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

choose civility

TUESDAY, JUNE 11, 2024 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT HTTP://WWW.RIVERBANK.ORG/AGENDACENTER)

1. CALL TO ORDER

2. FLAG SALUTE

3. INVOCATION

4. ROLL CALL

5. AGENDA CHANGES

6. CONFLICT OF INTEREST

Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

7. PRESENTATIONS (Informational only)

Item 7.1 **Proclamation – Disability Awareness Month – June 2024-**It is recommended that the City Council read the Proclamation for Disability Awareness Month – June 2024; and present to Cathy Mendoza, Executive Director of Society for disABILITIES.

Item 7.2 **Proclamation – Pride Month June 2024**- It is recommended that the City Council read the Proclamation for Pride Month 2024.

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

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council/LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office 6707 Third St., Suite A, Riverbank.

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 28,2024.

Item 9.3 **Resolution** to Award Bid for the Callander Avenue Improvements Project to United Pavement Maintenance, Inc. and Authorize Execution of Future Change Orders.

10. PUBLIC HEARING

Public Hearing Notice for Items 10.1 through 10.7 was published on 5/22/2024 in the Riverbank News.

Item 10.1 **Two Resolutions for Consolidated Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2024/2025** - It is recommended that the City Council adopt the Resolutions corresponding to Consolidated District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2024/2025.

Item 10.2 **Two Resolutions for Ridgewood Place Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2024/2025** - It is recommended that the City Council adopt the Resolutions corresponding to Ridgewood Place District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2024/2025.

Item 10.3 **Two Resolutions for River Cove Landscaping & Lighting District No.1 to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2024/2025** - It is recommended that the City Council adopt the Resolutions corresponding to River Cove District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2024/2025.

Item 10.4 **Two Resolutions for Sierra Vista Estates Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2024/2025** - It is recommended that the City Council adopt the Resolutions corresponding to Sierra Vista Estates District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2024/2025.

Item 10.5 **Two Resolutions for Crossroads Landscaping & Lighting District to: 1) Amend and/or Approve the Engineer's Report and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025; and 2) Ordering the Levy and Collection of Annual Assessments for Fiscal Year 2024/2025** - It is recommended that the City Council adopt the Resolutions corresponding to Crossroads District amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Landscaping and Lighting Districts for Fiscal Year 2024/2025.

Item 10.6 **A Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Benefit Assessment District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025** - It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025.

Item 10.7 **A Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2024/2025** - It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025.

11. NEW BUSINESS

Item 11.1 **Fiscal Year 2024-25 Major Fund Budget Workshop-** It is recommended that the City Council receive a presentation on the Fiscal Year 2024-25 Major Fund Proposed Budgets and provide feedback in anticipation of the adoption of the Final Budget on June 25, 2024.

Item 11.2 **Resolution Authorizing the City Manager to Execute a Contract for Architectural Services with Architecture Plus, Inc. Related to the Evaluation and Design of a New City Hall in Downtown Riverbank and Authorize a Budget Amendment for $20,000 from the Police/General Government System Development Fee Fund-**It is recommended that the City Council consider authorizing the City Manager to execute a contract for architectural services with Architecture Plus, Inc. for services related to the evaluation and design of a new City Hall in Downtown Riverbank and authorize a budget Amendment for $20,000 from the Police/General Government System Development Fee Fund.

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 25, 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 6th Day of June, 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/VIRUAL 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/81789575011

Join by accessing website: https://zoom.us/join , enter **Webinar ID: 817 8957 5011**
Join by telephone:**1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 817 8957 5011**

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

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.1

SECTION 7: PRESENTATIONS

Meeting Date:	**June 11, 2024**
Subject:	**Proclamation – Disability Awareness Month – June 2024**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Jessica Barragan, Administrative Assistant – Confidential**

RECOMMENDATION

It is recommended that the City Council read the Proclamation for Disability Awareness Month – June 2024; and present to Cathy Mendoza, Executive Director of Society for disABILITIES.

SUMMARY

The Society for disABILITIES has been helping enhance the lives of individuals with disabilities living in the Central Valley for over 70 years. The Society is a community resource and referral agency, and operates the largest medical equipment inventory available for loan within Northern California. In addition, it provides a host of recreational programs ranging from bike camps to water skiing, pageants to proms. The Society believes recreational opportunities help to bolster self-confidence and make individuals realize their potential regardless of disabilities. By getting the public to focus on diverse capabilities rather than disabilities, hopefully the stigma and prejudice sometimes experienced in society will lessen.

BACKGROUND

People with varied abilities can be independent, productive, and an integral part of the community in which they live. Disabilities do not discriminate and can affect anyone at any time, regardless of race, age, gender, creed, social status, etc. in fact, within the next year 1 in 8 Californians will experience a disability personally or through a family member. The Society for disABILITIES encourages residents to be cognizant of the needs and capabilities of persons with disabilities.

FINANCIAL IMPACT

There is no financial impact with the report.

ATTACHMENT

1. Proclamation

ATTACHMENT 1

CITY OF RIVERBANK
PROCLAMATION

DISABILITY AWARENESS MONTH

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

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

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

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

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

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

WHEREAS, the Society for disABILITIES will commemorate June 2024 and each June hereafter as Disability Awareness Month.

NOW, THEREFORE, LET IT BE PROCLAIMED by the City Council of the City of Riverbank that June 2024 is Disability Awareness Month within the City of Riverbank and we urge all of our citizens to become aware of the needs and capabilities of persons with disabilities.

____

Richard D. O'Brien, Mayor
June 11, 2024

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

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.2

SECTION 7: PRESENTATIONS

Meeting Date:	**June 11, 2024**
Subject:	**Proclamation – Pride Month 2024**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Jessica Barragan, Administrative Assistant – Confidential**

RECOMMENDATION

It is recommended that the City Council read the Proclamation for Pride Month 2024.

SUMMARY

Pride Month is an annual celebration of the contributions made by the LGBTQ+ community to history, society, and cultures worldwide. In most places, Pride is celebrated throughout the month of June each year in commemoration of its roots in the Stonewall Riots of June 1969. However, in some areas pride events occur at other times of the year.

BACKGROUND

In June of 1969, patrons and supporters of the Stonewall Inn in New York City staged an uprising to resist the police harassment and persecution to which LGBT Americans were commonly subjected. This uprising marks the beginning of a movement to outlaw discriminatory laws and practices against LGBT Americans.

Pride parades, picnics, parties, workshops, and concerts, LGBT Pride Month events are all part of the celebration of Pride month in June. These celebrations attract millions of participants around the world. Memorials are held during this month for those members of the community who have been lost to hate crimes or HIV/AIDS. The purpose of the commemorative month is to recognize the impact that LGBTQ+ individuals have had on history locally, nationally, and internationally.

STRATEGIC PLAN

Though not related to the Strategic Plan, it is important to provide support to our organizations that provide resources to the LGBTQ+ community.

FINANCIAL IMPACT

There is no financial impact with the report.

ATTACHMENTS

1. Proclamation

CITY OF RIVERBANK PROCLAMATION

PRIDE MONTH - JUNE 2024

WHEREAS, this nation was founded upon and is guided by a set of principles, including that every person has been created equal, that all have rights to their life, liberty and pursuit of happiness, and that all shall be afforded the full recognition and protection of the law; and

WHEREAS, the City of Riverbank has been and continues to be a place that values all people while recognizing and appreciating the importance of equality and freedom; and

WHEREAS, the City of Riverbank is strengthened by and thrives upon the rich diversity of ethnic, cultural, racial, sexual orientation and gender identities of its residents, all of which contribute to the vibrant character of the City; and

WHEREAS, it is imperative to acknowledge the need for education and awareness to end all types discrimination; and

WHEREAS, residents who are part of the LGBTQ+ community contribute to the enrichment of our community; and

WHEREAS, June has become a symbolic month in which the LGBTQ+ community and supporters come together in various celebrations of pride;

NOW, THEREFORE, BE IT RESOLVED, that the City of Riverbank, does hereby proclaim June as “LGBTQ+ Pride Month” in Riverbank and encourage all residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality and liberty.

Richard D. O’Brien, Mayor
June 11, 2024

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	**June 11, 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 REDEVELPOMENT AUTHORITY

AGENDA ITEM NO. 9.2

SECTION 9: CONSENT CALENDAR

Meeting Date:	**June 11, 2024**
Subject:	**Approval of the City Council and Local Redevelopment Authority Board Minutes for May 28, 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 28, 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 28, 2024 City Council and Local Redevelopment Authority Board Minutes.
2. Public Comment-Handout_Milt Treiweiler

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

choose civility

TUESDAY, MAY 28, 2024 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT 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 –*Vice Mayor / Vice- Chair Jones Cuz 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
Mayor / Chair Richard D. O'Brien

5. AGENDA CHANGES

No Agenda Changes.

6. CONFLICT OF INTEREST: ***Any Council/Authority Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.***

Councilmember Barber-Martinez, Vice Mayor Jones Cruz, and Mayor O'Brien declared a conflict with Item 9.6-E: Crossroads Landscape and Lighting Resolutions. Mayor O'Brien stated there would be a lot drawn to choose what councilmember would discuss item and vote.

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.

Mayor O'Brien presented certificates of recognition to the Love Riverbank Committee and its organizers, Randy Richardson, John Pimentel, Luis Uribe, and Michael Patton.

8. PUBLIC COMMENTS (No action can be taken)

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

Mayor O'Brien Opened Public Comment at 6:07 P.M.

- *Milt Treiweiler, I have lived in Stanislaus County all my life. The best farmland in the world is right here in Stanislaus County. The soil in the proposed Riverwalk Project area are young fertile soils. The climate in Stanislaus County is ideal for growing food. MID and TID is the only area with enough water to grow farm crops on for hundreds of years. The proposed Riverwalk sphere of influence is 2.4 square miles in size that's larger than the entire city of Hughson. It's as large as the entire city of Waterford. This would be a disaster for all the people of Riverbank. You are the ones who will be the losers. I've talked to hundreds of your citizens, and 85% or more are against it. Many of them understand that this will destroy prime farmland. It would also change the very reason many of you choose to live here. You want to live in a nice, peaceful city, not a Stockton, California. You want reasonable water and sewer rates. So, what's the reason this proposal will come to you for a vote. It's because a few people worship money, power and pleasure. Council members you can see through this scam. Your neighbors don't want this, and you know this is bad. Don't be intimidated, bribed, or blackmailed and devoting for this. This project will not help you and your neighbors. It's just a plot for a few people to make lots of money by bringing in people from other areas. We need food to stay alive. This is just a fact and reality. We need to think about our children and our descendants and their wellbeing. Don't let a few people's selfish desires control you. There's plenty of land in Stanislaus County to build houses on that's not suitable for farming. The land west of Interstate 5 is just right, right next to the freeway and they can travel to the Bay area with ease. This proposed development is not for the people of Riverbank. Keep Riverbank great and vote against this proposed project. Think of your children and your descendants first. I have a handout that was given to you. If you look at this side of the handout, they have the handout? Didn't you give it to them? What? Okay, you're going to get a handout this side of the handout right here describes the area. The green area is assessed farmland. All of the area in this area, except for the Gun Club and Morris nursery and a little bit of that truck place is farmland, even the area that's in the corner,* *which is the Solar Farm. That's really farmland. The lease on that expires in 2036, and then we can tear that down and put farmland in there. On this side of it you will see the actual land. There are actually cherry trees there. There are almond trees there. There are walnut trees there are this last year they had watermelons in that entire area. There's no fallow land in this area it's used. and that's the important reason why you need to think of your so your children and the future, and not be swayed away by other people. (See Attached Handout)*

- *Olivia Arambula, owner of Timeless Real Estate here in Riverbank. I am part of your Riverbank Chamber of Commerce here on behalf of Chamber of Commerce tonight. We have invited you guys to and all the public to our Riverbank business expo that is taking place on June 13th here at our Riverbank community center from 5 pm. to 7:30 pm. So, reminding everybody to come, we're also looking for businesses to actually join and be a part of the event. We started doing sign ups today for businesses who are interested. So, if you or anyone you know is please send them our way. We do have a flyer that we can distribute and you can call me or any chamber member to get you connected to be part of that event. Again, all of our businesses that are here in Riverbank would be great if everybody came and represented, and just show everybody what you have and have to offer our community trying to keep Riverbank businesses strong, and would like everybody, to be a part of that.*

- *Jami Aggers, Modesto Resident, unincorporated area of Stanislaus County outside the City of Riverbank, but within the proposed Riverwalk project area. You have heard from me many times. I am here this evening to talk to you about the environmental impact report and the comment period that just recently closed. Which I'm sure you're aware of. What I don't know if you're aware of is how overly broad the environmental impact report is and was, and when I say overly broad, what I mean is, there were several in fact, too numerous to mention several parts of the EIR that weren't covered at all in some cases were broad, brushed, or skimmed over and I was able to review a lot of the comment letters from responsible agencies, and so on that pointed these many areas out. I'll just give you a few examples, one of which was the sustainable Groundwater Management Act that wasn't demonstrated in the EIR that has been met completely glossed over that one of the aspects was the levy, which is a main component of this project. and there were no details about the levy. There was no diagram showing where the levy is. How long it is. It's 70 years old or more. No details about what kind of shape it's in, how it's been maintained. And many, many more details, including one of the requirements of the state department of fish and wildlife, which is to survey all of the impacted area, and not all of the acreage was surveyed for wildlife and other fish and wildlife concerns, including the 5-acre cherry orchard, which is owned by the project proponent, and where Coffee Road would be pushed through to McHenry. So why, they wouldn't survey a 5-acre parcel that they own is be beyond my comprehension. So, I just wanted to point out to you that there are a lot of deficiencies in the EIR and it's going to be difficult, if not impossible for a* *governing agency like yourselves to certify it as complete when it comes before you.*

There being no further public comments, Mayor O'Brien closed the Public Comment period 6:15 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 May 14, 2024.

Item 9.3 **Resolution 2024-030** to Award Contract for Jacob Myers Park Food Vendor

Item 9.4 **Resolution 2024-031** to Approve and Adopt 2024 City of Riverbank Measure L Expenditure Plan Revised Project List

Item 9.5 **Resolution 2024-032** 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
Resolution 2024-033, Resolution 2024-034, Resolution 2024-035

9.6-B: Ridgewood Place Landscaping and Lighting District
Resolution 2024-036, Resolution 2024-037, Resolution 2024-038

9.6-C: River Cove Landscaping and Lighting District
Resolution 2024-039, Resolution 2024-040, Resolution, 2024-041

9.6-D: Sierra Vista Estates Landscaping and Lighting District
Resolution 2024-042, Resolution 2024-043, Resolution 2024-044

9.6-E: Crossroads Landscaping and Lighting District

<u>Item 9.7</u> **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) **Resolution 2024-045**

9.7-B: Riverbank Storm Drain Maintenance District No.05-01 (Sterling Ridge) **Resolution 2024-046**

<u>Item 9.8</u> **Resolution 2024-047** to Reimburse SCM Hearthstone LLC for Additional Work at The Heritage Subdivision.

<u>Item 9.9</u> **Resolution 2024-048** 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.

Mayor O'Brien Pulled Item 9.6-E Crossroads Landscape & Lighting District due to conflict of interest.

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

<u>ACTION:</u> *By motion moved and seconded (<u>Jones Cruz / Uribe 5/0</u>) to approve the* ***consent calendar*** *with the exception of* ***item 9.6-E.***

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

Drew a lot the lowest number drawn stayed for the item consideration. Lowest number was drawn by Vice Mayor Jones Cruz.

Mayor O'Brien and Councilmember Barber-Martinez recused themselves from the dais at 6:20 P.M

<u>Item 9.6</u> **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-E: Crossroads Landscaping and Lighting District
Resolution 2024-049. Resolution 2024-050, Resolution 2024-051

There being no public comments Vice Mayor brought the item back to City Council.

ACTION: *By motion moved and seconded (Hernandez / Uribe 3/0) to approve* ***Item 9.6.E. Three (3) Resolutions for the Crossroads Landscape and Lighting District.***

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

Mayor O'Brien and Councilmember Barber-Martinez returned to dais at 6:21 P.M.

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

City Manager Garcia reported on the following:

- *The last food truck Friday is happening this Friday, May 31st at the Riverbank Sports complex on Morrill road, and that is from 5 to 8 PM. So please join us that day.*

- *Thank you to all of our residents for your patience as there is continual construction happening on Oakdale and Claribel roads in anticipation of the grand opening of Costco. For our residents and for Council as well you can register on the city's website to receive email or text notifications of traffic control alerts that are posted on our homepage. You can click on the Notify Me button, which is located under the alert section to register. And that is all from staff.*

Item 12.2 Council/Authority Member

Councilmember Hernandez reported on the following:

- *Attended the graduation for Riverbank Language Academy and Riverbank High School. So, I want to say congratulations to all the graduates.*

- *Last week I spent 11 hrs. with our local firefighters doing a ride along. It was really interesting, really eye-opening, you know, we understand what they do, but the level of skill and talent and passion that they have for everything that they do even the smaller calls, was really evident. So, I'd really recommend anybody to go and at least just visit them and chat with them because they are doing amazing work.*

Councilmember Uribe reported on the following:

- *No Comments.*

Councilmember Barber-Martinez reported on the following:

- *Attended the unveiling of the parking sign for active military and veterans in front of the Community Center and I was telling everyone that my family, my father was in World War II, and my brothers one was in Germany, and also Vietnam he was in the army, and another one was in the Air Force. But in talking to my family I forgot that my grandfather was in World War I. So, we're just looking at, you know, family of active military, and it's in my blood. I didn't join the service, but you know I always take the opportunity to say thank you to my family members, and to those even that I don't know. But you know, to all military and women, too, and friends and family.*

- *Central Valley Community Resources, or CVCR, we are planning our bike rodeo health and safety fair, which will be July 10th 5:30pm-8:00pm at our Plaza del Rio. And then I just want to say, also, please remember to drive safely school is out and children are out playing.*

Vice Mayor Jones Cruz reported on the following:

- *Thank you for that update about the traffic. I would just like to send out a friendly reminder mainly to myself, to remember to be kind and show a little patience out there on those roads with all the construction workers, you know, we're all trying to get to work, and sometimes it's a little more frustrating than others. But it will not always be like that even if it looks like it will. I was driving through today, going okay, there's some turn lanes, and it'll be nice once it's all finished. So that reminder was for myself to remember, too.*

- *I just wanted to commend and congratulate all the graduates of 2024 and commend you on a job well done.*

<u>Item 12.3</u> Mayor/Chair

Mayor O'Brien reported on the following:

- *I have to remind myself about the traffic, but when you have a lane closed all the way down with no turning possibilities it makes for a rough start in the morning. So, I found a new way of getting around it but I think we could be a little bit more judicious but that being said, it's almost done.*

- *I want to thank the staff and all the others that participated in the Memorial Day. That was a beautiful dedication, and I want to thank everyone who had a part in that.*

<u>13. CLOSED SESSION</u>

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.

<u>14. ADJOURNMENT OF THE REGULAR MEETING</u>

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 6:26 P.M. to the next regular scheduled City Council / LRA Meeting of June 11, 2024 at 6:00 P.M.

ATTEST: (Adopted 06/11//2024)	APPROVED:
____________________________	____________________________
Gabriela Hernandez City Clerk / LRA Recorder	Richard D. O'Brien Mayor/ Chair

ATTACHMENT 2

Legend

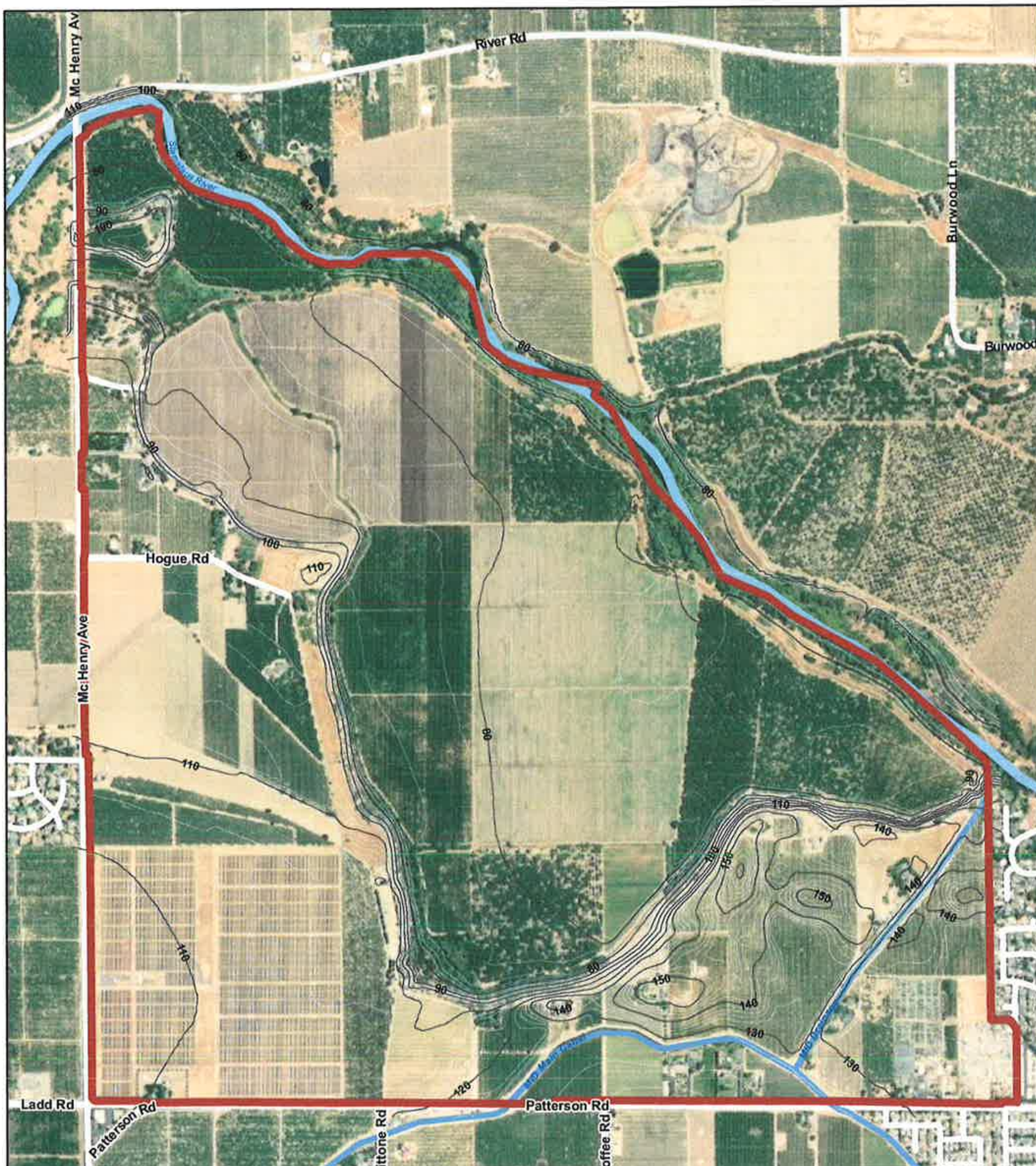
- Project Area
- Specific Plan Area
- Assessor Parcel Boundary
- City of Riverbank
- Residential Single Family
- Agricultural
- Commercial
- Office
- Miscellaneous

0 500 1,000
Feet

RIVERWALK SPECIFIC PLAN

Figure 2.0-6. Assessed Land Uses

De Novo Planning Group



Legend

Project Area

2-ft Elevation Contour

10-ft Elevation Contour

0 500 1,000

Feet

RIVERWALK SPECIFIC PLAN

Figure 2.0-4. Topographic Map

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	**June 11, 2024**
Subject/ Title:	**Resolution to Award Bid for the Callendar Avenue Improvements Project to United Pavement Maintenance, Inc. and Authorize Execution of Future Change Orders**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Kathleen Cleek, Development Services Administration Manager** **Laura Graybill, Senior Project Coordinator**

RECOMMENDATION

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

1. Adopt a Resolution to Award bid to the lowest responsible bidder, United Pavement Maintenance, Inc.; and

2. Authorize the City Manager to execute Change Orders within total project budget.

SUMMARY

The City of Riverbank, in coordination with the California Department of Transportation (Caltrans), proposes bicycle and pedestrian improvements, along with pavement rehabilitation on Callendar Avenue/State Route (SR) 108 from just north of Topeka Street to just south of Santa Fe Street. The scope of work includes installing new curb, gutter, sidewalk, bicycle path, median island, Hawk beacon system, crosswalks and pavement resurfacing. The City of Riverbank aquired minor Right of Way (ROW) acquisition from three (3) separate parcels in the project area. The purpose of this project is to improve infrastructure function, accessibility and safety for motorists, bicyclists and pedestrians. The project is needed to improve traffic flow and air quality.

The City of Riverbank will use the following funds: Regional Surfance Transportation Program (RSTP) funds, Congestion Mitigation Air Quality (CMAQ) funds, Measure L – Traffic Management, Measure L – Streets and Roads and SB1 Funds.

The bid opening was held on Thursday, May 2, 2024 to consider the bids for the Callendar Avenue Improvements Project. The following bids were received:

United Pavement Maintenance, Inc.	$1,436,676.37
George Reed, Inc.	$1,467,640.00

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for bicycle and pedestrian improvements along with pavement rehabilitation including installing new curb, gutter, sidewalk, bicycle path, median island, rapid flashing beacon system, crosswalks, and pavement resurfacing and all other work included on the plans for the above mentioned project.

Bids have been reviewed and United Pavement Maintenance, Inc. has been identified as the lowest responsible bidder for the project.

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

Regional Surface Transportation Program (RSTP) Funds	$260,771.00
Congestion Mitigation Air Quality (CMAQ)	$200,000.00
Measure L Funds – Traffic Management	$430,217.00
Measure L Funds – Streets and Roads	$250,000.00
SB1 Funds	$461,668.00
Total Funds:	$1,602,656.00
Total Low Bidder - United Pavement Maintenance, Inc.:	$1,436,676.37
Total Contingency Fund:	$165,979.63

FINANCIAL IMPACT

Costs to be covered by Regional Surface Transportation Program (RSTP) Funds, $260,771, Congestion Mitigation Air Quality (CMAQ), $200,000, Measure L Funds – Traffic Management, $430,217, Measure L Funds – Streets and Roads, $250,000.00 and SB1 Funds, $461,668.

ATTACHMENT

1.) Resolution
2.) Site Map

CITY OF RIVERBANK

RESOLUTION 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO AWARD A CONTRACT FOR THE CALLENDAR AVENUE IMPROVEMENTS PROJECT WITH UNITED PAVEMENT MAINTENANCE, INC., IN THE AMOUNT OF $1,436,676.37, AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAID CONTRACT AND APPROVE THE CHANGE ORDERS UP TO THE PROJECT CONTINGENCY FUND OF $165,979.63

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

WHEREAS, the Callendar Avenue Improvements Project includes installing new curb, gutter, sidewalk, bicycle path, median island, Hawk beacon system, crosswalks and pavement resurfacing; and

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

WHEREAS, on May 2, 2024, the City of Riverbank received two (2) bids and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is United Pavement Maintenance, Inc., in the amount of $1,436,676.37; and

WHEREAS, staff also recommends that the City Council approve a project contingency of $165,979.63 for the Project to fund additional work as needed during renovation and construction.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with United Pavement Maintenance, Inc., in the amount of $1,436,676.37.

AND NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute said contract and approve change orders up to the project contingency funds of $165,979.63.

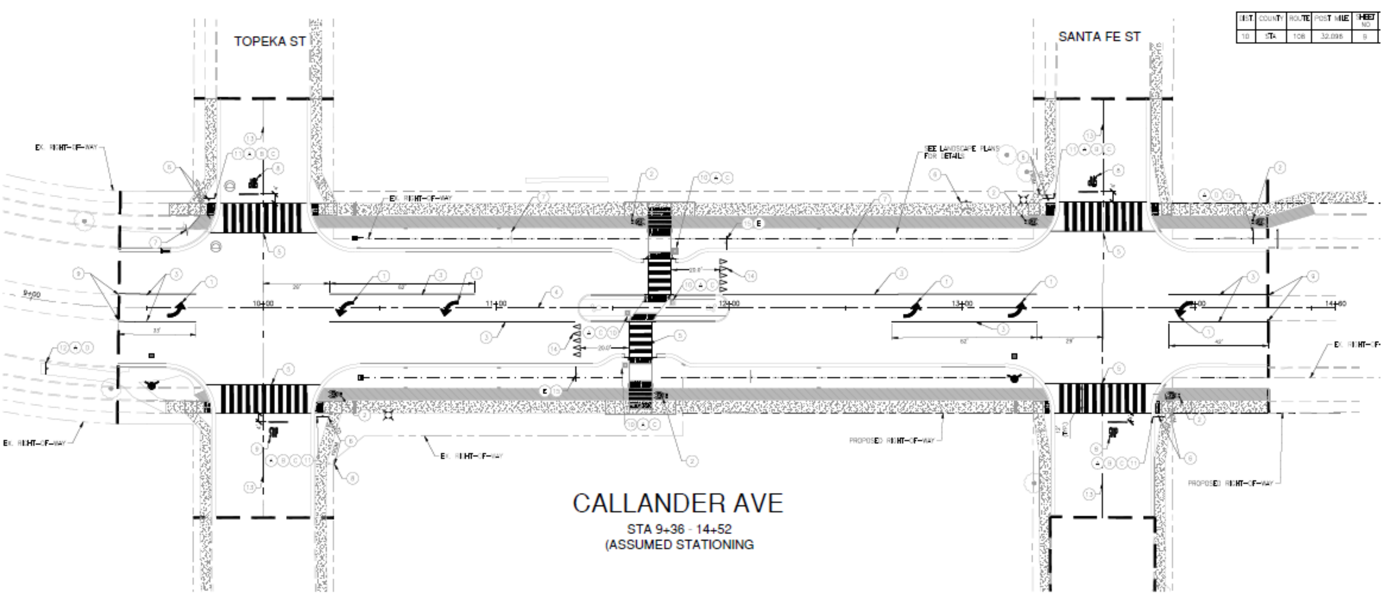
PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June 2024; motioned by Councilmember ________, seconded by Councilmember _________, and upon roll call was carried by the following City Council vote of:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
______________________________	______________________________
Gabriela Hernandez **City Clerk**	**Richard D. O'Brien** **Mayor**

Attachment: Contract

SITE MAP
CALLENDAR AVENUE IMPROVEMENTS PROJECT



RIVERBANK CITY COUNCIL/LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.1

SECTION 10: PUBLIC HEARING

Meeting Date: **June 11, 2024**

Subject/ Title: **Consolidated Landscaping & Lighting District**

1) Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025.

2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.

From: **Marisela H. Garcia, City Manager**

Submitted by: **Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 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 Consolidted District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually persuant to the 1972 Act.

The Engineer's Annual Levy Report for Fiscal Year 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 proportinate to the parcel's special benefit zones. The attached resolutions represent the final steps in the annual levy of assessments on the district for fiscal year 2024/2025.

The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge, and Eastwood Estates. The annual assessments for the Consolidated Districts all increased except for Zone 2 – Courtney Estates (this district only has street lighting) and Zone 7 – Sterling Ridge (sufficient reserves). The annual increase for the other districts will cover the maintenance costs in the new Grover Landscaping Contract, and help cover tree trimming and unforeseen irrigation repairs.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2024/2025.

FISCAL IMPACT:

	FY 23/24	**FY 24/25**	**Change**
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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2024/2025 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 11, 2024, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2024/2025**" as required by the Act; and

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

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

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

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

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2024/2025.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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 – Consolidated L&L for FY2024-25

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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Temecula, CA 92590
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WILLDAN

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 28th day of May, 2024.

Willdan Financial Services
Assessment Engineer

By: ______________________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ______________________________

Tyrone Peter
PE # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

TABLE OF CONTENTS

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 XIIID* (enacted by the passage of Proposition 218 in November 1996).

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

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

C. Improvements Authorized by the 1972 Act

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

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

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

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

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

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

PART II - PLANS AND SPECIFICATIONS

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

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

A. Changes or Modifications to the District

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

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

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

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

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

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

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

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

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

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

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

B. General Description of the Improvements and Services

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

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

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

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

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

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

C. District Zones and Specific Improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Installation of tables, trees and other park improvements at Harless Park.

