048-000	4	1.00	151.33	55.46	206.78
075-078-049-000	4	1.00	151.33	55.46	206.78
075-078-050-000	4	1.00	151.33	55.46	206.78
075-078-051-000	4	1.00	151.33	55.46	206.78
075-078-052-000	4	1.00	151.33	55.46	206.78
075-078-053-000	4	1.00	151.33	55.46	206.78
075-078-054-000	4	1.00	151.33	55.46	206.78
075-078-055-000	4	1.00	151.33	55.46	206.78
075-078-056-000	4	1.00	151.33	55.46	206.78
075-078-057-000	4	1.00	151.33	55.46	206.78
075-078-058-000	4	1.00	151.33	55.46	206.78
075-078-059-000	4	1.00	151.33	55.46	206.78
075-078-060-000	4	1.00	151.33	55.46	206.78
075-078-061-000	4	1.00	151.33	55.46	206.78
075-078-062-000	4	1.00	151.33	55.46	206.78
075-078-063-000	4	1.00	151.33	55.46	206.78
075-078-064-000	4	1.00	151.33	55.46	206.78
075-078-065-000	4	1.00	151.33	55.46	206.78
075-078-066-000	4	1.00	151.33	55.46	206.78
075-078-068-000	4	1.00	151.33	55.46	206.78
075-078-069-000	4	1.00	151.33	55.46	206.78
075-080-001-000	4	1.00	151.33	55.46	206.78
075-080-002-000	4	1.00	151.33	55.46	206.78
075-080-003-000	4	1.00	151.33	55.46	206.78
075-080-004-000	4	1.00	151.33	55.46	206.78
075-080-005-000	4	1.00	151.33	55.46	206.78
075-080-006-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-080-007-000	4	1.00	151.33	55.46	206.78
075-080-008-000	4	1.00	151.33	55.46	206.78
075-080-009-000	4	1.00	151.33	55.46	206.78
075-080-010-000	4	1.00	151.33	55.46	206.78
075-080-011-000	4	1.00	151.33	55.46	206.78
075-080-012-000	4	1.00	151.33	55.46	206.78
075-080-013-000	4	1.00	151.33	55.46	206.78
075-080-014-000	4	1.00	151.33	55.46	206.78
075-080-015-000	4	1.00	151.33	55.46	206.78
075-080-016-000	4	1.00	151.33	55.46	206.78
075-080-017-000	4	1.00	151.33	55.46	206.78
075-080-018-000	4	1.00	151.33	55.46	206.78
075-080-019-000	4	1.00	151.33	55.46	206.78
075-080-020-000	4	1.00	151.33	55.46	206.78
075-080-021-000	4	1.00	151.33	55.46	206.78
075-080-022-000	4	1.00	151.33	55.46	206.78
075-080-023-000	4	1.00	151.33	55.46	206.78
075-080-024-000	4	1.00	151.33	55.46	206.78
075-080-025-000	4	1.00	151.33	55.46	206.78
075-080-026-000	4	1.00	151.33	55.46	206.78
075-080-027-000	4	1.00	151.33	55.46	206.78
075-080-028-000	4	1.00	151.33	55.46	206.78
075-080-029-000	4	1.00	151.33	55.46	206.78
075-080-030-000	4	1.00	151.33	55.46	206.78
075-080-031-000	4	1.00	151.33	55.46	206.78
075-080-032-000	4	1.00	151.33	55.46	206.78
075-080-033-000	4	1.00	151.33	55.46	206.78
075-080-034-000	4	1.00	151.33	55.46	206.78
075-080-035-000	4	1.00	151.33	55.46	206.78
075-080-036-000	4	1.00	151.33	55.46	206.78
075-080-037-000	4	1.00	151.33	55.46	206.78
075-080-038-000	4	1.00	151.33	55.46	206.78
075-080-039-000	4	1.00	151.33	55.46	206.78
075-080-040-000	4	1.00	151.33	55.46	206.78
075-080-041-000	4	1.00	151.33	55.46	206.78
075-080-042-000	4	1.00	151.33	55.46	206.78
075-080-043-000	4	1.00	151.33	55.46	206.78
075-080-044-000	4	1.00	151.33	55.46	206.78
075-080-045-000	4	1.00	151.33	55.46	206.78
075-080-046-000	4	1.00	151.33	55.46	206.78
075-080-047-000	4	1.00	151.33	55.46	206.78
075-080-048-000	4	1.00	151.33	55.46	206.78
075-080-049-000	4	1.00	151.33	55.46	206.78
075-080-050-000	4	1.00	151.33	55.46	206.78
075-080-051-000	4	1.00	151.33	55.46	206.78
075-080-052-000	4	1.00	151.33	55.46	206.78
075-080-053-000	4	1.00	151.33	55.46	206.78
075-080-054-000	4	1.00	151.33	55.46	206.78
075-081-001-000	4	1.00	151.33	55.46	206.78
075-081-002-000	4	1.00	151.33	55.46	206.78
075-081-003-000	4	1.00	151.33	55.46	206.78
075-081-004-000	4	1.00	151.33	55.46	206.78
075-081-005-000	4	1.00	151.33	55.46	206.78
075-081-006-000	4	1.00	151.33	55.46	206.78
075-081-007-000	4	1.00	151.33	55.46	206.78
075-081-008-000	4	1.00	151.33	55.46	206.78
075-081-009-000	4	1.00	151.33	55.46	206.78
075-081-010-000	4	1.00	151.33	55.46	206.78
075-081-011-000	4	1.00	151.33	55.46	206.78
075-081-012-000	4	1.00	151.33	55.46	206.78
075-081-013-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-081-014-000	4	1.00	151.33	55.46	206.78
075-081-015-000	4	1.00	151.33	55.46	206.78
075-081-016-000	4	1.00	151.33	55.46	206.78
075-081-017-000	4	1.00	151.33	55.46	206.78
075-081-018-000	4	1.00	151.33	55.46	206.78
075-081-019-000	4	1.00	151.33	55.46	206.78
075-081-020-000	4	1.00	151.33	55.46	206.78
075-081-021-000	4	1.00	151.33	55.46	206.78
075-081-022-000	4	1.00	151.33	55.46	206.78
075-081-023-000	4	1.00	151.33	55.46	206.78
075-081-024-000	4	1.00	151.33	55.46	206.78
075-081-025-000	4	1.00	151.33	55.46	206.78
075-081-026-000	4	1.00	151.33	55.46	206.78
075-081-027-000	4	1.00	151.33	55.46	206.78
075-081-028-000	4	1.00	151.33	55.46	206.78
075-081-029-000	4	1.00	151.33	55.46	206.78
075-081-030-000	4	1.00	151.33	55.46	206.78
075-081-031-000	4	1.00	151.33	55.46	206.78
075-081-032-000	4	1.00	151.33	55.46	206.78
075-081-034-000	4	1.00	151.33	55.46	206.78
075-081-035-000	4	1.00	151.33	55.46	206.78
075-081-036-000	4	1.00	151.33	55.46	206.78
075-081-037-000	4	1.00	151.33	55.46	206.78
075-081-038-000	4	1.00	151.33	55.46	206.78
075-081-039-000	4	1.00	151.33	55.46	206.78
075-081-040-000	4	1.00	151.33	55.46	206.78
075-081-041-000	4	1.00	151.33	55.46	206.78
075-081-042-000	4	1.00	151.33	55.46	206.78
075-081-043-000	4	1.00	151.33	55.46	206.78
075-081-044-000	4	1.00	151.33	55.46	206.78
075-081-045-000	4	1.00	151.33	55.46	206.78
075-081-046-000	4	1.00	151.33	55.46	206.78
075-081-047-000	4	1.00	151.33	55.46	206.78
075-081-048-000	4	1.00	151.33	55.46	206.78
075-081-049-000	4	1.00	151.33	55.46	206.78
075-081-050-000	4	1.00	151.33	55.46	206.78
075-081-051-000	4	1.00	151.33	55.46	206.78
075-081-052-000	4	1.00	151.33	55.46	206.78
075-081-053-000	4	1.00	151.33	55.46	206.78
075-081-054-000	4	1.00	151.33	55.46	206.78
075-081-055-000	4	1.00	151.33	55.46	206.78
075-081-056-000	4	1.00	151.33	55.46	206.78
075-081-057-000	4	1.00	151.33	55.46	206.78
075-081-058-000	4	1.00	151.33	55.46	206.78
075-081-059-000	4	1.00	151.33	55.46	206.78
075-081-060-000	4	1.00	151.33	55.46	206.78
075-082-001-000	4	1.00	151.33	55.46	206.78
075-082-002-000	4	1.00	151.33	55.46	206.78
075-082-003-000	4	1.00	151.33	55.46	206.78
075-082-004-000	4	1.00	151.33	55.46	206.78
075-082-005-000	4	1.00	151.33	55.46	206.78
075-082-006-000	4	1.00	151.33	55.46	206.78
075-082-007-000	4	1.00	151.33	55.46	206.78
075-082-008-000	4	1.00	151.33	55.46	206.78
075-082-009-000	4	1.00	151.33	55.46	206.78
075-082-010-000	4	1.00	151.33	55.46	206.78
075-082-011-000	4	1.00	151.33	55.46	206.78
075-082-012-000	4	1.00	151.33	55.46	206.78
075-082-013-000	4	1.00	151.33	55.46	206.78
075-082-014-000	4	1.00	151.33	55.46	206.78
075-082-015-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-082-016-000	4	1.00	151.33	55.46	206.78
075-082-017-000	4	1.00	151.33	55.46	206.78
075-082-018-000	4	1.00	151.33	55.46	206.78
075-082-019-000	4	1.00	151.33	55.46	206.78
075-082-020-000	4	1.00	151.33	55.46	206.78
075-082-021-000	4	1.00	151.33	55.46	206.78
075-082-022-000	4	1.00	151.33	55.46	206.78
075-082-023-000	4	1.00	151.33	55.46	206.78
075-082-024-000	4	1.00	151.33	55.46	206.78
075-082-025-000	4	1.00	151.33	55.46	206.78
075-082-026-000	4	1.00	151.33	55.46	206.78
075-082-027-000	4	1.00	151.33	55.46	206.78
075-082-028-000	4	1.00	151.33	55.46	206.78
075-082-029-000	4	1.00	151.33	55.46	206.78
075-082-030-000	4	1.00	151.33	55.46	206.78
075-082-031-000	4	1.00	151.33	55.46	206.78
075-082-032-000	4	1.00	151.33	55.46	206.78
075-082-033-000	4	1.00	151.33	55.46	206.78
075-082-034-000	4	1.00	151.33	55.46	206.78
075-082-035-000	4	1.00	151.33	55.46	206.78
075-082-036-000	4	1.00	151.33	55.46	206.78
075-082-037-000	4	1.00	151.33	55.46	206.78
075-082-038-000	4	1.00	151.33	55.46	206.78
075-082-039-000	4	1.00	151.33	55.46	206.78
075-082-040-000	4	1.00	151.33	55.46	206.78
075-082-041-000	4	1.00	151.33	55.46	206.78
075-082-042-000	4	1.00	151.33	55.46	206.78
075-082-043-000	4	1.00	151.33	55.46	206.78
075-082-044-000	4	1.00	151.33	55.46	206.78
075-082-045-000	4	1.00	151.33	55.46	206.78
075-082-046-000	4	1.00	151.33	55.46	206.78
075-082-047-000	4	1.00	151.33	55.46	206.78
075-082-048-000	4	1.00	151.33	55.46	206.78
075-082-049-000	4	1.00	151.33	55.46	206.78
075-082-050-000	4	1.00	151.33	55.46	206.78
075-082-051-000	4	1.00	151.33	55.46	206.78
075-082-052-000	4	1.00	151.33	55.46	206.78
075-082-053-000	4	1.00	151.33	55.46	206.78
075-082-054-000	4	1.00	151.33	55.46	206.78
075-083-001-000	4	1.00	151.33	55.46	206.78
075-083-002-000	4	1.00	151.33	55.46	206.78
075-083-003-000	4	1.00	151.33	55.46	206.78
075-083-004-000	4	1.00	151.33	55.46	206.78
075-083-005-000	4	1.00	151.33	55.46	206.78
075-083-006-000	4	1.00	151.33	55.46	206.78
075-083-007-000	4	1.00	151.33	55.46	206.78
075-083-008-000	4	1.00	151.33	55.46	206.78
075-083-009-000	4	1.00	151.33	55.46	206.78
075-083-010-000	4	1.00	151.33	55.46	206.78
075-083-011-000	4	1.00	151.33	55.46	206.78
075-083-012-000	4	1.00	151.33	55.46	206.78
075-083-013-000	4	1.00	151.33	55.46	206.78
075-083-014-000	4	1.00	151.33	55.46	206.78
075-083-015-000	4	1.00	151.33	55.46	206.78
075-083-016-000	4	1.00	151.33	55.46	206.78
075-083-017-000	4	1.00	151.33	55.46	206.78
075-083-018-000	4	1.00	151.33	55.46	206.78
075-083-019-000	4	1.00	151.33	55.46	206.78
075-083-020-000	4	1.00	151.33	55.46	206.78
075-083-021-000	4	1.00	151.33	55.46	206.78
075-083-022-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-083-023-000	4	1.00	151.33	55.46	206.78
075-083-024-000	4	1.00	151.33	55.46	206.78
075-083-025-000	4	1.00	151.33	55.46	206.78
075-083-026-000	4	1.00	151.33	55.46	206.78
075-083-027-000	4	1.00	151.33	55.46	206.78
075-083-028-000	4	1.00	151.33	55.46	206.78
075-083-029-000	4	1.00	151.33	55.46	206.78
075-083-030-000	4	1.00	151.33	55.46	206.78
075-083-031-000	4	1.00	151.33	55.46	206.78
075-083-032-000	4	1.00	151.33	55.46	206.78
075-083-033-000	4	1.00	151.33	55.46	206.78
075-083-034-000	4	1.00	151.33	55.46	206.78
075-083-035-000	4	1.00	151.33	55.46	206.78
075-083-036-000	4	1.00	151.33	55.46	206.78
075-083-037-000	4	1.00	151.33	55.46	206.78
075-083-038-000	4	1.00	151.33	55.46	206.78
075-083-039-000	4	1.00	151.33	55.46	206.78
075-083-040-000	4	1.00	151.33	55.46	206.78
075-083-041-000	4	1.00	151.33	55.46	206.78
075-083-042-000	4	1.00	151.33	55.46	206.78
075-083-043-000	4	1.00	151.33	55.46	206.78
075-083-044-000	4	1.00	151.33	55.46	206.78
075-083-045-000	4	1.00	151.33	55.46	206.78
075-083-046-000	4	1.00	151.33	55.46	206.78
075-083-047-000	4	1.00	151.33	55.46	206.78
075-083-048-000	4	1.00	151.33	55.46	206.78
075-083-049-000	4	1.00	151.33	55.46	206.78
075-083-050-000	4	1.00	151.33	55.46	206.78
075-083-051-000	4	1.00	151.33	55.46	206.78
075-084-001-000	4	1.00	151.33	55.46	206.78
075-084-002-000	4	1.00	151.33	55.46	206.78
075-084-003-000	4	1.00	151.33	55.46	206.78
075-084-004-000	4	1.00	151.33	55.46	206.78
075-084-005-000	4	1.00	151.33	55.46	206.78
075-084-006-000	4	1.00	151.33	55.46	206.78
075-084-007-000	4	1.00	151.33	55.46	206.78
075-084-008-000	4	1.00	151.33	55.46	206.78
075-084-009-000	4	1.00	151.33	55.46	206.78
075-084-010-000	4	1.00	151.33	55.46	206.78
075-084-011-000	4	1.00	151.33	55.46	206.78
075-084-012-000	4	1.00	151.33	55.46	206.78
075-084-013-000	4	1.00	151.33	55.46	206.78
075-084-014-000	4	1.00	151.33	55.46	206.78
075-084-015-000	4	1.00	151.33	55.46	206.78
075-084-016-000	4	1.00	151.33	55.46	206.78
075-084-017-000	4	1.00	151.33	55.46	206.78
075-084-018-000	4	1.00	151.33	55.46	206.78
075-084-019-000	4	1.00	151.33	55.46	206.78
075-084-020-000	4	1.00	151.33	55.46	206.78
075-084-021-000	4	1.00	151.33	55.46	206.78
075-084-022-000	4	1.00	151.33	55.46	206.78
075-084-023-000	4	1.00	151.33	55.46	206.78
075-084-024-000	4	1.00	151.33	55.46	206.78
075-084-025-000	4	1.00	151.33	55.46	206.78
075-084-026-000	4	1.00	151.33	55.46	206.78
075-084-027-000	4	1.00	151.33	55.46	206.78
075-084-028-000	4	1.00	151.33	55.46	206.78
075-084-029-000	4	1.00	151.33	55.46	206.78
075-084-030-000	4	1.00	151.33	55.46	206.78
075-084-031-000	4	1.00	151.33	55.46	206.78
075-084-032-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-084-033-000	4	1.00	151.33	55.46	206.78
075-084-034-000	4	1.00	151.33	55.46	206.78
075-084-035-000	4	1.00	151.33	55.46	206.78
075-084-036-000	4	1.00	151.33	55.46	206.78
075-084-037-000	4	1.00	151.33	55.46	206.78
075-084-038-000	4	1.00	151.33	55.46	206.78
075-084-039-000	4	1.00	151.33	55.46	206.78
075-084-040-000	4	1.00	151.33	55.46	206.78
075-084-041-000	4	1.00	151.33	55.46	206.78
075-084-042-000	4	1.00	151.33	55.46	206.78
075-084-043-000	4	1.00	151.33	55.46	206.78
075-084-044-000	4	1.00	151.33	55.46	206.78
075-084-045-000	4	1.00	151.33	55.46	206.78
075-084-046-000	4	1.00	151.33	55.46	206.78
075-084-047-000	4	1.00	151.33	55.46	206.78
075-084-048-000	4	1.00	151.33	55.46	206.78
075-084-049-000	4	1.00	151.33	55.46	206.78
075-084-050-000	4	1.00	151.33	55.46	206.78
075-084-051-000	4	1.00	151.33	55.46	206.78
075-084-052-000	4	1.00	151.33	55.46	206.78
075-084-053-000	4	1.00	151.33	55.46	206.78
075-084-054-000	4	1.00	151.33	55.46	206.78
075-084-055-000	4	1.00	151.33	55.46	206.78
075-084-056-000	4	1.00	151.33	55.46	206.78
075-084-057-000	4	1.00	151.33	55.46	206.78
075-084-058-000	4	1.00	151.33	55.46	206.78
075-084-059-000	4	1.00	151.33	55.46	206.78
075-084-060-000	4	1.00	151.33	55.46	206.78
075-084-061-000	4	1.00	151.33	55.46	206.78
075-084-062-000	4	1.00	151.33	55.46	206.78
075-084-063-000	4	1.00	151.33	55.46	206.78
075-084-064-000	4	1.00	151.33	55.46	206.78
075-084-065-000	4	1.00	151.33	55.46	206.78
075-084-066-000	4	1.00	151.33	55.46	206.78
075-084-067-000	4	1.00	151.33	55.46	206.78
075-085-001-000	4	1.00	151.33	55.46	206.78
075-085-002-000	4	1.00	151.33	55.46	206.78
075-085-003-000	4	1.00	151.33	55.46	206.78
075-085-004-000	4	1.00	151.33	55.46	206.78
075-085-005-000	4	1.00	151.33	55.46	206.78
075-085-006-000	4	1.00	151.33	55.46	206.78
075-085-007-000	4	1.00	151.33	55.46	206.78
075-085-008-000	4	1.00	151.33	55.46	206.78
075-085-009-000	4	1.00	151.33	55.46	206.78
075-085-010-000	4	1.00	151.33	55.46	206.78
075-085-011-000	4	1.00	151.33	55.46	206.78
075-085-012-000	4	1.00	151.33	55.46	206.78
075-085-013-000	4	1.00	151.33	55.46	206.78
075-085-014-000	4	1.00	151.33	55.46	206.78
075-085-015-000	4	1.00	151.33	55.46	206.78
075-085-016-000	4	1.00	151.33	55.46	206.78
075-085-017-000	4	1.00	151.33	55.46	206.78
075-085-018-000	4	1.00	151.33	55.46	206.78
075-085-019-000	4	1.00	151.33	55.46	206.78
075-085-020-000	4	1.00	151.33	55.46	206.78
075-085-021-000	4	1.00	151.33	55.46	206.78
075-085-022-000	4	1.00	151.33	55.46	206.78
075-085-023-000	4	1.00	151.33	55.46	206.78
075-085-024-000	4	1.00	151.33	55.46	206.78
075-085-025-000	4	1.00	151.33	55.46	206.78
075-085-026-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-085-027-000	4	1.00	151.33	55.46	206.78
075-085-028-000	4	1.00	151.33	55.46	206.78
075-085-029-000	4	1.00	151.33	55.46	206.78
075-085-030-000	4	1.00	151.33	55.46	206.78
075-085-031-000	4	1.00	151.33	55.46	206.78
075-085-032-000	4	1.00	151.33	55.46	206.78
075-085-033-000	4	1.00	151.33	55.46	206.78
075-085-034-000	4	1.00	151.33	55.46	206.78
075-085-035-000	4	1.00	151.33	55.46	206.78
075-085-036-000	4	1.00	151.33	55.46	206.78
075-085-037-000	4	1.00	151.33	55.46	206.78
075-085-038-000	4	1.00	151.33	55.46	206.78
075-085-039-000	4	1.00	151.33	55.46	206.78
075-085-040-000	4	1.00	151.33	55.46	206.78
075-085-041-000	4	1.00	151.33	55.46	206.78
075-085-042-000	4	1.00	151.33	55.46	206.78
075-085-043-000	4	1.00	151.33	55.46	206.78
075-085-044-000	4	1.00	151.33	55.46	206.78
075-085-045-000	4	1.00	151.33	55.46	206.78
075-085-046-000	4	1.00	151.33	55.46	206.78
075-085-047-000	4	1.00	151.33	55.46	206.78
075-085-048-000	4	1.00	151.33	55.46	206.78
075-085-049-000	4	1.00	151.33	55.46	206.78
075-085-050-000	4	1.00	151.33	55.46	206.78
075-085-051-000	4	1.00	151.33	55.46	206.78
075-085-052-000	4	1.00	151.33	55.46	206.78
075-085-053-000	4	1.00	151.33	55.46	206.78
075-085-054-000	4	1.00	151.33	55.46	206.78
075-085-055-000	4	1.00	151.33	55.46	206.78
075-085-056-000	4	1.00	151.33	55.46	206.78
075-085-057-000	4	1.00	151.33	55.46	206.78
075-085-058-000	4	1.00	151.33	55.46	206.78
075-085-059-000	4	1.00	151.33	55.46	206.78
075-085-060-000	4	1.00	151.33	55.46	206.78
075-085-061-000	4	1.00	151.33	55.46	206.78
075-085-062-000	4	1.00	151.33	55.46	206.78
075-085-063-000	4	1.00	151.33	55.46	206.78
075-085-064-000	4	1.00	151.33	55.46	206.78
075-085-065-000	4	1.00	151.33	55.46	206.78
075-085-066-000	4	1.00	151.33	55.46	206.78
075-085-067-000	4	1.00	151.33	55.46	206.78
075-085-068-000	4	1.00	151.33	55.46	206.78
075-085-069-000	4	1.00	151.33	55.46	206.78
075-085-070-000	4	1.00	151.33	55.46	206.78
075-085-071-000	4	1.00	151.33	55.46	206.78
075-085-072-000	4	1.00	151.33	55.46	206.78
075-085-073-000	4	1.00	151.33	55.46	206.78
075-085-074-000	4	1.00	151.33	55.46	206.78
075-085-075-000	4	1.00	151.33	55.46	206.78
075-085-076-000	4	1.00	151.33	55.46	206.78
075-085-077-000	4	1.00	151.33	55.46	206.78
075-085-078-000	4	1.00	151.33	55.46	206.78
075-085-079-000	4	1.00	151.33	55.46	206.78
075-086-001-000	4	1.00	151.33	55.46	206.78
075-086-002-000	4	1.00	151.33	55.46	206.78
075-086-003-000	4	1.00	151.33	55.46	206.78
075-086-004-000	4	1.00	151.33	55.46	206.78
075-086-005-000	4	1.00	151.33	55.46	206.78
075-086-006-000	4	1.00	151.33	55.46	206.78
075-086-007-000	4	1.00	151.33	55.46	206.78
075-086-008-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-086-009-000	4	1.00	151.33	55.46	206.78
075-086-010-000	4	1.00	151.33	55.46	206.78
075-086-011-000	4	1.00	151.33	55.46	206.78
075-086-012-000	4	1.00	151.33	55.46	206.78
075-086-013-000	4	1.00	151.33	55.46	206.78
075-086-014-000	4	1.00	151.33	55.46	206.78
075-086-015-000	4	1.00	151.33	55.46	206.78
075-086-016-000	4	1.00	151.33	55.46	206.78
075-086-017-000	4	1.00	151.33	55.46	206.78
075-086-018-000	4	1.00	151.33	55.46	206.78
075-086-019-000	4	1.00	151.33	55.46	206.78
075-086-020-000	4	1.00	151.33	55.46	206.78
075-086-021-000	4	1.00	151.33	55.46	206.78
075-086-022-000	4	1.00	151.33	55.46	206.78
075-086-023-000	4	1.00	151.33	55.46	206.78
075-086-024-000	4	1.00	151.33	55.46	206.78
075-086-025-000	4	1.00	151.33	55.46	206.78
075-086-026-000	4	1.00	151.33	55.46	206.78
075-086-027-000	4	1.00	151.33	55.46	206.78
075-086-028-000	4	1.00	151.33	55.46	206.78
075-086-029-000	4	1.00	151.33	55.46	206.78
075-086-030-000	4	1.00	151.33	55.46	206.78
075-086-031-000	4	1.00	151.33	55.46	206.78
075-086-032-000	4	1.00	151.33	55.46	206.78
075-086-033-000	4	1.00	151.33	55.46	206.78
075-086-034-000	4	1.00	151.33	55.46	206.78
075-086-035-000	4	1.00	151.33	55.46	206.78
075-086-036-000	4	1.00	151.33	55.46	206.78
075-086-037-000	4	1.00	151.33	55.46	206.78
075-086-038-000	4	1.00	151.33	55.46	206.78
075-086-039-000	4	1.00	151.33	55.46	206.78
075-086-040-000	4	1.00	151.33	55.46	206.78
075-086-041-000	4	1.00	151.33	55.46	206.78
075-086-042-000	4	1.00	151.33	55.46	206.78
075-086-043-000	4	1.00	151.33	55.46	206.78
075-086-044-000	4	1.00	151.33	55.46	206.78
075-086-045-000	4	1.00	151.33	55.46	206.78
075-086-046-000	4	1.00	151.33	55.46	206.78
075-086-047-000	4	1.00	151.33	55.46	206.78
075-086-048-000	4	1.00	151.33	55.46	206.78
075-086-049-000	4	1.00	151.33	55.46	206.78
075-086-050-000	4	1.00	151.33	55.46	206.78
075-086-051-000	4	1.00	151.33	55.46	206.78
075-086-052-000	4	1.00	151.33	55.46	206.78
075-086-053-000	4	1.00	151.33	55.46	206.78
075-086-054-000	4	1.00	151.33	55.46	206.78
075-086-055-000	4	1.00	151.33	55.46	206.78
075-087-001-000	4	1.00	151.33	55.46	206.78
075-087-002-000	4	1.00	151.33	55.46	206.78
075-087-003-000	4	1.00	151.33	55.46	206.78
075-087-004-000	4	1.00	151.33	55.46	206.78
075-087-005-000	4	1.00	151.33	55.46	206.78
075-087-006-000	4	1.00	151.33	55.46	206.78
075-087-007-000	4	1.00	151.33	55.46	206.78
075-087-008-000	4	1.00	151.33	55.46	206.78
075-087-009-000	4	1.00	151.33	55.46	206.78
075-087-010-000	4	1.00	151.33	55.46	206.78
075-087-011-000	4	1.00	151.33	55.46	206.78
075-087-012-000	4	1.00	151.33	55.46	206.78
075-087-013-000	4	1.00	151.33	55.46	206.78
075-087-014-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-087-015-000	4	1.00	151.33	55.46	206.78
075-087-016-000	4	1.00	151.33	55.46	206.78
075-087-017-000	4	1.00	151.33	55.46	206.78
075-087-018-000	4	1.00	151.33	55.46	206.78
075-087-019-000	4	1.00	151.33	55.46	206.78
075-087-020-000	4	1.00	151.33	55.46	206.78
075-087-021-000	4	1.00	151.33	55.46	206.78
075-087-022-000	4	1.00	151.33	55.46	206.78
075-087-023-000	4	1.00	151.33	55.46	206.78
075-087-024-000	4	1.00	151.33	55.46	206.78
075-087-025-000	4	1.00	151.33	55.46	206.78
075-087-026-000	4	1.00	151.33	55.46	206.78
075-087-027-000	4	1.00	151.33	55.46	206.78
075-087-028-000	4	1.00	151.33	55.46	206.78
075-087-029-000	4	1.00	151.33	55.46	206.78
075-087-030-000	4	1.00	151.33	55.46	206.78
075-087-031-000	4	1.00	151.33	55.46	206.78
075-087-032-000	4	1.00	151.33	55.46	206.78
075-087-033-000	4	1.00	151.33	55.46	206.78
075-087-034-000	4	1.00	151.33	55.46	206.78
075-091-001-000	4	1.00	151.33	55.46	206.78
075-091-002-000	4	1.00	151.33	55.46	206.78
075-091-003-000	4	1.00	151.33	55.46	206.78
075-091-004-000	4	1.00	151.33	55.46	206.78
075-091-005-000	4	1.00	151.33	55.46	206.78
075-091-006-000	4	1.00	151.33	55.46	206.78
075-091-007-000	4	1.00	151.33	55.46	206.78
075-091-008-000	4	1.00	151.33	55.46	206.78
075-091-009-000	4	1.00	151.33	55.46	206.78
075-091-010-000	4	1.00	151.33	55.46	206.78
075-091-011-000	4	1.00	151.33	55.46	206.78
075-091-012-000	4	1.00	151.33	55.46	206.78
075-091-013-000	4	1.00	151.33	55.46	206.78
075-091-014-000	4	1.00	151.33	55.46	206.78
075-091-015-000	4	1.00	151.33	55.46	206.78
075-091-016-000	4	1.00	151.33	55.46	206.78
075-091-017-000	4	1.00	151.33	55.46	206.78
075-091-018-000	4	1.00	151.33	55.46	206.78
075-091-019-000	4	1.00	151.33	55.46	206.78
075-091-020-000	4	1.00	151.33	55.46	206.78
075-091-021-000	4	1.00	151.33	55.46	206.78
075-091-022-000	4	1.00	151.33	55.46	206.78
075-091-023-000	4	1.00	151.33	55.46	206.78
075-091-024-000	4	1.00	151.33	55.46	206.78
075-091-025-000	4	1.00	151.33	55.46	206.78
075-091-026-000	4	1.00	151.33	55.46	206.78
075-091-027-000	4	1.00	151.33	55.46	206.78
075-091-028-000	4	1.00	151.33	55.46	206.78
075-091-029-000	4	1.00	151.33	55.46	206.78
075-091-030-000	4	1.00	151.33	55.46	206.78
075-091-031-000	4	1.00	151.33	55.46	206.78
075-091-032-000	4	1.00	151.33	55.46	206.78
075-091-033-000	4	1.00	151.33	55.46	206.78
075-091-034-000	4	1.00	151.33	55.46	206.78
075-091-035-000	4	1.00	151.33	55.46	206.78
075-091-036-000	4	1.00	151.33	55.46	206.78
075-091-037-000	4	1.00	151.33	55.46	206.78
075-091-038-000	4	1.00	151.33	55.46	206.78
075-091-039-000	4	1.00	151.33	55.46	206.78
075-091-040-000	4	1.00	151.33	55.46	206.78
075-091-041-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-092-001-000	4	1.00	151.33	55.46	206.78
075-092-002-000	4	1.00	151.33	55.46	206.78
075-092-003-000	4	1.00	151.33	55.46	206.78
075-092-004-000	4	1.00	151.33	55.46	206.78
075-092-005-000	4	1.00	151.33	55.46	206.78
075-092-006-000	4	1.00	151.33	55.46	206.78
075-092-007-000	4	1.00	151.33	55.46	206.78
075-092-008-000	4	1.00	151.33	55.46	206.78
075-092-009-000	4	1.00	151.33	55.46	206.78
075-092-010-000	4	1.00	151.33	55.46	206.78
075-092-011-000	4	1.00	151.33	55.46	206.78
075-092-012-000	4	1.00	151.33	55.46	206.78
075-092-013-000	4	1.00	151.33	55.46	206.78
075-092-014-000	4	1.00	151.33	55.46	206.78
075-092-015-000	4	1.00	151.33	55.46	206.78
075-092-016-000	4	1.00	151.33	55.46	206.78
075-092-017-000	4	1.00	151.33	55.46	206.78
075-092-018-000	4	1.00	151.33	55.46	206.78
075-092-019-000	4	1.00	151.33	55.46	206.78
075-092-020-000	4	1.00	151.33	55.46	206.78
075-092-021-000	4	1.00	151.33	55.46	206.78
075-092-022-000	4	1.00	151.33	55.46	206.78
075-092-023-000	4	1.00	151.33	55.46	206.78
075-092-024-000	4	1.00	151.33	55.46	206.78
075-092-025-000	4	1.00	151.33	55.46	206.78
075-096-001-000	4	1.00	151.33	55.46	206.78
075-096-002-000	4	1.00	151.33	55.46	206.78
075-096-003-000	4	1.00	151.33	55.46	206.78
075-096-004-000	4	1.00	151.33	55.46	206.78
075-096-005-000	4	1.00	151.33	55.46	206.78
075-096-006-000	4	1.00	151.33	55.46	206.78
075-096-007-000	4	1.00	151.33	55.46	206.78
075-096-008-000	4	1.00	151.33	55.46	206.78
075-096-009-000	4	1.00	151.33	55.46	206.78
075-096-010-000	4	1.00	151.33	55.46	206.78
075-096-011-000	4	1.00	151.33	55.46	206.78
075-096-012-000	4	1.00	151.33	55.46	206.78
075-096-013-000	4	1.00	151.33	55.46	206.78
075-096-014-000	4	1.00	151.33	55.46	206.78
075-096-015-000	4	1.00	151.33	55.46	206.78
075-096-016-000	4	1.00	151.33	55.46	206.78
075-096-017-000	4	1.00	151.33	55.46	206.78
075-096-018-000	4	1.00	151.33	55.46	206.78
075-096-019-000	4	1.00	151.33	55.46	206.78
075-096-020-000	4	1.00	151.33	55.46	206.78
075-096-021-000	4	1.00	151.33	55.46	206.78
075-096-022-000	4	1.00	151.33	55.46	206.78
075-096-023-000	4	1.00	151.33	55.46	206.78
075-096-024-000	4	1.00	151.33	55.46	206.78
075-096-025-000	4	1.00	151.33	55.46	206.78
075-096-026-000	4	1.00	151.33	55.46	206.78
075-096-027-000	4	1.00	151.33	55.46	206.78
075-096-028-000	4	1.00	151.33	55.46	206.78
075-096-029-000	4	1.00	151.33	55.46	206.78
075-096-030-000	4	1.00	151.33	55.46	206.78
075-096-031-000	4	1.00	151.33	55.46	206.78
075-096-032-000	4	1.00	151.33	55.46	206.78
075-096-033-000	4	1.00	151.33	55.46	206.78
075-096-034-000	4	1.00	151.33	55.46	206.78
075-096-035-000	4	1.00	151.33	55.46	206.78
075-096-036-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-096-037-000	4	1.00	151.33	55.46	206.78
075-096-038-000	4	1.00	151.33	55.46	206.78
075-096-039-000	4	1.00	151.33	55.46	206.78
075-096-040-000	4	1.00	151.33	55.46	206.78
075-096-041-000	4	1.00	151.33	55.46	206.78
075-096-042-000	4	1.00	151.33	55.46	206.78
075-096-043-000	4	1.00	151.33	55.46	206.78
075-096-044-000	4	1.00	151.33	55.46	206.78
075-096-045-000	4	1.00	151.33	55.46	206.78
075-096-046-000	4	1.00	151.33	55.46	206.78
075-096-047-000	4	1.00	151.33	55.46	206.78
075-096-048-000	4	1.00	151.33	55.46	206.78
075-096-049-000	4	1.00	151.33	55.46	206.78
075-096-050-000	4	1.00	151.33	55.46	206.78
075-096-051-000	4	1.00	151.33	55.46	206.78
075-096-052-000	4	1.00	151.33	55.46	206.78
075-096-053-000	4	1.00	151.33	55.46	206.78
075-096-054-000	4	1.00	151.33	55.46	206.78
075-097-001-000	4	1.00	151.33	55.46	206.78
075-097-002-000	4	1.00	151.33	55.46	206.78
075-097-003-000	4	1.00	151.33	55.46	206.78
075-097-004-000	4	1.00	151.33	55.46	206.78
075-097-005-000	4	1.00	151.33	55.46	206.78
075-097-006-000	4	1.00	151.33	55.46	206.78
075-097-007-000	4	1.00	151.33	55.46	206.78
075-097-008-000	4	1.00	151.33	55.46	206.78
075-097-009-000	4	1.00	151.33	55.46	206.78
075-097-010-000	4	1.00	151.33	55.46	206.78
075-097-011-000	4	1.00	151.33	55.46	206.78
075-097-012-000	4	1.00	151.33	55.46	206.78
075-097-013-000	4	1.00	151.33	55.46	206.78
075-097-014-000	4	1.00	151.33	55.46	206.78
075-097-015-000	4	1.00	151.33	55.46	206.78
075-097-016-000	4	1.00	151.33	55.46	206.78
075-097-017-000	4	1.00	151.33	55.46	206.78
075-097-018-000	4	1.00	151.33	55.46	206.78
075-097-019-000	4	1.00	151.33	55.46	206.78
075-097-020-000	4	1.00	151.33	55.46	206.78
075-097-021-000	4	1.00	151.33	55.46	206.78
075-097-022-000	4	1.00	151.33	55.46	206.78
075-097-023-000	4	1.00	151.33	55.46	206.78
075-097-024-000	4	1.00	151.33	55.46	206.78
075-097-025-000	4	1.00	151.33	55.46	206.78
075-097-026-000	4	1.00	151.33	55.46	206.78
075-097-027-000	4	1.00	151.33	55.46	206.78
075-097-028-000	4	1.00	151.33	55.46	206.78
075-097-029-000	4	1.00	151.33	55.46	206.78
075-097-030-000	4	1.00	151.33	55.46	206.78
075-097-031-000	4	1.00	151.33	55.46	206.78
075-097-032-000	4	1.00	151.33	55.46	206.78
075-097-033-000	4	1.00	151.33	55.46	206.78
075-097-034-000	4	1.00	151.33	55.46	206.78
075-097-035-000	4	1.00	151.33	55.46	206.78
075-097-036-000	4	1.00	151.33	55.46	206.78
075-097-037-000	4	1.00	151.33	55.46	206.78
075-097-038-000	4	1.00	151.33	55.46	206.78
075-097-039-000	4	1.00	151.33	55.46	206.78
075-097-040-000	4	1.00	151.33	55.46	206.78
075-097-041-000	4	1.00	151.33	55.46	206.78
075-097-042-000	4	1.00	151.33	55.46	206.78
075-098-001-000	4	1.00	151.33	55.46	206.78