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

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

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

Benefit Zones

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

PART III - METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Benefit Analysis

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. Beginning in the second fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The CPI used to calculate the Maximum Assessment for FY 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 Courtney Estates	Zone No. 3 South Bend Estates Units 1 & 2	Zone No. 5 Elmwood Estates Units 1 & 2	Zone No. 6 Chianti Unit 1	Zone No. 7 Sterling Ridge Unit 1	Zone No. 8 Eastwood Estates Unit 1	District Totals
DIRECT COSTS							
Landscape Maintenance	$0	$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
Reseve 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**

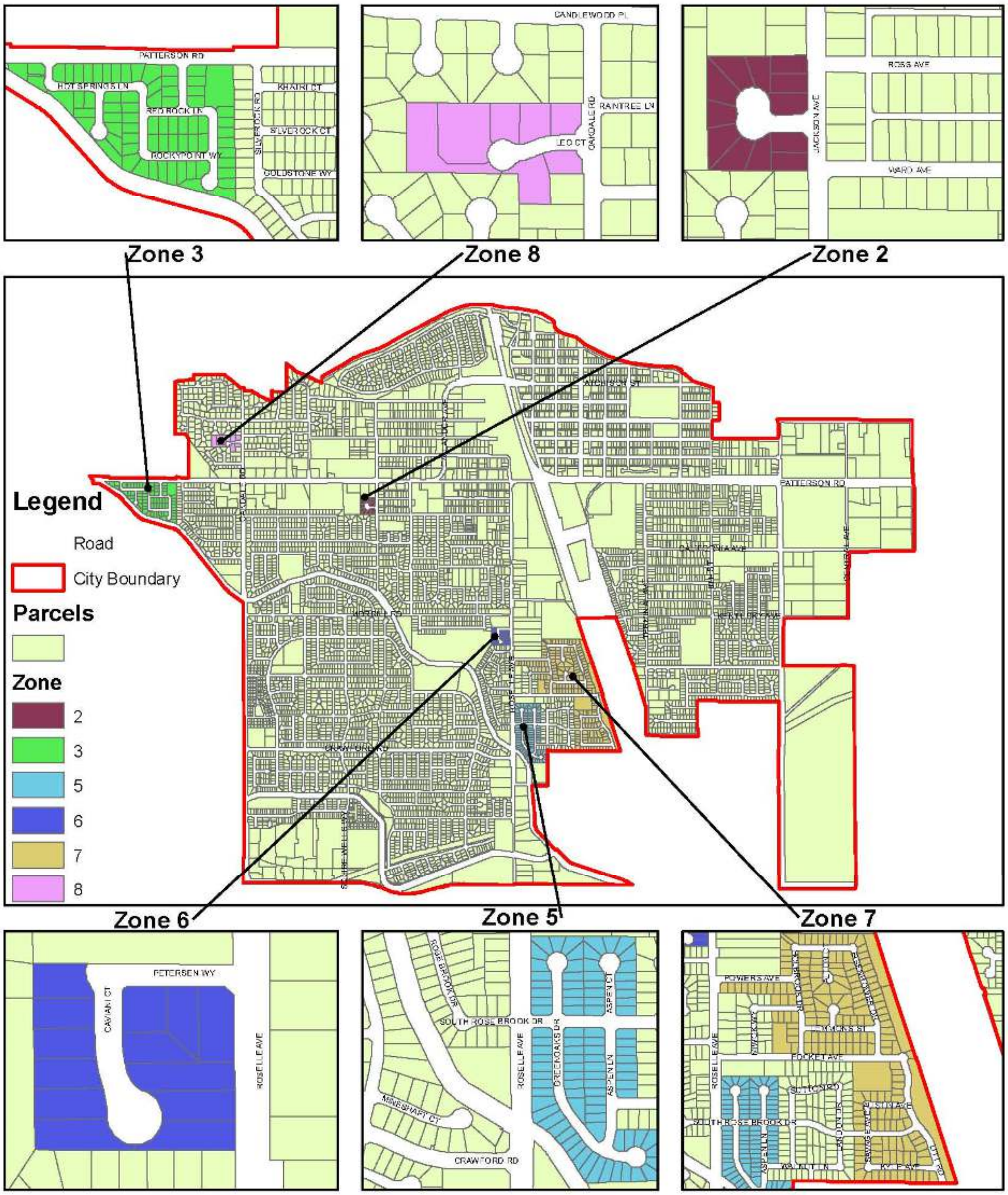
PART V - DISTRICT BOUNDARY MAPS

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.

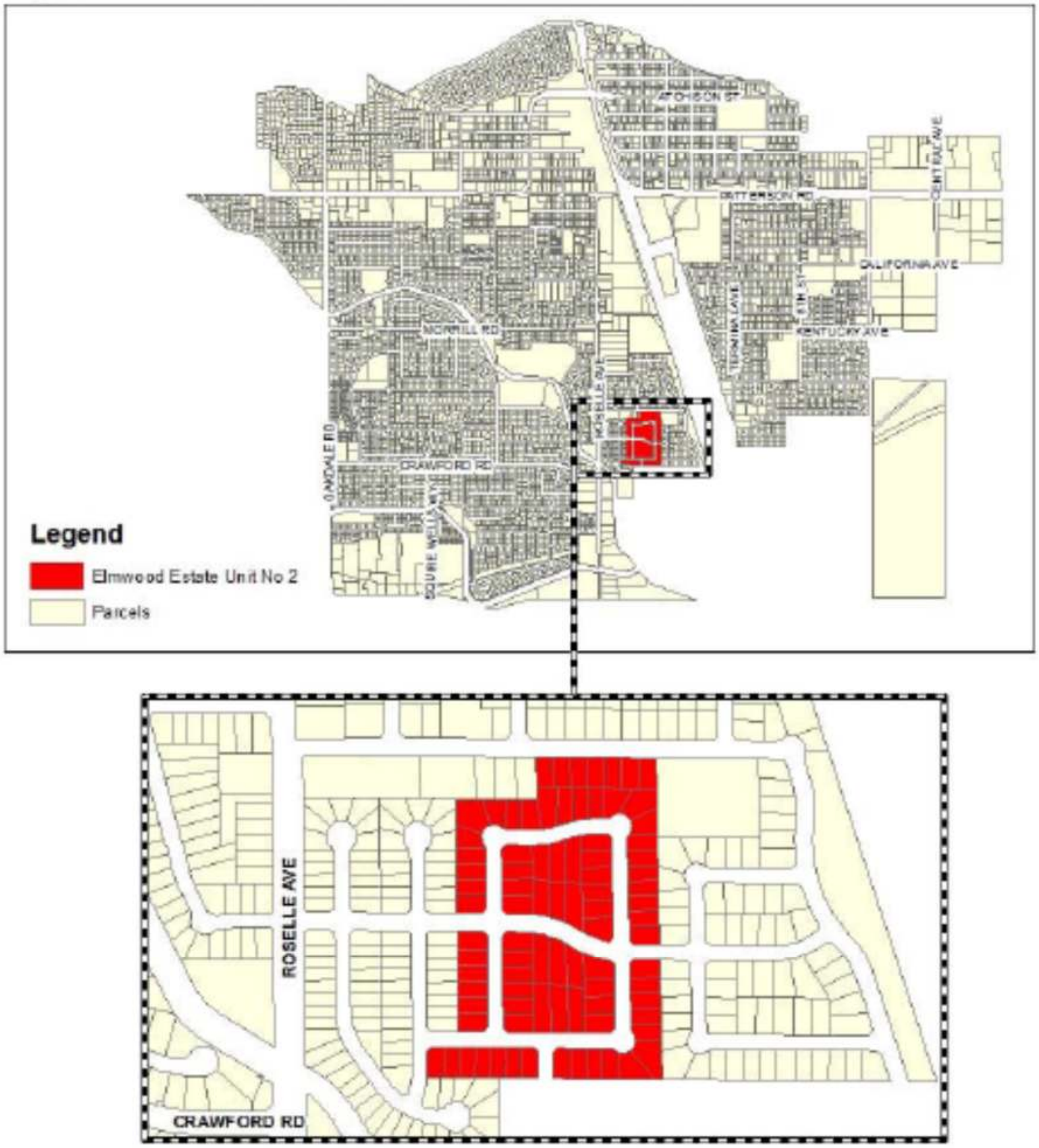
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District 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. 10.2

SECTION 10: PUBLIC HEARING

Meeting Date: **June 11, 2024**

Subject/ Title: **Ridgewood Place Landscaping & Lighting District:**

1) **Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2024/2025.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2024/2025.**

From: **Marisela H. Garcia, City Manager**

Submitted by: **Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 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 XIIID ("Article XIIID").

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 proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2024/2025. Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. The annual levy per EDU will increase from $185.16 to $240.71 to cover increase maintenance costs in the new Grover Landscaping Contract, which increased last year from $600 annually to $2,880.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2024/2025.

FISCAL IMPACT

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

	FY 23/24	FY 24/25	Change in Assessment
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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2024/2025 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 11, 2024 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025 to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2024 and ending June 30, 2025 and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2024/2025**" as required by the Act; and

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

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

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

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

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2024/2025.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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 FY2024-25

ATTACHMENT 3

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

WILLDAN

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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 28th day of May, 2024.

Willdan Financial Services
Assessment Engineer

By: ______________________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ______________________________

Tyrone Peter
PE # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

TABLE OF CONTENTS

PART I - OVERVIEW

A. Introduction

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

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 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 XIIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

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

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

Assessment Rate x Parcel's EDU = Parcel Levy Amount

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

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

D. Assessment Range Formula

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIIID added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 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**

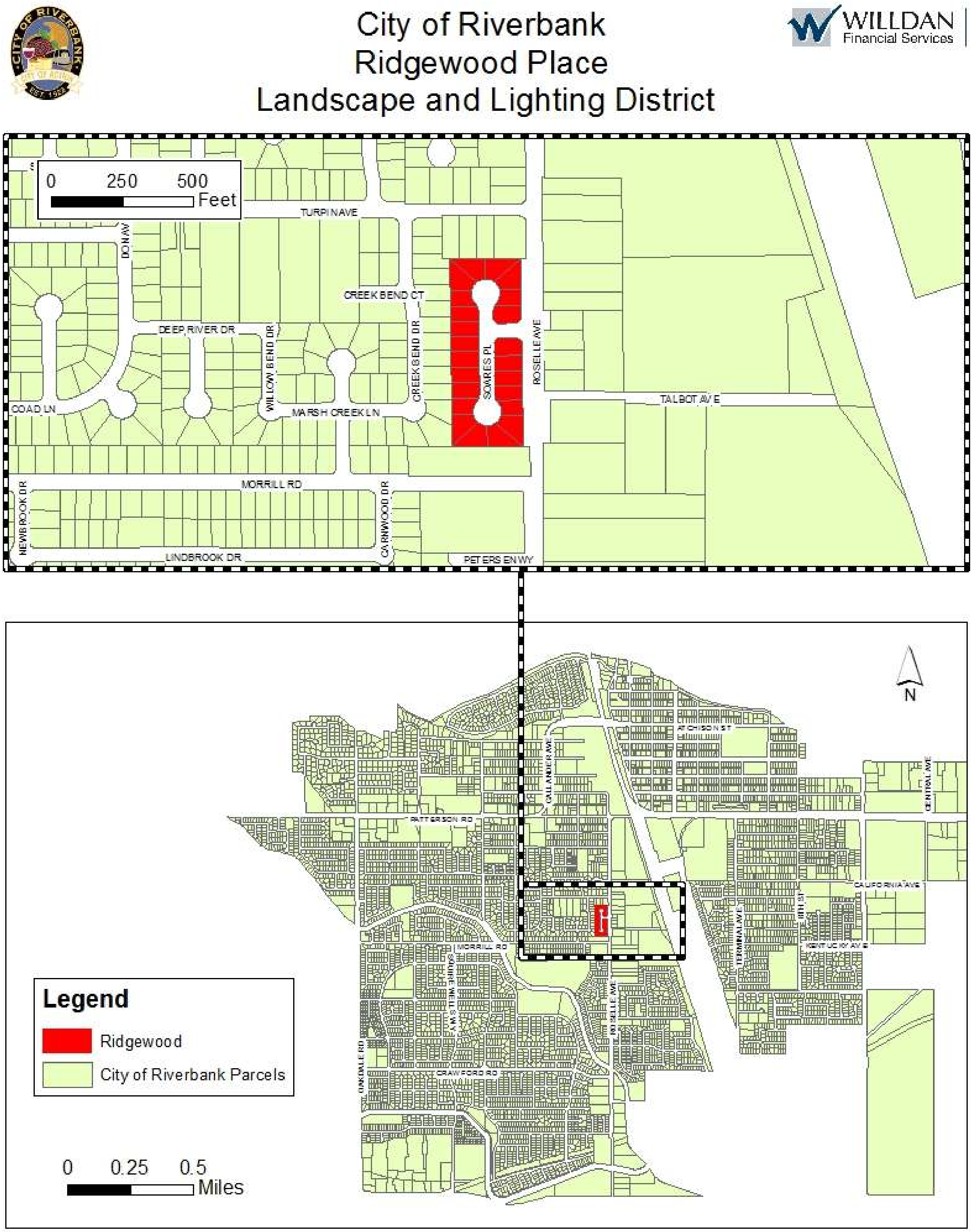
PART V — DISTRICT BOUNDARY MAPS

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.

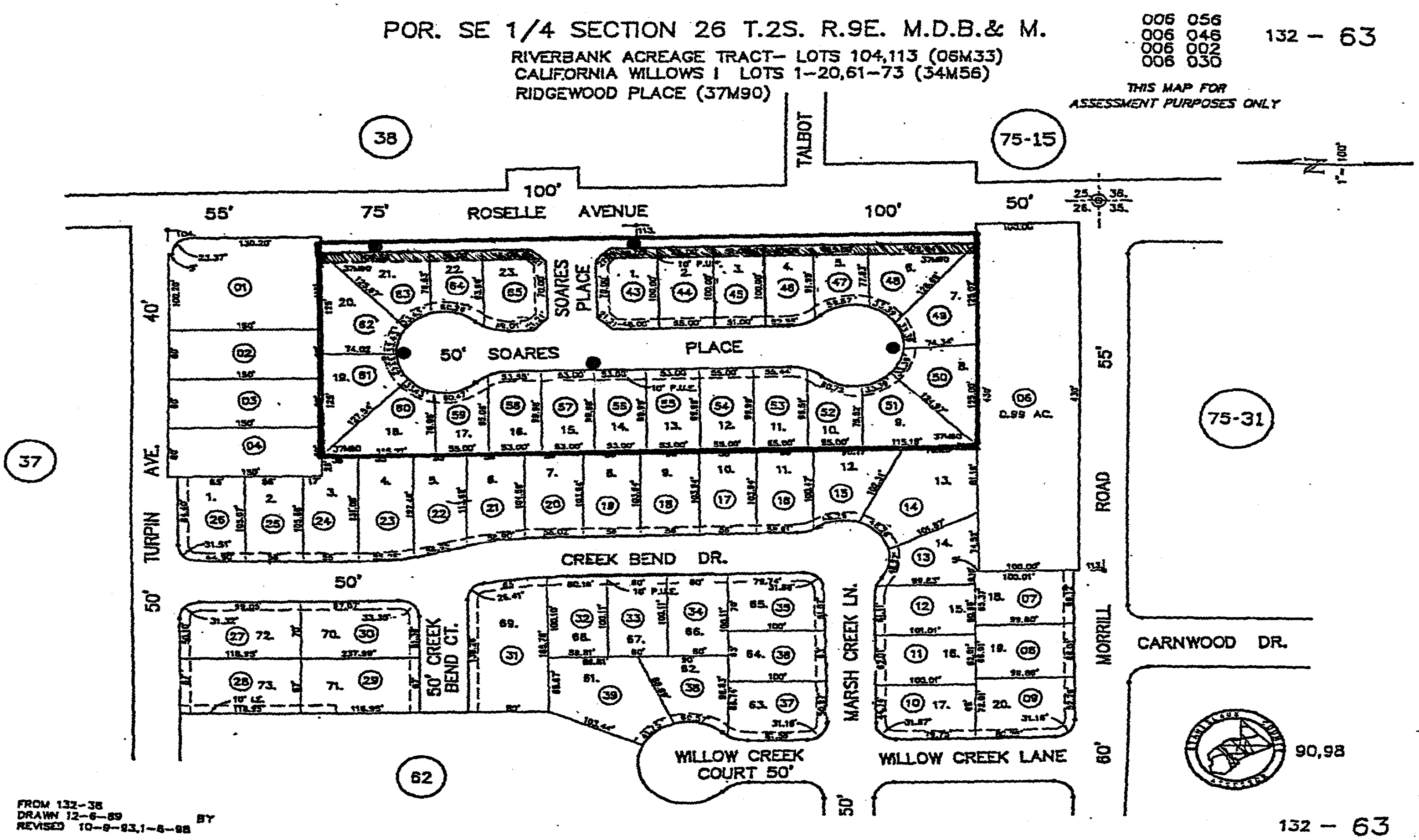
City of Riverbank
Ridgewood Place
Landscape and Lighting District



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. 10.3

SECTION 10: PUBLIC HEARING

Meeting Date: **June 11, 2024**

Subject/ Title: **River Cove Landscaping & Lighting District:**

1) **Resolution of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2024/2025.**

From: **Marisela H. Garcia, City Manager**

Submitted by: **Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 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 privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the second steps in the annual levy of assessments on the district for fiscal year 2024/2025.

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

It is recommended that the City Council adopt Resolutions to amend and/or approve the Engineer's Report and order the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2024/2025.

FISCAL IMPACT

The annual assessment for parcels in the River Cove District for Fiscal Year 2024/2025 is as follows:

	FY 23/24	**FY 24/25**	**Change in Assessment**
Annual Parcel Assessments	$196.90	$196.90	No Change

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

ATTACHMENTS

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

CITY OF RIVERBANK

RESOLUTION 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01 FOR RIVER COVE SUBDIVISION FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision**,** for fiscal year 2024/2025 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Tuesday, June 11, 2024 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending

June 30, 2025, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Natural and passive landscaped areas, parks, trails, open space areas, and natural habitats that are maintained and/or abated;

- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, sidewalks, landscaped areas and greenbelts);

- Public lighting facilities including street lighting, and lighting within the park and other public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01 River Cove Subdivision"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Landscaping and Lighting District No. 01 River Cove Landscape and Lighting District, Fiscal Year 2024/2025**" as required by the Act; and

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

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

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

<u>Section 1</u> The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2024/2025.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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

Attachment: Engineer's Report – River Cove L&L for FY2024-25

ATTACHMENT 3

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

WILLDAN

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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

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 28th day of May, 2024.

Willdan Financial Services
Assessment Engineer

By: ______________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ______________________

Tyrone Peter
PE # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

TABLE OF CONTENTS

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 XIIID* ("Article XIIID"), which was enacted with the passage of Proposition 218 in November 1996.

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

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

Provisions of the 1972 Act (Improvements and Services)

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

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

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

PART II — PLANS AND SPECIFICATIONS

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

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

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

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

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

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 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	Parcel Map Page	Residential Lots	Total Parcels
River Cove Unit No. 2	75	48	0	3
River Cove Unit No. 2	75	47	67	68
River Cove Unit No. 3	75	50	78	78
River Cove Unit No. 4	75	52	44	45
River Cove Unit No. 5	75	54	1	2
River Cove Unit No. 6	75	55	21	21
River Cove Unit No. 7	75	56	30	31
Totals			**241**	**248**

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

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

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

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

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

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

PART III — METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Benefit Analysis

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

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

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

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

PART IV — 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**

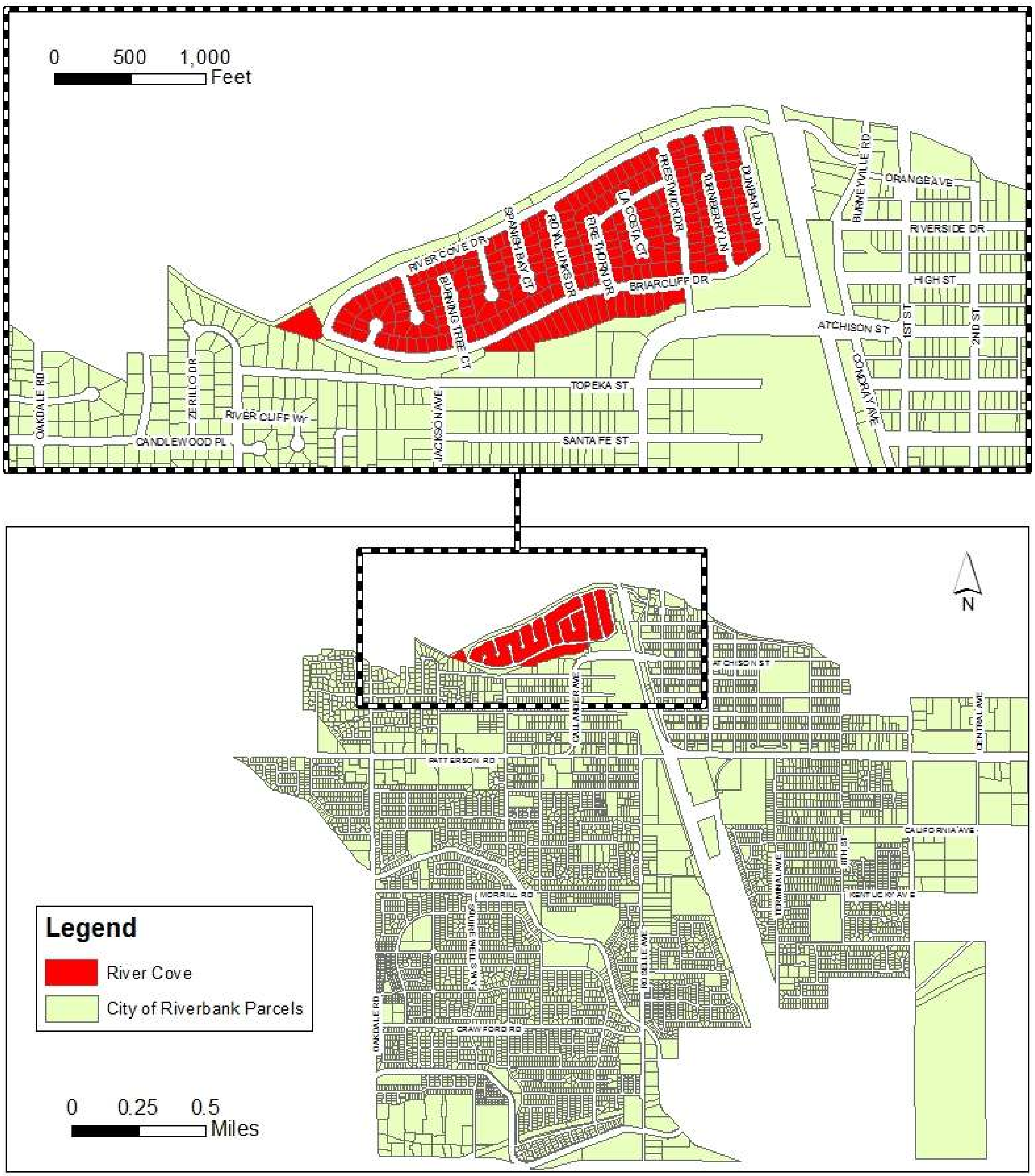
PART V — DISTRICT DIAGRAMS

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.

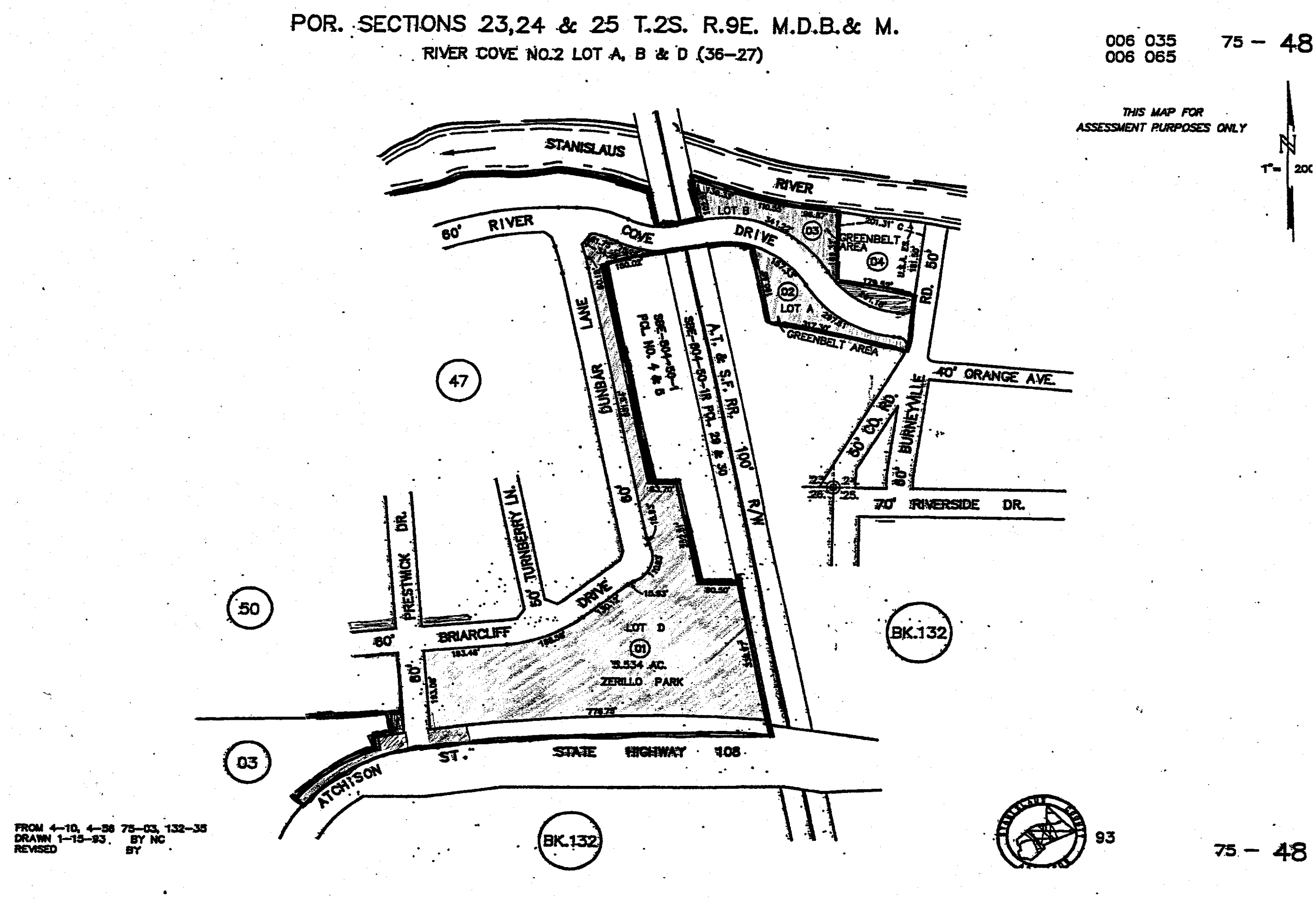
The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

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



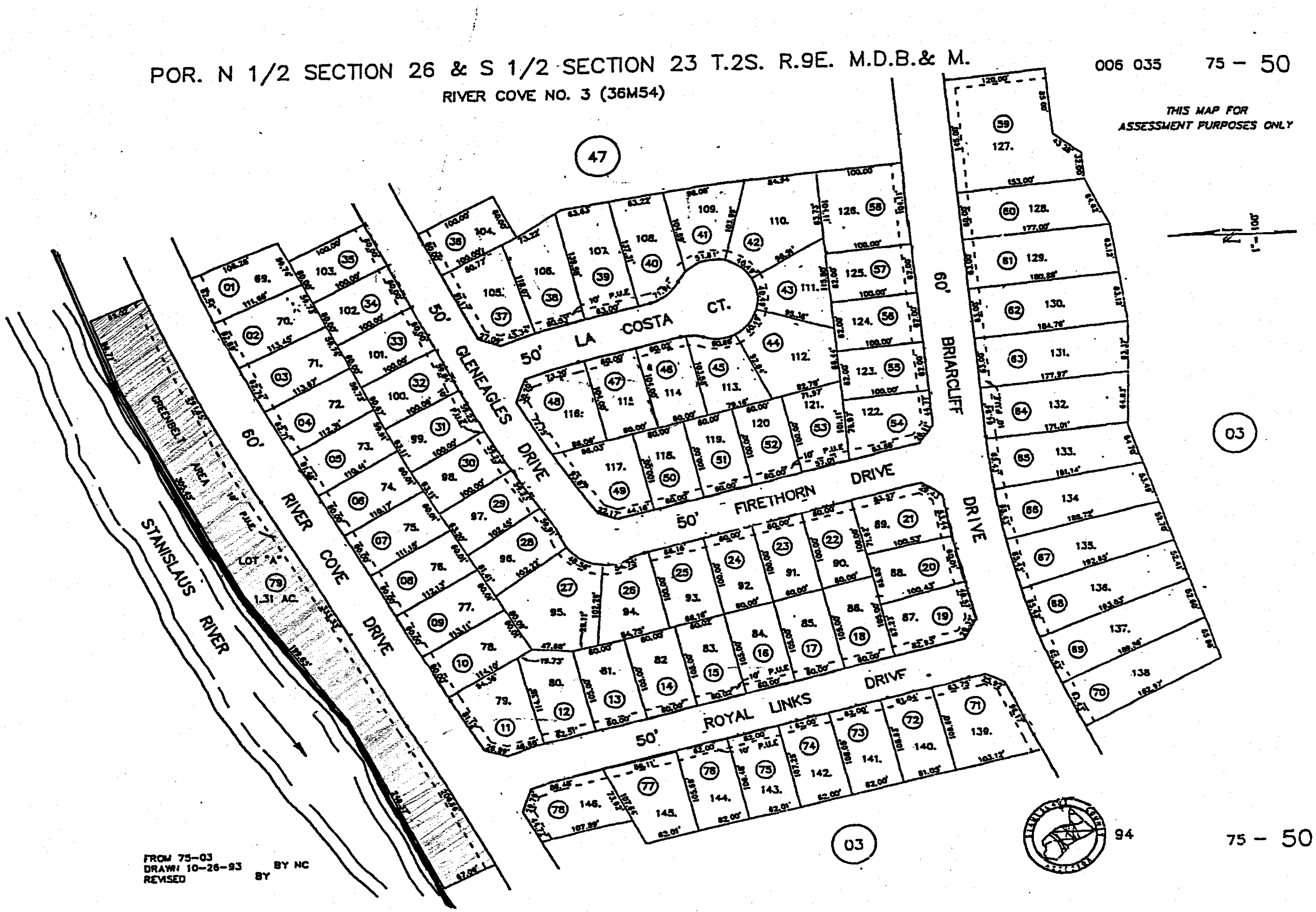
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



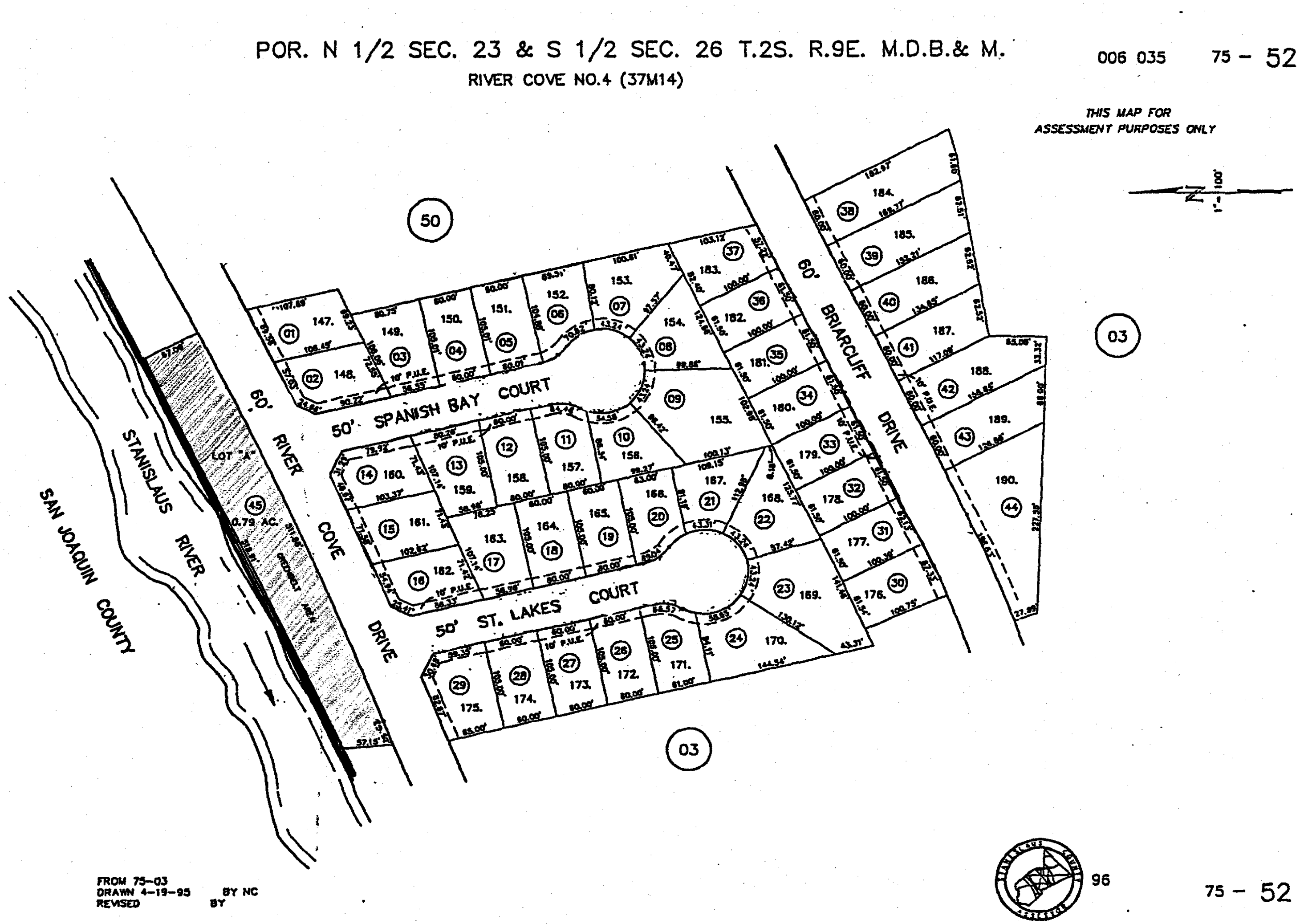
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



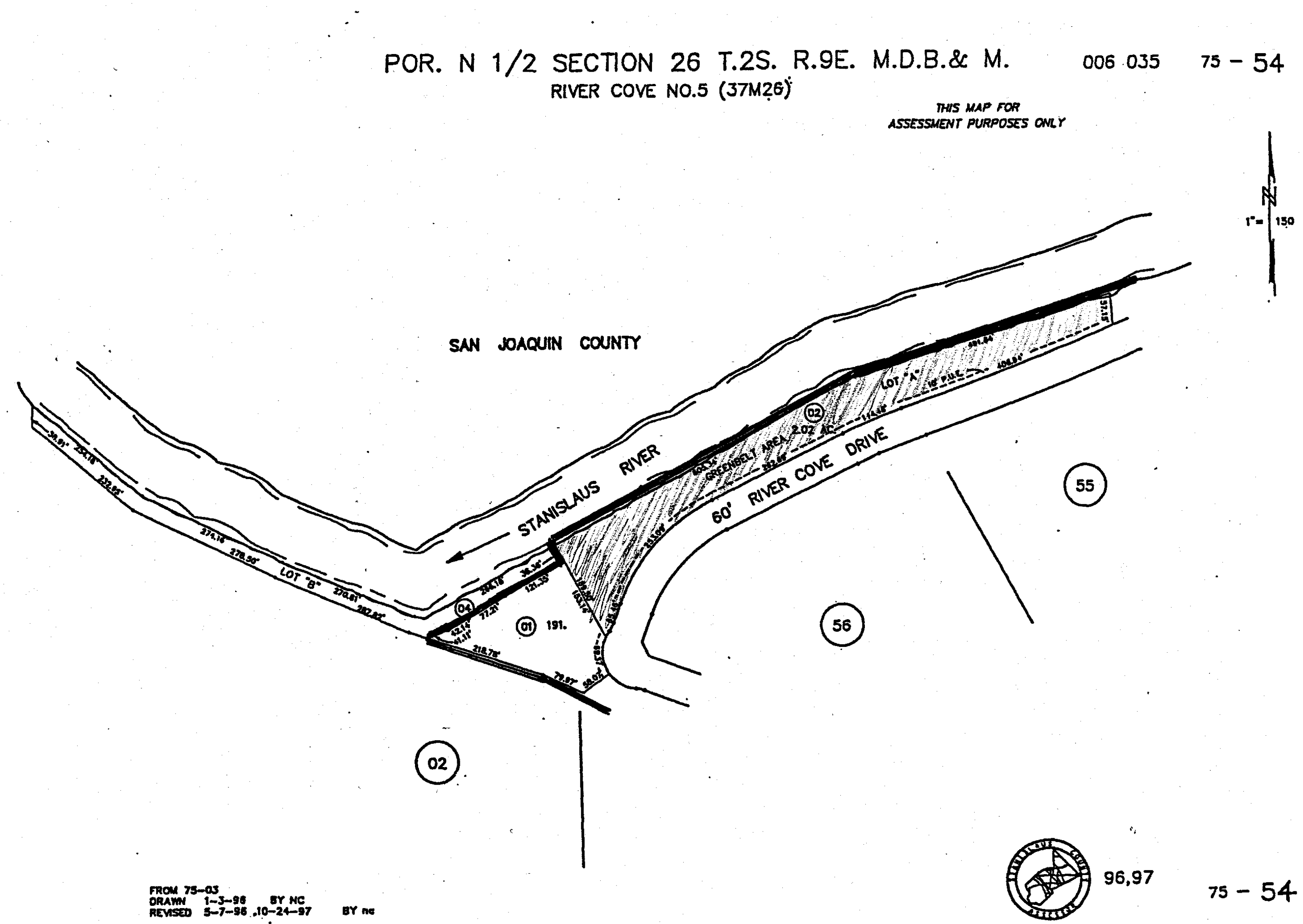
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded

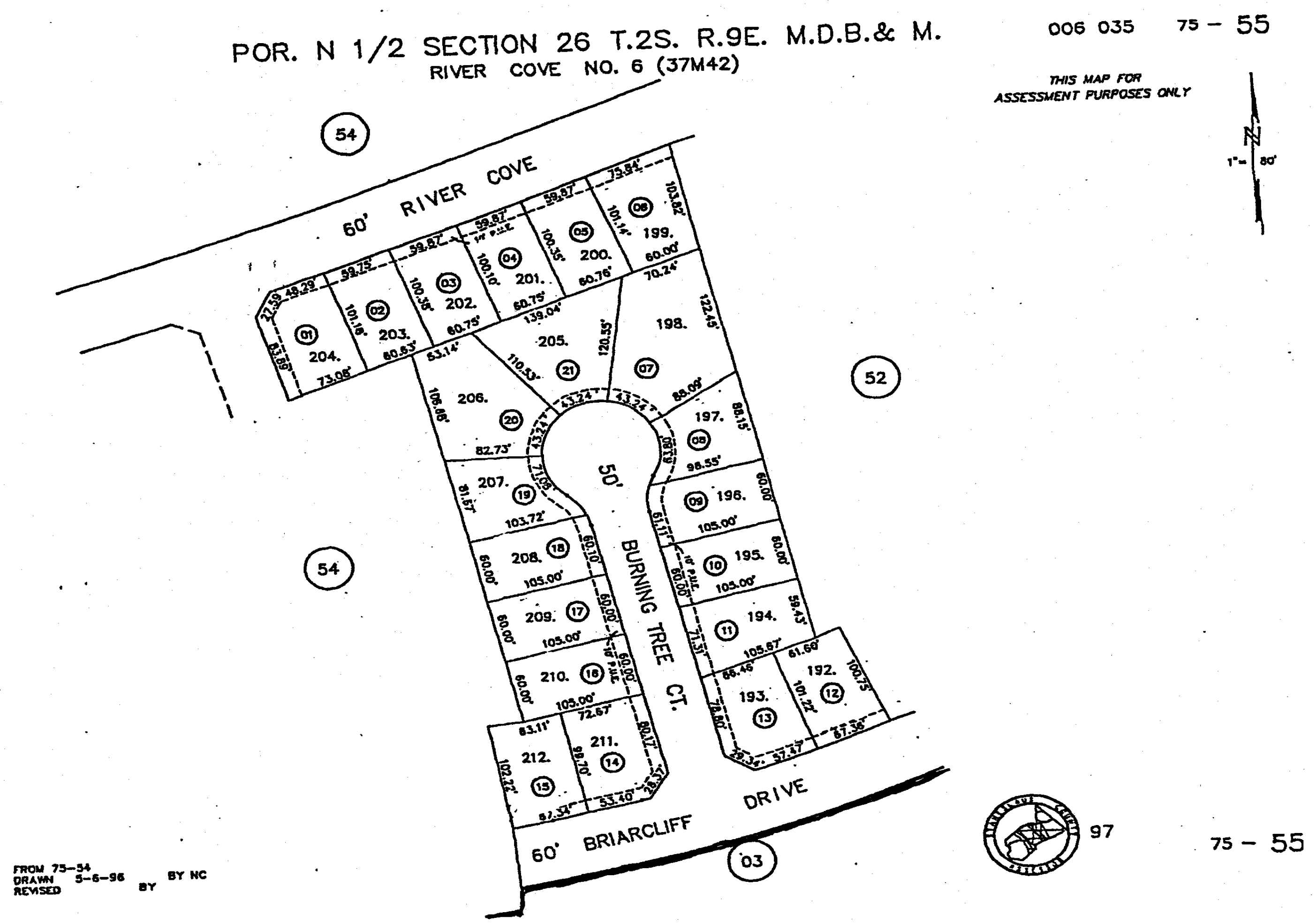


City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

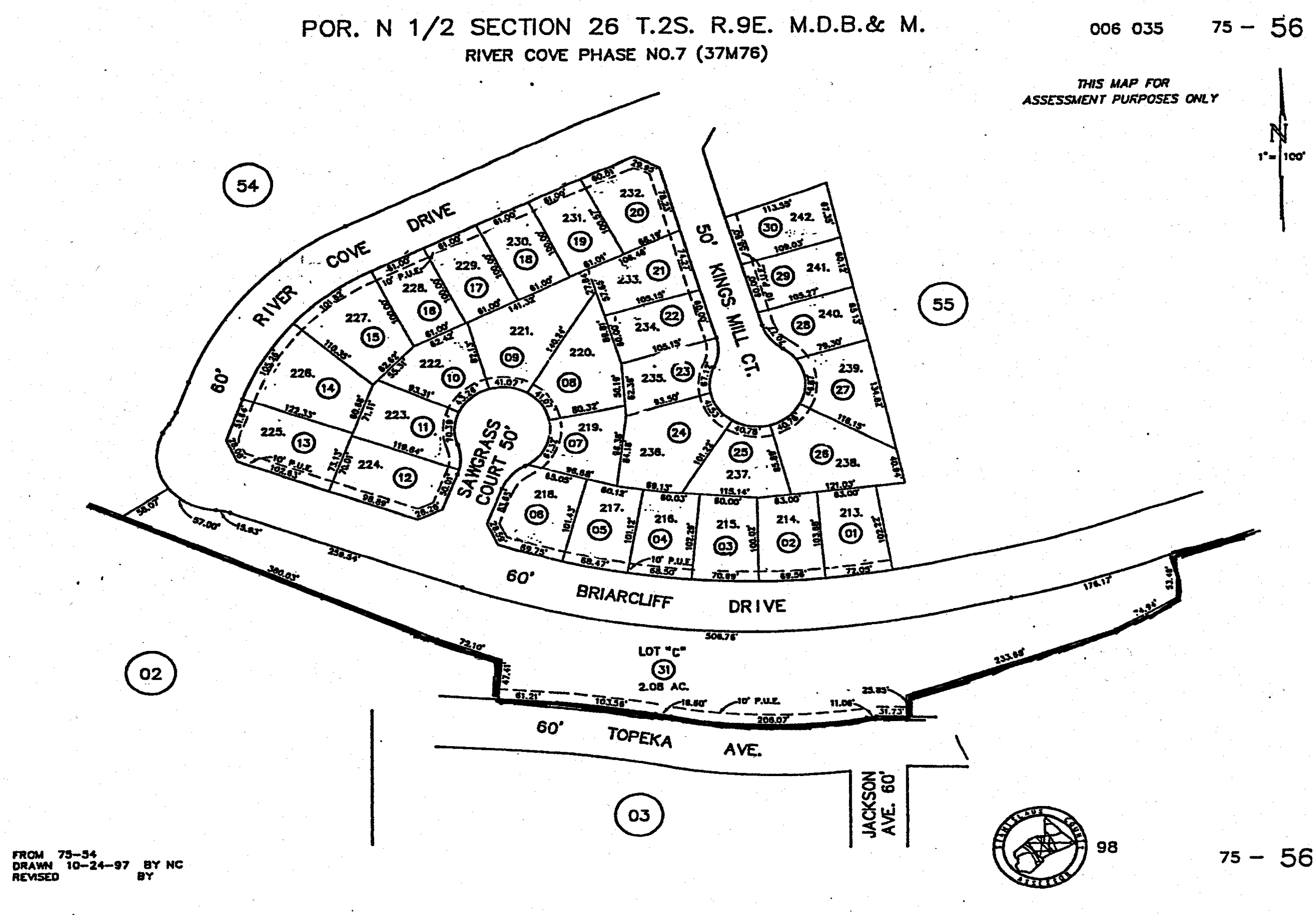
Landscaped Areas Shaded



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



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



PART VI — 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
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075-047-034-000	1.0	196.90
075-047-035-000	1.0	196.90
075-047-036-000	1.0	196.90
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075-047-038-000	1.0	196.90
075-047-039-000	1.0	196.90
075-047-040-000	1.0	196.90
075-047-041-000	1.0	196.90
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
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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
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075-047-067-000	1.0	196.90
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APN	EDU	Charge
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075-050-076-000	1.0	196.90
075-050-077-000	1.0	196.90
075-050-078-000	1.0	196.90

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

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

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

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.4

SECTION 10: PUBLIC HEARING

Meeting Date: **June 11, 2024**

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

1) Resolution of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025.

2) Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District; for Fiscal Year 2024/2025.

From: **Marisela H. Garcia, City Manager**

Submitted by: **Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 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 privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefits. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2024/2025.

The annual levy per EDU will increase from $67.46 to $80.95 to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased last year from $600 annually to $2,280. The increase allows us to not dip into the reserve to cover the costs.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2024/2025.

FISCAL IMPACT

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

	FY 23/24	FY 24/25	Change in Assessment
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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, desires to levy and collect annual assessments against parcels of land within said territory designated as **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2024/2025 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 11, 2024 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

a. The territory of land within the District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto;

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2024 and ending June 30, 2025; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2024/2025**" as required by the Act; and,

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

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

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

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

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2024/2025.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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 – Sierra Vista Estates L&L for FY2024-25

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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Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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WILLDAN

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 28th day of May, 2024.

Willdan Financial Services
Assessment Engineer

By: ______________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ______________________

Tyrone Peter
PE # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

TABLE OF CONTENTS

PART I – OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 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 XIIID*, which was established through the passage of Proposition 218 in November 1996.

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

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

Provisions of the 1972 Act (Improvements and Services)

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

1. The installation or planting of landscaping;

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

PART II – PLANS AND SPECIFICATIONS

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

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

A. Changes or Modifications to the District

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

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

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIIID, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 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 XIIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. *Article XIIID, Section 4* provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

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

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

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

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

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

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

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

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

C. Assessment Methodology

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

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

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

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

Assessment Rate x Parcel's EDU = Parcel Levy Amount

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

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

D. Assessment Range Formula

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

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

The following describes the proposed assessment range formula:

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

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

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

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report. The Maximum Assessment for Fiscal Year 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 XIIID Section 4(c) of the California Constitution*, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART IV – DISTRICT BUDGET FY 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**

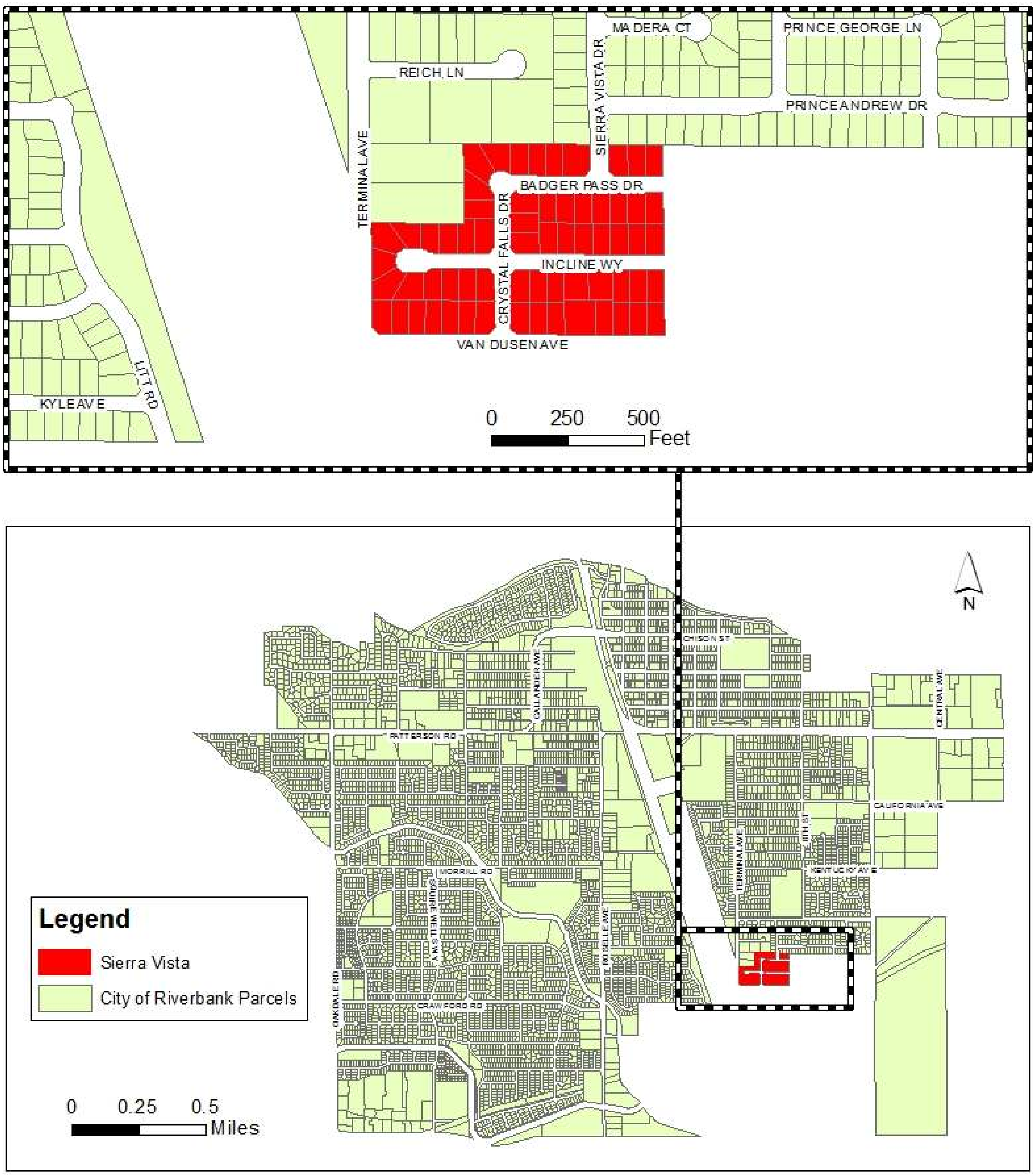
PART V — DISTRICT BOUNDARY MAPS

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.10.5

SECTION 10: PUBLIC HEARING

Meeting Date: **June 11, 2024**

Subject/ Title: **Crossroads Landscaping & Lighting District:**

1) **Resolution of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2024/2025.**

2) **Resolution of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.**

From: **Marisela H. Garcia, City Manager**

Submitted by: **Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.

STAFF SUMMARY

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

The Engineer's Annual Levy Report for Fiscal Year 2024/2025 has been prepared in accordance with the privisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportinate to the parcel's special benefit zones. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2024/2025.

The Engineer's Report contains three zones that are assessed and a District Benefit. The annual assessments for Crossroads District Benefit and Zone 1, 2 and 4 will increase annually to cover the increased maintenance costs in the new Grover Landscaping Contract, which increased last year from $110,436 annually to $403,800. The increase will also help cover tree trimming and unforeseen irrigation repairs.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2024/2025.

FISCAL IMPACT

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

	FY 23/24	FY 24/25	Change in Assessment
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. (2) 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, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2024/2025 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

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

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024, and ending June 30, 2025, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 11, 2024, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

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

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

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2024 and ending June 30, 2025, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

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

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

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

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

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

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

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

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

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

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

<u>Section 10</u> The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2024 and ending June 30, 2025; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2024/2025**" as required by the Act; and

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

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

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

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

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel’s proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2024/2025.

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

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

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

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

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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 – Crossroads L&L District for FY 2024-25

ATTACHMENT 3

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

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WILLDAN

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 ____28th____ day of ____May____, 2024.

Willdan Financial Services
Assessment Engineer

By: ________________________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ________________________________

Tyrone Peter
PE # C 81888

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INTRODUCTION

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

Crossroads Landscaping and Lighting District

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

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

Part I

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

Part II

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

Part III

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

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

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

PART II — METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

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

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

Special Benefits

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

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

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

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

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

General Benefit

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

C. Assessment Methodology

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

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

Land Use Codes and Equivalent Dwelling Units
The benefit formula applied to parcels within the District is based on the preceding discussion of Equivalent Dwelling Units and the table above. Each parcel's EDU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.
The following formula is used to calculate each parcel's EDU (proportional benefit).

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

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

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

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

D. Assessment Range Formula

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

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

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

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

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

PART III — DISTRICT 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

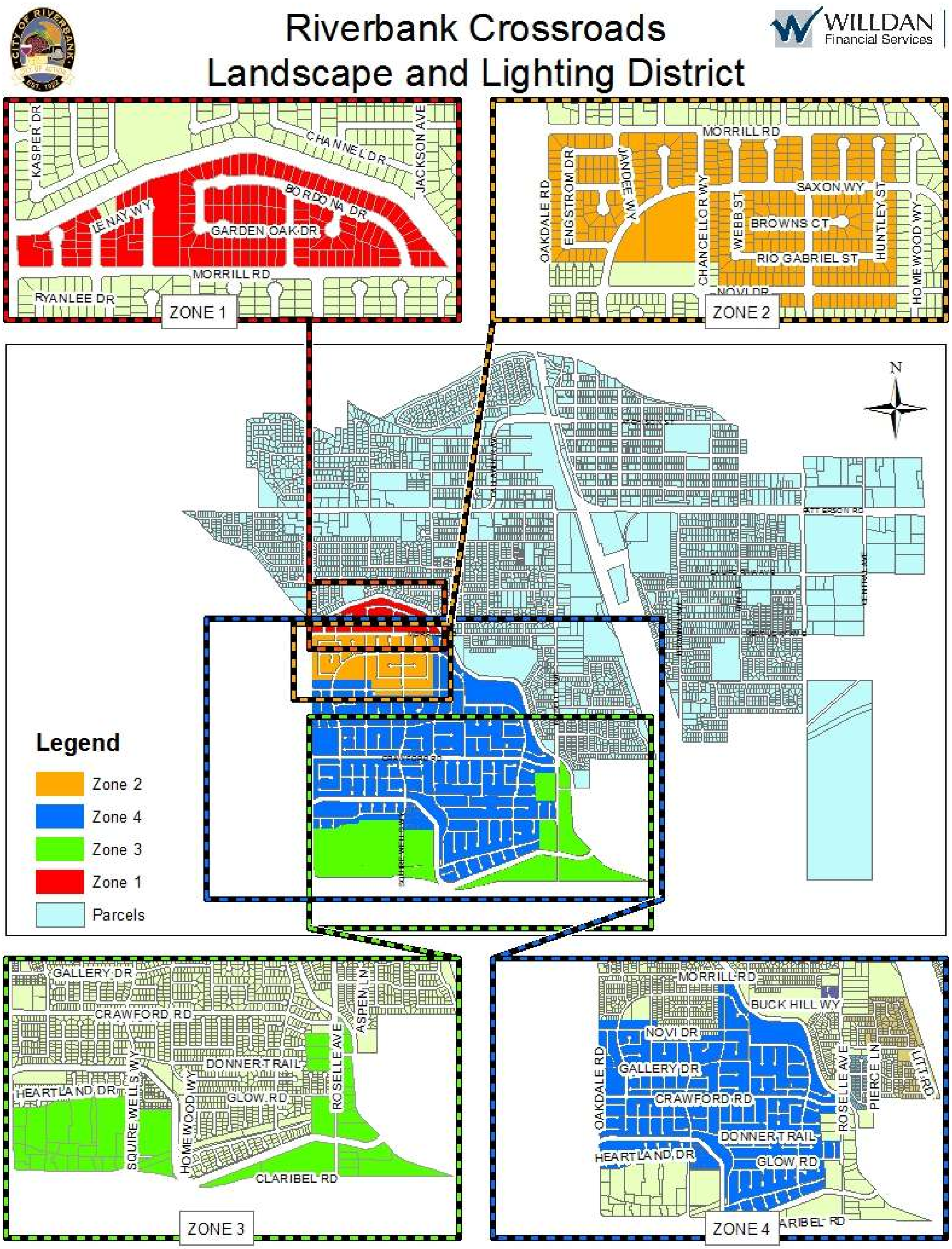
District Budget Fiscal Year 2024/2025

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. 10.6

SECTION 10: PUBLIC HEARING

Meeting Date:	**June 11, 2024**
Subject/ Title:	**Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands):**

1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025

From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

It is recommended that the City Council adopt a Resolution ordering the levy and collection of annual assessments for 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 second of two steps in the annual levy of assessments on the district for fiscal year 2024/2025.

The annual levy for residential EDU's will increase from $41.46 to $51.84 to cover increased maintenance costs.

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2024/2025.

FISCAL IMPACT

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

	FY 23/24	FY 24/25	Change in Assessment
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
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, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

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

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

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

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

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

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

i) The land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) The District includes all of the lands so benefited; and,

iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

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

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

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

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

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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	**Richard D. O'Brien**
City Clerk	**Mayor**

Attachment: Engineer's Report – Storm Drain Maintenance District No. 2006-01 (Heartlands) L&L for FY2024-25

ATTACHMENT 2

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

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

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

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

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 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 28th day of May, 2024.

Willdan Financial Services
Assessment Engineer

By: ______________________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ______________________________

Tyrone Peter
PE # C 81888

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INTRODUCTION

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

Riverbank Storm Drain District No. 2006-01

(Heartlands)

(hereafter referred to as “District”), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the “Crossroads Commercial Center”). This Engineer’s Report (hereafter referred to as “Report”) describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 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 XIIID*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

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

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 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 XIIID, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Assessment Range Formula

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

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

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

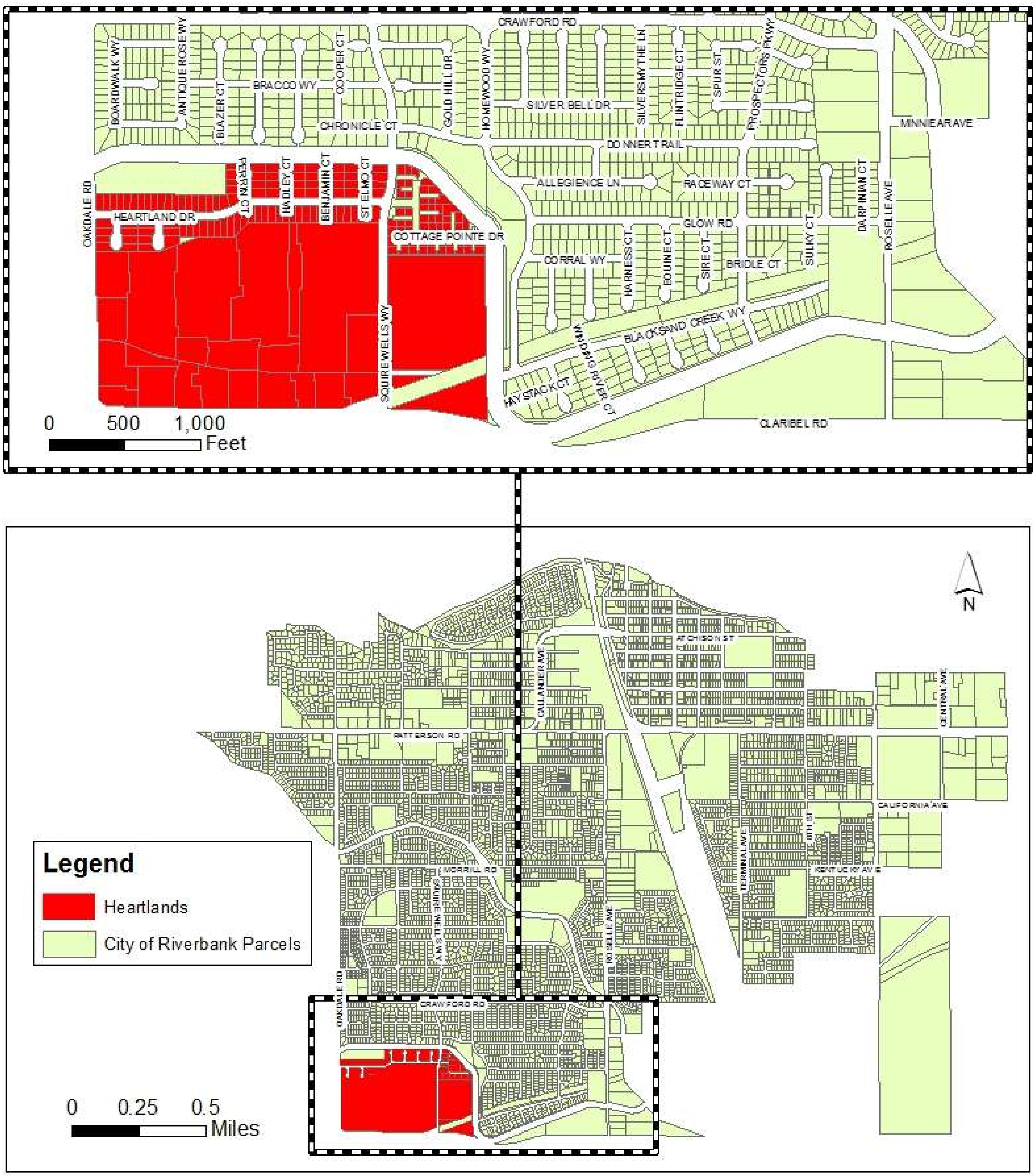
Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	844
Annual Inspection & Docs: Inlets, Manholes, 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
Reseve 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. 10.7

SECTION 10: PUBLIC HEARING

Meeting Date:	**June 11, 2024**
Subject/ Title:	**Sterling Ridge Storm Drain Maintenance District:**

1) Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2024/2025

From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Kathleen Cleek, Development Services Admin. Manager**

RECOMMENDATION

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

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2024/2025.

The annual levy per EDU will increase from $72.59 to $98.00 to cover the increase in maintenance costs.

It is recommended that the City Council adopt Resolution ordering the levy and collection of assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025.

FISCAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2024/2025 is as follows:

	FY 23/24	FY 24/25	Change in Assessment
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. Engineer's Annual Report Riverbank Storm Drain District No. 05-01 (Sterling Ridge) Engineer's Report for Fiscal Year 2024/2025
2. Resolution

CITY OF RIVERBANK

RESOLUTION 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE BENEFIT ASSESSMENT DISTRICT) FOR FISCAL YEAR 2024/2025

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

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and

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

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and

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

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

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

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

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

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

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

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

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

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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 – Storm Drain District No. 05-01 (Sterling Ridge Benefit Assessment District) L&L for FY2024-25

ATTACHMENT 2

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

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Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

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WILLDAN

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 28th day of May, 2024.