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-098-002-000	4	1.00	151.33	55.46	206.78
075-098-003-000	4	1.00	151.33	55.46	206.78
075-098-004-000	4	1.00	151.33	55.46	206.78
075-098-005-000	4	1.00	151.33	55.46	206.78
075-098-006-000	4	1.00	151.33	55.46	206.78
075-098-007-000	4	1.00	151.33	55.46	206.78
075-098-008-000	4	1.00	151.33	55.46	206.78
075-098-009-000	4	1.00	151.33	55.46	206.78
075-098-010-000	4	1.00	151.33	55.46	206.78
075-098-011-000	4	1.00	151.33	55.46	206.78
075-098-012-000	4	1.00	151.33	55.46	206.78
075-098-013-000	4	1.00	151.33	55.46	206.78
075-098-014-000	4	1.00	151.33	55.46	206.78
075-098-015-000	4	1.00	151.33	55.46	206.78
075-098-016-000	4	1.00	151.33	55.46	206.78
075-098-017-000	4	1.00	151.33	55.46	206.78
075-098-018-000	4	1.00	151.33	55.46	206.78
075-098-019-000	4	1.00	151.33	55.46	206.78
075-098-020-000	4	1.00	151.33	55.46	206.78
075-098-021-000	4	1.00	151.33	55.46	206.78
075-098-022-000	4	1.00	151.33	55.46	206.78
075-098-023-000	4	1.00	151.33	55.46	206.78
075-098-024-000	4	1.00	151.33	55.46	206.78
075-098-025-000	4	1.00	151.33	55.46	206.78
075-098-026-000	4	1.00	151.33	55.46	206.78
075-098-027-000	4	1.00	151.33	55.46	206.78
075-098-028-000	4	1.00	151.33	55.46	206.78
075-098-029-000	4	1.00	151.33	55.46	206.78
075-098-030-000	4	1.00	151.33	55.46	206.78
075-098-031-000	4	1.00	151.33	55.46	206.78
075-098-032-000	4	1.00	151.33	55.46	206.78
075-098-033-000	4	1.00	151.33	55.46	206.78
075-098-034-000	4	1.00	151.33	55.46	206.78
075-098-035-000	4	1.00	151.33	55.46	206.78
075-098-036-000	4	1.00	151.33	55.46	206.78
075-098-037-000	4	1.00	151.33	55.46	206.78
075-098-038-000	4	1.00	151.33	55.46	206.78
075-098-039-000	4	1.00	151.33	55.46	206.78
075-098-040-000	4	1.00	151.33	55.46	206.78
075-098-041-000	4	1.00	151.33	55.46	206.78
075-098-042-000	4	1.00	151.33	55.46	206.78
075-098-043-000	4	1.00	151.33	55.46	206.78
075-098-044-000	4	1.00	151.33	55.46	206.78
075-098-045-000	4	1.00	151.33	55.46	206.78
075-098-046-000	4	1.00	151.33	55.46	206.78
075-098-047-000	4	1.00	151.33	55.46	206.78
075-098-048-000	4	1.00	151.33	55.46	206.78
075-098-049-000	4	1.00	151.33	55.46	206.78
075-098-050-000	4	1.00	151.33	55.46	206.78
075-098-051-000	4	1.00	151.33	55.46	206.78
075-098-052-000	4	1.00	151.33	55.46	206.78
075-098-053-000	4	1.00	151.33	55.46	206.78
075-098-054-000	4	1.00	151.33	55.46	206.78
075-098-055-000	4	1.00	151.33	55.46	206.78
075-098-056-000	4	1.00	151.33	55.46	206.78
075-099-001-000	4	0.75	113.50	41.60	155.08
075-099-002-000	4	0.75	113.50	41.60	155.08
075-099-003-000	4	0.75	113.50	41.60	155.08
075-099-004-000	4	0.75	113.50	41.60	155.08
075-099-005-000	4	0.75	113.50	41.60	155.08
075-099-006-000	4	0.75	113.50	41.60	155.08

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-099-007-000	4	0.75	113.50	41.60	155.08
075-099-008-000	4	0.75	113.50	41.60	155.08
075-099-009-000	4	0.75	113.50	41.60	155.08
075-099-010-000	4	0.75	113.50	41.60	155.08
075-099-011-000	4	0.75	113.50	41.60	155.08
075-099-012-000	4	0.75	113.50	41.60	155.08
075-099-013-000	4	0.75	113.50	41.60	155.08
075-099-014-000	4	0.75	113.50	41.60	155.08
075-099-015-000	4	0.75	113.50	41.60	155.08
075-099-016-000	4	0.75	113.50	41.60	155.08
075-099-017-000	4	0.75	113.50	41.60	155.08
075-099-018-000	4	0.75	113.50	41.60	155.08
075-099-019-000	4	0.75	113.50	41.60	155.08
075-099-020-000	4	1.00	151.33	55.46	206.78
075-099-021-000	4	1.00	151.33	55.46	206.78
075-099-022-000	4	0.75	113.50	41.60	155.08
075-099-023-000	4	1.00	151.33	55.46	206.78
075-099-024-000	4	0.75	113.50	41.60	155.08
075-099-025-000	4	0.75	113.50	41.60	155.08
075-099-026-000	4	0.75	113.50	41.60	155.08
075-099-027-000	4	0.75	113.50	41.60	155.08
075-099-028-000	4	0.75	113.50	41.60	155.08
075-099-029-000	4	0.75	113.50	41.60	155.08
075-099-030-000	4	0.75	113.50	41.60	155.08
075-099-031-000	4	0.75	113.50	41.60	155.08
075-099-032-000	4	0.75	113.50	41.60	155.08
075-099-033-000	4	0.75	113.50	41.60	155.08
075-099-034-000	4	0.75	113.50	41.60	155.08
075-099-035-000	4	0.75	113.50	41.60	155.08
075-099-036-000	4	0.75	113.50	41.60	155.08
075-099-037-000	4	0.75	113.50	41.60	155.08
075-099-038-000	4	0.75	113.50	41.60	155.08
075-099-039-000	4	0.75	113.50	41.60	155.08
075-099-040-000	4	0.75	113.50	41.60	155.08
075-099-041-000	4	0.75	113.50	41.60	155.08
075-099-042-000	4	0.75	113.50	41.60	155.08
075-099-043-000	4	0.75	113.50	41.60	155.08
075-099-044-000	4	0.75	113.50	41.60	155.08
075-099-045-000	4	0.75	113.50	41.60	155.08
075-099-046-000	4	0.75	113.50	41.60	155.08
075-099-047-000	4	0.75	113.50	41.60	155.08
075-099-048-000	4	0.75	113.50	41.60	155.08
075-099-049-000	4	0.75	113.50	41.60	155.08
075-099-050-000	4	0.75	113.50	41.60	155.08
075-099-051-000	4	0.75	113.50	41.60	155.08
075-099-052-000	4	0.75	113.50	41.60	155.08
075-099-053-000	4	0.75	113.50	41.60	155.08
075-099-054-000	4	0.75	113.50	41.60	155.08
075-099-055-000	4	0.75	113.50	41.60	155.08
075-099-056-000	4	0.75	113.50	41.60	155.08
075-099-057-000	4	0.75	113.50	41.60	155.08
075-099-058-000	4	0.75	113.50	41.60	155.08
075-099-059-000	4	0.75	113.50	41.60	155.08
075-099-060-000	4	0.75	113.50	41.60	155.08
075-099-061-000	4	0.75	113.50	41.60	155.08
075-099-062-000	4	0.75	113.50	41.60	155.08
075-099-063-000	4	0.75	113.50	41.60	155.08
075-099-064-000	4	0.75	113.50	41.60	155.08
075-099-065-000	4	0.75	113.50	41.60	155.08
075-099-066-000	4	0.75	113.50	41.60	155.08
075-099-067-000	4	0.75	113.50	41.60	155.08