Willdan Financial Services
Assessment Engineer

By: ______________________

Tony Thrasher
Principal Consultant
District Administration Services

By: ______________________

Tyrone Peter
PE # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

TABLE OF CONTENTS

INTRODUCTION

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

Riverbank Storm Drain District No. 05-01

(Sterling Ridge)

(hereafter referred to as “District”), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer’s Report (hereafter referred to as “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 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 XIIID*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

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

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

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 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 XIIID, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

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

B. Assessment Methodology

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

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

Equivalent Benefit Units

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

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

EBU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

Land Uses and Equivalent Benefit Units

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

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

Parcel Type EBU x Acres or Units = Parcel EBU

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

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. Assessment Range Formula

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

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

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

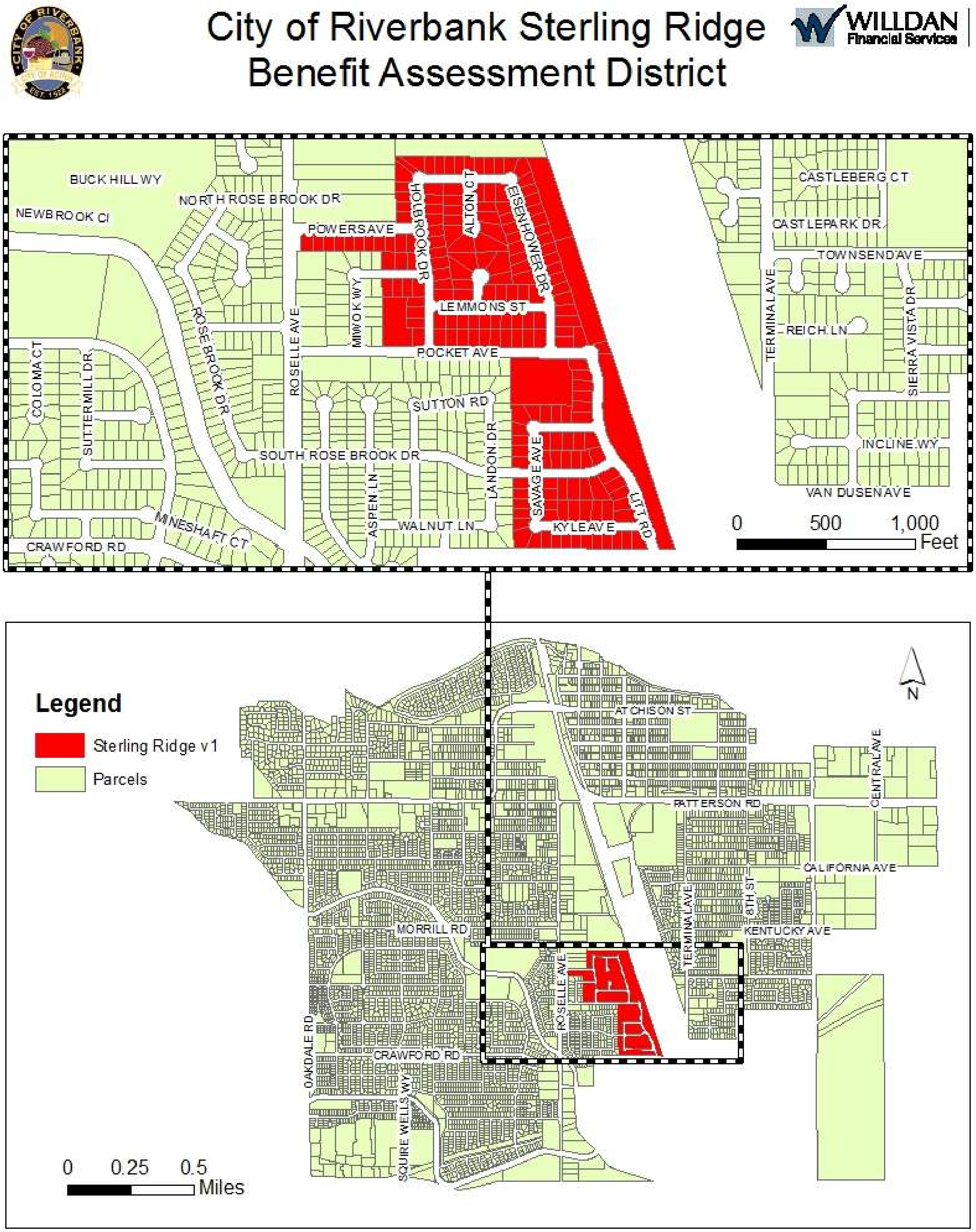
PART III — DISTRICT BUDGET

Storm Drain District No. 05-01 (Sterling Ridge)	General Benefit	Special Benefit	Total Budget
DIRECT COSTS			
Annual Maintenance			
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

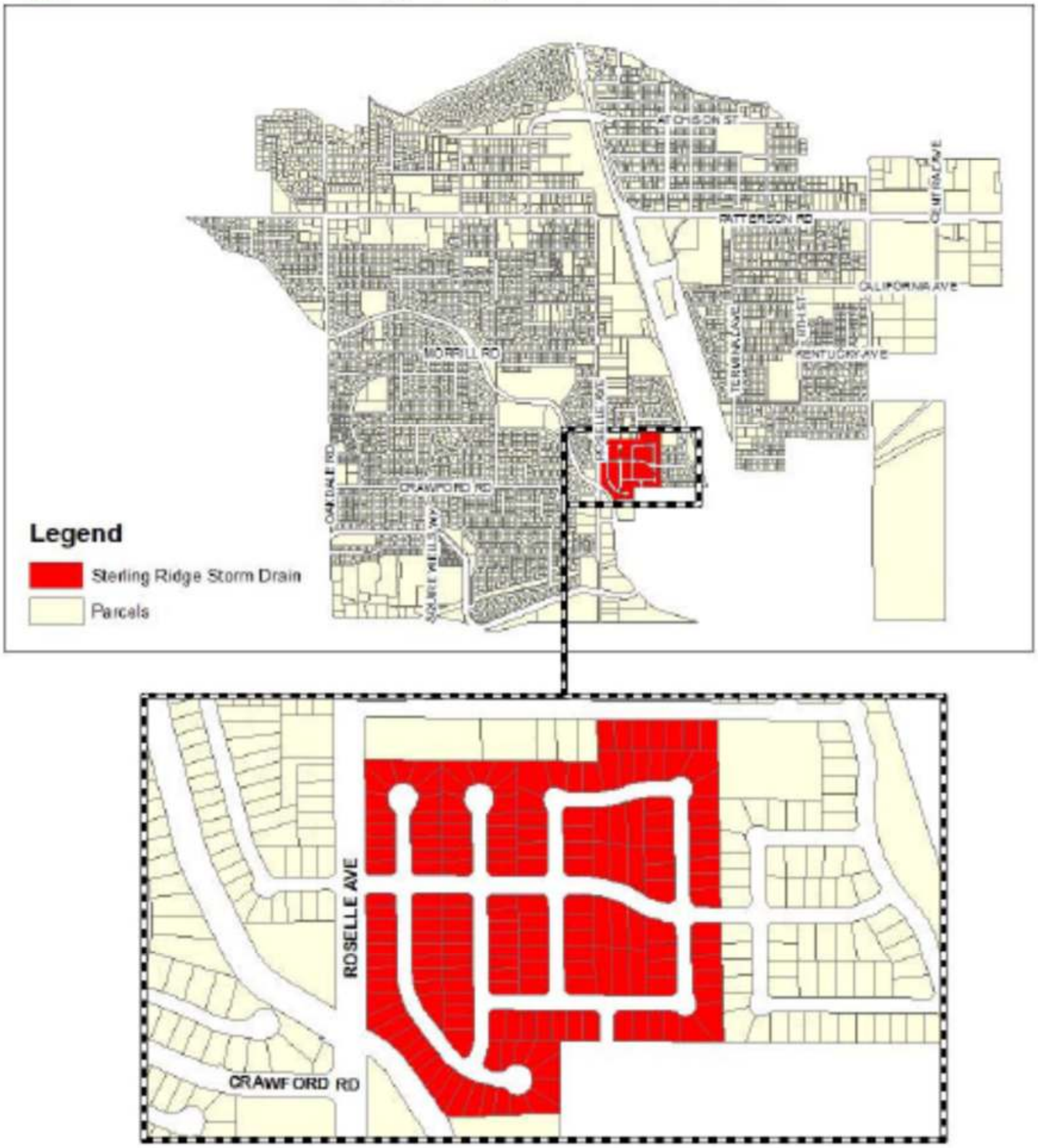
The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

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
WILLDAN Financial Services
BUCK HILL WY
NORTH ROSE BROOK DR
NEWBROOK CI
POWERS AVE
HOLBROOK DR
ALTON CT
EISENHOWER DR
LEMMONS ST
MIWOK WY
ROSE BROOK DR
ROSELLE AVE
POCKET AVE
COLOMA CT
SUTTERMILL DR
SUTTON RD
SOUTH ROSE BROOK DR
LANDON DR
SAVAGE AVE
ASPEN LN
WALNUT LN
KYLE AVE
LITT RD
MINESHAFT CT
CRAWFORD RD
CASTLEBERG CT
CASTLEPARK DR
TOWNSEND AVE
TERMINAL AVE
REICH LN
SIERRA VISTA DR
INCLINE WY
VAN DUSEN AVE
0 500 1,000 Feet
Legend
Sterling Ridge v1
Parcels
ATCHISON ST
CENTRAL AVE
PATTERSON RD
CALIFORNIA AVE
8TH ST
KENTUCKY AVE
MORRILL RD
OAKDALE RD
SQUIRE WELLS WY
N
0 0.25 0.5 Miles

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
075-049-047-000	1.0	98.00
075-049-048-000	1.0	98.00
075-049-049-000	1.0	98.00
075-049-050-000	1.0	98.00

APN	EBU	Charge
075-049-051-000	1.0	98.00
075-049-052-000	1.0	98.00
075-049-053-000	1.0	98.00
075-049-054-000	1.0	98.00
075-049-055-000	1.0	98.00
075-049-056-000	1.0	98.00
075-049-057-000	1.0	98.00
075-049-058-000	1.0	98.00
075-049-059-000	1.0	98.00
075-049-060-000	1.0	98.00
075-049-061-000	1.0	98.00
075-049-062-000	1.0	98.00
075-049-063-000	1.0	98.00
075-049-064-000	1.0	98.00
075-049-065-000	1.0	98.00
075-049-066-000	1.0	98.00
075-049-067-000	1.0	98.00
075-049-068-000	1.0	98.00
075-049-069-000	1.0	98.00
075-049-070-000	1.0	98.00
075-049-071-000	1.0	98.00
075-049-072-000	1.0	98.00
075-049-073-000	1.0	98.00
075-049-074-000	1.0	98.00
075-049-075-000	1.0	98.00
075-049-076-000	1.0	98.00
075-049-077-000	1.0	98.00
075-049-078-000	1.0	98.00
075-049-079-000	1.0	98.00
075-049-080-000	1.0	98.00
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
075-049-086-000	1.0	98.00
075-049-087-000	1.0	98.00
075-049-088-000	1.0	98.00
075-049-089-000	1.0	98.00
075-049-090-000	1.0	98.00
075-049-091-000	1.0	98.00
075-049-092-000	1.0	98.00
075-088-001-000	1.0	98.00
075-088-002-000	1.0	98.00
075-088-003-000	1.0	98.00
075-088-004-000	1.0	98.00
075-088-005-000	1.0	98.00
075-088-006-000	1.0	98.00
075-088-007-000	1.0	98.00
075-088-008-000	1.0	98.00

APN	EBU	Charge
075-088-009-000	1.0	98.00
075-088-010-000	1.0	98.00
075-088-011-000	1.0	98.00
075-088-012-000	1.0	98.00
075-088-013-000	1.0	98.00
075-088-014-000	1.0	98.00
075-088-015-000	1.0	98.00
075-088-016-000	1.0	98.00
075-088-017-000	1.0	98.00
075-088-018-000	1.0	98.00
075-088-019-000	1.0	98.00
075-088-020-000	1.0	98.00
075-088-021-000	1.0	98.00
075-088-022-000	1.0	98.00
075-088-023-000	1.0	98.00
075-088-024-000	1.0	98.00
075-088-025-000	1.0	98.00
075-088-026-000	1.0	98.00
075-088-027-000	1.0	98.00
075-088-028-000	1.0	98.00
075-088-029-000	1.0	98.00
075-088-030-000	1.0	98.00
075-088-031-000	1.0	98.00
075-088-032-000	1.0	98.00
075-088-033-000	1.0	98.00
075-088-034-000	1.0	98.00
075-088-035-000	1.0	98.00
075-088-036-000	1.0	98.00
075-088-037-000	1.0	98.00
075-088-038-000	1.0	98.00
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075-088-044-000	1.0	98.00
075-088-045-000	1.0	98.00
075-088-046-000	1.0	98.00
075-088-047-000	1.0	98.00
075-088-048-000	1.0	98.00
075-088-049-000	1.0	98.00
075-088-050-000	1.0	98.00
075-088-051-000	1.0	98.00
075-088-052-000	1.0	98.00
075-088-053-000	1.0	98.00
075-088-054-000	1.0	98.00
075-088-055-000	1.0	98.00
075-088-056-000	1.0	98.00
075-088-057-000	1.0	98.00
075-088-058-000	1.0	98.00

APN	EBU	Charge
075-088-059-000	1.0	98.00
075-088-060-000	1.0	98.00
075-088-061-000	1.0	98.00
075-088-062-000	1.0	98.00
075-088-063-000	1.0	98.00
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075-089-002-000	1.0	98.00
075-089-003-000	1.0	98.00
075-089-004-000	1.0	98.00
075-089-005-000	1.0	98.00
075-089-006-000	1.0	98.00
075-089-007-000	1.0	98.00
075-089-008-000	1.0	98.00
075-089-009-000	1.0	98.00
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075-089-012-000	1.0	98.00
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075-089-014-000	1.0	98.00
075-089-015-000	1.0	98.00
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075-089-031-000	1.0	98.00
075-089-032-000	1.0	98.00
075-089-033-000	1.0	98.00
075-089-034-000	1.0	98.00
075-089-035-000	1.0	98.00
075-089-036-000	1.0	98.00
075-089-037-000	1.0	98.00
075-089-038-000	1.0	98.00
075-089-039-000	1.0	98.00
075-089-040-000	1.0	98.00
075-089-041-000	1.0	98.00
075-089-042-000	1.0	98.00
075-089-043-000	1.0	98.00
075-089-044-000	1.0	98.00
075-089-045-000	1.0	98.00

APN	EBU	Charge
075-089-046-000	1.0	98.00
075-089-047-000	1.0	98.00
075-089-048-000	1.0	98.00
075-089-049-000	1.0	98.00
075-089-050-000	1.0	98.00
075-089-051-000	1.0	98.00
075-089-052-000	1.0	98.00
075-089-053-000	1.0	98.00
075-089-054-000	1.0	98.00
075-089-055-000	1.0	98.00
075-089-056-000	1.0	98.00
075-089-057-000	1.0	98.00
075-089-058-000	1.0	98.00
075-090-001-000	1.0	98.00
075-090-002-000	1.0	98.00
075-090-003-000	1.0	98.00
075-090-004-000	1.0	98.00
075-090-005-000	1.0	98.00
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075-090-018-000	1.0	98.00
075-090-019-000	1.0	98.00
075-090-020-000	1.0	98.00
075-090-021-000	1.0	98.00
075-090-022-000	1.0	98.00
075-090-023-000	1.0	98.00
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075-090-029-000	1.0	98.00
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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

APN	EBU	Charge
075-090-038-000	1.0	98.00
075-090-039-000	1.0	98.00
075-090-040-000	1.0	98.00
075-090-041-000	1.0	98.00
075-090-042-000	1.0	98.00
075-090-043-000	1.0	98.00
075-090-044-000	1.0	98.00
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075-090-046-000	1.0	98.00
075-090-047-000	1.0	98.00
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075-090-060-000	1.0	98.00
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075-095-002-000	1.0	98.00
075-095-003-000	1.0	98.00
075-095-004-000	1.0	98.00
075-095-005-000	1.0	98.00
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075-095-007-000	1.0	98.00
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075-095-020-000	1.0	98.00
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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
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075-095-028-000	1.0	98.00
075-095-029-000	1.0	98.00
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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
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075-095-077-000	1.0	98.00
075-095-078-000	1.0	98.00
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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. 11.1

SECTION 11: NEW BUSINESS

Meeting Date:	**June 11, 2024**
Subject:	**Fiscal Year 2024-25 Major Fund Budget Workshop**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Tammy Alcantor, Assistant City Manager/Administrative Services Director**

RECOMMENDATION

It is recommended that the City Council receive a presentation on the Fiscal Year 2024-25 Major Fund Proposed Budgets and provide feedback in anticipation of the adoption of the Final Budget on June 25, 2024.

SUMMARY

An overview of the proposed Fiscal Year 2024-25 Major Fund budget will be presented to the City Council in anticipation of the adoption of the preliminary budget. This is an opportunity for the City Council to review ongoing annual expenditures (also referred to as the Base Budget) as well as review capital requests from each of the departments. Major funds include; General Fund, Gas Tax Fund, Sewer Operating Fund, Water Operating Fund, Recreation Fund, and Public Benefit Fund.

BACKGROUND

With the assistance of the City's departments, the Fiscal Year 2024-25 Proposed Major Fund Budgets were developed. Projections for revenue sources were prepared by the Assistant City Manager with a combination of information received from the State of California Dept. of Finance, consultants, and historical information on trends and experiences within the City. Department Heads and Managers were tasked with preparing base budget projections for on-going revenues and expenditures.

GENERAL FUND RESERVE PROJECTIONS

The General Fund is anticipated to end the current 2023-24 Fiscal Year with a 43% Reserve. Projections for the 2023-24 Fiscal Year are as follows:

Beginning Reserve 07/1/2023	**$8,819,639**
Projected Revenues	$14,392,428
Projected Expenditures	$16,190,582
Anticipated Ending Reserve 06/30/2024	**$7,021,483**
Reserve Level	**43%**
Structural Operating Deficit	**($1,798,154)**

GENERAL FUND REVENUE PROJECTIONS

Overall, General Fund Revenues, when compared to FY 2023-24 budgeted revenues will experience a decrease of 8%. This is due to a change in how staffing costs are allocated. In previous years the City had made transfers between funds. This year's budget has the salaries allocated to the appropriate funds. When taking transfers out of the revenues we are projecting a 3.2% increase.

	FY 2023-24 Budget	FY 2024-25 Budget	Difference	% Change
w/Transfers In	$14,392,428	$13,229,552	($1,162,876)	(8%)
w/oTransfers In	$11,820,200	$12,178,377	+358,177	+3%

Property Tax

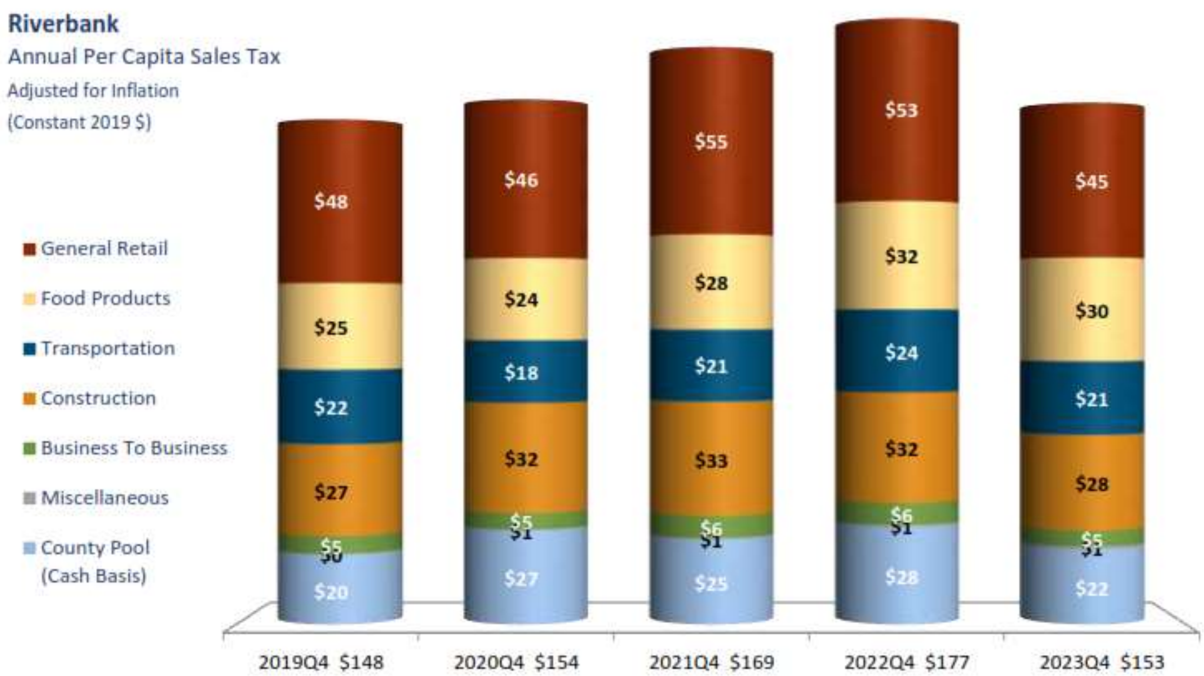
Revenue sources such as Property Tax, will continue to increase as the market continues to be steady, particularly as new properties are added to the city's tax roll. The Property Tax Department of the State Board of Equalization has notified the County Assessor's office that they may prepare their 2024 assessment roll with an inflationary factor of 2%. The FY 24-25 revenues are based on Assessed Values that are set by the County Assessor as of January 1, 2024, along with an increase for new home constructions.

With the new housing developments both completed and currently underway this will cause an increase in Assessed Valuations, resulting in increased revenues for the City. Current housing developments underway are the Grasslands at Countryside (previously Countryside II), River Terrace (previously Ward Villas), Crossroads West Unit 1 & unit 1A, Elmwood Estates, The Heritage, and Diamond Bar East.

Going hand in hand with new development are fees associated with construction. New housing construction and the continued issuance of solar permits have resulted in growing Building Permit Revenue over the past several years. Staff anticipates an increase of approximately 10% in this revenue stream.

Sales Tax

This revenue source has consistently grown over the past fiscal years and has seen a slight decrease in the past year. The decrease has been experienced statewide. For the upcoming fiscal year, the City is anticipating experiencing an 11% growth in revenues, primarily based on new retail within the City. It has been the Finance Department's past practice to be extremely conservative in its projections for Sales Tax. Typically, the City receives projections from our consultants, MuniServices/Avenu, which includes Conservative, Most-likely, and Optimistic projections. We have typically leaned towards budgeting for the Conservative to Most- Likely projections to not over-encumber resources we may not receive. Sales Tax is a volatile revenue source where impacts (both positive and negative) are typically felt immediately. Due to the experience over the past several fiscal years, the City is optimistic about its revenue projects thereby reflecting an increase of $505,000.



GENERAL FUND EXPENDITURE PROJECTIONS

Overall, for the upcoming fiscal year, expenditures are anticipated to decrease by 13.1%. The decrease is due to the change in how salaries are being allocated. Salaries previously paid in the General Fund were reimbursed through a transfer into the fund and are now being directly allocated to the associated fund.

FY 2023-24 Budget	FY 2024-25 Budget	Difference	% Change
$16,190,582	$14,080,470	($2,110,112)	(13.0%)

Salary & Benefit Projections

The City has an Agreement with the LIUNA Miscellaneous Bargaining Unit for a labor contract effective July 1, 2022, expiring on June 30, 2025, and an Agreement with the Mid-Management Employee Unit for January 1, 2023, expiring on December 31, 2025. Based on the agreed-upon terms, the employees will receive a 4% Cost of Living Adjustment (COLA) with LIUNA Miscellaneous Unit to be effective July 1, 2024, and Mid-Management Unit to be effective January 1, 2025.

The City's PERS Unfunded Accrued Liability Costs have risen this fiscal year. In the upcoming fiscal year, we will experience a 17.31% increase in costs, resulting in the City contributing approximately $730,807 this fiscal year, with nearly half of that being paid directly by the General Fund. The increase in the Unfunded Liability cost is attributed to insufficient additional savings from investments to offset the outstanding cost as done in the prior year. When calculating the rates FY 2024-25, CalPERS utilized projections from FY 2022-23, assuming an investment return of 6.8%.

Health Insurance costs are anticipated to increase in the upcoming year by approximately 8% based on past trends. Currently, employees contribute 15% towards their monthly premiums.

Personnel

In anticipation of the continued growth throughout the city, we are recommending funding for the following positions in the Parks & Recreation Division:

1. Facility Maintenance Worker

Police Services

Cost increases for the Law Enforcement Contract with the Stanislaus County Sheriff's Department include:

- Salary & Benefits: 1.1% Increase
- Vehicle & Replacement Costs: 1% increase
- SR 911 Dispatch: 10.5% increase

Capital Expenditures

Staff is proposing one-time funding from General Fund Reserves for the following projects:

Project	**Amount**
New Kubota Compact Tractor for Parks Department	$41,300
Gym equipment for the Police Department	$6,825
Replacement IT Switches	$7,760
Upgrade Office 365	$37,700

GAS TAX

The state of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel, and registration taxes on motor vehicles with allocations dedicated to transportation purposes. The local (city and county) portions of these allocations flow through the Highway Users Tax Account (HUTA), the familiar gasoline tax revenues that have been in place for decades, and the Road Maintenance and Rehabilitation Account (RMRA) which allocates much of the revenue from the Road Repair and Accountability Act of 2017 (SB1 Beall).

The State provides annual projections on these revenue sources. For the current fiscal year, the City will see an approximate decrease of 6.2% in Gas Tax Revenues. These revenues fund street and road maintenance and operations and major projects (SB1).

	FY 2023-24 Budget	FY 2024-25 Budget	Difference	% Change
Revenues (w/o transfers In)	$1,273,309	$1,352,229	$78,920	+6.2%
Expenditures	$2,461,362	$1,948,428	($512,934)	-20.8%

Personnel

Staff performing duties for multiple departments were previously paid by the Gas Tax Fund and were reimbursed through a transfer into the fund. In the upcoming fiscal year, these costs will be directly allocated to the associated funds. This will result in a decrease in personnel costs, accompanied by a corresponding decrease in the funds Transfer In.

Gas Tax Maintenance Budget Deficit

Over the past three years, the Gas Tax Fund has been experiencing deficit spending in the Maintenance budget. This has been a result of decreased Gas Tax revenues being received as significant increases in supplies and materials have been ongoing. For the current fiscal year, the staff is anticipating a shortfall of approximately $314,529, to be funded via the General Fund.

SEWER FUND

The Sewer Fund receives 99% of its revenue from user fees charged to customers (residential, commercial, and industrial). Overall, the City will see an increase of 5.6% in revenues, based on the fee schedule effective January 2023 with annual increases. Overall, expenditures are anticipated to decrease by -34.4% with the notable changes in Equipment/Projects and Professional Services.

	FY 2023-24 Budget	FY 2024-25 Budget	Difference	% Change
Revenues	$5,147,561	$5,434,350	$286,789	+5.6%
Expenditures	$7,284,670	$4,779,752	-$2,504,918	-34.4%

Personnel

Staff performing duties for multiple departments were previously paid from the Gas Tax Fund and were reimbursed through a transfer into the fund. In the upcoming fiscal year, these costs will be directly allocated to the associated funds. This will result in an increase in personnel costs, accompanied by a corresponding decrease in the funds Transfer Out.

Capital Projects

The Sewer Fund will undergo a series of capital projects that will address delayed maintenance throughout the sewer system. This includes lift station upgrades as well as equipment upgrades. Included in the capital projects are:

- Lift Station Upgrades $100,000
- Sewer Line Replacement: Alley between Sierra & Patterson, First Street to Eighth Street $650,000 (carry over from FY 2023-24)
- Sewer Line Replacement: Alley between Sierra Street & Stanislaus, First Street to Third Street $225,000 (carry over from FY 2023-24)
- Public Works Building funding for Furniture, IT Needs, and additional Parking Lot Paving costs. ($62,500 split with Water Fund) $32,500

WATER FUND

The Water Fund receives 98% of its revenue from user fees charged to customers. For the upcoming fiscal year, the city will experience a revenue decrease of less than 1%. Water rates have not been increased since 2019 and a reevaluation will be necessary to keep pace with maintenance costs.

Overall, expenditures are anticipated to increase by +1.4% with the notable changes in personnel expenditures.

	FY 2023-24 Budget	FY 2024-25 Budget	Difference	% Change
Revenues	$3,293,500	$3,289,500	- $4,000	-0.12%
Expenditures	$3,823,883	$3,875,350	+$51,467	+ 1.4%

Personnel

Staff performing duties for multiple departments were previously paid from the General Fund and were reimbursed through a transfer into the fund. In the upcoming fiscal year, these costs will be directly allocated to the associated funds. This will result in an increase in personnel costs, accompanied by a corresponding decrease in the fund’s Transfer Out.

Capital Projects

Now as the City is billing for the consumption rate we have begun programming the budget for the Rate Study Capital Improvements. For the upcoming fiscal year the Water Fund budget will include funds for:

- Public Works Building funding for Furniture, IT Needs, and additional Parking Lot Paving costs. ($62,500 split with Sewer Fund) $30,000

PUBLIC BENEFIT FUND

In June 2018, the City Council authorized the creation of the Public Benefit Fund. The fund was established to ensure that all cannabis-related revenues were segregated and easily accounted for in a specific fund. In addition to establishing the fund, the City Council developed an expenditure policy that was focused on allocating the funds received for public safety (including police and code enforcement) and other projects that would provide a public benefit.

The City is currently collecting revenues from three cannabis facilities; Flavors, Canna+Rise and Off the Charts (previously Perfect Union, Riverbank Cannabis Collective). The current agreements will be up for negotiation in the upcoming fiscal year. For the new fiscal year, we are estimating a revenue increase of 15.6% based on the recent opening of Off the Charts. Expenditures have increased by 10.3% due to the increased cost of additional cameras within the City.

	FY 2023-24 Budget	**FY 2024-25 Budget**	**Difference**	**% Change**
Revenues	$385,000	$445,000	+$60,000	+15.6%
Expenditures	$571,500	$630,360	+$58,860	+10.3%

The upcoming fiscal year includes only those on-going expenses of the fund, including offsets for the Sheriff's Law Enforcement Contract, Neighborhood Improvement, and annual lease payments for the City's Camera System.

STRATEGIC PLAN

On August 10, 2021, the City Council established a Strategic Plan Goal to "Ensure the City's Continued Financial Stability". This report addresses this matter.

FINANCIAL IMPACT

There is no financial impact anticipated with this report. Staff will incorporate any final feedback from the City Council and present a final budget at the June 25, 2024, meeting.

ATTACHMENTS

1. Fiscal Year 2024-25 General Fund Budget Projections
2. Fiscal Year 2024-25 Gas Tax Budget Projections
3. Fiscal Year 2024-25 Sewer Operating Fund Budget Projections
4. Fiscal Year 2024-25 Water Operating Fund Budget Projections
5. Fiscal Year 2024-25 Public Benefit Fund Budget Projections

General Fund 101

The General fund is the general operating fund of the City. It is used to account for all nancial resources except those that require accounting in another fund.

General Fund Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$8,207,348**	**$9,425,265**	**$8,819,637**	**$8,819,637**	**$7,021,483**
Revenues					
Taxes	$8,368,729	$9,233,524	$9,421,000	$5,344,278	$10,031,650
Licenses & Permits	$440,058	$378,208	$606,300	$776,201	$668,803
Grants	$159,467	$146,347	$200,000	$186,159	$200,000
Charges for Services	$1,070,725	$1,096,229	$1,498,900	$1,591,953	$1,189,024
Fines, Forfeitures, Penalties	$47,514	$58,670	$54,000	$48,184	$53,900
Interest Income	$51,893	$120,071	$40,000	$9,190	$35,000
Transfers In	$2,184,350	$2,443,067	$2,572,228	$0	$1,051,175
Total Revenues:	**$12,322,737**	**$13,476,116**	**$14,392,428**	**$7,955,965**	**$13,229,552**
Expenditures					
Payroll Benefits	$1,427,260	$1,311,741	$1,902,309	$1,596,491	$1,621,076
Salary	$2,343,591	$2,466,202	$3,004,700	$2,451,804	$2,412,593
Professional Services	$5,884,398	$6,813,946	$8,937,463	$7,170,094	$7,889,988
Services/ Supplies	$362,960	$467,334	$491,226	$414,293	$511,648
Utilities	$191,761	$207,075	$203,930	$170,885	$221,356
Capital Expenses/ Projects	$142,769	$309,820	$155,670	$230,824	$148,425
Prior Year Adjustments	$0	$0	$0	-$18,151	$0
Transfers Out	$731,353	$947,701	$1,495,284	$3,688	$1,275,384
Total Expenditures:	**$11,084,092**	**$12,523,819**	**$16,190,582**	**$12,019,926**	**$14,080,470**
Total Revenues Less Expenditures:	**$1,238,645**	**$952,296**	**-$1,798,154**	**-$4,063,961**	**-$850,918**
Ending Fund Balance:	**$9,445,993**	**$10,377,561**	**$7,021,483**	**$4,755,676**	**$6,170,565**

Expenditures by Function

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expenditures						
Administration						
Economic Development	$25,000	$25,000	$25,000	$25,000	$25,000	0%
City Council	$151,872	$260,434	$516,935	$158,446	$191,631	-62.9%
City Manager	$244,847	$298,732	$399,000	$307,309	$401,306	0.6%
Legal Department	$210,349	$392,387	$1,516,000	$1,433,555	$250,000	-83.5%
Admin Services	$730,490	$807,492	$1,009,775	$870,468	$955,637	-5.4%
Total Administration:	**$1,362,558**	**$1,784,045**	**$3,466,710**	**$2,794,779**	**$1,823,574**	**-47.4%**
Planning & Building Services						
Planning Department	$479,180	$426,496	$870,586	$472,983	$907,715	4.3%
Building Department	$426,363	$512,271	$730,200	$551,992	$406,407	-44.3%
Total Planning & Building Services:	**$905,543**	**$938,767**	**$1,600,786**	**$1,024,975**	**$1,314,122**	**-17.9%**
Parks & Recreation						
Parks	$844,971	$1,123,426	$1,198,181	$953,019	$1,275,020	6.4%
Recreation	$510,323	$544,190	$729,834	$3,688	$838,374	14.9%
Building Maintenance	$309,410	$330,930	$328,490	$278,356	$347,305	5.7%
Total Parks & Recreation:	**$1,664,704**	**$1,998,546**	**$2,256,505**	**$1,235,063**	**$2,460,699**	**9%**
Public Safety						
Animal & Code Control	$350,804	$400,291	$395,450	$210,868	$463,595	17.2%
Police Department	$4,889,489	$5,319,656	$5,858,159	$4,761,105	$6,345,051	8.3%
Total Public Safety:	**$5,240,293**	**$5,719,947**	**$6,253,609**	**$4,971,973**	**$6,808,646**	**8.9%**
Development Services						
Development Services Admin	$789,674	$866,607	$1,032,825	$996,550	$609,607	-41%
Storm Water Administration	$202,859	$352,394	$463,197	$69,109	$424,407	-8.4%
Total Development Services:	**$992,533**	**$1,219,002**	**$1,496,022**	**$1,065,660**	**$1,034,014**	**-30.9%**
Finance Department	$918,461	$863,513	$1,116,950	$927,478	$639,415	-42.8%
Total Finance Department:	**$918,461**	**$863,513**	**$1,116,950**	**$927,478**	**$639,415**	**-42.8%**
Total Expenditures:	**$11,084,092**	**$12,523,819**	**$16,190,582**	**$12,019,926**	**$14,080,470**	**-13%**

City Council

Fund 101
Department 401

The City is governed by a five-member City Council under the Council-Manager form of government. Policy-making and legislative authority are vested in a governing council consisting of the Mayor and four Council Members. Council Members serve four-year staggered terms, with two council member elected every two years. The Mayor is elected to serve a four-year term and is elected at large. The governing council is responsible for, amongst other things, passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and City Attorney. In addition to general government activities, the City Council also serves as the Authority Members of City of Riverbank Local Redevelopment Authority and the City of Riverbank Public Financing Authority.