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-100-001-000	4	0.75	113.50	41.60	155.08
075-100-002-000	4	0.75	113.50	41.60	155.08
075-100-003-000	4	0.75	113.50	41.60	155.08
075-100-004-000	4	0.75	113.50	41.60	155.08
075-100-005-000	4	0.75	113.50	41.60	155.08
075-100-006-000	4	0.75	113.50	41.60	155.08
075-100-007-000	4	0.75	113.50	41.60	155.08
075-100-008-000	4	0.75	113.50	41.60	155.08
075-100-009-000	4	0.75	113.50	41.60	155.08
075-100-010-000	4	0.75	113.50	41.60	155.08
075-100-011-000	4	0.75	113.50	41.60	155.08
075-100-012-000	4	0.75	113.50	41.60	155.08
075-100-013-000	4	0.75	113.50	41.60	155.08
075-100-014-000	4	0.75	113.50	41.60	155.08
075-100-015-000	4	0.75	113.50	41.60	155.08
075-100-016-000	4	0.75	113.50	41.60	155.08
075-100-017-000	4	0.75	113.50	41.60	155.08
075-100-018-000	4	0.75	113.50	41.60	155.08
075-100-019-000	4	0.75	113.50	41.60	155.08
075-100-020-000	4	0.75	113.50	41.60	155.08
075-100-021-000	4	0.75	113.50	41.60	155.08
075-100-022-000	4	0.75	113.50	41.60	155.08
075-100-023-000	4	0.75	113.50	41.60	155.08
075-100-024-000	4	0.75	113.50	41.60	155.08
075-100-025-000	4	0.75	113.50	41.60	155.08
075-100-026-000	4	0.75	113.50	41.60	155.08
075-100-027-000	4	0.75	113.50	41.60	155.08
075-100-028-000	4	0.75	113.50	41.60	155.08
075-100-029-000	4	0.75	113.50	41.60	155.08
075-100-030-000	4	0.75	113.50	41.60	155.08
075-100-031-000	4	0.75	113.50	41.60	155.08
075-100-032-000	4	0.75	113.50	41.60	155.08
075-100-033-000	4	0.75	113.50	41.60	155.08
075-100-034-000	4	0.75	113.50	41.60	155.08
075-100-035-000	4	0.75	113.50	41.60	155.08
075-100-036-000	4	0.75	113.50	41.60	155.08
075-100-037-000	4	0.75	113.50	41.60	155.08
075-100-038-000	4	0.75	113.50	41.60	155.08
075-100-039-000	4	0.75	113.50	41.60	155.08
075-100-040-000	4	0.75	113.50	41.60	155.08
075-100-041-000	4	0.75	113.50	41.60	155.08
075-100-042-000	4	0.75	113.50	41.60	155.08
075-100-043-000	4	0.75	113.50	41.60	155.08
075-100-044-000	4	0.75	113.50	41.60	155.08
075-100-045-000	4	0.75	113.50	41.60	155.08
075-100-046-000	4	0.75	113.50	41.60	155.08
075-100-047-000	4	0.75	113.50	41.60	155.08
075-100-048-000	4	0.75	113.50	41.60	155.08
075-102-001-000	4	4.32	653.74	239.61	893.34
075-102-002-000	4	0.91	137.71	50.47	188.18
075-102-003-000	4	3.01	455.50	166.95	622.44
Total		2,382.98	\$360,612.79	\$139,605.09	\$500,192.44

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.7A

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

- 1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025.**

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025.

SUMMARY

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

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

Therefore, it is recommended that the City Council adopt a Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025.

STRATEGIC PLAN

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

FISCAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025 are as follows:

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change in Assessment</u>
Residential Parcel Assessments	\$41.46	\$51.84	\$10.38

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 2024-
2. Engineer's Annual Levy Report Riverbank Storm Drain District No. 2006-01 (Heartlands) Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING
ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN THE
RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01
(HEARTLANDS) FOR FISCAL YEAR 2024/2025**

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

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

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

WHEREAS, an Assessment Roll for Fiscal Year 2024/2025 (the “Assessment Roll”), which has been prepared in accordance with the method described in the Engineer’s Report, has been submitted to the Council and is on file with the City Clerk; and

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2024/2025 is outlined in the Engineer’s Annual Levy Report; and

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

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

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

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

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2023/2024, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

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

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

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

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance

of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2024/2025.

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 Annual Levy Report – Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) Fiscal year 2024/2025



City of Riverbank

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

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024



27368 Via Industria
Suite 200
Temecula, CA 92590
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F 951.587.3510

www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

INTRODUCTION	1
PART I - PLANS AND SPECIFICATIONS	3
A. DESCRIPTION OF THE DISTRICT	3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES	5
PART II - METHOD OF APPORTIONMENT	6
A. BENEFIT ANALYSIS	6
B. ASSESSMENT METHODOLOGY	8
C. ASSESSMENT RANGE FORMULA	10
PART III – 2024/2025 DISTRICT BUDGET	12
PART IV - DISTRICT DIAGRAMS	13
PART V – 2024/2025 ASSESSMENT ROLL	15

INTRODUCTION

Pursuant to the provisions of the Benefit Assessment Act of 1982, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the “1982 Benefit Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article 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 2024/2025. 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 2024/2025.

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 2024/2025.

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

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

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

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:

East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:

Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;

All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and

All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

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

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

Improvements and Facilities

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

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of "upland" area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the "upland" area surrounding the drainage basin; An 8 inch

concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6" angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates; A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10" PVC gravity line. 168 linear feet of 10" PVC forced main line from the pump station to the MID canal. 143 linear feet of 12" perforated PVC. 199 linear feet of 18" RCP. 58 linear feet of 54" RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements

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

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

Maintenance and Services

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

PART II - METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

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

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

Furthermore:

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

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

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

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

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof

(particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. ASSESSMENT METHODOLOGY

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

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

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

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

Equivalent Benefit Units

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

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

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

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT RANGE FORMULA

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

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

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

annually by the annual percentage change in the February Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2023/2024 was \$859.22/EBU. The CPI for 2024 is 2.37% increasing the Maximum Assessment for Fiscal Year 2024/2025 to \$879.55/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 – 2024/2025 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		\$500
Landscape Maintenance: Drainage Basins (Including Utilities)		5,100
Annual Maintenance: Drainage Basin/Channelway Fencing		844
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.		880
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.		1,500
Annual Inspection & Maintenance: Storm Drain Pipes		2,200
Annual Pump Operation (Including Electricity)		2,000
Annual Maintenance Expenses: Storm Drains		\$13,024
Total Annual Direct Costs: Storm Drain Improvements		\$13,024
ADMINISTRATION EXPENSES		
City Administration & Overhead		\$20,075
District Administration		2,109
County Administration Fee		60
Miscellaneous Administration Expenses		335
Total Annual Administration Costs		\$22,579
LEVY BREAKDOWN		
Total Direct & Administration Costs		\$35,603
Reserve Collection/ (Transfer)		(6,553)
City Loan — Repayment/(Advance)		0
Total Levy Adjustments		(\$6,553)
BALANCE TO LEVY		\$29,050
DISTRICT STATISTICS		
Total Parcels		175
Parcels Levied		175
Total EBU		84.05
Levy per EBU		\$345.62
Maximum Levy per EBU		\$879.55
FUND BALANCE INFORMATION		
Beginning Reserve Fund Balance		\$48,800
Reserve Fund Activity		(6,553)
Ending Reserve Fund Balance		\$42,247

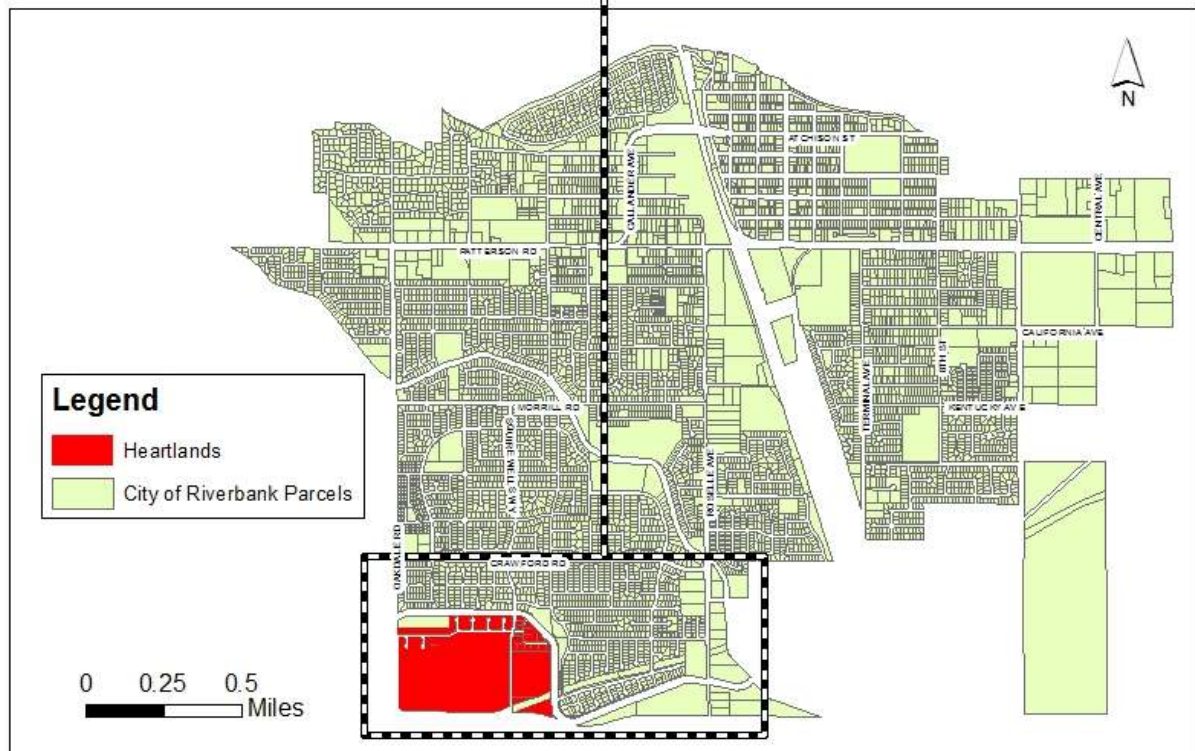
PART IV - DISTRICT DIAGRAMS

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 – 2024/2025 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	\$124.42
075-093-025-000	2.11	729.24
075-093-030-000	10.96	3,787.98
075-093-031-000	10.00	3,456.20
075-093-034-000	1.81	625.56
075-093-035-000	0.90	311.04
075-093-036-000	1.08	373.26
075-093-037-000	0.73	252.30
075-093-038-000	1.35	466.58
075-093-039-000	1.14	394.00
075-093-040-000	0.95	328.32
075-093-041-000	6.57	2,270.72
075-093-043-000	1.45	501.14
075-093-047-000	0.84	290.32
075-093-049-000	1.28	442.38
075-093-051-000	6.21	2,146.30
075-093-052-000	4.68	1,617.50
075-093-053-000	1.63	563.36
075-093-054-000	1.43	494.22
075-093-058-000	1.43	494.22
075-093-061-000	2.00	691.24
075-093-062-000	1.21	418.20
075-093-063-000	1.13	390.54
075-096-001-000	0.15	51.84
075-096-002-000	0.15	51.84
075-096-003-000	0.15	51.84
075-096-004-000	0.15	51.84
075-096-005-000	0.15	51.84
075-096-006-000	0.15	51.84
075-096-007-000	0.15	51.84
075-096-008-000	0.15	51.84
075-096-009-000	0.15	51.84
075-096-010-000	0.15	51.84
075-096-011-000	0.15	51.84
075-096-012-000	0.15	51.84
075-096-013-000	0.15	51.84
075-096-014-000	0.15	51.84
075-096-015-000	0.15	51.84
075-096-016-000	0.15	51.84
075-096-017-000	0.15	51.84
075-096-018-000	0.15	51.84
075-096-019-000	0.15	51.84
075-096-020-000	0.15	51.84
075-096-021-000	0.15	51.84
075-096-022-000	0.15	51.84
075-096-023-000	0.15	51.84
075-096-024-000	0.15	51.84
075-096-025-000	0.15	51.84
075-096-026-000	0.15	51.84
075-096-027-000	0.15	51.84
075-096-028-000	0.15	51.84
075-096-029-000	0.15	51.84