Expenditures by Expense Type

CITY COUNCIL

FUND 101
DEPARTMENT 401

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MEDICARE	101-401.000-708.005	$305	$290	$300	$238	$594	98%
PERS RETIREMENT	101-401.000-708.006	$682	$689	$700	$685	$1,452	107.4%
PAYROLL TAXES	101-401.000-708.007	$521	$521	$700	$477	$3,275	367.9%
Total Payroll Benefits:		**$1,508**	**$1,500**	**$1,700**	**$1,400**	**$5,321**	**213%**
Salary							
PERSONNEL REGULAR	101-401.000-701.001	$21,600	$20,575	$21,600	$17,000	$40,850	89.1%
Total Salary:		**$21,600**	**$20,575**	**$21,600**	**$17,000**	**$40,850**	**89.1%**
Professional Services							
RENTS & LEASES	101-401.000-702.031	$12,800	$19,378	$15,500	$5,169	$24,260	56.5%
PROFESSIONAL/SPECIAL SERV	101-401.000-702.032	$15,550	$19,474	$82,535	$70,323	$45,000	-45.5%
Total Professional Services:		**$28,350**	**$38,852**	**$98,035**	**$75,492**	**$69,260**	**-29.4%**
Services/ Supplies							
POSTAGE	101-401.000-703.024	$0	$1	$0	$0	$0	0%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
OFFICE EXPENSE	101-401.000-703.025	$1,115	$1,659	$2,500	$2,001	$2,500	0%
MISCELLANEOUS EXPENSE	101-401.000-706.026	$0	$282	$0	$254	$0	0%
PROMOTIONAL EXPENSE	101-401.000-706.033	$6,058	$4,549	$5,000	$2,625	$5,000	0%
CENTENNIAL CELEBRATION	101-401.000-706.034	$35,427	$38,644	$0	$0	$0	0%
MEMBERSHIPS,DUES,BOOKS,ETC	101-401.000-706.036	$15,228	$15,188	$15,400	$14,308	$15,500	0.6%
CONFERENCES & MEETINGS	101-401.000-706.037	$10,143	$24,005	$15,500	$13,327	$16,000	3.2%
SISTER CITY	101-401.000-706.046	$0	$0	$1,000	$0	$1,000	0%
STATE/COUNTY FEES	101-401.000-706.056	$26,146	$32,051	$35,000	$27,888	$30,000	-14.3%
Total Services/ Supplies:		**$94,117**	**$116,377**	**$74,400**	**$60,403**	**$70,000**	**-5.9%**
Utilities							
COMMUNICATIONS	101-401.000-704.022	$3,727	$3,859	$4,200	$3,097	$4,200	0%
Total Utilities:		**$3,727**	**$3,859**	**$4,200**	**$3,097**	**$4,200**	**0%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-401.000-707.002	$2,570	$1,570	$2,000	$1,054	$2,000	0%
Total Capital Expenses/ Projects:		**$2,570**	**$1,570**	**$2,000**	**$1,054**	**$2,000**	**0%**
Transfers Out							
TRANSFERS OUT	101-401.000-999.000	$0	$77,700	$315,000	$0	$0	-100%
Total Transfers Out:		**$0**	**$77,700**	**$315,000**	**$0**	**$0**	**-100%**
Total Expense Objects:		**$151,872**	**$260,434**	**$516,935**	**$158,446**	**$191,631**	**-62.9%**

CITY COUNCIL
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-401.000-701.001		
Personnel Regular	City Council Monthly Sipends	**46,171.00**
101-401.000-702.031	Cannon Copier Lease	2,000.00
Rents & Leases	Fleet Internal Services	14,760.00
	Enterprise Lease	7,500.00
		24,260.00
101-401.000-702.032	InfoSend: Bi-Monthly Utility Newsletter	6,000.00
Prof/Special Services	Strategic Planning	24,000.00
	Annual Founders Day Carnival	15,000.00
		45,000.00
101-401.000-703.024	Postage Expense	0.00
Postage		**0.00**
101-401.000-703.025	City Council Office Supplies	2,000.00
Office Expense	Business Card Expense	500.00
		2,500.00
101-401.000-704.022	City Council Cell Phones	4,200.00
Communications	Approx $350/mo.	0.00
		4,200.00
101-401.000-706.033	Flag Posting	300.00
Promotional Expense	Promotional Items	4,700.00
		5,000.00
101-401.000-706.036	StanCOG	2,000.00
Membership, Dues, etc.	League of California Cities	11,000.00
	League of California Cities - CVD Dues	300.00
	US Conference of Mayors	2,000.00
	Chamber of Commerce	200.00
		15,500.00

CITY COUNCIL
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-401.000-706.037	League Annual Conference	6,000.00
Travel, Conf. Meetings	National Conference of Mayors	4,000.00
	Other Conferences, Travel Allowance	6,000.00
		16,000.00
101-401.000-706.046		
Sister City		1,000.00
		1,000.00
101-401.000-706.056		
State/County Fees	Housing Authority Fire Assessments	35,000.00
		35,000.00
101-401.000-707.002	Capital Expenditures	2,000.00
		2,000.00

City Manager

Fund 101
Department 402

The City Manager is responsible for making policy recommendations to the City Council; implementing City Council policy directives; and is accountable for the day-to-day operations of all City Departments and services. The City Manager's office also provides reports, analysis, and other information to the City Council and Local Redevelopment Authority on an ongoing basis.

In addition, the City Manager is responsible for public safety coordination, contract administration, community information activities, as well as short and long-term organizational planning consistent with City Council direction.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-402.000-708.004	$2,334	-$34,632	$0	$0	$0	0%
MEDICARE	101-402.000-708.005	$2,179	$2,250	$3,100	$2,024	$3,382	9.1%
PERS RETIREMENT	101-402.000-708.006	$25,903	$38,989	$45,800	$36,782	$55,690	21.6%
PAYROLL TAXES	101-402.000-708.007	$245	$182	$300	$189	$350	16.7%
HEALTH DENTAL VISION INSURANCE	101-402.000-708.008	$8,851	$6,177	$7,500	$6,214	$21,096	181.3%
NATIONAL RETIREMENT	101-402.000-708.009	$3,376	$4,721	$4,700	$3,919	$4,800	2.1%
SELF INS. PREMIUM	101-402.000-708.010	$17,950	$24,389	$28,600	$22,290	$39,645	38.6%
DEFERRED COMPENSATION	101-402.000-708.012	$4,746	$5,723	$7,500	$5,583	$2,640	-64.8%
Total Payroll Benefits:		**$65,584**	**$47,799**	**$97,500**	**$77,001**	**$127,603**	**30.9%**
Salary							
PERSONNEL REGULAR	101-402.000-701.001	$158,697	$176,523	$211,900	$151,660	$235,603	11.2%
Total Salary:		**$158,697**	**$176,523**	**$211,900**	**$151,660**	**$235,603**	**11.2%**
Professional Services							
RENTS & LEASES	101-402.000-702.031	$4,423	$4,301	$7,500	$0	$7,500	0%
PROFESSIONAL/SPECIAL SERV	101-402.000-702.032	$3,420	$52,953	$53,000	$50,000	$3,000	-94.3%
SPECIAL EVENT	101-402.000-702.040	$0	$0	$0	-$39	$0	0%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Total Professional Services:		**$7,843**	**$57,254**	**$60,500**	**$49,961**	**$10,500**	**-82.6%**
Services/ Supplies							
POSTAGE	101-402.000-703.024	$0	$5	$0	$9	$0	0%
OFFICE EXPENSE	101-402.000-703.025	$301	$8	$1,000	$666	$1,000	0%
EMPLOYEE FUNCTIONS	101-402.000-706.015	$6,925	$8,428	$13,500	$11,500	$12,000	-11.1%
INSURANCE & SURETY BONDS	101-402.000-706.035	$0	$625	$700	$625	$700	0%
MEMBERSHIPS,DUES,BOOKS,ETC	101-402.000-706.036	$3,559	$599	$4,500	$1,600	$4,500	0%
CONFERENCES & MEETINGS	101-402.000-706.037	$1,538	$7,117	$7,000	$13,536	$7,000	0%
STAFF DEVELOPMENT	101-402.000-706.038	$0	$0	$1,500	$0	$1,500	0%
Total Services/ Supplies:		**$12,323**	**$16,782**	**$28,200**	**$27,937**	**$26,700**	**-5.3%**
Utilities							
COMMUNICATIONS	101-402.000-704.022	$399	$374	$900	$750	$900	0%
Total Utilities:		**$399**	**$374**	**$900**	**$750**	**$900**	**0%**
Total Expense Objects:		**$244,847**	**$298,732**	**$399,000**	**$307,309**	**$401,306**	**0.6%**

CITY MANAGER
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-402.000-702.031	Savin Copier Lease	0.00
Rents & Leases	Fleet Internal Services	2,500.00
	Building Replacement Fund	5,000.00
		7,500.00
101-402.000-702.032	Professional Services	3,000.00
		3,000.00
101-402.000-703.024	Postage Expense	0.00
Postage		**0.00**
101-402.000-703.025		
Office Expense	Office Supplies	**1,000.00**
101-402.000-704.022		
Communications	AT & T Cell Phone Cost	**900.00**
101-402.000-706.015	Annual Employee Luncheon	3,000.00
Employee Functions	Other Employee Functions	9,000.00
		12,000.00
101-402.000-706.035		
Insurance & Surety Bond	Public Officials Bond	**700.00**
101-402.000-706.036	ICMA - City Manager	2,000.00
Membership, Dues, etc.	ICMA - Assistant CM	1,400.00
	CCMF - CM & ACM	800.00
	Other Memberships/Books	300.00
		4,500.00
101-402.000-706.037		
Travel, Conf. Meetings	League Annual Conferenc (2)	2,000.00
	City Manager's Department Meeting (2)	2,000.00
	Other Conferences and Meetings	3,000.00
		7,000.00

CITY MANAGER
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-402.000-706.038 Staff Development	Tuition Reimbursement (Per MOU) for Staff	**1,500.00**

Finance & Housing Department

Fund 101
Department 403

Department DescriptionDepartment Description

The Finance Department serves internal and external customers with the direct responsibility for planning, directing, and monitoring all nancial operations and transactions within the City. The primary functions of the Finance Department are: customer service, utility billing, payroll, accounting and auditing, accounts payable, accounts receivables, purchasing, cash handling and management, budgeting, license administration, collection activities, property management, treasury functions, nancial planning, and forecasting.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-403.000-708.004	-$28,691	-$18,549	$0	$0	$0	0%
MEDICARE	101-403.000-708.005	$6,150	$5,139	$8,100	$5,954	$3,754	-53.7%
PERS RETIREMENT	101-403.000-708.006	$97,811	$84,892	$109,900	$103,263	$57,291	-47.9%
PAYROLL TAXES	101-403.000-708.007	$2,149	$1,050	$2,300	$1,902	$683	-70.3%
HEALTH DENTAL VISION INSURANCE	101-403.000-708.008	$43,190	$40,675	$83,700	$73,133	$20,568	-75.4%
NATIONAL RETIREMENT	101-403.000-708.009	$30,953	$24,792	$33,000	$25,165	$9,360	-71.6%
SELF INS. PREMIUM	101-403.000-708.010	$73,446	$60,467	$74,000	$71,247	$44,914	-39.3%
DEFERRED COMPENSATION	101-403.000-708.012	$10,172	$13,777	$19,000	$13,032	$4,709	-75.2%
Total Payroll Benefits:		**$235,181**	**$212,244**	**$330,000**	**$293,696**	**$141,279**	**-57.2%**
Salary							
PERSONNEL REGULAR	101-403.000-701.001	$487,330	$409,963	$557,100	$475,754	$264,196	-52.6%
PERSONNEL OVERTIME	101-403.000-701.003	$8	$856	$2,000	$937	$2,000	0%
Total Salary:		**$487,337**	**$410,819**	**$559,100**	**$476,691**	**$266,196**	**-52.4%**
Professional Services							
MAINT. OPERATION EQUIP	101-403.000-702.030	$12,881	$16,218	$44,400	$41,665	$43,500	-2%
RENTS & LEASES	101-403.000-702.031	$27,539	$27,016	$21,600	$6,266	$26,520	22.8%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
PROFESSIONAL/SPECIAL SERV	101-403.000-702.032	$66,495	$68,497	$58,400	$25,917	$58,400	0%
OTHER CONTRACT SERVICES	101-403.000-702.034	$34,828	$26,045	$32,000	$26,143	$32,000	0%
Total Professional Services:		**$141,743**	**$137,776**	**$156,400**	**$99,991**	**$160,420**	**2.6%**
Services/ Supplies							
POSTAGE	101-403.000-703.024	$12,567	$12,130	$14,000	$11,001	$14,000	0%
OFFICE EXPENSE	101-403.000-703.025	$8,639	$6,300	$9,900	$8,229	$9,900	0%
ADVERTISING	101-403.000-706.023	$1,517	$3,187	$2,000	$3,542	$2,000	0%
INSURANCE & SURETY BONDS	101-403.000-706.035	$625	$625	$700	$625	$700	0%
MEMBERSHIPS,DUES,BOOKS,ETC	101-403.000-706.036	$630	$425	$1,250	$840	$1,250	0%
CONFERENCES & MEETINGS	101-403.000-706.037	$5,086	$5,534	$15,100	$13,547	$14,500	-4%
BAD DEBTS	101-403.000-706.999	$22,868	$61,026	$15,000	$16,065	$18,000	20%
Total Services/ Supplies:		**$51,932**	**$89,226**	**$57,950**	**$53,850**	**$60,350**	**4.1%**
Utilities							
COMMUNICATIONS	101-403.000-704.022	$1,238	$1,448	$1,500	$1,631	$1,170	-22%
Total Utilities:		**$1,238**	**$1,448**	**$1,500**	**$1,631**	**$1,170**	**-22%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-403.000-707.002	$1,029	$12,000	$12,000	$1,620	$10,000	-16.7%
Total Capital Expenses/ Projects:		**$1,029**	**$12,000**	**$12,000**	**$1,620**	**$10,000**	**-16.7%**
Total Expense Objects:		**$918,461**	**$863,513**	**$1,116,950**	**$927,478**	**$639,415**	**-42.8%**

FINANCE DEPARTMENT
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-403.000-701.002	**Personnel Temporary/Part-Time**	**0.00**
101-403.000-701.003	**Personnel Overtime**	**2,000.00**
101-403.000-702.030	**Maint. Operations Equipment**	
	IT and Misc. Maintenance	500.00
	Ez Signer Maintenance (AP Solutions)	100.00
	Clear Gov Maintenance	26,400.00
	Caselle Maintenance 1/3 cost	16,500.00
		43,500.00
101-403.000-702.031	**Rents & Leases**	
	Copier-Printer Leases	9,000.00
	Mail Equipment Lease & Supplies	7,520.00
	Fleet Internal Services	10,000.00
		26,520.00
101-403.000-702.032	**Professional/Special Services**	
	Audit Fees (FY 23-24)	36,000.00
	CalPers	1,600.00
	Thales Consulting - SCO Reports	3,800.00
	MuniServices- Sales Tax Audits	7,500.00
	Info Send	7,500.00
	Misc Services	2,000.00
		58,400.00
101-403.000-702.034	**Other Contract Services**	
	WAB/XBP Bank Fees	**32,000.00**
101-403.000-703.024	**Postage Expense**	**14,000.00**
101-403.000-703.025	**Office Expense**	
	Department Supplies	3,000.00
	Coupier Count	2,100.00
	Forms/Envelopes/Check Stock	3,000.00
	Pacific Storage	800.00
	Desk space enhancements	1,000.00
		9,900.00
101-403.000-704.022	**Communications**	
	Other	**1,170.00**

FINANCE DEPARTMENT
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-403.000-706.023	**Advertising**	
	AB 1600	550.00
	Annual Budget, Mid-Year	550.00
	Other Advertising	900.00
		2,000.00
101-403.000-706.035	**Surety Bonds**	
	Treasurer Surety Bondy	**700.00**
101-403.000-706.036	**Membership, Dues, Books, etc.**	
	CSMFO (3)	400.00
	CMTA	0.00
	GFOA (2)	300.00
	CMRTA	150.00
	Other department material	400.00
		1,250.00
101-403.000-706.037	**Conferences & Meetings**	
	CSMFO Annual Conference	4,400.00
	Caselle Annual Conference	4,000.00
	CMRTA-Muni Revenu Conference	2,500.00
	Meetings/Mileage/Staff Training	3,600.00
		14,500.00
101-403.000-706.999	**Bad Debts**	**18,000.00**
101-403.000-707.002	**Capital Expenditures**	
	Miscellaneous technology purchases and replacements	**10,000.00**
		$ 233,940.00

City Attorney

Fund 101
Department 404

Department Description

The City Attorney is a contractual position dedicated to providing legal advice and opinions concerning codes, contracts, liability, personnel, and ethics. If involved in a litigious issue, the Attorney's of ce will defend the City's interests. It is the Attorney's responsibility to inform the Council and staff of changes in statutes or laws so that the City can maintain or achieve compliance and thus avoid costly legal action.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Professional Services							
PROFESSIONAL/SPECIAL SERV	101-404.000-702.032	$0	$0	$0	$30,733	$0	0%
SPECIAL COUNSEL	101-404.000-702.033	$210,349	$392,387	$1,516,000	$1,372,306	$250,000	-83.5%
OTHER CONTRACT SERVICES	101-404.000-702.034	$0	$0	$0	$30,517	$0	0%
Total Professional Services:		**$210,349**	**$392,387**	**$1,516,000**	**$1,433,555**	**$250,000**	**-83.5%**
Total Expense Objects:		**$210,349**	**$392,387**	**$1,516,000**	**$1,433,555**	**$250,000**	**-83.5%**

LEGAL DEPATMENT
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-404.000-702.032		
Professional/Special Serv.	Negotiations	**0.00**
101-404.000-702.033		
Special Counsel	City Attorney	250,000.00
	Pending Litigation	-
	Labor Relations (Negotiations)	-
		250,000.00

Planning Division

Fund 101
Department 405

Department Description

Planning Mission Statement: "To provide solution-oriented customer service to the citizens we serve which will promote the implementation of sustainable plans, facilitate economic growth, enhance our quality of life, and protect our environment."

To provide professional advice and technical expertise to elected officials, appointed boards, commissions, city departments, and citizens to assist in understanding and addressing key community issues and priorities Staff serves on a variety of panels and commissions, including the Stanislaus County Opioid Safety Commission and Valley Vision Stanislaus Steering Committee to name just two.

To continue to focus on a long-term commitment to economic vitality, environmental integrity, and quality development design through high-quality master plans, plan implementation, and development review.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-405.000-708.004	$2,750	-$24,623	$1,200	$1,065	$0	-100%
MEDICARE	101-405.000-708.005	$3,628	$3,184	$5,100	$2,784	$5,691	11.6%
PERS RETIREMENT	101-405.000-708.006	$55,204	$51,863	$70,000	$43,043	$82,239	17.5%
PAYROLL TAXES	101-405.000-708.007	$1,688	$991	$1,000	$899	$8,295	729.5%
HEALTH DENTAL VISION INSURANCE	101-405.000-708.008	$31,687	$32,857	$45,300	$22,874	$90,786	100.4%
NATIONAL RETIREMENT	101-405.000-708.009	$13,042	$12,344	$18,900	$10,371	$21,600	14.3%
SELF INS. PREMIUM	101-405.000-708.010	$40,338	$32,325	$47,300	$24,004	$66,695	41%
DEFERRED COMPENSATION	101-405.000-708.012	$4,269	$4,804	$8,100	$3,762	$8,257	1.9%
Total Payroll Benefits:		**$152,606**	**$113,746**	**$196,900**	**$108,803**	**$283,563**	**44%**
Salary							
PERSONNEL REGULAR	101-405.000-701.001	$266,701	$245,879	$327,000	$211,582	$402,836	23.2%
PERSONNEL PART TIME	101-405.000-701.002	$10,564	$5,526	$2,500	$2,440	$2,500	0%
PERSONNEL OVERTIME	101-405.000-701.003	$0	$48	$150	$0	$150	0%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
PLANNING COMMISSIONERS COMP	101-405.000-701.005	$3,850	$2,550	$7,200	$4,850	$7,500	4.2%
Total Salary:		**$281,115**	**$254,004**	**$336,850**	**$218,872**	**$412,986**	**22.6%**
Professional Services							
MAINT. OPERATION EQUIP	101-405.000-702.030	$0	$0	$500	$0	$0	-100%
RENTS & LEASES	101-405.000-702.031	$7,276	$7,000	$10,000	$1,442	$10,920	9.2%
PROFESSIONAL/SPECIAL SERV	101-405.000-702.032	$14,935	-$95	$95,000	$73,638	$24,000	-74.7%
OTHER CONTRACT SERVICES	101-405.000-702.034	$0	$38,237	$186,703	$50,320	$144,000	-22.9%
Total Professional Services:		**$22,211**	**$45,142**	**$292,203**	**$125,399**	**$178,920**	**-38.8%**
Services/ Supplies							
POSTAGE	101-405.000-703.024	$2,230	$2,464	$3,000	$969	$3,180	6%
OFFICE EXPENSE	101-405.000-703.025	$4,762	$2,889	$14,853	$12,395	$250	-98.3%
COMMISSIONERS TRAINING	101-405.000-706.016	$3,531	$401	$6,000	$0	$6,000	0%
ADVERTISING	101-405.000-706.023	$6,480	$4,082	$7,000	$4,796	$7,210	3%
MEMBERSHIPS,DUES,BOOKS,ETC	101-405.000-706.036	$872	$10	$3,500	$10	$3,500	0%
CONFERENCES & MEETINGS	101-405.000-706.037	$3,052	$2,058	$2,500	$141	$4,500	80%
Total Services/ Supplies:		**$20,928**	**$11,904**	**$36,853**	**$18,311**	**$24,640**	**-33.1%**
Utilities							
COMMUNICATIONS	101-405.000-704.022	$2,321	$1,700	$3,280	$1,598	$2,856	-12.9%
Total Utilities:		**$2,321**	**$1,700**	**$3,280**	**$1,598**	**$2,856**	**-12.9%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-405.000-707.002	$0	$0	$2,000	$0	$0	-100%
EQUIPMENT/PROJECTS	101-405.000-707.003	$0	$0	$2,500	$0	$2,500	0%
Total Capital Expenses/ Projects:		**$0**	**$0**	**$4,500**	**$0**	**$2,500**	**-44.4%**
Total Expense Objects:		**$479,180**	**$426,496**	**$870,586**	**$472,983**	**$905,465**	**4%**

Fund 101-405: Planning

701.005	**Planning Commissioners Comp**		**$7,500**
702.031	**Rents and Leases**		**$10,920**
	Copiers	$6,000	
	Internal Fund Fleet	$4,920	
702.032	**Professional/Special Services**		**$24,000**
	****Annual LAFCO Fees, GIS Online, Lien Recording, Planning Assistance**		
702-034	**Other Contract Services**		**$144,000**
	Planning assistance	$39,000	
	Housing Element	$105,000	
703.024	**Postage**		**$3,180**
703.025	**Office Expense**		**$2,500**
706.016	**Commissioners Training**		**$6,000**
	League of CA Cities		
	Planning Commissioners Academy (additional Alternate Commissioner)		
706.023	**Advertising**		**$7,210**
	Increased costs of publishing public notices		
706.036	**Memberships, Dues, Books, Etc**		**$3,500**
	Additional funding for Senior Planner		
706.037	**Conferences and Meetings**		**$4,500**
707.003	**Equipment/Projects**		**$2,500**
	Plans storage cabinet		

Building

Fund 101
Department 406

Department Description

Building Division Mission Statement: "To provide the community with a source of knowledge and expertise in the review of building plans and the inspection of building projects to safeguard life, limb, health, property, and public welfare."

Codes protect public health, safety, and welfare by reducing potential hazards. Construction costs are kept down by providing uniformity in the industry and by providing constant standards in construction. Codes contribute to the well-being of the community by preserving life and safety, as well as maintaining property value over time. Staff also assists the Sheriff with building violations connected to illegal cannabis abatement.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-406.000-708.004	$19,042	-$47,076	$0	$0	$0	0%
MEDICARE	101-406.000-708.005	$2,718	$3,606	$5,400	$3,632	$2,721	-49.6%
PERS RETIREMENT	101-406.000-708.006	$47,058	$62,610	$82,800	$67,138	$42,151	-49.1%
PAYROLL TAXES	101-406.000-708.007	$518	$630	$1,000	$720	$700	-30%
HEALTH DENTAL VISION INSURANCE	101-406.000-708.008	$56,006	$65,266	$90,600	$70,068	$22,782	-74.9%
NATIONAL RETIREMENT	101-406.000-708.009	$10,615	$14,163	$18,900	$13,244	$9,600	-49.2%
SELF INS. PREMIUM	101-406.000-708.010	$30,785	$41,046	$52,500	$41,762	$32,400	-38.3%
DEFERRED COMPENSATION	101-406.000-708.012	$1,984	$4,204	$9,100	$4,475	$4,590	-49.6%
Total Payroll Benefits:		**$168,725**	**$144,450**	**$260,300**	**$201,039**	**$114,944**	**-55.8%**
Salary							
PERSONNEL REGULAR	101-406.000-701.001	$210,633	$280,714	$376,800	$285,204	$190,583	-49.4%
PERSONNEL OVERTIME	101-406.000-701.003	$1,819	$3,655	$3,000	$2,012	$3,000	0%
Total Salary:		**$212,453**	**$284,369**	**$379,800**	**$287,217**	**$193,583**	**-49%**
Professional Services							
RENTS & LEASES	101-406.000-702.031	$14,000	$14,917	$25,700	$5,010	$35,180	36.9%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
PROFESSIONAL/SPECIAL SERV	101-406.000-702.032	$23,250	$56,885	$38,000	$41,010	$32,000	-15.8%
Total Professional Services:		**$37,250**	**$71,802**	**$63,700**	**$46,020**	**$67,180**	**5.5%**
Services/ Supplies							
POSTAGE	101-406.000-703.024	$42	$50	$100	$13	$100	0%
OFFICE EXPENSE	101-406.000-703.025	$2,706	$2,872	$5,000	$4,545	$8,400	68%
BOOT & JACKET ALLOWANCE	101-406.000-706.027	$381	$248	$500	$250	$500	0%
SMALL TOOLS	101-406.000-706.028	$144	$690	$300	$236	$400	33.3%
MEMBERSHIPS,DUES,BOOKS,ETC	101-406.000-706.036	$145	$2,145	$2,500	$797	$2,500	0%
CONFERENCES & MEETINGS	101-406.000-706.037	$0	$870	$6,000	$2,634	$4,000	-33.3%
STAFF DEVELOPMENT	101-406.000-706.038	$1,043	$90	$6,000	$4,892	$4,500	-25%
SAFETY EQUIPMENT	101-406.000-706.050	$0	$0	$0	$0	$500	N/A
UNIFORMS & RAGS	101-406.000-706.073	$528	$690	$2,000	$1,041	$2,000	0%
Total Services/ Supplies:		**$4,989**	**$7,655**	**$22,400**	**$14,409**	**$22,900**	**2.2%**
Utilities							
COMMUNICATIONS	101-406.000-704.022	$2,947	$3,996	$4,000	$3,308	$5,300	32.5%
Total Utilities:		**$2,947**	**$3,996**	**$4,000**	**$3,308**	**$5,300**	**32.5%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-406.000-707.002	$0	$0	$0	$0	$2,500	N/A
Total Capital Expenses/ Projects:		**$0**	**$0**	**$0**	**$0**	**$2,500**	**N/A**
Total Expense Objects:		**$426,363**	**$512,271**	**$730,200**	**$551,992**	**$406,407**	**-44.3%**

Fund 101-406: Building

702.031	**Rents and Leases**		**$35,100**
	Enterprise leases	$15,500	
	Fleet Internal Services	$19,680	
702.032	**Professional/Special Services**		**$32,000**
	Building Inspection Assistance, Plan Check Admin Fees		
703.024	**Postage**		**$100**
703.025	**Office Expense**		**$8,400**
	Office supplies, laptops Inspectors,		
704.022	**Communications**		**$5,300**
	AT & T – increase for laptop cellular service		
706.024	**Boot and Jacket Allowance**		**$500**
706.028	**Small Tools**		**$400**
706.036	**Memberships, Dues, Books, Etc**		**$2,500**
706.037	**Conferences and meetings**		**$4,000**
706.038	**Staff Development**		**$4,500**
	Webinars, trainings, materials, etc		
706.050	**Safety Equipment**		**$500**
706.073	**Uniforms and Rags**		**$2,000**
707.002	**Capital Expenditures**		**$2,500**
	Plan Cabinet		

Building Maintenance

Fund 101
Department 407

Department Description

The Department is responsible for the maintenance of City Buildings and all contracts, which include City Hall North, South, the Police Services Building, Public Works Buildings, the Community Center, Teen Center, Scout Hall, and the joint use of the Community Gymnasium.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-407.000-708.004	$1,172	-$6,328	$0	$0	$0	0%
MEDICARE	101-407.000-708.005	$829	$960	$1,000	$871	$1,435	43.5%
PERS RETIREMENT	101-407.000-708.006	$13,833	$14,869	$14,700	$14,401	$22,372	52.2%
PAYROLL TAXES	101-407.000-708.007	$540	$1,061	$900	$943	$2,304	156%
HEALTH DENTAL VISION INSURANCE	101-407.000-708.008	$31,860	$27,795	$33,600	$30,793	$30,905	-8%
NATIONAL RETIREMENT	101-407.000-708.009	$4,723	$4,721	$4,700	$3,919	$7,440	58.3%
SELF INS. PREMIUM	101-407.000-708.010	$9,033	$9,580	$8,900	$8,702	$17,605	97.8%
DEFERRED COMPENSATION	101-407.000-708.012	$0	$0	$2,000	$0	$900	-55%
Total Payroll Benefits:		**$61,991**	**$52,658**	**$65,800**	**$59,629**	**$82,961**	**26.1%**
Salary							
PERSONNEL REGULAR	101-407.000-701.001	$60,711	$65,367	$66,600	$58,814	$89,102	33.8%
PERSONNEL PART TIME	101-407.000-701.002	$3,634	$11,643	$14,600	$12,390	$7,510	-48.6%
Total Salary:		**$64,345**	**$77,010**	**$81,200**	**$71,204**	**$96,612**	**19%**
Professional Services							
MAINT. OPERATION EQUIP	101-407.000-702.030	$5,518	$3,050	$3,100	$1,224	$3,196	3.1%
RENTS & LEASES	101-407.000-702.031	$8,500	$8,000	$12,700	$0	$19,680	55%
PROFESSIONAL/SPECIAL SERV	101-407.000-702.032	$32,837	$38,092	$38,550	$28,087	$39,745	3.1%
Total Professional Services:		**$46,855**	**$49,142**	**$54,350**	**$29,311**	**$62,621**	**15.2%**

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Services/ Supplies							
SMALL TOOLS	101-407.000-703.028	$0	$145	$200	$53	$206	3%
BOOT & JACKET ALLOWANCE	101-407.000-706.027	$200	$233	$250	$0	$425	70%
MAIN OF BLDG/STRUCTURES/GRDS	101-407.000-706.029	$13,982	$15,165	$20,690	$20,986	$25,000	20.8%
STATE/COUNTY FEES	101-407.000-706.056	$2,564	$3,295	$3,300	$2,687	$3,402	3.1%
UNIFORMS & RAGS	101-407.000-706.073	$1,886	$2,344	$2,500	$2,303	$2,578	3.1%
Total Services/ Supplies:		**$18,632**	**$21,181**	**$26,940**	**$26,030**	**$31,611**	**17.3%**
Utilities							
UTILITIES	101-407.000-704.021	$33,189	$39,782	$34,000	$29,792	$35,054	3.1%
COMMUNICATIONS	101-407.000-704.022	$35,265	$34,133	$35,000	$32,110	$38,446	9.8%
Total Utilities:		**$68,454**	**$73,915**	**$69,000**	**$61,902**	**$73,500**	**6.5%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-407.000-707.002	$2,276	$18,218	$0	$0	$0	0%
EQUIPMENT/PROJECTS	101-407.000-707.003	$46,857	$38,805	$31,200	$30,279	$0	-100%
Total Capital Expenses/ Projects:		**$49,133**	**$57,023**	**$31,200**	**$30,279**	**$0**	**-100%**
Total Expense Objects:		**$309,410**	**$330,930**	**$328,490**	**$278,356**	**$347,305**	**5.7%**