APN	EBU	Charge
075-096-030-000	0.15	51.84
075-096-031-000	0.15	51.84
075-096-032-000	0.15	51.84
075-096-033-000	0.15	51.84
075-096-034-000	0.15	51.84
075-096-035-000	0.15	51.84
075-096-036-000	0.15	51.84
075-096-037-000	0.15	51.84
075-096-038-000	0.15	51.84
075-096-039-000	0.15	51.84
075-096-040-000	0.15	51.84
075-096-041-000	0.15	51.84
075-096-042-000	0.15	51.84
075-096-043-000	0.15	51.84
075-096-044-000	0.15	51.84
075-096-045-000	0.15	51.84
075-096-046-000	0.15	51.84
075-096-047-000	0.15	51.84
075-096-048-000	0.15	51.84
075-096-049-000	0.15	51.84
075-096-050-000	0.15	51.84
075-096-051-000	0.15	51.84
075-096-052-000	0.15	51.84
075-096-053-000	0.15	51.84
075-096-054-000	0.15	51.84
075-097-001-000	0.15	51.84
075-097-002-000	0.15	51.84
075-097-003-000	0.15	51.84
075-097-004-000	0.15	51.84
075-097-005-000	0.15	51.84
075-097-006-000	0.15	51.84
075-097-007-000	0.15	51.84
075-097-008-000	0.15	51.84
075-097-009-000	0.15	51.84
075-097-010-000	0.15	51.84
075-097-011-000	0.15	51.84
075-097-012-000	0.15	51.84
075-097-013-000	0.15	51.84
075-097-014-000	0.15	51.84
075-097-015-000	0.15	51.84
075-097-016-000	0.15	51.84
075-097-017-000	0.15	51.84
075-097-018-000	0.15	51.84
075-097-019-000	0.15	51.84
075-097-020-000	0.15	51.84
075-097-021-000	0.15	51.84
075-097-022-000	0.15	51.84
075-097-023-000	0.15	51.84
075-097-024-000	0.15	51.84
075-097-025-000	0.15	51.84
075-097-026-000	0.15	51.84
075-097-027-000	0.15	51.84
075-097-028-000	0.15	51.84
075-097-029-000	0.15	51.84
075-097-030-000	0.15	51.84

APN	EBU	Charge
075-097-031-000	0.15	51.84
075-097-032-000	0.15	51.84
075-097-033-000	0.15	51.84
075-097-034-000	0.15	51.84
075-097-035-000	0.15	51.84
075-097-036-000	0.15	51.84
075-097-037-000	0.15	51.84
075-097-038-000	0.15	51.84
075-097-039-000	0.15	51.84
075-097-040-000	0.15	51.84
075-097-041-000	0.15	51.84
075-097-042-000	0.15	51.84
075-098-001-000	0.15	51.84
075-098-002-000	0.15	51.84
075-098-003-000	0.15	51.84
075-098-004-000	0.15	51.84
075-098-005-000	0.15	51.84
075-098-006-000	0.15	51.84
075-098-007-000	0.15	51.84
075-098-008-000	0.15	51.84
075-098-009-000	0.15	51.84
075-098-010-000	0.15	51.84
075-098-011-000	0.15	51.84
075-098-012-000	0.15	51.84
075-098-013-000	0.15	51.84
075-098-014-000	0.15	51.84
075-098-015-000	0.15	51.84
075-098-016-000	0.15	51.84
075-098-017-000	0.15	51.84
075-098-018-000	0.15	51.84
075-098-019-000	0.15	51.84
075-098-020-000	0.15	51.84
075-098-021-000	0.15	51.84
075-098-022-000	0.15	51.84
075-098-023-000	0.15	51.84
075-098-024-000	0.15	51.84
075-098-025-000	0.15	51.84
075-098-026-000	0.15	51.84
075-098-027-000	0.15	51.84
075-098-028-000	0.15	51.84
075-098-029-000	0.15	51.84
075-098-030-000	0.15	51.84
075-098-031-000	0.15	51.84
075-098-032-000	0.15	51.84
075-098-033-000	0.15	51.84
075-098-034-000	0.15	51.84
075-098-035-000	0.15	51.84
075-098-036-000	0.15	51.84
075-098-037-000	0.15	51.84
075-098-038-000	0.15	51.84
075-098-039-000	0.15	51.84
075-098-040-000	0.15	51.84

APN	EBU	Charge
075-098-041-000	0.15	51.84
075-098-042-000	0.15	51.84
075-098-043-000	0.15	51.84
075-098-044-000	0.15	51.84
075-098-045-000	0.15	51.84
075-098-046-000	0.15	51.84
075-098-047-000	0.15	51.84
075-098-048-000	0.15	51.84
075-098-049-000	0.15	51.84
075-098-050-000	0.15	51.84
075-098-051-000	0.15	51.84
075-098-052-000	0.15	51.84
075-098-053-000	0.15	51.84
075-098-054-000	0.15	51.84
075-098-055-000	0.15	51.84
075-098-056-000	0.15	51.84
Total	84.05	\$29,048.72

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.7B

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28, 2024

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

1) Resolution of the City of Riverbank, California, City Council Ordering the Levy and Collection of Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025.

SUMMARY

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

The attached resolution represents the first of two steps in the annual levy of assessments on the district for fiscal year 2024/2025. A Public Hearing to consider adoption of the report and annual levy of assessments is scheduled for June 11, 2024.

Therefore, it is recommended that the City Council adopt Resolution Declaring the City's Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025.

STRATEGIC PLAN

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

FISCAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025 are as follows:

	<u>FY 23/24</u>	<u>FY 24/25</u>	<u>Change in Assessment</u>
Annual Parcel Assessments	\$72.59	\$98.00	\$25.41

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

ATTACHMENTS

1. Resolution
2. Engineer's Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2024/2025

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, DECLARING
ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN
RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE) FOR FISCAL
YEAR 2024/2025**

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

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

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

WHEREAS, an Assessment Roll for Fiscal Year 2024/2025 (the “Assessment Roll”), which has been prepared in accordance with the method described in the Engineer’s Report, has been submitted to the Council and is on file with the City Clerk; and

WHEREAS, summary information regarding the assessments to be levied for Fiscal Year 2024/2025 is outlined in the Engineer’s Annual Levy Report; and

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

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

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

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

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

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

Section 4 Proposed Assessment Amounts: For Fiscal Year 2024/2025, the proposed assessments for all Zones are outlined in the Engineer's Annual Levy Report.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct an annual Public Hearing concerning the levy of assessments for the District.

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

Section 7 Time of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 11, 2024 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 6707 Third Street, Riverbank, California.

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

Section 9 Filing the Assessment Roll: In order to have the assessments collected in the next assessment collection period and thus be available to finance the costs of maintaining streets and roads within the District, the Finance Administrator shall deliver the Assessment Roll to the Director of Finance of the County of Stanislaus by the deadline established by the County for inclusion on the tax roll for Fiscal Year 2024/2025.

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; 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 – Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for FY 2024/2025



City of Riverbank

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

2024/2025 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 28, 2024
Public Hearing: June 11, 2024

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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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 2024/2025, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2024.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

INTRODUCTION	1
PART I — PLANS AND SPECIFICATIONS	3
A. DESCRIPTION OF THE DISTRICT	3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT	3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES	5
PART II — METHOD OF APPORTIONMENT	6
A. BENEFIT ANALYSIS	6
B. ASSESSMENT METHODOLOGY	6
C. ASSESSMENT RANGE FORMULA	10
PART III — DISTRICT BUDGET	11
PART IV — DISTRICT BOUNDARY MAPS	12
PART V — 2024/2025 ASSESSMENT ROLL	15

INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982*, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the “1982 Benefit Act”), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article 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 2024/2025, 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 2024/2025. 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 2024/2025.

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 2024/2025.

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

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

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

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

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

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

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

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

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

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

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

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

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

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

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

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

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

B. ASSESSMENT METHODOLOGY

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

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the

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

Equivalent Benefit Units

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

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

EBU Application by Land Use:

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

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

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

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

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

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

full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

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

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

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

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

Land Uses and Equivalent Benefit Units

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

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

Parcel Type EBU x Acres or Units = Parcel EBU

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

Total Balance to Levy / Total EBU = Levy per EBU**Levy per EBU x Parcel EBU = Parcel Levy Amount****C. ASSESSMENT RANGE FORMULA**

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

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

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for Fiscal Year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment Rate for Fiscal Year 2023/2024 was \$226.91 per EBU, the CPI increase for February 2024 is 2.37%. The adjusted Maximum Assessment Rate for Fiscal Year 2024/2025 is \$232.28 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	2,000	4,627
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	1,500	1,526
Annual Inspection & Maint: Storm Drain pipes	32	2,200	2,232
Annual pump operation (include electricity)	1,707	2,000	3,707
Annual Maintenance Expenses: Storm Drains	\$6,156	\$10,536	\$16,692
Total Annual Direct Costs	\$6,156	\$10,536	\$16,692
ADMINISTRATION COSTS			
City Administration & Overhead	\$0	\$20,375	\$20,375
District Administration	0	2,234	2,234
County Administration Fee	0	97	97
Miscellaneous/Other Admin Fees	0	338	338
Total Annual Administration Costs	\$0	\$23,044	\$23,044
TOTAL DIRECT AND ADMIN COSTS	\$6,156	\$33,580	\$39,736
COLLECTIONS/(CREDITS) APPLIED TO LEVY			
Reserve Collection/(Transfers)	\$0	\$1,797	\$1,797
Capital Improvement Fund Collection/(Transfers)	0	0	0
Other Revenues/General Fund Contribution	(6,156)	0	(6,156)
TOTAL ADJUSTMENTS	(\$6,156)	\$1,797	(\$4,359)
BALANCE TO LEVY	\$0	\$35,377	\$35,377
DISTRICT STATISTICS			
Total Parcels			361
Parcels Levied			361
Total EBU			361.00
Levy per EBU			\$98.00
Maximum Levy per EBU			\$232.28
FUND BALANCE INFORMATION			
Beginning Reserve Fund Balance			\$30,030
Reserve Fund Activity			(4,359)
Ending Reserve Fund Balance			\$25,671

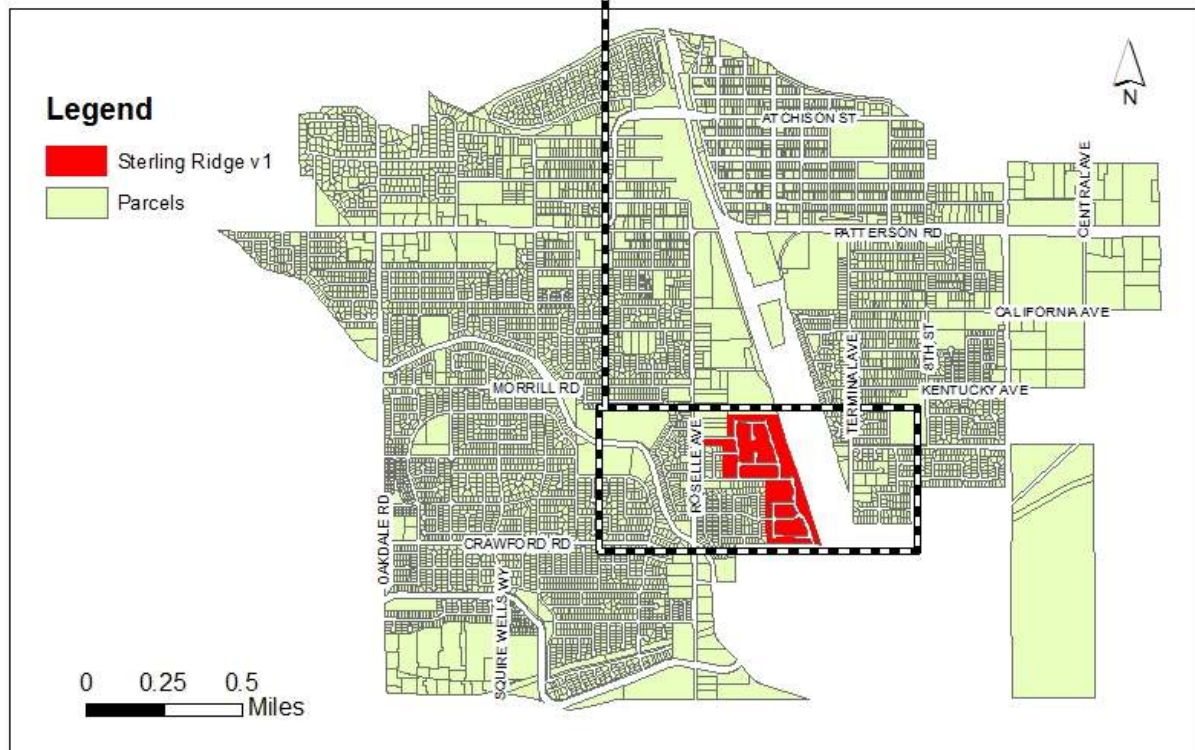
PART IV — DISTRICT BOUNDARY MAPS

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.

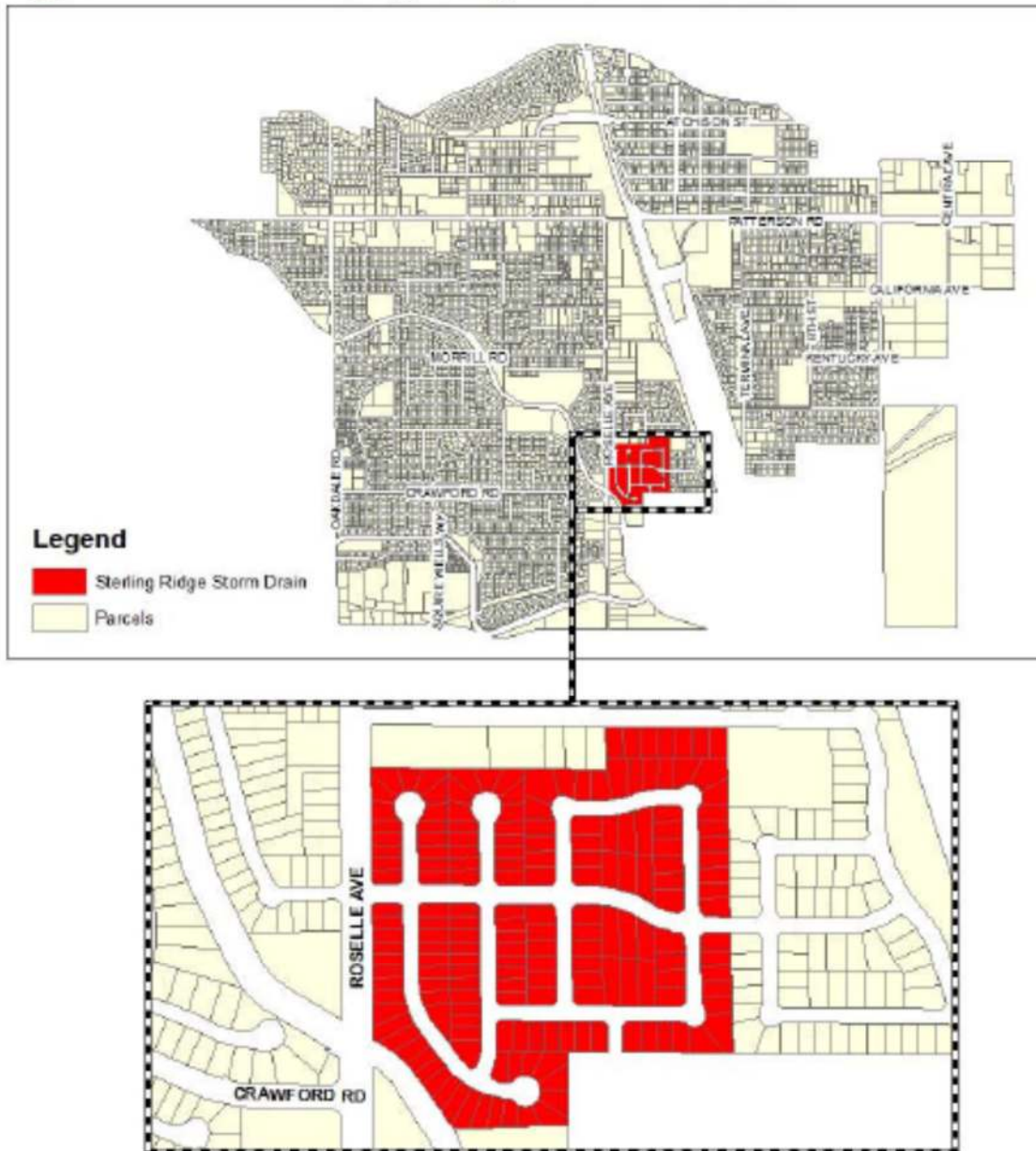


City of Riverbank Sterling Ridge Benefit Assessment District





Riverbank Sterling Ridge Storm Drain



PART V — 2024/2025 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	\$98.00
075-049-002-000	1.0	98.00
075-049-003-000	1.0	98.00
075-049-004-000	1.0	98.00
075-049-005-000	1.0	98.00
075-049-006-000	1.0	98.00
075-049-007-000	1.0	98.00
075-049-008-000	1.0	98.00
075-049-009-000	1.0	98.00
075-049-010-000	1.0	98.00
075-049-011-000	1.0	98.00
075-049-012-000	1.0	98.00
075-049-013-000	1.0	98.00
075-049-014-000	1.0	98.00
075-049-015-000	1.0	98.00
075-049-016-000	1.0	98.00
075-049-017-000	1.0	98.00
075-049-018-000	1.0	98.00
075-049-019-000	1.0	98.00
075-049-020-000	1.0	98.00
075-049-021-000	1.0	98.00
075-049-022-000	1.0	98.00
075-049-023-000	1.0	98.00
075-049-024-000	1.0	98.00
075-049-025-000	1.0	98.00
075-049-026-000	1.0	98.00
075-049-027-000	1.0	98.00
075-049-028-000	1.0	98.00
075-049-029-000	1.0	98.00
075-049-030-000	1.0	98.00
075-049-031-000	1.0	98.00
075-049-032-000	1.0	98.00
075-049-033-000	1.0	98.00
075-049-034-000	1.0	98.00
075-049-035-000	1.0	98.00
075-049-036-000	1.0	98.00
075-049-037-000	1.0	98.00
075-049-038-000	1.0	98.00
075-049-039-000	1.0	98.00
075-049-040-000	1.0	98.00
075-049-041-000	1.0	98.00
075-049-042-000	1.0	98.00
075-049-043-000	1.0	98.00
075-049-044-000	1.0	98.00
075-049-045-000	1.0	98.00
075-049-046-000	1.0	98.00
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APN	EBU	Charge
075-049-051-000	1.0	98.00
075-049-052-000	1.0	98.00
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075-049-081-000	1.0	98.00
075-049-082-000	1.0	98.00
075-049-083-000	1.0	98.00
075-049-084-000	1.0	98.00
075-049-085-000	1.0	98.00
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075-088-002-000	1.0	98.00
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075-088-006-000	1.0	98.00
075-088-007-000	1.0	98.00
075-088-008-000	1.0	98.00

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075-090-027-000	1.0	98.00
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075-090-029-000	1.0	98.00
075-090-030-000	1.0	98.00
075-090-031-000	1.0	98.00
075-090-032-000	1.0	98.00
075-090-033-000	1.0	98.00
075-090-034-000	1.0	98.00
075-090-035-000	1.0	98.00
075-090-036-000	1.0	98.00
075-090-037-000	1.0	98.00

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075-090-039-000	1.0	98.00
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075-095-021-000	1.0	98.00
075-095-022-000	1.0	98.00
075-095-023-000	1.0	98.00
075-095-024-000	1.0	98.00
075-095-025-000	1.0	98.00

APN	EBU	Charge
075-095-026-000	1.0	98.00
075-095-027-000	1.0	98.00
075-095-028-000	1.0	98.00
075-095-029-000	1.0	98.00
075-095-030-000	1.0	98.00
075-095-031-000	1.0	98.00
075-095-032-000	1.0	98.00
075-095-033-000	1.0	98.00
075-095-034-000	1.0	98.00
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075-095-037-000	1.0	98.00
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075-095-061-000	1.0	98.00
075-095-062-000	1.0	98.00
075-095-063-000	1.0	98.00
075-095-064-000	1.0	98.00
075-095-065-000	1.0	98.00
075-095-066-000	1.0	98.00
075-095-067-000	1.0	98.00
075-095-068-000	1.0	98.00
075-095-069-000	1.0	98.00
075-095-070-000	1.0	98.00
075-095-071-000	1.0	98.00
075-095-072-000	1.0	98.00
075-095-073-000	1.0	98.00
075-095-074-000	1.0	98.00
075-095-075-000	1.0	98.00

APN	EBU	Charge
075-095-076-000	1.0	98.00
075-095-077-000	1.0	98.00
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075-095-079-000	1.0	98.00
075-095-080-000	1.0	98.00
075-095-081-000	1.0	98.00
075-095-082-000	1.0	98.00
075-095-083-000	1.0	98.00
075-095-084-000	1.0	98.00
075-095-085-000	1.0	98.00
075-095-086-000	1.0	98.00
Total	361.0	\$35,378.00

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT

AUTHORITY AGENDA ITEM NO. 9.8

SECTION 9: CONSENT CALENDAR

Meeting Date:	May 28, 2023
Subject:	Resolution to Reimburse SCM Hearthstone LLC for Additional Work at The Heritage Subdivision
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager

RECOMMENDATION

It is recommended that the City Council consider and approve the Resolution to reimburse SCM Hearthstone LLC for additional staff-requested improvements in The Heritage subdivision.

SUMMARY

This item has been brought forward to the City Council for consideration because SCM Hearthstone LLC was requested by staff to construct additional improvements during the construction and inspection process of The Heritage subdivision (Exhibit A).

BACKGROUND

On June 13, 2023, staff brought an item before the City Council to waive or reduce system development fees assessed on The Heritage subdivision and the Council approved it.

On November 14, 2023, staff brought an item before the City Council to reimburse SCM for some additional work required by the City's Inspectors while out in the field. Since that time some additional costs were absorbed based on the request of the developer by the City's Inspectors and Engineer.

The following tasks were done:

- Tree removal per the City Inspector's request
- Road base repair due to over-wet conditions
- Right of Way land cost.

ANALYSIS

The City Engineer, Public Works Director, Development Services Administration Manager, and Assistant City Manager analyzed the request received from SCM Hearthstone, LLC (Attachment 2). An evaluation of the additional work occurred and the following determinations were made:

- 1) The developer has constructed/provided items listed above which were unknown at project approval (Attachment 3).
- 2) If Public Works had a project at Claus Road and Sierra Street, the funding for these items would be from the System Development Fee Program.

FINANCIAL IMPACT

The total amount requested for reimbursement is \$22,386.00 (Exhibit A). Careful evaluation of each proposed project is necessary to understand potential funding shortfalls which might be created as a result of paying for unanticipated costs. In the case presented above, the developer should be reimbursed for these unanticipated improvements.

ATTACHMENT

- 1.) City Council Resolution 2024-XXX
Exhibit A - SCM Hearthstone LLC Summary of Actual Costs
- 2.) SCM Hearthstone LLC Request

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
REIMBURSING ADDITIONAL WORK FOR
SCM HEARTHSTONE LLC FOR THE HERITAGE SUBDIVISION**

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

WHEREAS, SCM Hearthstone LLC is constructing the on- and off-site improvements for The Heritage subdivision; and

WHEREAS, conditions in the field during construction occasionally require change orders to accommodate soil conditions and new easements which were previously unknown to City Staff; and

WHEREAS, at times field inspectors will require the developer to remedy a situation with change orders and the developer will comply with the requests to complete their project; and

WHEREAS, City Staff has reviewed the change orders and has determined reimbursement is warranted through the City’s System Development Fee (“SDF”) program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves and reimburses SCM Hearthstone LLC for the additional costs they incurred due to the change orders for \$22,386.00 and as documented in attached **Exhibit A**.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May 2024; motioned by Councilmember District _____, seconded by Councilmember District _____, 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

Attachment: Exhibit A

SUMMARY OF ACTUAL COSTS TO BE REIMBURSED
The Heritage Collection RIVERBANK, CALIFORNIA

ADDITIONAL ITEMS FOR REIMBURSEMENT

ITEM	DESCRIPTION	VENDOR/CONTRACTOR	DATE	PRICE
1	Tree Removal per request of Inspector	Antonio Hildago's Tree Service, Inc.	3/28/2024	\$ 2,500.00
2	Road base repair due to over wet conditions	Ross F. Carroll, Change Order #14	3/5/2024	\$ 12,222.00
3	Dedicated 2078 square feet for Sierra Street & Claus Road intersection	Negotiation with Property Owner		\$ 6,192.00
SUBTOTAL:				\$ 20,914.00
10% OVERHEAD:				\$ 1,472.00
GRAND TOTAL:				\$ 22,386.00

ATTACHMENT 2

From: Steve Mothersell <scmothersell@scmcms.com>
Sent: Tuesday, April 2, 2024 12:02 PM
To: William Kull <wkull@ardurra.com>; Kathleen Cleek <kcleek@riverbank.org>; Janet Smallen <jsmallen@riverbank.org>
Cc: Mark Trinta <matrinta@scmhomes.com>; Terry Whitsitt <twhitsitt@scmhomes.com>
Subject: FW: Heritage Collection - Reimbursement Request

Hello Bill, Kathleen & Janet,

Below is the email I sent to you on October 12, 2023, detailing certain costs of additional Change Order work in Claus Rd, to be reimbursed to SCM Hearthstone LLC, through offsets to the Citywide Traffic Fee program plus, a cash reimbursement upon completion of the improvements. The appropriateness of these reimbursements was later acknowledged by Bill. Since that time, we experienced some additional costs due to requests by the City Inspector for work in Sierra Street, Sierra Street at the property Mr. York is dedicating for right-of-way and over wet conditions to the Sierra Street improvements.