BUILDING MAINTENANCE DIVISION
2024-2025 Budget

ACCOUNT NUMBER	DESCRIPTION	BUDGET
101.407.701.002	Coverage for alternating Fridays	9,580
Part time Personnel	Coverage for full time custodian absence	
	Custodial Assistance in General	
101.407.702.030	Misc. Repair (in-house)	2,000
Maint. Operation Equip	key copies, lock replacement	296
	Corp Yard Gate Service	300
	Flag Replacement	600
		3,196
101.407.702.032		
Rents & Leases	Fleet Internal Services	19,680
101.407.702.032	Bay Alarm	15,000
Professional Services	HVAC Services	15,000
	Caselle Work Order Service	650
	Fire Extinguisher Service	600
	Charter Teen Center/City Hall N	2,500
	Pest Control Service	3,995
	Annual Generator Service	2,000
		39,745
101.407.703.028	Tools needed for repairs or	206
Small Tools	maintenance	
101.407.704.021	Utilites	35,054
Utilities		
101.407.704.022	AT & T	1,246
Communications	TPx	36,000
	AT&T CALNET	1,200
		38,446
101.407.706.027	Boot & Jacket Allowance	425
Boot & Jacket Allowance		
101.407.706.029		
Maint of Blg./Structures/Gr.	Paper supplies, cleaning supplies,	25,000
	carpet shampoo, waxing	
	Misc. equipment	
101.407.706.056	Property Tax	3,402
State/County Fees		
101.407.706.073	Uniforms & Rags	2,578
101.407.000.707.002	Capital Expense	0
101.407.000.707.003	Equipment Projects	0

Administrative Services

Fund 101
Department 408

Department Description

The Administrative Services Department functions as a coordinating link between all City departments and with agencies and individuals in the public and private sector. The Department oversees all functions of the City Clerk's office, Human Resources, Risk Management, Safety Initiatives, Human Services, website development, and Information Technology. In addition, the department serves as support to the City Manager and the City Council.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-408.000-708.004	-$15,036	-$33,044	$0	$0	$0	0%
MEDICARE	101-408.000-708.005	$4,132	$4,611	$5,500	$4,539	$4,089	-25.7%
PERS RETIREMENT	101-408.000-708.006	$66,172	$78,564	$86,000	$78,025	$68,871	-19.9%
PAYROLL TAXES	101-408.000-708.007	$3,384	$2,186	$4,600	$945	$1,575	-65.8%
HEALTH DENTAL VISION INSURANCE	101-408.000-708.008	$65,352	$73,325	$77,800	$73,790	$76,611	-1.5%
NATIONAL RETIREMENT	101-408.000-708.009	$16,941	$17,698	$18,900	$15,675	$16,800	-11.1%
SELF INS. PREMIUM	101-408.000-708.010	$44,881	$49,692	$51,200	$49,935	$67,787	32.4%
DEFERRED COMPENSATION	101-408.000-708.012	$5,351	$8,561	$10,400	$9,100	$9,240	-11.2%
Total Payroll Benefits:		**$191,176**	**$201,592**	**$254,400**	**$232,010**	**$244,973**	**-3.7%**
Salary							
PERSONNEL REGULAR	101-408.000-701.001	$321,510	$340,598	$381,200	$340,382	$370,039	-2.9%
PERSONNEL PART TIME	101-408.000-701.002	$38,674	$20,112	$24,800	$18,191	$28,705	15.7%
PERSONNEL OVERTIME	101-408.000-701.003	$2,251	$263	$1,000	$0	$1,000	0%
Total Salary:		**$362,434**	**$360,973**	**$407,000**	**$358,573**	**$399,744**	**-1.8%**
Professional Services							
MAINT. OPERATION EQUIP	101-408.000-702.030	$5,182	$500	$7,500	$7,126	$10,100	34.7%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
RENTS & LEASES	101-408.000-702.031	$13,330	$12,794	$14,600	$6,305	$15,920	9%
PROFESSIONAL/SPECIAL SERV	101-408.000-702.032	$97,626	$107,544	$124,480	$109,506	$118,000	-5.2%
OTHER CONTRACT SERVICES	101-408.000-702.034	$3,590	$1,724	$2,700	$1,811	$2,700	0%
SPECIAL COMMUNITY SERVICES	101-408.000-702.039	$438	$59,256	$99,095	$82,854	$10,000	-89.9%
Total Professional Services:		**$120,166**	**$181,819**	**$248,375**	**$207,601**	**$156,720**	**-36.9%**
Services/ Supplies							
ADVERTISING	101-408.000-703.023	$6,021	$1,638	$5,000	$562	$5,000	0%
POSTAGE	101-408.000-703.024	$305	$377	$1,000	$216	$1,000	0%
OFFICE EXPENSE	101-408.000-703.025	$5,946	$6,215	$5,500	$4,875	$6,000	9.1%
MISC PERSONNEL EXPENSE	101-408.000-706.014	$2,023	$3,973	$3,000	$4,827	$5,000	66.7%
MISCELLANEOUS EXPENSE	101-408.000-706.026	-$96	$0	$0	$156	$0	0%
INSURANCE & SURETY BONDS	101-408.000-706.035	$493	$14	$400	$0	$400	0%
MEMBERSHIPS,DUES,BOOKS,ETC	101-408.000-706.036	$1,513	$549	$1,400	$475	$1,400	0%
CONFERENCES & MEETINGS	101-408.000-706.037	$3,293	$10,889	$7,000	$6,719	$7,000	0%
SAFETY	101-408.000-706.042	$0	$0	$1,000	$0	$1,000	0%
WEB SITE	101-408.000-706.047	$10,707	$11,354	$14,700	$14,162	$15,200	3.4%
ELECTIONS	101-408.000-706.066	$114	$7,623	$8,500	-$125	$40,000	370.6%
Total Services/ Supplies:		**$30,319**	**$42,631**	**$47,500**	**$31,868**	**$82,000**	**72.6%**
Utilities							
COMMUNICATIONS	101-408.000-704.022	$8,621	$9,877	$9,100	$7,571	$9,100	0%
Total Utilities:		**$8,621**	**$9,877**	**$9,100**	**$7,571**	**$9,100**	**0%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-408.000-707.002	$0	$0	$2,400	$0	$2,400	0%
EQUIPMENT/PROJECTS	101-408.000-707.003	$3,038	$0	$25,000	$23,767	$8,000	-68%
SOFTWARE UPGRADE GENERAL	101-408.000-707.004	$0	$0	$1,000	$0	$37,700	3,670%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
COMPUTER COMPONENTS	101-408.000-707.017	$14,736	$10,601	$15,000	$12,061	$15,000	0%
Total Capital Expenses/ Projects:		**$17,774**	**$10,601**	**$43,400**	**$35,829**	**$63,100**	**45.4%**
Prior Year Adjustments							
PRIOR YEAR ENCUMBRANCES	101-408.000-709.001	$0	$0	$0	-$2,983	$0	0%
Total Prior Year Adjustments:		**$0**	**$0**	**$0**	**-$2,983**	**$0**	**0%**
Total Expense Objects:		**$730,490**	**$807,492**	**$1,009,775**	**$870,468**	**$955,637**	**-5.4%**

Administrative Services Department
PROPOSED BUDGET
FY 2024-2025

ACCOUNT #	ACCOUNT DESCRIPTION	BUDGET REQUEST	DESCRIPTION
101-408			
701.002	Personnel Temporary/Part-Time	**$ 28,705.00**	Part-time Staffing - Admin Intern
701.003	Personnel Overtime	**$ 1,000.00**	Part-time Staffing - Admin Intern
702.030	Maint. Operations Equipment		
	ECS Imagining Incorporated	6,700.00	Laserfiche Annual Fee & Tech Support
		3,400.00	
		$ 10,100.00	
702.031	Rents & Leases	**$ 15,920.00**	Building Replacement Allocations, Copier Lease, Fleet Subsidy
702.032	Professional/Special Services		
	Codification of Municipal Code	4,000.00	Codify Municipal Code - American Legal Code Services
	Mid-Valley IT Annual Service	93,000.00	Monthly charge for IT Services
	Admin Teams Fee	600.00	Monthly charge for Microsoft Teams
	Management Training	5,000.00	City Wide Training
	Storage Fees	100.00	Pacific Storage
	Watch Guard Subscription	1,200.00	Firewall ($800) and Spam Filter ($400)
	Zoom & Teams Subscription	3,400.00	Monthly Subscription Fees for Zoom
	Liebert, Cassidy, Whitmore	3,700.00	Employment Consortium
	Other Consulting Services	7,000.00	Consultant Rentention Schedule Policy
		$ 118,000.00	
702.034	Other Contract Services		
	OES Contract	1,200.00	Contract services with Stan County Office of Emergency Services
	COOP Maintenance Fee	500.00	Emergency Management Plans (Admin; CD; PW)
	Emergency Management	1,000.00	EOC Updates
		$ 2,700.00	
702.039	Special Community Services		
	Government Channel - Filming	10,000.00	TV Upgrades for City Council Chambers
		$ 10,000.00	
702.034	Advertising	**$ 5,000.00**	Public Hearings, Employment Ads
703.024	Postage	**$ 1,000.00**	Recruitments; Daily Mail
703.025	Office Expense	**$ 6,000.00**	Office Supplies; Copy Count Distribution
704.022	Communications	3,190.00	Cell Phone Stipend, City Issued Phones
	Ayera - Web Hosting/Registration	3,800.00	Internet Services
	Charter	1,800.00	Backup Internet Service
	AT & T	310.00	
		$ 9,100.00	

Administrative Services Department
PROPOSED BUDGET
FY 2024-2025

ACCOUNT #	ACCOUNT DESCRIPTION	BUDGET REQUEST	DESCRIPTION
706.014	Misc. Personnel Expense	$ 5,000.00	Physicals; Fingerprints; Annual DOT; Alta Bilingual
706.035	Insurance & Bonds		
	CC Bond	$ 400.00	City Clerk Required Bond
706.036	Memberships, Dues, Books, etc.		
	IPMA-HR-CCC	200.00	Membership Dues (Cheryl/ACM)
	IIMC	300.00	Membership Dues (City Clerk)
	Cal-Gov HR	100.00	Membership Dues (ACM)
	Riverbank News	100.00	Annual Fee
	CCAC Annual Dues	200.00	Membership Dues (City Clerk)
	Modesto Bee	500.00	Annual Fee
		$ 1,400.00	
706.037	Travel, Conf & Meetings	$ 7,000.00	All Admin Employees
706.042	Safety	$ 1,000.00	City-Wide, First Aid Replenishment
706.047	Web Site Development	15,000.00	Yearly cost for website maintenance-Civic Plus
		200.00	Web Domain Annual Cost
		$ 15,200.00	
706.066	Elections	$ 40,000.00	Public Notices, Nov. 2024 Elections
707.002	Capital Expenditures	$ 2,400.00	Communication/Technology Improvements
707.003	Equipment/Projects	$ 8,000.00	Switchs Replacements City Hall North & South, Public Works, Fleet
707.004	Software Upgrade General	$ 37,700.00	Software License Purchases
707.017	Computer Components	$ 15,000.00	City Computer Replacement Program

Riverbank Police Services

Fund 101
Department 409

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
PERS RETIREMENT	101-409.000-708.006	$75,371	$84,853	$82,309	$82,309	$97,200	18.1%
Total Payroll Benefits:		**$75,371**	**$84,853**	**$82,309**	**$82,309**	**$97,200**	**18.1%**
Professional Services							
MAINT. OPERATION EQUIP	101-409.000-702.030	$1,840	$2,953	$2,500	$1,140	$2,500	0%
RENTS & LEASES	101-409.000-702.031	$28,248	$41,926	$38,700	$0	$14,640	-62.2%
PROFESSIONAL/SPECIAL SERV	101-409.000-702.032	$6	$0	$500	$735	$12,000	2,300%
OTHER CONTRACT SERVICES	101-409.000-702.034	$196,825	$254,677	$267,000	$225,313	$283,000	6%
SPECIAL COMMUNITY SERVICES	101-409.000-702.039	$8,664	$2,318	$15,000	$14,902	$15,300	2%
CONTRACT SHERIFF SERVICES	101-409.000-702.060	$4,479,376	$4,855,532	$5,381,000	$4,383,471	$5,833,286	8.4%
Total Professional Services:		**$4,714,959**	**$5,157,405**	**$5,704,700**	**$4,625,562**	**$6,160,726**	**8%**
Services/ Supplies							
POSTAGE	101-409.000-703.024	$1,390	$784	$1,200	$624	$1,300	8.3%
OFFICE EXPENSE	101-409.000-703.025	$1,912	$5,268	$4,500	$5,929	$5,000	11.1%
MISCELLANEOUS EXPENSE	101-409.000-706.026	$0	$0	$0	$4	$0	0%
SDEA CONTRIBUTION	101-409.000-706.072	$15,000	$15,000	$15,000	$15,000	$15,000	0%
Total Services/ Supplies:		**$18,302**	**$21,051**	**$20,700**	**$21,557**	**$21,300**	**2.9%**
Utilities							
UTILITIES	101-409.000-704.021	$45,087	$53,331	$47,250	$36,312	$55,000	16.4%
COMMUNICATIONS	101-409.000-704.022	$994	$3,015	$3,200	$3,199	$4,000	25%
Total Utilities:		**$46,081**	**$56,346**	**$50,450**	**$39,510**	**$59,000**	**16.9%**

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Capital Expenses/ Projects							
EQUIPMENT/PROJECTS	101-409.000-707.003	$34,776	$0	$0	$0	$6,825	N/A
Total Capital Expenses/ Projects:		**$34,776**	**$0**	**$0**	**$0**	**$6,825**	**N/A**
Prior Year Adjustments							
PRIOR YEAR ENCUMBRANCES	101-409.000-709.001	$0	$0	$0	-$7,834	$0	0%
Total Prior Year Adjustments:		**$0**	**$0**	**$0**	**-$7,834**	**$0**	**0%**
Total Expense Objects:		**$4,889,489**	**$5,319,656**	**$5,858,159**	**$4,761,105**	**$6,345,051**	**8.3%**

EXHIBIT B
CITY OF RIVERBANK CONTRACT RATES

	Adopted Budget 2024	Proposed Budget 2025	Estimated Budget 2026	Estimated Budget 2027	Estimated Budget 2028	Estimated Budget 2029
Salaries and Benefits	4,733,732	4,819,848	4,964,443	5,113,376	5,266,777	5,424,780
Overtime	349,470	366,944	377,952	389,291	400,970	412,999
Extra Help	23,990	5,000	5,150	5,305	5,464	5,628
Services and Supplies	79,248	82,596	85,074	87,626	90,255	92,963
SR911 Dispatch services*	341,301	362,659	373,539	384,745	396,287	408,176
Other Charges (County CAP's)	169,309	231,757	238,710	245,871	253,247	260,844
Transcription Costs	5,729	0	0	0	0	0
Vehicle Replacement Costs	266,137	282,895	291,382	300,123	309,127	318,401
Total Cost of City Contract	5,968,916	6,151,699	6,336,250	6,526,337	6,722,127	6,923,791
% increase from prior year		3.06%	3.00%	3.00%	3.00%	3.00%
City LE Svcs	5,968,916	6,151,699	6,336,250	6,526,337	6,722,127	6,923,791
Security Svcs/Contractual Events	0	0	0	0	0	0
Total Revenue	5,968,916	6,151,699	6,336,250	6,526,337	6,722,127	6,923,791

*Fiscal Year 2025 SR911 Budget is pending approval - used option with a 5% vacancy rate and the final budget will be adjusted with County's Adopted Budget in September of 2024

Staffing	
Lieutenant/Chief (No Backfill)	1.00
Sergeant (No Backfill)	3.00
Deputy Sheriff/Patrol (Backfill)	10.00
Deputy Sheriff/Traffic (No Backfill)	3.00
Deputy Sheriff/Detective (No Backfill)	3.00
Deputy Sheriff/CRD (No Backfill)	1.00
Deputy Sheriff/SRO (No Backfill)	1.00
Community Services Officer (No Backfill)	1.00
Supervising Legal Clerk (No Backfill)	1.00
Legal Clerk (No Backfill)	2.00
Total Officers including Lieutenant	22.00
Officers per 1,000 based on Population of 25,006**	0.88

** Population Estimates through the CA Department of Finance - https://dof.ca.gov/forecasting/demographics/estimates-e1/

Code Compliance- Animal Services

Fund 101
Department 411

Department Description

The City of Riverbank contacts the City of Oakdale for Animal Control Services within the city limits. Services include patrolling busy streets for lost, injured, and abandoned animals. Of cers also conduct humane investigations when animal cruelty is suspected, provide shelter for stray animals, offering assistance to owners and nd lost animals, provide emergency services after hours, enforce all California state laws and local animal control ordinances, and conduct animal licensing (canvassing) inspections.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Professional Services							
OTHER CONTRACT SERVICES	101-411.000-702.034	$247,004	$251,491	$270,000	$210,868	$310,621	15%
Total Professional Services:		**$247,004**	**$251,491**	**$270,000**	**$210,868**	**$310,621**	**15%**
Transfers Out							
TRANSFERS OUT	101-411.000-999.000	$103,800	$148,800	$125,450	$0	$152,974	21.9%
Total Transfers Out:		**$103,800**	**$148,800**	**$125,450**	**$0**	**$152,974**	**21.9%**
Total Expense Objects:		**$350,804**	**$400,291**	**$395,450**	**$210,868**	**$463,595**	**17.2%**

CODE COMPLIANCE DEPARTMENT
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-411.000-702.034		
Other Contract Services	Animal Control Services	**310,621.00**
	Other Animal Control Exp.	**0.00**
		310,621.00
101-411.000-699.000	General Fund Subsidy	
Transfers Out	Subsidy to Neighborhood Imprv. Fund 117	133,294.00
	Fleet Internal Services	19,680.00
		152,974.00

Development Services Administration

Fund 101
Department 412

Department Description

Responsible for the planning, engineering, and bidding process for all capital projects. Create and monitor the City's Capital Improvement Program. The department manages budgets and maintenance of the City's 5 landscape & lighting and 2 storm drain districts. Monitor and administer the MS4 stormwater requirements, as well as the solid waste and street sweeping agreements. Manage the Americans with Disability Act (ADA) requirements and complaints. Manage the City's recycling programs, which include CalRecycle mandates, SB 1383, AB341, AB1826, Household Hazardous Waste, and Used Oil programs. Oversee the Measure L and SB 1 Funds distribution and project list.

Responsible for all infrastructure construction inspections both residential and commercial. Monitor and inspect businesses on requirements for the City's Fats, Oil, and Grease Program. Issue encroachment and grading permits.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-412.000-708.004	$7,063	-$37,843	$0	$0	$0	0%
MEDICARE	101-412.000-708.005	$5,870	$6,759	$8,200	$6,446	$4,298	-47.6%
PERS RETIREMENT	101-412.000-708.006	$95,082	$109,426	$119,700	$114,235	$68,781	-42.5%
PAYROLL TAXES	101-412.000-708.007	$2,272	$1,622	$1,700	$1,219	$984	-42.1%
HEALTH DENTAL VISION INSURANCE	101-412.000-708.008	$83,916	$94,247	$100,700	$93,817	$59,702	-40.7%
NATIONAL RETIREMENT	101-412.000-708.009	$20,867	$23,956	$28,000	$19,594	$13,488	-51.8%
SELF INS. PREMIUM	101-412.000-708.010	$61,242	$66,623	$76,000	$67,326	$50,371	-33.7%
DEFERRED COMPENSATION	101-412.000-708.012	$4,214	$10,217	$13,500	$9,864	$8,243	-38.9%
Total Payroll Benefits:		**$280,526**	**$275,008**	**$347,800**	**$312,501**	**$205,867**	**-40.8%**
Salary							
PERSONNEL REGULAR	101-412.000-701.001	$418,816	$517,518	$565,600	$497,299	$296,280	-47.6%
PERSONNEL PART TIME	101-412.000-701.002	$13,432	$0	$0	$0	$0	0%
PERSONNEL OVERTIME	101-412.000-701.003	$319	$0	$2,000	$0	$2,500	25%
Total Salary:		**$432,567**	**$517,518**	**$567,600**	**$497,299**	**$298,780**	**-47.4%**

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Professional Services							
RENTS & LEASES	101-412.000-702.031	$12,061	$16,881	$36,400	$7,241	$37,020	1.7%
PROFESSIONAL/SPECIAL SERV	101-412.000-702.032	$9,446	$10,398	$18,000	$11,776	$16,000	-11.1%
ENGINEERING	101-412.000-702.035	$41,628	$26,530	$30,000	$28,470	$25,000	-16.7%
Total Professional Services:		**$63,135**	**$53,808**	**$84,400**	**$47,487**	**$78,020**	**-7.6%**
Services/ Supplies							
ADVERTISING	101-412.000-703.023	$1,967	$1,332	$2,000	$333	$1,000	-50%
POSTAGE	101-412.000-703.024	$263	$438	$700	$514	$700	0%
OFFICE EXPENSE	101-412.000-703.025	$5,219	$2,906	$3,000	$2,129	$3,000	0%
MISCELLANEOUS EXPENSE	101-412.000-706.026	$647	$2,645	$1,000	$347	$1,000	0%
BOOT & JACKET ALLOWANCE	101-412.000-706.027	$0	$477	$1,000	$0	$1,000	0%
SMALL TOOLS	101-412.000-706.028	$421	$1,248	$1,000	$1,020	$2,000	100%
MEMBERSHIPS,DUES,BOOKS,ETC	101-412.000-706.036	$726	$581	$2,500	$2,448	$3,000	20%
STAFF DEVELOPMENT	101-412.000-706.038	$1,189	$4,761	$7,400	$6,218	$7,500	1.4%
SAFETY EQUIPMENT	101-412.000-706.050	$78	$0	$700	$342	$150	-78.6%
UNIFORMS & RAGS	101-412.000-706.073	$662	$1,486	$1,500	$1,023	$1,500	0%
Total Services/ Supplies:		**$11,171**	**$15,873**	**$20,800**	**$14,376**	**$20,850**	**0.2%**
Utilities							
COMMUNICATIONS	101-412.000-704.022	$2,275	$4,400	$6,000	$4,428	$6,090	1.5%
Total Utilities:		**$2,275**	**$4,400**	**$6,000**	**$4,428**	**$6,090**	**1.5%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-412.000-707.002	$0	$0	$6,225	$0	$0	-100%
2023 PW Yard Fire Expense	101-412.000-707.100	$0	$0	$0	$66,791	$0	0%
2023 PW Yard Fire Exp Sewer	101-412.000-707.106	$0	$0	$0	$42,916	$0	0%
2023 PW Yard Fire Exp Water	101-412.000-707.114	$0	$0	$0	$18,087	$0	0%
Total Capital Expenses/ Projects:		**$0**	**$0**	**$6,225**	**$127,794**	**$0**	**-100%**

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Prior Year Adjustments							
PRIOR YEAR ENCUMBRANCES	101-412.000-709.001	$0	$0	$0	-$7,335	$0	0%
Total Prior Year Adjustments:		**$0**	**$0**	**$0**	**-$7,335**	**$0**	**0%**
Total Expense Objects:		**$789,674**	**$866,607**	**$1,032,825**	**$996,550**	**$609,607**	**-41%**

Fund 101-412: Development Services Administration

702.031	**Rents & Leases**		**$37,020**
	Enterprise Vehicle Leases	$ 7,500	
	Fleet Department Subsidy	$29,520	
702.032	**Professional/Special Services**		**$16,000**
	Bay Alarm	$ 1,500	
	Environmental Services – Capital Projects	$ 1,000	
	SB 1383 Consulting Services	$13,500	
702.035	**Contract Engineering**		**$ 25,000**
703.023	**Advertising**		**$ 1,000**
703.024	**Postage**		**$ 700**
703.025	**Office Expense**		**$ 3,000**
706.026	**Miscellaneous Expense**		**$ 1,000**
706.027	**Boot & Jacket Allowance**		**$ 1,000**
	4 Employees		
706.028	**Small Tools**		**$ 1,000**
706.036	**Memberships, Dues, Books, Etc.**		**$ 4,500**
	APWA Membership	$ 200	
	Stormwater Partnership Coalition	$ 100	
	Books	$ 200	
	Street Saver Software – Annual Fee	$2,000	
	ESRI Software – GIS	$2,000	
706.038	**Staff Development**		**$ 6,500**
	Inspector Training Classes – 2 Employees	$4,000	
	CRRA Recycling Conference – 1 Employee	$1,000	
	Resident Engineer Academy – 1 Employee	$1,500	
706.050	**Safety Equipment**		**$ 300**
	2 - Employee		
706.073	**Uniforms and Rags**		**$ 1,500**
	2 - Employee		

Storm Water Administration

Fund 101
Department 413

Department Description

Responsible for the maintenance and monitoring of stormwater within City limits to maintaining compliance with MS4.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Professional Services							
MAINT. OPERATION EQUIP	101-413.000-702.030	$20,106	$50,974	$24,750	$12,891	$38,055	53.8%
RENTS & LEASES	101-413.000-702.031	$16,732	$32,634	$29,250	$0	$36,314	24.2%
PROFESSIONAL/SPECIAL SERV	101-413.000-702.032	$15,027	$29,881	$21,800	$14,408	$21,800	0%
Total Professional Services:		**$51,865**	**$113,489**	**$75,800**	**$27,299**	**$96,169**	**26.9%**
Services/ Supplies							
MAIN OF BLDG/STRUCTURES/GRDS	101-413.000-706.029	$1,544	$2,035	$6,250	$10,929	$10,000	60%
STATE/COUNTY FEES	101-413.000-706.056	$20,865	$21,981	$22,202	$21,960	$22,202	0%
Total Services/ Supplies:		**$22,410**	**$24,016**	**$28,452**	**$32,889**	**$32,202**	**13.2%**
Utilities							
UTILITIES	101-413.000-704.021	$11,355	$4,171	$12,000	$8,922	$12,000	0%
Total Utilities:		**$11,355**	**$4,171**	**$12,000**	**$8,922**	**$12,000**	**0%**
Capital Expenses/ Projects							
EQUIPMENT/PROJECTS	101-413.000-707.003	$0	$33,707	$21,945	$0	$0	-100%
Total Capital Expenses/ Projects:		**$0**	**$33,707**	**$21,945**	**$0**	**$0**	**-100%**
Transfers Out							
TRANSFERS OUT	101-413.000-999.000	$117,230	$177,011	$325,000	$0	$284,036	-12.6%
Total Transfers Out:		**$117,230**	**$177,011**	**$325,000**	**$0**	**$284,036**	**-12.6%**
Total Expense Objects:		**$202,859**	**$352,394**	**$463,197**	**$69,109**	**$424,407**	**-8.4%**

Fund 101-413: Storm Water Administration

702.030	**Maintenance Operation Equipment**		**$ 38,055**
	Pump Station Maintenance		
702.031	**Rents & Leases**		**$ 36,314**
	Equipment Rentals $10,250		
	Internal Fund Fleet $26,0264		
702.032	**Professional/Special Services**		**$ 21,800**
	WGR Consulting Services – Storm Water Reporting	$ 5,000	
	Storm Water Outreach Radio Ad	$ 800	
	Grover - Viaduct Maintenance	$ 5,000	
	Larry Walker Assoc. -Pyrethroid Reporting	$ 1,000	
	Our Water Our World Outreach Materials & Consulting	$ 4,000	
	Revel Environmental – Storm Filter Maintenance	$ 6,000	
704.021	**Utilities**		**$ 12,000**
	MID	$10,800	
	City of Riverbank	$ 1,200	
706.029	**Maintenance of Building/Structures/Grounds**		**$ 10,000**
706.056	**State/County Fees**		**$ 22,202**
	Stanislaus County Taxes	$ 1,300	
	Delta Water Quality Monitoring	$10,300	
	State Water Resource Control Board	$10,602	
999.000	**Transfer Out**		**$284,036**
	General Fund Subsidy to Gas Tax Fund	$284,036	

Parks

Fund 101
Department 414

Department Description

The Department is responsible for the maintenance of the 16 city parks throughout the city as well as 6 tennis courts and a community pool.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	101-414.000-708.004	-$3,095	-$28,129	$0	$0	$0	0%
MEDICARE	101-414.000-708.005	$4,290	$4,850	$5,500	$4,834	$5,789	5.3%
PERS RETIREMENT	101-414.000-708.006	$53,573	$64,535	$78,300	$75,372	$87,368	11.6%
PAYROLL TAXES	101-414.000-708.007	$6,770	$5,689	$8,100	$3,038	$7,764	-4.1%
HEALTH DENTAL VISION INSURANCE	101-414.000-708.008	$74,388	$59,181	$82,900	$72,598	$105,576	27.4%
NATIONAL RETIREMENT	101-414.000-708.009	$19,296	$21,414	$28,100	$22,609	$28,800	2.5%
SELF INS. PREMIUM	101-414.000-708.010	$37,386	$44,198	$50,800	$43,902	$77,478	52.5%
DEFERRED COMPENSATION	101-414.000-708.012	$1,984	$6,154	$11,900	$5,750	$4,590	-61.4%
Total Payroll Benefits:		**$194,593**	**$177,891**	**$265,600**	**$228,102**	**$317,365**	**19.5%**
Salary							
PERSONNEL REGULAR	101-414.000-701.001	$259,336	$299,697	$375,800	$329,809	$402,071	7%
PERSONNEL PART TIME	101-414.000-701.002	$58,236	$55,192	$51,350	$36,769	$53,668	4.5%
PERSONNEL OVERTIME	101-414.000-701.003	$2,938	$4,947	$7,500	$3,707	$7,500	0%
STANDBY PAY	101-414.000-701.004	$2,533	$4,576	$5,000	$3,002	$5,000	0%
Total Salary:		**$323,043**	**$364,411**	**$439,650**	**$373,288**	**$468,239**	**6.5%**
Professional Services							
MAINT. OPERATION EQUIP	101-414.000-702.030	$980	$357	$1,000	$573	$1,031	3.1%
RENTS & LEASES	101-414.000-702.031	$59,301	$86,606	$137,350	$34,480	$102,800	-25.2%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
PROFESSIONAL/SPECIAL SERV	101-414.000-702.032	$107,388	$151,616	$149,650	$131,496	$160,000	6.9%
Total Professional Services:		**$167,669**	**$238,579**	**$288,000**	**$166,548**	**$263,831**	**-8.4%**
Services/ Supplies							
OFFICE EXPENSE	101-414.000-703.025	$758	$997	$600	$798	$3,000	400%
SMALL TOOLS	101-414.000-703.028	$367	$1,560	$1,000	$709	$1,031	3.1%
CHEMICALS	101-414.000-703.049	$1,327	$2,399	$2,500	$1,670	$2,578	3.1%
POOL EXPENSES & CHEMICALS	101-414.000-703.050	$30,283	$40,163	$55,000	$49,754	$50,000	-9.1%
BARK/FIBER	101-414.000-703.051	$3,563	$3,909	$6,000	$0	$6,186	3.1%
BOOT & JACKET ALLOWANCE	101-414.000-706.027	$558	$745	$1,250	$656	$1,500	20%
MAIN OF BLDG/STRUCTURES/GRDS	101-414.000-706.029	$29,657	$34,253	$38,731	$34,544	$32,992	-14.8%
STAFF DEVELOPMENT	101-414.000-706.038	$2,304	$3,637	$5,000	$8,319	$5,155	3.1%
SAFETY EQUIPMENT	101-414.000-706.050	$575	$648	$1,000	$987	$1,000	0%
STATE/COUNTY FEES	101-414.000-706.056	$1,327	$2,964	$4,500	$3,067	$4,640	3.1%
UNIFORMS & RAGS	101-414.000-706.073	$4,429	$4,350	$4,500	$4,262	$4,640	3.1%
DOWNTOWN & WATER FALL MAINT.	101-414.000-706.081	$2,689	$5,012	$6,950	$7,898	$4,124	-40.7%
Total Services/ Supplies:		**$77,837**	**$100,637**	**$127,031**	**$112,664**	**$116,845**	**-8%**
Utilities							
UTILITIES	101-414.000-704.021	$40,841	$42,942	$40,000	$33,209	$41,240	3.1%
COMMUNICATIONS	101-414.000-704.022	$3,502	$4,048	$3,500	$4,959	$6,000	71.4%
Total Utilities:		**$44,344**	**$46,990**	**$43,500**	**$38,168**	**$47,240**	**8.6%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	101-414.000-707.002	$13,720	$182,050	$19,000	$18,534	$0	-100%
EQUIPMENT/PROJECTS	101-414.000-707.003	$23,767	$12,869	$15,400	$15,714	$61,500	299.4%
Total Capital Expenses/ Projects:		**$37,487**	**$194,919**	**$34,400**	**$34,249**	**$61,500**	**78.8%**
Total Expense Objects:		**$844,971**	**$1,123,426**	**$1,198,181**	**$953,019**	**$1,275,020**	**6.4%**

PARK MAINTENANCE DIVISION

Proposed Budget Narrative 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET
101.414.701.002	Park RR opening/closing year round	
Personnel Part time	(Includes alternating Fridays-City closed)	
	Seasonal Park Aide (Apr.-Sept)	
	Park Aide (Feb/Mar)	
		53,668
101.414.000.701.003	Unplanned overtime	7,500
Personnel Overtime		
101.414.702.030	Unplanned Minor Repairs	1,031
Maint. Operation Equip		
101.414.702.031	Motor Pool	49,200
Rents & Leases	Copier	3,600
	Enterprise Vehicle Leases	44,000
	Rental Equipment	6,000
		102,800
101.414.702.032	Landscaping Contract	138,200
Professional Services	Sports complex annual maintenance	10,000
	Dog Park Annual Maintenance	5,000
	Various Park Security	1,550
	Caselle Work Order Maint.	650
	Gopher Treatment/parks	4,600
		160,000
101.414.000.703.025	Office Expense	3,000
101.414.703.028	Tools needed for repairs or	1031.0
Small Tools	maintenance	
101.414.703.049	Pesticides and other	2,578
Chemicals	chemicals needed	

101.414.703.050 Pool Expenses & Chemicals	Pool Expenses Pool chemicals	50,000
101.414.703.051 Bark	Bark fiber for playground surfacing	6,186
101.414.704.021 Utilities	MID PG&E	40,000
101.414.000.704.022 communications	City phones	3,500
101.414.706.027 Boot & Jacket Allowance	Boot & Jacket Allowance	1,500
101.414.706.029 Maint/Blgs/Grounds	Supplies & Equip for al all Parks & other areas Toilet paper, hand towels irrigation repair, construction supplis, plumbing, faucets	32,992
101.414.706.038 Staff Development	Cerfificate renewals, CEU Playground, pool certificates CPRS Conference	5,155
101.414.706.050 Safety Equipment	Safety glasses and other equipment	1000
101.414.706.073 Uniforms & Rags	Uniforms/Rags	4,640
101.414.706.081 Downtown & Waterfall Maint	Repairs, supplies, general expense	4,124
101.414.000.707.003 Equipment Projects	Annual Playground replacements	20,000
	Kubota Tractor	41,500
		61,500

Economic Development

Fund 101
Department 439

Expenditures by Function

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expenditures							
Administration							
Economic Development							
OTHER CONTRACT SERVICES	101-439.000-702.034	$25,000	$25,000	$25,000	$25,000	$25,000	0%
Total Economic Development:		**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**0%**
Total Administration:		**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**0%**
Total Expenditures:		**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**0%**

ECONOMIC DEVELOPMENT DEPARTMENT
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-439.000-702.034		
Other Contract Services	Annual Investment Opportunity Stanislaus	**25,000.00**

Recreation Subsidy

Fund 101
Department 459

This department represents the subsidy needed for recreational programs.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Transfers Out							
TRANSFERS OUT	101-459.000-999.000	$510,323	$544,190	$729,834	$3,688	$838,374	14.9%
Total Transfers Out:		**$510,323**	**$544,190**	**$729,834**	**$3,688**	**$838,374**	**14.9%**
Total Expense Objects:		**$510,323**	**$544,190**	**$729,834**	**$3,688**	**$838,374**	**14.9%**

RECREATION SUBSIDY
PROPOSED BUDGET
FY 2024-2025

ACCOUNT NUMBER	DESCRIPTION	BUDGET REQUEST
101-459.000-999.000		
Transfers Out	Subsidy to Fund 118	28,850.00
	Subsidy to Fund 134	789,844.00
	Fleet Internal Services	19,680.00
		838,374.00

118 = Community Center Fund
134 = Recreation Fund
163 = Cheese & Wine Fund

Gas Tax Fund 102

The State of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel, and registration taxes on motor vehicles with allocations dedicated to transportation purposes. The local (city & county) portions of these allocations ow through the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA) which allocates much of the revenue from the Road Repair & Accountability Act of 2017 (commonly referred to as SB1 funds).