As you know, we have successfully negotiated the exchange of the required area of Mr. York's parcel to complete the Sierra Street and Claus Road intersection. Those improvements are now complete as well. Through this exchange SCM Hearthstone, LLC will have dedicated an additional 20 7/8 square feet of area for the completion of the intersection. If I use the same value per acre as the Park-park-in-Lou fee (\$130,000), this translates to an amount of \$6,192 which, we believe is due for the additional dedicated ROW. Please let us know if you concur on this as well.

Respectfully,

The summary is as follows:

Tree removal per City Inspector's request.	\$ 2,500.00
Road base repair due to over wet conditions.	\$12,222.00
10% Overhead & profit.	\$ 1,472.00
Total additional costs.	\$16,194.00
ROW costs.	\$ 6,192.00
Total with ROW.	\$22.386.00

Thank you,

Steve C. Mothersell, Sr. scmothersell@scmhomes.com
SCM HEARTHSTONE, LLC

1920 Standiford Avenue, Suite 1
Modesto, CA 95350
CELL: 209.602.8807
209.579.2020 extension 213 FAX 209.579.2724

Confidentiality Notice: This email (including any attachment) is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this communication. If you have received this communication in error, please reply to the sender or call 209.579.2020 ext. 213, and then please delete this message from your inbox as well as any copies. Thank you, SCM Hearthstone, LLC.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.9

SECTION 9: CONSENT CALENDAR

Meeting Date: May 28,2024

Subject: Resolution Calling and Giving Notice for the Holding of a General Municipal Election to be held on Tuesday, November 5, 2024, for the City Wide Election of a Mayor and the By-District Elections of Councilmember District 2 and Councilmember District 4, as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to Request the Stanislaus County Board of Supervisors to Permit the County Elections Official to Render Election Services to the City of Riverbank; and to Request the Consolidation of said Election with the Statewide General Election held on the same date.

From: Marisela H. Garcia, City Manager

Submitted by: Gabriela Hernandez, City Clerk/Elections Official

RECOMMENDATION

It is recommended that City Council adopt the resolution to call, give notice, conduct, and consolidate the City's 2024 General Municipal Election with the Statewide General Election.

INTRODUCTION

Vote-by-Mail November 5, 2024, Statewide General Election

The City of Riverbank consolidates its General Municipal Election with Stanislaus County's conduct of the Statewide General Election and therefore it is important that the City Council and the public be aware of that Vote by Mail process.

On February 2, 2022, California Secretary of State Shirley N. Weber, Ph.D. announced that 11 new California counties, which includes Stanislaus County, have adopted the Voter's Choice Act (VCA) election model. California's efforts to provide eligible voters more convenience and flexibility through the VCA election model will provide more opportunities to choose how, when and where voters cast their ballots. In addition to the

vote-by-mail options available to all Californians, voters in VCA counties will have up to 10 days of in-person voting and the choice of casting their ballot at one of several voting locations within their county. The VCA model provides more voting opportunities for our residents by giving voters more days and more ways to vote and provides an enormous opportunity to make voting more convenient and accessible for working voters, as well as voters from historically underrepresented communities. More information on the Voter's Choice Act can be found at the Secretary of State's website at www.sos.ca.gov/elections/voters-choice-act.

County elections officials mail vote-by-mail ballots to all active registered voters. Any registered voter may vote using a vote-by-mail ballot instead of going to the polls on Election Day.

- The last day to register to vote for the November 5, 2024, General Election is October 21, 2024.
- All California active registered voters will receive a vote-by-mail ballot for the November 5, 2024, General Election.
- Your county elections office will begin mailing ballots by October 7, 2024.
- Ballot drop-off locations open on October 8, 2024.
- Vote-by-mail ballots can be returned by mail, at a drop-off location, or your county elections office.
- Vote centers open for early in-person voting in all Voter's Choice Act counties beginning on October 26, 2024.
- Vote-by-mail ballots must be postmarked on or before Election Day and received by November 12, 2024.

SUMMARY

General Municipal Election on November 5, 2024

The City Council passed an Ordinance in 2015 establishing a "by-district" electoral system, approved Map G illustrating the established four (4) district boundaries, and re-established the continued election of the Mayor at-large. This year's General Municipal Elections will be for the election to fill the seats of Mayor, Councilmember District 2, and Councilmember District 4, each to serve a four-year term. In accordance with the California Elections Code, the City Council must adopt a resolution to call and give notice for the holding of the November 5, 2024 General Municipal Election, to request the rendering of election services from the County Elections Official, to consolidate the election with the Statewide General Election, and to have the City's Elections official conduct all other related procedures in accordance with the law.

Nomination Period for Candidacy

The nomination period during which candidates may obtain and file nomination papers to run for office opens at 7:30 a.m. on Monday, July 15, 2024, and closes at 5:00 p.m. on Friday, August 9th, 2024 (this is a scheduled closed Friday; however as in years past the City Clerk's office will be open by appointment to accommodate candidates). If by the end of said Friday, an incumbent *does not* file nomination papers by 5:00 p.m. for his/her respective seat an automatic extension of the nomination period will occur extending the deadline for that seat for an additional five calendar days, ending at 5:30 p.m., Wednesday, August 14, 2024. Incumbents are not eligible to file nomination papers during the extension period.

As the Election date nears and processes evolve, updated information may be obtained on the City's Election website page at www.riverbank.org or by contacting the City Clerk/Elections Office.

FINANCIAL IMPACT

The estimated cost provided by the Stanislaus County Registrar of Voters/Elections Division to render election services from the County and consolidate the City's General Municipal Election with the Statewide General Election is estimated at \$40,000 which will be budgeted from the City's General Fund during the adoption of the Fiscal Year 2024-25 Annual Budget

ATTACHMENTS

1. City Council Resolution 2024-XXX

Exhibit A: Election Cost Estimate

CITY OF RIVERBANK

RESOLUTION 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CALLING AND GIVING NOTICE FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024, FOR THE CITY WIDE ELECTION OF A MAYOR AND THE BY-DISTRICT ELECTIONS OF COUNCILMEMBER DISTRICT 2, AND COUNCILMEMBER DISTRICT 4, AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; TO REQUEST THE STANISLAUS COUNTY BOARD OF SUPERVISORS TO PERMIT THE COUNTY ELECTIONS OFFICIAL TO RENDER ELECTION SERVICES TO THE CITY OF RIVERBANK; AND TO REQUEST THE CONSOLIDATION OF SAID ELECTION WITH THE STATEWIDE GENERAL ELECTION HELD ON THE SAME DATE

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

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on Tuesday, November 5, 2024, in the City of Riverbank for the purpose of electing Mayor, Councilmember District 2, Councilmember District 4; each to serve a four-year term; and

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

WHEREAS, pursuant to the Election Code of the State of California, Section 10002, the City of Riverbank shall submit a resolution to the County Board of Supervisors requesting to permit the County Elections Official to render election services to the City of Riverbank for the conduct of an election; and

WHEREAS, the City Council of the City of Riverbank desires to call the November 5, 2024, General Municipal Election and, pursuant to Section 10403 of the California Elections Code, shall file a resolution with the County Board of Supervisors and a copy with the County Elections Official requesting that its general municipal elections be consolidated with the statewide general election to be held on the same date, and

furthermore, to have the County Elections Official perform specified election services for the City of Riverbank.

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

Section 1. That pursuant to the requirements of the laws of the State of California relating to General Law cities, there is called and ordered to be held in the City of Riverbank, California, on Tuesday, November 5, 2024, a General Municipal Elections for the purpose of submitting to the qualified voters a ballot for the citywide election of Mayor and by-district election of two (2) Councilmembers for residencies District 2 and District 4; each to serve a full four-year term.

Section 2. That pursuant to the Elections Code of the State of California, Section 10400, et seq. the Board of Supervisors of the County is hereby requested to consent and agree to the consolidation of the City of Riverbank's General Municipal Elections with the Statewide General Elections to be held on Tuesday, November 5, 2024.

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

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

Section 5. That pursuant to the Elections Code of the State of California, Section 10418, the Board of Supervisors of Stanislaus County is hereby requested to issue instructions to the County Elections Official to take any and all steps necessary for the holding of a consolidated November 5, 2024, general election.

Section 6. That pursuant to the Elections Code of the State of California, Section 10002, the City Council recognizes that consolidation of Riverbank's General Municipal Elections with the Statewide General Elections, conducted by the County, provides the City an opportunity to share its costs of conducting its elections with other

jurisdictions and therefore shall reimburse the County, upon completion of the work performed and upon presentation of an invoice to the City, for the City's share of costs incurred.

Section 7. That the polls for the election shall open at seven o'clock a.m (7:00 a.m.). of the day of the election and shall remain open continuously from that time until eight o'clock p.m. (8:00 p.m.), except as provided in Section 14401 of the Elections Code of the State of California.

Section 8. CANDIDATE'S STATEMENT (Election Code Section 13307)

A. Pursuant to the State of California Elections Code, candidates shall be required to pay a deposit of \$1,000 at the time of filing the nomination papers, for the pro rata cost of printing, handling, translating, mailing, and including the candidate statement in the voter pamphlet.

B. Depending on the actual cost, the City Clerk is directed to bill candidates for any additional expenses incurred in excess of the \$1,000 deposit or refund any overage paid to the City.

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

Section 9. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form, and manner as required by law.

Section 10. That in the event of a tie vote, if any two or more persons receive an equal and the highest number of votes for an office, as certified by the Election Official, County of Stanislaus Registrar-Recorder/County Clerk, the City Council, in accordance with Election Code § 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear, and will determine the tie by lot.

Section 11. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for the holding of municipal elections.

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 28th day of May, 2024; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTESTED:

APPROVED:

Gabriela Hernandez
City Clerk / Elections Official

Richard D. O'Brien
Mayor

Attachment: Exhibit A: Cost Estimate



ATTACHMENT 2

OFFICE OF COUNTY CLERK-RECORDER

DONNA LINDER
County Clerk-Recorder, Registrar of Voters &
Commissioner of Civil Marriage

ADMINISTRATION:
1021 "I" Street, Suite 101, Modesto, CA 95354
Telephone: 209.525.5211
Facsimile: 209.525.5800

City of Riverbank Election Cost Estimate

In consolidation with the

November 5, 2024 Statewide Presidential Election

Estimates may include costs associated with:

Printing
Publications
Drop Boxes / Vote Centers

Personnel
Information Technology Support
Mailings
Miscellaneous

Mayor

Number of Voters

13,220 – 13,330

Cost to conduct a consolidated election for Mayor. (Costs can increase based on the number of candidate/measure statement pages, vote centers, election participation by other agencies, & additional drop boxes)

1. Stanislaus County ROV services to conduct a consolidated election for Mayor. \$1.35 - \$2.12 per voter

City Council District 2

Number of Voters

3,125 – 3,225

Cost to conduct a consolidated election for City Council District 2. (Costs can increase based on the number of candidate/measure statement pages, vote centers, election participation by other agencies, & additional drop boxes)

1. Stanislaus County ROV services to conduct a consolidated election for City Council District 2. \$1.35 - \$2.12 per voter

City Council District 4

Number of Voters

3,869 – 3,969

Cost to conduct a consolidated election for City Council District 4. (Costs can increase based on the number of candidate/measure statement pages, vote centers, election participation by other agencies, & additional drop boxes)

1. Stanislaus County ROV services to conduct a consolidated election for City Council District 4. \$1.35 - \$2.12 per voter



Donna Linder, County Clerk / Recorder / Registrar of Voters
April 30, 2024