Gas Tax Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$591,633**	**$202,078**	**$536,394**	**$536,394**	**$317,685**
Revenues					
Taxes	$597,316	$628,109	$672,890	$557,611	$704,737
Charges for Services	$527,401	$551,704	$598,169	$518,413	$646,742
Interest Income	$757	$4,564	$2,250	$1,799	$750
Transfers In	$371,339	$452,663	$646,476	$0	$314,529
Total Revenues:	**$1,496,813**	**$1,637,040**	**$1,919,785**	**$1,077,823**	**$1,666,758**
Expenditures					
Payroll Benefits	$197,755	$198,207	$323,145	$218,345	$233,221
Salary	$292,664	$337,462	$491,850	$325,494	$326,724
Professional Services	$212,637	$259,527	$284,600	$201,941	$273,065
Services/ Supplies	$88,665	$53,947	$87,550	$52,674	$82,750
Utilities	$109,825	$129,698	$111,500	$108,863	$111,000
Capital Expenses/ Projects	$893,156	$234,832	$1,119,194	$766,572	$921,668
Transfers Out	$91,666	$89,051	$43,523	$0	$0
Total Expenditures:	**$1,886,368**	**$1,302,724**	**$2,461,362**	**$1,673,890**	**$1,948,428**
Total Revenues Less Expenditures:	**-$389,555**	**$334,316**	**-$541,577**	**-$596,068**	**-$281,670**
Ending Fund Balance:	**$202,078**	**$536,394**	**-$5,183**	**-$59,674**	**$36,015**

Gas Tax Fund

Fund 102
Department 418

Department Description

The State of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on gasoline and diesel fuel, and registration taxes on motor vechicles with allocations dedicated to transportation purposes. The local (city & county) portions of these allocations ow through the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA) which allocates much of the revenue from the Road Repair & Accountability Act of 2017 (commonly referred to as SB 1 funds).

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	102-418.000-708.004	-$440	-$19,692	$0	$0	$0	0%
MEDICARE	102-418.000-708.005	$3,674	$4,344	$6,530	$4,040	$4,104	-37.2%
PERS RETIREMENT	102-418.000-708.006	$57,556	$62,544	$90,489	$64,031	$73,921	-18.3%
PAYROLL TAXES	102-418.000-708.007	$1,295	$840	$1,840	$891	$1,495	-18.7%
HEALTH DENTAL VISION INSURANCE	102-418.000-708.008	$73,131	$75,761	$116,124	$72,576	$68,412	-41.1%
NATIONAL RETIREMENT	102-418.000-708.009	$18,952	$22,037	$33,082	$24,300	$30,441	-8%
SELF INS. PREMIUM	102-418.000-708.010	$41,603	$44,044	$60,730	$43,833	$48,321	-20.4%
DEFERRED COMPENSATION	102-418.000-708.012	$1,984	$8,329	$14,350	$8,675	$6,527	-54.5%
Total Payroll Benefits:		**$197,755**	**$198,207**	**$323,145**	**$218,345**	**$233,221**	**-27.8%**
Salary							
PERSONNEL REGULAR	102-418.000-701.001	$277,549	$296,447	$451,850	$300,332	$284,224	-37.1%
PERSONNEL OVERTIME	102-418.000-701.003	$2,365	$14,589	$15,000	$5,450	$15,000	0%
STANDBY PAY	102-418.000-701.004	$12,751	$26,426	$25,000	$19,711	$27,500	10%
Total Salary:		**$292,664**	**$337,462**	**$491,850**	**$325,494**	**$326,724**	**-33.6%**
Professional Services							
MAINT. OPERATION EQUIP	102-418.000-702.030	$44,422	$59,858	$65,000	$63,039	$70,000	7.7%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
RENTS & LEASES	102-418.000-702.031	$43,640	$60,644	$75,100	$27,881	$69,700	-7.2%
PROFESSIONAL/SPECIAL SERV	102-418.000-702.032	$23,674	$19,456	$35,000	$9,987	$21,000	-40%
OTHER CONTRACT SERVICES	102-418.000-702.034	$0	$0	$4,000	$0	$4,000	0%
ENGINEERING	102-418.000-702.035	$0	$4,675	$5,000	$0	$5,000	0%
STREET SWEEPING CONTRACT	102-418.000-702.036	$99,128	$107,904	$95,500	$95,299	$98,365	3%
STREET LIGHT REPAIR	102-418.000-702.037	$1,774	$6,990	$5,000	$5,736	$5,000	0%
Total Professional Services:		**$212,637**	**$259,527**	**$284,600**	**$201,941**	**$273,065**	**-4.1%**
Services/ Supplies							
SMALL TOOLS	102-418.000-703.028	$1,091	$1,769	$2,000	$2,078	$2,000	0%
STREET SIGNS/STRIPING	102-418.000-703.062	$68,301	$26,786	$55,000	$27,489	$50,000	-9.1%
MISCELLANEOUS EXPENSE	102-418.000-706.026	$2,030	$1,047	$3,000	$1,639	$3,000	0%
BOOT & JACKET ALLOWANCE	102-418.000-706.027	$868	$1,204	$2,000	$929	$2,000	0%
MAIN OF BLDG/STRUCTURES/GRDS	102-418.000-706.029	$9,731	$16,398	$15,000	$14,170	$15,000	0%
MEMBERSHIPS,DUES,BOOKS,ETC	102-418.000-706.036	$2,268	$899	$2,500	$605	$2,500	0%
CONFERENCES & MEETINGS	102-418.000-706.037	$0	$1,057	$1,000	$0	$750	-25%
STAFF DEVELOPMENT	102-418.000-706.038	$797	$0	$1,800	$0	$1,500	-16.7%
SAFETY EQUIPMENT	102-418.000-706.050	$1,764	$2,366	$2,000	$2,835	$2,750	37.5%
UNIFORMS & RAGS	102-418.000-706.073	$1,814	$2,420	$3,250	$2,929	$3,250	0%
Total Services/ Supplies:		**$88,665**	**$53,947**	**$87,550**	**$52,674**	**$82,750**	**-5.5%**
Utilities							
UTILITIES	102-418.000-704.021	$108,205	$127,993	$110,000	$107,322	$110,000	0%
COMMUNICATIONS	102-418.000-704.022	$1,620	$1,704	$1,500	$1,541	$1,000	-33.3%
Total Utilities:		**$109,825**	**$129,698**	**$111,500**	**$108,863**	**$111,000**	**-0.4%**
Capital Expenses/ Projects							
EQUIPMENT/PROJECTS	102-418.000-707.003	$0	$0	$138,500	$119,479	$0	-100%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
PAVEMENT RESTORATION SPRING 21	102-418.000-707.068	$61,229	$3,223	$0	$0	$0	0%
SB1-TOPEKA ST OVERLAY 3RD-5TH	102-418.000-707.071	$704,402	$0	$0	$0	$0	0%
TOPEKA ST OVERLAY CALLENDAR	102-418.000-707.072	$0	$37,236	$520,694	$428,531	$0	-100%
PALMER,SIERRA,ROSS RD & STRM	102-418.000-707.073	$0	$13,763	$460,000	$213,406	$0	-100%
VALLEY GUTTER CHIEF TUCKER &KA	102-418.000-707.080	$12,825	$0	$0	$0	$0	0%
VALLEY GUTTER STANISLAUS &JACK	102-418.000-707.081	$17,825	$0	$0	$0	$0	0%
VALLEY GUTTER CYPRESSWOODS &CA	102-418.000-707.082	$92,750	$7,466	$0	$0	$0	0%
VALLEY GUTTER & ADA -2ND & RIV	102-418.000-707.083	$4,125	$67,379	$0	$0	$0	0%
VALLEY GUTTER & ADA 7TH & STAN	102-418.000-707.084	$0	$105,766	$0	$5,157	$0	0%
CALLENDAR AVE PROJECT	102-418.000-707.113	$0	$0	$0	$0	$60,000	N/A
OAKDALE RD BETWEEN WESTGATE & HEARTLANDS STORM LINE	102-418.000-707.114	$0	$0	$0	$0	$461,668	N/A
OVERLAY WOODHAVEN CIRCLE & WOODHAVEN PLACE	102-418.000-707.115	$0	$0	$0	$0	$400,000	N/A
Total Capital Expenses/ Projects:		**$893,156**	**$234,832**	**$1,119,194**	**$766,572**	**$921,668**	**-17.6%**
Transfers Out							
TRANSFERS OUT	102-418.000-999.000	$91,666	$89,051	$43,523	$0	$0	-100%
Total Transfers Out:		**$91,666**	**$89,051**	**$43,523**	**$0**	**$0**	**-100%**
Total Expense Objects:		**$1,886,368**	**$1,302,724**	**$2,461,362**	**$1,673,890**	**$1,948,428**	**-20.8%**

DEPARTMENT 102-418: GAS TAX 24 – 25

702.030	**Maintenance of Operations Equipment**		**$70,000**
	Road Maintenance/Repairs		
702.031	**Rents & Leases**		**$70,000**
	Enterprise Lease	$20,500	
	Fleet Department Subsidy	$49,200	
702.032	**Professional/Special Services**		**$21,000**
	State Permits/Fees	$10,000	
	Pump Repairs	$ 4,650	
	Bay Alarm	$ 5,300	
	Charter	$ 1,050	
702.034	**Other Contract Services**		**$4,000**
702.036	**Street Sweeping Contract**		**$98,365**
702.037	**Street Light Repair**		**$5,000**
703.028	**Small Tools**		**$2,000**
703.062	**Street Signs/Stripping**		**$50,000**
	Street Signs	$20,000	
		$30,000	
704.021	**Utilities**		**$110,000**
	MID	$600	
	PG&E	$104,400	
	Dept. of Transportation	$5,000	
704.022	**Communications**		**$1,500**
706.026	**Miscellaneous Expense**		**$3,000**
	Computer/Repairs	$2,800	
	Radio Repairs	$100	
	Tools	$100	
706.027	**Boot & Jackets**		**$2,000**
706.029	**Maintenance/Bldgs/Structures**		**$15,000**
	Asphalt Maintenance/Parts	$8,000	
	Signals Battery System Backups	$4,000	

	Other Maintenance	$3,000	

DEPARTMENT 102-418: GAS TAX 23 – 24

706.036	**Memberships, Dues, Books, Etc.**		**$2,500**
	811	$100	
	CWEA	$100	
	Books for Certification	$2,000	
	APWA	$200	
	Pesticide Regulations	$100	
706.037	**Conference & Meetings**		**$ 750**
706.038	**Staff Development**		**$1,500**
	Training Classes/Certifications	$650	
	CWEA	$100	
	APWA	$750	
706.050	**Safety Equipment**		**$2,750**
706.073	**Uniform & Rags**		**$3,250**

Sewer Operating Fund 106

Sewer Operating Fund Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$5,763,034**	**$8,875,982**	**$8,883,444**	**$8,883,444**	**$8,328,160**
Revenues					
Grants	$105,553	$132,469	$0	$0	$0
Charges for Services	$4,793,836	$5,217,346	$4,985,000	$4,972,598	$5,376,350
Fines, Forfeitures, Penalties	$79,861	$61,636	$50,000	$47,830	$50,000
Interest Income	$14,345	$15,109	$8,000	$1,372	$8,000
Transfers In	$120,716	$1,335,160	$104,561	$0	$0
Total Revenues:	**$5,114,312**	**$6,761,719**	**$5,147,561**	**$5,021,800**	**$5,434,350**
Expenditures					
Payroll Benefits	$217,351	$245,130	$371,915	$300,037	$794,084
Salary	$369,770	$435,037	$585,559	$483,370	$1,126,244
Professional Services	$587,236	$974,122	$1,183,175	$380,911	$510,918
Services/ Supplies	$537,632	$156,056	$242,200	$107,196	$203,475
Utilities	$233,425	$251,299	$287,800	$255,116	$288,502
Capital Expenses/ Projects	$372,462	$2,435,129	$2,858,369	$1,076,916	$1,017,500
Transfers Out	$1,556,137	$2,257,484	$1,755,652	$525,022	$839,029
Total Expenditures:	**$3,874,012**	**$6,754,257**	**$7,284,670**	**$3,128,568**	**$4,779,752**
Total Revenues Less Expenditures:	**$1,240,300**	**$7,462**	**-$2,137,109**	**$1,893,232**	**$654,598**
Ending Fund Balance:	**$7,003,334**	**$8,883,444**	**$6,746,335**	**$10,776,676**	**$8,982,758**

Sewer Collection 106-423

Fund 106
Department 423

The purpose of the department is to maintain the wastewater collection infrastructure of sewer and commercial customers.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	106-423.000-708.004	-$7,780	-$10,107	$0	$0	$0	0%
MEDICARE	106-423.000-708.005	$1,409	$1,878	$2,850	$2,436	$11,154	291.4%
PERS RETIREMENT	106-423.000-708.006	$21,185	$23,893	$39,215	$34,615	$166,210	323.8%
PAYROLL TAXES	106-423.000-708.007	$777	$795	$1,500	$1,065	$3,442	129.5%
HEALTH DENTAL VISION INSURANCE	106-423.000-708.008	$30,711	$36,697	$53,900	$43,075	$192,094	256.4%
NATIONAL RETIREMENT	106-423.000-708.009	$11,420	$15,547	$16,400	$16,073	$47,136	187.4%
SELF INS. PREMIUM	106-423.000-708.010	$15,518	$17,155	$26,300	$24,428	$130,894	397.7%
DEFERRED COMPENSATION	106-423.000-708.012	$0	$2,100	$6,850	$3,375	$15,790	130.5%
Total Payroll Benefits:		**$73,240**	**$87,958**	**$147,015**	**$125,067**	**$566,720**	**285.5%**
Salary							
PERSONNEL REGULAR	106-423.000-701.001	$103,450	$117,753	$195,759	$164,954	$771,145	293.9%
PERSONNEL OVERTIME	106-423.000-701.003	$265	$1,201	$2,700	$1,526	$2,500	-7.4%
STANDBY PAY	106-423.000-701.004	$12,965	$18,837	$20,000	$21,656	$25,000	25%
SALARY REQUEST	106-423.000-701.080	$0	$0	$0	$0	$3,300	N/A
Total Salary:		**$116,680**	**$137,790**	**$218,459**	**$188,137**	**$801,945**	**267.1%**
Professional Services							
MAINT. OPERATION EQUIP	106-423.000-702.030	$23,441	$26,462	$35,850	$16,848	$37,854	5.6%
RENTS & LEASES	106-423.000-702.031	$42,654	$45,058	$91,050	$20,941	$48,159	-47.1%
PROFESSIONAL/SPECIAL SERV	106-423.000-702.032	$27,218	$49,327	$45,000	$42,332	$45,000	0%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
OTHER CONTRACT SERVICES	106-423.000-702.034	$35,648	$51,027	$41,000	$42,338	$41,000	0%
Total Professional Services:		**$128,961**	**$171,874**	**$212,900**	**$122,458**	**$172,013**	**-19.2%**
Services/ Supplies							
ADVERTISING	106-423.000-703.023	$0	$147	$300	$0	$300	0%
POSTAGE	106-423.000-703.024	$5,161	$5,990	$7,200	$6,141	$7,000	-2.8%
OFFICE EXPENSE	106-423.000-703.025	$1,662	$2,455	$2,500	$1,287	$2,500	0%
CHEMICALS	106-423.000-703.049	$0	$22	$1,500	$0	$1,500	0%
URAP	106-423.000-703.068	$7,904	$0	$7,500	$0	$7,725	3%
DEPRECIATION EXPENSE	106-423.000-706.010	$253,591	$0	$0	$0	$0	0%
MISCELLANEOUS EXPENSE	106-423.000-706.026	$563	$1,046	$2,500	$3,216	$3,000	20%
BOOT & JACKET ALLOWANCE	106-423.000-706.027	$400	$250	$2,500	$218	$875	-65%
SMALL TOOLS	106-423.000-706.028	$39	$117	$2,000	$1,618	$2,500	25%
MAIN OF BLDG/STRUCTURES/GRDS	106-423.000-706.029	$1,721	$6,661	$15,000	$6,346	$25,000	66.7%
MEMBERSHIPS,DUES,BOOKS,ETC	106-423.000-706.036	$367	$1,998	$1,500	$761	$2,500	66.7%
CONFERENCES & MEETINGS	106-423.000-706.037	$0	$0	$1,000	$0	$1,000	0%
STAFF DEVELOPMENT	106-423.000-706.038	$1,221	$473	$2,000	$710	$2,500	25%
SAFETY EQUIPMENT	106-423.000-706.050	$2,612	$938	$2,500	$1,179	$3,500	40%
STATE/COUNTY FEES	106-423.000-706.056	$3,468	$3,600	$4,000	$76	$4,200	5%
DEBT SERVICE	106-423.000-706.060	$1,104	$743	$74,000	$0	$36,600	-50.5%
UNIFORMS & RAGS	106-423.000-706.073	$1,733	$2,382	$3,550	$3,008	$4,000	12.7%
BAD DEBTS	106-423.000-706.999	$60,223	$76,373	$18,000	$21,692	$10,000	-44.4%
Total Services/ Supplies:		**$341,769**	**$103,194**	**$147,550**	**$46,250**	**$114,700**	**-22.3%**
Utilities							
UTILITIES	106-423.000-704.021	$36,039	$51,439	$60,000	$37,646	$60,000	0%
COMMUNICATIONS	106-423.000-704.022	$5,181	$5,679	$4,000	$3,554	$4,302	7.6%
Total Utilities:		**$41,221**	**$57,118**	**$64,000**	**$41,200**	**$64,302**	**0.5%**

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Capital Expenses/ Projects							
EQUIPMENT/PROJECTS	106-423.000-707.003	$308,568	$573,867	$356,500	$185,391	$42,500	-88.1%
SEWER LIFT STATION	106-423.000-707.007	$0	$0	$0	$0	$100,000	N/A
COLLECTION SYSTEM	106-423.000-707.114	$0	$0	$875,000	$49,354	$875,000	0%
Total Capital Expenses/ Projects:		**$308,568**	**$573,867**	**$1,231,500**	**$234,745**	**$1,017,500**	**-17.4%**
Transfers Out							
TRANSFERS OUT	106-423.000-999.000	$1,556,137	$2,257,484	$1,755,652	$525,022	$839,029	-52.2%
Total Transfers Out:		**$1,556,137**	**$2,257,484**	**$1,755,652**	**$525,022**	**$839,029**	**-52.2%**
Total Expense Objects:		**$2,566,575**	**$3,389,286**	**$3,777,076**	**$1,282,879**	**$3,576,209**	**-5.3%**

DEPARTMENT 106.423: SEWER COLLECTIONS 24 – 25

702.030	**Maintenance Operation Equipment**		**$37,854**
	Fleet Subsidy	$17,854	
702.031	**Rents & Leases**		**$48,159**
	Enterprise Vehicle Leases	$27,500	
	Fleet Subsidy	$17,059	
	Printer- Copier	$3,600	
702.032	**Professional/Special Services**		**$45,000**
	Monitoring Fees	$4,000	
	Special/Emergency Work	$15,000	
	CVCWA	$1,000	
	Work order Software Maint.	$1,000	
	SWRCB Annual Permit	$10,000	
	SSMP	$2,000	
	Du-All Safety	$12,000	
702.034	**Other Contract Services**		**$41,000**
	Banking Fees (Utility Billing Services)		
	Accounting Services		
703.023	**Advertising**		**$300**
703.024	**Postage**		**$7,000**
703.025	**Office Expense**		**$2,500**
703.049	**Chemicals**		**$1,500**
704.021	**Utilities**		**$60,000**
704.022	**Communications**		**$4,302**
	AT&T Mobility		
	AT&T Calnet 2		
703.068	**URAP**		**$7,725**
706.026	**Miscellaneous**		**$3,000**
706.026	**Boot & Jacket Allowance**		**$875**
706.028	**Small Tools**		**$2,500**
706.029	**Maintenance Bldgs. /Structures**		**$25,000**
	Sewer System Repairs	$10,000	

DEPARTMENT 106.423: SEWER COLLECTIONS 24 – 25

706.036	**Membership, Dues, Books, Etc.**		**$2,500**
	Employee Books for Certification	$1,000	
	CWEA	$500	
706.037	**Conferences & Meetings**		**$1,000**
706.038	**Staff Development**		**$2,500**
706.050	**Safety Equipment**		**$3,500**
706.056	**State & County Fees**		**$4,200**
	SWRCB Annual SSO Permit		
706.060	**Debt Service**		**$36,600**
	Internal Loan due to Streets SDF		
706.073	**Uniforms & Rags**		**$4,000**
706.999	**Bad Debts**		**$10,000**
707.003	**Equipment/Projects**		**$42,500**
	SmartCover Lid for SSO	$ 10,000	
	PW Building Furniture, IT, Paving	$ 32,500	
707.007	**Sewer Lift Station**		**$100,000**
	Lift Station Control Panel Replacements (2)	$100,000	

Sewer Treatment 106-424

Fund 106
Department 424

The purpose of the department is to maintain the wastewater treatment plant which processes all the wastewater within the City.

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	106-424.000-708.004	-$1,030	-$17,495	$0	$0	$0	0%
MEDICARE	106-424.000-708.005	$3,270	$3,908	$4,600	$3,809	$3,839	-16.5%
PERS RETIREMENT	106-424.000-708.006	$46,722	$54,129	$64,700	$57,154	$59,690	-7.7%
PAYROLL TAXES	106-424.000-708.007	$777	$630	$1,500	$872	$1,225	-18.3%
HEALTH DENTAL VISION INSURANCE	106-424.000-708.008	$45,138	$58,702	$83,200	$58,709	$92,016	10.6%
NATIONAL RETIREMENT	106-424.000-708.009	$14,170	$14,163	$18,900	$11,757	$16,800	-11.1%
SELF INS. PREMIUM	106-424.000-708.010	$31,555	$35,476	$42,100	$35,593	$44,979	6.8%
DEFERRED COMPENSATION	106-424.000-708.012	$3,510	$7,657	$9,900	$7,077	$8,815	-11%
Total Payroll Benefits:		**$144,111**	**$157,171**	**$224,900**	**$174,971**	**$227,364**	**1.1%**
Salary							
PERSONNEL REGULAR	106-424.000-701.001	$219,991	$244,181	$316,600	$248,737	$271,799	-14.2%
PERSONNEL OVERTIME	106-424.000-701.003	$31,360	$41,692	$36,000	$32,333	$37,500	4.2%
STANDBY PAY	106-424.000-701.004	$1,738	$11,373	$14,500	$14,163	$15,000	3.4%
Total Salary:		**$253,089**	**$297,247**	**$367,100**	**$295,233**	**$324,299**	**-11.7%**
Professional Services							
MAINT. OPERATION EQUIP	106-424.000-702.030	$69,841	$72,005	$112,000	$79,539	$85,405	-23.7%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
RENTS & LEASES	106-424.000-702.031	$41,409	$63,285	$79,775	$33,954	$76,000	-4.7%
PROFESSIONAL/SPECIAL SERV	106-424.000-702.032	$135,865	$137,707	$155,000	$113,217	$175,000	12.9%
OTHER CONTRACT SERVICES	106-424.000-702.034	$209,099	$527,026	$621,000	$29,515	$0	-100%
PIRTS & APPRAISALS,TAXES	106-424.000-702.056	$2,059	$2,225	$2,500	$2,229	$2,500	0%
Total Professional Services:		**$458,274**	**$802,248**	**$970,275**	**$258,453**	**$338,905**	**-65.1%**
Services/ Supplies							
OFFICE EXPENSE	106-424.000-703.025	$2,171	$2,440	$5,000	$1,754	$5,000	0%
CHEMICALS	106-424.000-703.049	$5,094	$3,912	$5,700	$3,710	$6,000	5.3%
DEPRECIATION EXPENSE	106-424.000-706.010	$141,912	$0	$0	$0	$0	0%
MISCELLANEOUS EXPENSE	106-424.000-706.026	$564	$418	$2,800	$221	$2,800	0%
BOOT & JACKET ALLOWANCE	106-424.000-706.027	$595	$200	$1,250	$750	$875	-30%
SMALL TOOLS	106-424.000-706.028	$1,877	$2,811	$3,500	$1,125	$3,500	0%
MAIN OF BLDG/STRUCTURES/GRDS	106-424.000-706.029	$27,758	$30,538	$50,000	$35,574	$35,000	-30%
MEMBERSHIPS,DUES,BOOKS,ETC	106-424.000-706.036	$1,163	$1,106	$4,000	$1,409	$3,500	-12.5%
STAFF DEVELOPMENT	106-424.000-706.038	$2,369	$2,006	$4,500	$1,489	$4,500	0%
SAFETY EQUIPMENT	106-424.000-706.050	$2,249	$1,126	$3,300	$2,205	$3,000	-9.1%
LEVEE REPAIR AND A.C.	106-424.000-706.053	$6,733	$4,257	$10,000	$9,329	$20,000	100%
UNIFORMS & RAGS	106-424.000-706.073	$2,819	$4,048	$4,000	$3,381	$4,000	0%
BOND INTEREST EXPENSE	106-424.000-706.076	$559	$0	$600	$0	$600	0%
Total Services/ Supplies:		**$195,863**	**$52,862**	**$94,650**	**$60,946**	**$88,775**	**-6.2%**
Utilities							
UTILITIES	106-424.000-704.021	$188,867	$190,741	$220,000	$210,917	$220,000	0%
COMMUNICATIONS	106-424.000-704.022	$3,337	$3,440	$3,800	$2,998	$4,200	10.5%
Total Utilities:		**$192,204**	**$194,181**	**$223,800**	**$213,915**	**$224,200**	**0.2%**
Capital Expenses/ Projects							

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
CAPITAL EXPENDITURES	106-424.000-707.002	$63,895	$0	$1,626,869	$985,510	$0	-100%
EQUIPMENT/PROJECTS	106-424.000-707.003	$0	$660,115	$0	-$143,339	$0	0%
ENERGY PROJECT - SITELOGIQ	106-424.000-707.100	$0	$1,201,148	$0	$0	$0	0%
Total Capital Expenses/ Projects:		**$63,895**	**$1,861,262**	**$1,626,869**	**$842,171**	**$0**	**-100%**
Total Expense Objects:		**$1,307,436**	**$3,364,970**	**$3,507,594**	**$1,845,689**	**$1,203,543**	**-65.7%**

DEPARTMENT 106-424: SEWER TREATMENT 24 – 25

702.030	**Maintenance Operation Equipment**			**$85,405**
	General Equipment maint.		$60,000	
	Fleet Subsidy		$20,405	
702.031	**Rents & Leases**			**$76,000**
	Enterprise Vehicle Leases	$29,500		
	Fleet Subsidy	$19,000		
	Misc. Equipment Rentals	$27,500		
702.032	**Professional/Special Services**			**$175,000**
	Lab Analysis	$33,000		
	Regional Reporting	$29,000		
	Lab Testing	$19,000		
	Water Monitoring	$30,000		
	Misc. Professional Services	$30,000		
	WDR Permit	$20,000		
	Du-All	$12,000		
702.056	**Taxes**			**$2,500**
703.025	**Office Expense**			**$5,000**
703.049	**Chemicals**			**$6,000**
704.021	**Utilities**			**$220,000**
	PG&E Office	$10,000		
	MID – WWTP	$210,000		
704.022	**Communications**			**$4,200**
	AT&T Mobility			
706.026	**Misc. Expense**			**$2,800**
706.027	**Boot & Jacket Allowance**			**$875**
706.028	**Small Tools**			**$3,500**
706.029	**Maintenance of Bldgs./Structures/Grds**			**$35,000**
	WWTP Maintenance			

DEPARTMENT 106-424: SEWER TREATMENT 24 – 25

706.036	**Memberships, Dues, Books, Etc.**		**$3,500**
	CWEA	$2,000	
	State Water Resources	$500	
	Staff Development Books	$1,500	
706.038	**Staff Development**		**$4,500**
	Employee Training/Education/Certs/Exams		
706.050	**Safety Equipment**		**$3,000**
706.053	**Levee Repair**		**$20,000**
706.073	**Uniforms and Rags**		**$4,000**

Sewer Debt Service Fund 107 Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$195,317**	**$355,331**	**$496,130**	**$496,130**	**$587,730**
Revenues					
Charges for Services	$0	$400	$0	$0	$0
Interest Income	$2,098	$11,931	$4,000	$2,484	$4,000
Transfers In	$560,550	$577,997	$579,992	$481,395	$579,992
Total Revenues:	**$562,648**	**$590,328**	**$583,992**	**$483,880**	**$583,992**
Expenditures					
Services/ Supplies	$104,117	$205,875	$492,392	$221,712	$542,392
Transfers Out	$65,563	$1,201,148	$0	$0	$0
Total Expenditures:	**$169,680**	**$1,407,023**	**$492,392**	**$221,712**	**$542,392**
Total Revenues Less Expenditures:	**$392,967**	**-$816,694**	**$91,600**	**$262,167**	**$41,600**
Ending Fund Balance:	**$588,284**	**-$461,363**	**$587,730**	**$758,297**	**$629,330**

Sewer Capital Improvement Fund Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$404,604**	**$434,488**	**$1,051,617**	**$1,051,617**	**$1,054,717**
Revenues					
Charges for Services	-$7,830	-$1,310	$0	$9,551	$0
Interest Income	$401	$2,333	$500	$919	$500
Transfers In	$50,800	$640,506	$52,600	$43,626	$52,600
Total Revenues:	**$43,370**	**$641,528**	**$53,100**	**$54,097**	**$53,100**
Expenditures					
Capital Expenses/ Projects	$13,486	$24,399	$50,000	$6,193	$925,000
Total Expenditures:	**$13,486**	**$24,399**	**$50,000**	**$6,193**	**$925,000**
Total Revenues Less Expenditures:	**$29,884**	**$617,129**	**$3,100**	**$47,905**	**-$871,900**
Ending Fund Balance:	**$434,488**	**$1,051,617**	**$1,054,717**	**$1,099,522**	**$182,817**

ATTACHMENT 4

Water Operating Fund 114

Water Operating Fund Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$1,122,270**	**$1,946,411**	**$1,122,194**	**$1,122,194**	**$1,124,329**
Revenues					
Grants	$80,620	$0	$0	$0	$0
Charges for Services	$3,013,937	$3,050,332	$3,230,500	$2,657,217	$3,230,500
Fines, Forfeitures, Penalties	$52,471	$59,399	$55,000	$54,312	$55,000
Interest Income	$13,498	$24,096	$8,000	$3,771	$4,000
Total Revenues:	**$3,160,526**	**$3,133,827**	**$3,293,500**	**$2,715,301**	**$3,289,500**
Expenditures					
Payroll Benefits	$236,687	$217,477	$288,553	$270,908	$806,176
Salary	$378,665	$480,292	$527,814	$479,945	$1,213,559
Professional Services	$370,864	$544,551	$678,125	$315,969	$519,752
Services/ Supplies	$900,733	$237,433	$587,350	$153,349	$598,073
Utilities	$402,283	$486,179	$407,300	$328,087	$407,452
Capital Expenses/ Projects	$118,670	$946,825	$216,000	$91,870	$95,000
Transfers Out	$895,785	$1,108,719	$1,118,741	$47,094	$235,338
Total Expenditures:	**$3,303,688**	**$4,021,476**	**$3,823,883**	**$1,687,221**	**$3,875,350**
Total Revenues Less Expenditures:	**-$143,162**	**-$887,649**	**-$530,383**	**$1,028,080**	**-$585,850**
Ending Fund Balance:	**$979,108**	**$1,058,762**	**$591,811**	**$2,150,274**	**$538,479**

Water Operating 114-433

Fund 114
Department 433

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Payroll Benefits							
MIS EMPLOYEE BENEFITS	114-433.000-708.004	-$7,749	-$33,660	$0	$0	$0	0%
MEDICARE	114-433.000-708.005	$3,749	$5,820	$6,457	$6,144	$16,161	150.3%
PERS RETIREMENT	114-433.000-708.006	$73,997	$79,114	$92,608	$88,595	$245,749	165.4%
PAYROLL TAXES	114-433.000-708.007	$1,295	$1,470	$1,859	$1,323	$4,758	155.9%
HEALTH DENTAL VISION INSURANCE	114-433.000-708.008	$88,472	$75,943	$80,444	$77,205	$261,350	224.9%
NATIONAL RETIREMENT	114-433.000-708.009	$26,006	$24,510	$33,019	$26,767	$65,184	97.4%
SELF INS. PREMIUM	114-433.000-708.010	$48,934	$53,177	$59,816	$58,223	$189,845	217.4%
DEFERRED COMPENSATION	114-433.000-708.012	$1,984	$11,104	$14,350	$12,650	$23,129	61.2%
Total Payroll Benefits:		**$236,687**	**$217,477**	**$288,553**	**$270,908**	**$806,176**	**179.4%**
Salary							
PERSONNEL REGULAR	114-433.000-701.001	$321,325	$383,268	$444,814	$399,988	$1,120,259	151.8%
PERSONNEL OVERTIME	114-433.000-701.003	$24,689	$25,034	$35,000	$13,956	$20,000	-42.9%
STANDBY PAY	114-433.000-701.004	$32,651	$71,991	$48,000	$66,002	$70,000	45.8%
SALARY REQUEST	114-433.000-701.080	$0	$0	$0	$0	$3,300	N/A
Total Salary:		**$378,665**	**$480,292**	**$527,814**	**$479,945**	**$1,213,559**	**129.9%**
Professional Services							
MAINT. OPERATION EQUIP	114-433.000-702.030	$67,353	$121,541	$85,700	$42,413	$93,460	9.1%
RENTS & LEASES	114-433.000-702.031	$36,971	$58,832	$101,025	$20,606	$76,292	-24.5%
PROFESSIONAL/SPECIAL SERV	114-433.000-702.032	$222,328	$292,332	$296,400	$211,045	$300,000	1.2%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
OTHER CONTRACT SERVICES	114-433.000-702.034	$44,211	$71,846	$195,000	$41,905	$50,000	-74.4%
Total Professional Services:		**$370,864**	**$544,551**	**$678,125**	**$315,969**	**$519,752**	**-23.4%**
Services/ Supplies							
ADVERTISING	114-433.000-703.023	$0	$3,046	$500	$0	$500	0%
POSTAGE	114-433.000-703.024	$5,755	$7,159	$7,600	$7,234	$7,828	3%
OFFICE EXPENSE	114-433.000-703.025	$2,644	$2,144	$3,500	$645	$3,500	0%
BACKFLOW INSPECTION EXPENSES	114-433.000-703.064	$6,881	$9,599	$6,000	$1,494	$6,000	0%
WATER CONSERVATION PROGRAM	114-433.000-703.067	$5,385	$23,652	$25,000	$17,799	$25,000	0%
URAP	114-433.000-703.068	$11,044	$0	$15,000	$0	$15,450	3%
DEPRECIATION EXPENSE	114-433.000-706.010	$588,105	$0	$0	$0	$0	0%
MISCELLANEOUS EXPENSE	114-433.000-706.026	$2,085	$12	$2,200	$1,396	$2,200	0%
BOOT & JACKET ALLOWANCE	114-433.000-706.027	$794	$1,294	$3,000	$1,417	$3,163	5.4%
SMALL TOOLS	114-433.000-706.028	$5,939	$5,452	$12,500	$3,584	$5,000	-60%
MAIN OF BLDG/STRUCTURES/GRDS	114-433.000-706.029	$20,505	$11,218	$25,000	$11,962	$20,000	-20%
MEMBERSHIPS,DUES,BOOKS,ETC	114-433.000-706.036	$2,554	$1,631	$3,800	$2,498	$3,800	0%
CONFERENCES & MEETINGS	114-433.000-706.037	$0	$0	$3,500	$0	$3,500	0%
STAFF DEVELOPMENT	114-433.000-706.038	$2,528	$8,344	$5,000	$145	$9,000	80%
SAFETY EQUIPMENT	114-433.000-706.050	$842	$1,327	$3,500	$1,940	$3,500	0%
DEBT SERVICES	114-433.000-706.054	$50,077	$58,493	$410,000	$40,752	$429,882	4.8%
STATE/COUNTY FEES	114-433.000-706.056	$35,876	$38,997	$41,500	$41,503	$45,000	8.4%
UNIFORMS & RAGS	114-433.000-706.073	$2,649	$3,597	$4,750	$4,235	$4,750	0%
LOSS ON FIXED ASSET	114-433.000-706.997	$119,994	$0	$0	$0	$0	0%
BAD DEBTS	114-433.000-706.999	$37,022	$60,820	$15,000	$16,745	$10,000	-33.3%
Total Services/ Supplies:		**$900,679**	**$236,785**	**$587,350**	**$153,349**	**$598,073**	**1.8%**
Utilities							

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
UTILITIES	114-433.000-704.021	$392,022	$478,850	$400,000	$323,345	$400,000	0%
COMMUNICATIONS	114-433.000-704.022	$10,262	$7,329	$7,300	$4,742	$7,452	2.1%
Total Utilities:		**$402,283**	**$486,179**	**$407,300**	**$328,087**	**$407,452**	**0%**
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	114-433.000-707.002	$118,670	$319,517	$85,000	$67,156	$30,000	-64.7%
EQUIPMENT/PROJECTS	114-433.000-707.003	$0	$418,397	$36,000	$24,713	$25,000	-30.6%
WATER METERS	114-433.000-707.010	$0	$0	$15,000	$0	$15,000	0%
ENERGY PROJECT - SITELOGIQ	114-433.000-707.100	$0	$208,911	$0	$0	$0	0%
STORAGE TANKS SCADA & VFDS	114-433.000-707.117	$0	$0	$80,000	$0	$25,000	-68.7%
Total Capital Expenses/ Projects:		**$118,670**	**$946,825**	**$216,000**	**$91,870**	**$95,000**	**-56%**
Transfers Out							
TRANSFERS OUT	114-433.000-999.000	$895,785	$1,108,719	$1,118,741	$47,094	$235,338	-79%
Total Transfers Out:		**$895,785**	**$1,108,719**	**$1,118,741**	**$47,094**	**$235,338**	**-79%**
Total Expense Objects:		**$3,303,634**	**$4,020,828**	**$3,823,883**	**$1,687,221**	**$3,875,350**	**1.3%**

DEPARTMENT 114-433: WATER 24 – 25

702.030	**Maintenance Operation Equipment**		**$93,460**
702.031	**Rents & Leases**		**$76,292**
	Enterprise Vehicle Lease	$27,500	
	Fleet Department Subsidy	$45,492	
	Printer/Copier lease	$3,300	
702.032	**Professional/Special Services**		**$300,000**
	Software Licenses	$4,358	
	Testing/Sampling	$16,205	
	Backflow Testing	$7,760	
	CRWA	$937	
	American Water Works	$2,000	
	MCC Controls	$920	
	SJVAPCD	$2,020	
	EM Electric & Mach.	$2,000	
	Equarius waterworks	$7,000	
	Other Services	$20,000	
	STRGBA	$67,000	
	Du-All	$11,660	
702.034	**Other Contract Services**		**$50,000**
	Banking Fees (Utility Billing Services)		
	Accounting Services		
703.023	**Advertising**		**$500**
703.024	**Postage**		**$7,828**
703.025	**Office Expense**		**$3,500**
703.064	**Backflow Inspection Expense**		**$6,000**
703.067	**Water Conservation Program**		**$25,000**
703.068	**URAP**		**$15,450**
704.021	**Utilities**		**$400,000**
	PG&E	$272,000	
	MID	$128,000	
704.022	**Communications**		**$7,452**
	AT&T Mobility		

DEPARTMENT 114-433: WATER

706.026	**Miscellaneous**		**$2,200**
706.027	**Boot & Jacket Allowance**		**$3,163**
706.028	**Small Tools**		**$5,000**
706.029	**Maintenance Building/Structures**		**$20,000**
706.036	**Membership, Dues, Books. Etc.**		**$3,800**
706.037	**Conferences & Meetings**		**$3,500**
706.038	**Staff Development**		**$9,000**
	Training/Education/Certifications	$2,000	
	CWEA Classes	$2,000	
	CRWA Classes	$2,000	
	Backflow Certification	$3,000	
706.050	**Safety Equipment**		**$3,500**
706.054	**Debt Service**		**$429,882**
	Annual Loan Payment for Water Meter Project		
706.056	**State/County Fees**		**$45,000**
706.073	**Uniform & Rags**		**$4,750**
706.999	**Bad Debts**		**$10,000**
707.002	**Capital Expenditures**		**$30,000**
	PW Building Furniture, IT, Paving	$30,000	
707.003	**Equipment/Projects**		**$15,000**
	Miscellaneous system repairs		
707.010	**Water Meters**		**$15,000**
707.117	**Storage Tanks SCADA & VFDS**		**$25,000**
999.000	**Transfers Out**		
	Fund 101 Management personnel	$169,920	
	Fund 116 Debt Service	$55,600	
	Fund 117 New PT Neighborhood Improvement Officer	$9,818	

Water Capital Improvement 116-436

Fund 116
Department 436

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Capital Expenses/ Projects							
CAPITAL EXPENDITURES	116-436.000-707.002	$19,701	$38,930	$465,000	$361,009	$565,000	21.5%
WATER LINE REPLACEMENT	116-436.000-707.100	$0	$0	$600,000	$31,504	$600,000	0%
Total Capital Expenses/ Projects:		**$19,701**	**$38,930**	**$1,065,000**	**$392,513**	**$1,165,000**	**9.4%**
Total Expense Objects:		**$19,701**	**$38,930**	**$1,065,000**	**$392,513**	**$1,165,000**	**9.4%**

Water System Development 206-474

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Capital Expenses/ Projects							
SYS. DEV.- WATER PROJECTS	206-474.000-707.085	$0	$1,411	$400,000	$208,598	$0	-100%
WELL #13	206-474.000-707.104	$0	$0	$0	$0	$400,000	N/A
Total Capital Expenses/ Projects:		**$0**	**$1,411**	**$400,000**	**$208,598**	**$400,000**	**0%**
Total Expense Objects:		**$0**	**$1,411**	**$400,000**	**$208,598**	**$400,000**	**0%**

Public Benefit Fund 230

The Fund is to account for revenues received from Cannabis Development Agreements.

Public Benefit Fund Comprehensive Summary

Name	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted
Beginning Fund Balance:	**$1,657,556**	**$1,452,903**	**$1,326,554**	**$1,326,554**	**$1,140,054**
Revenues					
Charges for Services	$332,375	$378,200	$385,000	$284,206	$445,000
Total Revenues:	**$332,375**	**$378,200**	**$385,000**	**$284,206**	**$445,000**
Expenditures					
Professional Services	$107,387	$115,650	$151,500	$143,197	$206,000
Capital Expenses/ Projects	$71,341	$0	$0	$0	$0
Transfers Out	$358,300	$388,900	$420,000	$0	$424,360
Total Expenditures:	**$537,028**	**$504,550**	**$571,500**	**$143,197**	**$630,360**
Total Revenues Less Expenditures:	**-$204,653**	**-$126,349**	**-$186,500**	**$141,008**	**-$185,360**
Ending Fund Balance:	**$1,452,903**	**$1,326,554**	**$1,140,054**	**$1,467,562**	**$954,694**

Public Bene t 230-411

Expenditures by Expense Type

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Amended	FY2024 Actual	FY2025 Budgeted	FY2024 Amended vs. FY2025 Budgeted (% Change)
Expense Objects							
Professional Services							
RENTS & LEASES	230-411.000-702.031	$107,387	$115,650	$143,000	$143,197	$197,500	38.1%
OTHER CONTRACT SERVICES	230-411.000-702.034	$0	$0	$8,500	$0	$8,500	0%
Total Professional Services:		**$107,387**	**$115,650**	**$151,500**	**$143,197**	**$206,000**	**36%**
Capital Expenses/ Projects							
EQUIPMENT/PROJECTS	230-411.000-707.003	$54,726	$0	$0	$0	$0	0%
COMMUNITY CENTER KITCHEN REMOD	230-441.000-707.004	$16,615	$0	$0	$0	$0	0%
Total Capital Expenses/ Projects:		**$71,341**	**$0**	**$0**	**$0**	**$0**	**0%**
Transfers Out							
TRANSFERS OUT	230-411.000-999.000	$358,300	$388,900	$420,000	$0	$424,360	1%
Total Transfers Out:		**$358,300**	**$388,900**	**$420,000**	**$0**	**$424,360**	**1%**
Total Expense Objects:		**$537,028**	**$504,550**	**$571,500**	**$143,197**	**$630,360**	**10.3%**

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO.11.2

SECTION 11: NEW BUSINESS

Meeting Date:	**June 11, 2024**
Subject:	**Resolution Authorizing the City Manager to Execute a Contract for Architectural Services with Architecture Plus, Inc. Related to the Evaluation and Design of a New City Hall in Downtown Riverbank and Authorize a Budget Amendment for $20,000 from the Police/General Government System Development Fee Fund**
From:	**Marisela H. Garcia, City Manager**

RECOMMENDATION

It is recommended that the City Council consider authorizing the City Manager to execute a contract for architectural services with Architecture Plus, Inc. for services related to the evaluation and design of a new City Hall in Downtown Riverbank and authorize a budget Amendment for $20,000 from the Police/General Government System Development Fee Fund.

SUMMARY

In August 2021 the City Council established a Strategic Plan Objective to "Research feasibility of a new City Hall to accommodate current and future needs." On February 27, 2024 staff presented the City Council with an option to lease currently vacant space that would accommodate current and future staff growth for the City. Unfortunately this item was not authorized to proceed therefore staff is exploring options for a new city hall site on existing downtown property. This item would allow staff to work with a local architect in order to evaluate existing properties and prepare a design for a future city hall.

BACKGROUND

In June 2018, the City Council established a Strategic Plan Objective to "conduct a spatial analysis of all city facilities…" Over the past several years it has been evident that the City has outgrown its current facilities. With the population growth that is anticipated to occur in the near future, the City Council thought it would be prudent to develop long-term plans to accommodate the growth in City staff that would be needed to serve our growing community.

In preparation for the study, all departments prepared short- and long-term staffing needs. These projections were used by the consulting team of Indigo Hammond + Playle Architects, LLP in order to determine the spatial needs for city offices. It became evident that City Hall North and City Hall South do not have sufficient space to adequately meet the needs of each of the departments, now or in the near future.

In February 2020 Indigo Hammond + Playle Architects, LLP presented a report to the City Council presenting interim solutions that would help to alleviate the spatial constraints within the two existing City Hall buildings. Unfortunately, the COVID-19 pandemic reached California the following month and these interim solutions were not explored. Post-pandemic, the City has continued to grow and these interim solutions are no longer viable options therefore we continued to explore a long-term solution that would be suitable for our needs.

With the spatial analysis complete, in August 2021, via an update to the City's Strategic Plan the Council updated it's objective to focus on researching the feasibility of a new city hall. With the urgent need now for additional space to accommodate city staff, we began to focus on existing vacant locations that would provide sufficient space for current and future growth. City staff began to negotiate with the owner of the site located at 6436 Oakdale Road which has approximately 42,000 sq. ft. of space that would be able to house both City Hall North and City Hall South staff, had adequate parking for city employees as well residents, and would be able to house an expanded and updated City Council Chambers. The City had originally negotiated a lease for this location with the goal of purchasing it but unfortunately the Council elected not to proceed.

Public comments and comments from Council focused on the desire to maintain city hall presence in downtown Riverbank. As such, City staff has obtained a proposal from Architecture Plus, Inc. via our existing contract with our City Engineer's, Ardurra, for architectural services related to this project. The Scope of Work entails the following:

1. Site Assessment: Evaluation of three sites located in Downtown Riverbank for a City Hall Expansion project (2 sites currently owned by the City, one site currently private property). Assessment includes field visits to confirm existing conditions to determine viability for expansion or building demolition.
2. Concept Design: Provide site and/or building footprint design to aid in the evaluation of each property.

The proposal provides a range of \$15,000-\$20,000 for these services depending upon site needs therefore staff is recommending a budget allocation of \$20,000 from the Police/General Government System Development Fee Fund (Fund 210) which is currently collecting fees for a new city hall.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan Objective to "Research feasibility of a new City Hall to accommodate current and future needs."

FINANCIAL IMPACT

$20,000 to be allocated from the Police/General Government System Development Fee Fund 210.

ATTACHMENTS

1. Resolution
   Exhibit A: Contract for Architectural Services with Architecture Plus, Inc.

CITY OF RIVERBANK

RESOLUTION 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR ARCHITECTURAL SERVICES WITH ARCHITECTURE PLUS, INC. RELATED TO THE EVALUATION AND DESIGN OF A NEW CITY HALL IN DOWNTOWN RIVERBANK AND AUTHORIZE A BUDGET AMENDMENT FOR $20,000 FROM THE POLICE/GENERAL GOVERNMENT SYSTEM DEVELOPMENT FEE FUND 210

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

WHEREAS, in June 2018 the City Council established a Strategic Plan Objective to "conduct a spatial analysis of all city facilities"**;** and

WHEREAS, the firm of Indigo Hammond + Playle Architects, LLP performed a Spatial Needs Analysis where they evaluated the current and future staffing needs of the City and determined that additional space was required to accommodate future growth**;** and

WHEREAS, based on the recommendations of the Spatial Needs Analysis in August 2021 the City Council established a Strategic Plan Objective to "research feasibility of a new City Hall to accommodate current and future needs"**;** and

WHEREAS, based on the urgent need for additional space at City Hall staff looked at the potential reuse of an existing site to re-locate the staff at City Hall North and City Hall South**;** and

WHEREAS, In February 2024 the initial plan for reuse of an existing site was not supported by residents or Council**;** and

WHEREAS, the City will be evaluating existing city-owned locations in downtown, and vacant private property**;** and

WHEREAS, the City received a proposal from Architecture Plus, Inc., hereby incorporated as Exhibit A, to provide services related to the evaluation of the aforementioned sites and prepare a concept design to aid in determining the best location; and

WHEREAS, the city staff is seeking to contract with Architecture Plus, Inc, in the amount of $20,000 to be allocated from the Police/General Government System Development Fee Fund 210.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby authorize the City Manager to execute a contract for Architectural Services with Architecture Plus, Inc. and authorizes a budget amendment of $20,000 from the Police/General Government System Development Fee Fund 210.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 11th day of June, 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	**Richard D. O'Brien**
City Clerk	**Mayor**

Attachment(s): ***Exhibit A: Contract for Architectural Services with Architecture Plus, Inc.***

PLANNING
ARCHITECTURE
api

ARCHITECTS:
Rodney C. Alonzo, A.I.A
CEO
C26714

Joseph L. Smith, A.I.A
President
C23440

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

CONTRACT FOR ARCHITECTURAL SERVICES

Date: April 5, 2024

Client: City of Riverbank
Contact: William Kull

Address: 440 S. Yosemite Ave
Oakdale, CA 95361

Business Phone: 209-540-4043

E-mail: wkull@ardurra.com

Project Location: Various Sites, City of Riverbank, CA

Project Description: Assist the City of Riverbank to evaluate three sites located in Downtown Riverbank for a City Hall Expansion project.

I. Project Scope:

A. Site Assessment Phase: The Architect shall field visit the prospective sites to confirm existing conditions. Architect will meet with City Staff to evaluate each site and assist in determining their viability for expansion or building demolition.

B. Concept Design Phase: If Client requests, the Architect can provide site and or building footprint designs to aid in the evaluation of each property. Detailed floor plan designs are not included during this phase.

Client to provide Architect with site/property information and existing building drawings for Architect's use.

III. Assumptions and Additional Services NOT Included In This Contract:

a. Excludes Special building design beyond current approved planning approval.
b. Excludes re-zone applications, lot line adjustments, tentative and final parcel maps and any planning approvals.
c. Excludes Environmental Impact Application/Coordination.
d. Excludes any and all special studies. Examples are traffic studies, sound studies, arborist reports, soils inspection, etc.
e. Excludes any design changes that are a result of unknown conditions or site or in existing structures.
f. Significant design changes that are requested by the Client unless requested as additional service.
g. Excludes off-site improvements.
h. Excludes fire sprinkler design (interior and/or exterior).
i. Excludes fire alarm design.
j. Pre-bid and pre-construction meetings unless requested as additional service.
k. Providing plans for bid services unless requested as additional service.
l. Post construction services unless requested as additional service.
m. Excludes any and all permit fees.
n. Excludes any jurisdictional requirements beyond the ones currently disclosed to API and identified above.

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ARCHITECTURE
api

ARCHITECTS:
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o. Excludes Cal Green Commissioning.
p. Excludes investigation, detection, abatement, replacement, or removal of products, materials or processes containing asbestos and/or any hazardous/toxic materials.
q. Excludes landscape design and drawings.
r. Excludes civil design and drawings.
s. Excludes interior design.

IV. Compensation:

The CLIENT shall compensate the ARCHITECT for services as follows:

A. Site Assessment Phase:
Hourly – Estimate $6,000-$8,000

B. Design Phase:
Hourly – Estimate $9,000-$12,000

ADDITIONAL SERVICES (If requested in writing by Client)

C. Permit Phase Services
Hourly as requested

ADDITIONAL SERVICES: Additional costs may be billed if required by the CLIENT or an authorized representative of the CLIENT. Additional services will be provided at the rates on the attached schedule. Copying which is required for document distribution to bidders and jurisdictions is to be charged to the CLIENT at the rates listed on the attached rate schedule.

COMPENSATION ADJUSTMENT: The compensation of the ARCHITECT shall be adjusted if there is: a change in PROJECT Location, Description, or Scope as stated above; a change in the instructions of the CLIENT; a revision of codes; a change in procurement method; preparation for and attendance at a public hearing, a dispute resolution proceeding or a legal proceeding (except where the ARCHITECT is a party).

BILLINGS/PAYMENTS: Invoices are issued monthly for work accomplished in the preceding month and are due and payable within TEN (10) DAYS of presentation.

LATE PAYMENTS: The CLIENT agrees to pay a service charge of 1.5% per month, simple interest, on invoices not paid within THIRTY (30) DAYS. If an invoice is not paid within SIXTY (60) DAYS, all work on the PROJECT will be suspended. The ARCHITECT will not be liable for any delays to the PROJECT which is a result of nonpayment of fees. In the event that an account remains unpaid NINETY (90) days after billing, the CLIENT agrees to pay all legal fees and collection costs required to gain payment to the ARCHITECT.

V. Performance Rights & Responsibilities

STANDARD OF CARE: The ARCHITECT'S services shall be provided consistent with and limited to the standard of care consistent with the professional skill and care ordinarily provided by ARCHITECTS practicing in the same or similar locality under the same or similar circumstances. ARCHITECT'S services and deliverables are not a warranty or guarantee and ARCHITECT shall have no such obligation. CLIENT shall provide appropriate contingencies for schedule and costs.

CLIENT RESPONSIBILITIES: The CLIENT agrees to provide the ARCHITECT with full information as to objectives, schedule, constraints, budget, site boundaries and survey, hazardous

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materials data and criteria for the PROJECT. The CLIENT shall provide a site survey, legal description, Deed or other such information if requested by the ARCHITECT to determine physical characteristics, legal limitations, utility locations or other such information about the conditions at the PROJECT site. The ARCHITECT will not be responsible for the condition of existing buildings and/or site and will be entitled to rely on the adequacy and accuracy of information provided by CLIENT or CLIENT'S Consultants and representatives. ARCHITECT shall not be responsible for the acts or omissions of the CLIENT, OWNER, CONTRACTORS, or other consultants and their respective agents or employees, or any other persons or entities performing work on the PROJECT who are not under the direct control or authority of ARCHITECT.

VERIFICATION OF EXISTING CONDITIONS: Remodel and/or rehabilitation of existing structures require that certain assumptions are made by the ARCHITECT regarding existing conditions. CLIENT agrees to bear all costs, losses, and expenses, including the cost of ARCHITECT'S Additional Services, arising from the discovery of concealed or unknown conditions within the existing structure or from any deficiencies or inaccuracies in any information furnished by the CLIENT.

HAZARDOUS MATERIALS: The CLIENT agrees to bring no claim against ARCHITECT which would involve ARCHITECT'S services for the investigation, detection, abatement, replacement, or removal of products, materials or processes containing asbestos and/or any hazardous or toxic materials. CLIENT further agrees to defend, indemnify and hold harmless ARCHITECT from any asbestos and/or hazardous or toxic material related claims that may be brought by third parties as a result of the services provided by ARCHITECT under this CONTRACT, except claims caused by the sole negligence or willful misconduct of ARCHITECT.

ACCESSIBILITY COMPLIANCE: The ARCHITECT will exercise his professional effort to interpret the Americans with Disabilities Act (ADA), the ADA Accessibility Guidelines (ADAAG), the Fair Housing Act (FHA) and other applicable state, local and federal requirements. The ARCHITECT cannot and does not guarantee that his interpretations of the ADA will be the same as other interpretations and, therefore, cannot guarantee the building or PROJECT'S compliance. The ARCHITECT cannot provide recommendations or advice concerning which requirements or measures may or may not be "reasonable" or "readily achievable", nor can the ARCHITECT determine the priorities or phasing of selected measures. These issues must be addressed by the CLIENT with assistance from his or her financial and legal counsel.

ACCESS TO SITE: The ARCHITECT will have access to the site for activities necessary for the performance of the ARCHITECT'S services under this CONTRACT.

MEASURED DRAWINGS: If provided, drawings prepared by the ARCHITECT for the purpose of future renovation are created from on-site measurements using standard field equipment (metallic tape, etc). The accuracy should not be considered exact. The display merchandise, fixtures, etc of the current tenants may impede obtaining exact measurements in certain locations.

CONSTRUCTION PHASE SERVICES: It is understood that the CONTRACTOR, not the ARCHITECT, is solely responsible for the construction of the PROJECT. The ARCHITECT is not responsible for the acts or omissions of any CONTRACTOR, SUBCONTRACTOR or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the CONTRACTOR.

DECLINED CONSTRUCTION PHASE SERVICES: If the CLIENT decides not to include Construction Phase services, the CLIENT shall be solely responsible for interpreting the Contract Documents and observing the Work of the CONTRACTOR to discover, correct or mitigate errors, inconsistencies or omissions. If the CLIENT authorizes deviations, recorded or unrecorded, from the documents prepared by the ARCHITECT, the CLIENT shall not bring any claim against the ARCHITECT and shall indemnify and hold the ARCHITECT harmless from and against all claims, losses, damages and expenses, including but not limited to defense

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costs and the time of the ARCHITECT, to the extent such claim, loss, damage or expense arises out of or results in whole, or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.

VI. Contract/Relationship Provisions

INTEGRATION: This CONTRACT represents the entire and integrated agreement between the CLIENT and the ARCHITECT and supersedes all prior negotiations, representations or agreements, either written or oral.

LIMITATION OF SCOPE: The services of the ARCHITECT shall be limited to those expressly set forth above, and ARCHITECT shall have no other obligations or responsibilities for the PROJECT or to the CLIENT except as agreed to in writing and provided in this CONTRACT. All of ARCHITECT'S services in any way related to the PROJECT or CLIENT shall be subject to the terms of this CONTRACT.

ASSIGNMENTS: This CONTRACT and any rights or deliverables hereunder may not be assigned or transferred without the written consent of both parties.

OWNERSHIP OF DOCUMENTS: ARCHITECT'S services are intended for the CLIENT'S sole use and benefit and solely for the CLIENT'S use on the PROJECT and shall not create any third party rights. The Documents comprising the work are the property of the ARCHITECT. The ARCHITECT grants a license to the CLIENT to use the Documents solely for the purpose of construction, use and maintenance of the PROJECT. Termination of this CONTRACT prior to completion of the PROJECT terminates this license. The CLIENT shall not assign, delegate, sublicense, pledge or otherwise transfer the license to another party without the prior written agreement of the ARCHITECT. Except as agreed to in writing, ARCHITECT'S services and work product shall not be used or relied on by any other person or entity for any purpose.

ELECTRONIC DOCUMENTS: Prior to the ARCHITECT providing to the CLIENT any Documents in electronic form or the CLIENT providing the ARCHITECT any electronic data for incorporation into the Documents, the CLIENT and the ARCHITECT shall by separate written agreement set forth the specific conditions governing the format of such Documents or electronic data, including any special limitations or licenses not otherwise provided in this CONTRACT.

LIMITATION OF LIABILITY: The CLIENT agrees to limit the ARCHITECT'S liability to the CLIENT and all construction CONTRACTORS and SUBCONTRACTORS for design defects or otherwise arising out of or relating to the construction contract, due to the ARCHITECT'S sole negligence, errors, or omissions, such that the total aggregate liability of the ARCHITECT shall not exceed the amount of compensation paid under this CONTRACT. The ARCHITECT carries professional liability insurance which is available to cover its liabilities to third parties who are not subject to this limitation.

INDEMNIFICATION: The CLIENT shall indemnify and hold harmless the ARCHITECT against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or relating to the performance of services under this CONTRACT, excepting only those damages, liabilities or costs attributable to the sole negligence of the ARCHITECT.

DISPUTE RESOLUTION: Any controversy or claim arising out of or relating to this CONTRACT, which amounts to less than $10,000.00, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of The American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. All other controversies or claims shall be settled by any court having jurisdiction. In the event of any such controversy, the prevailing party shall be entitled to recover legal fees and costs incurred in such matter from the non-prevailing party.
DELAYS/TERMINATION: If the PROJECT is suspended by the CLIENT for more than SIXTY (60) consecutive days, the ARCHITECT shall be compensated for services performed prior to

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notice of such suspension. When the PROJECT is resumed, the ARCHITECT'S compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the ARCHITECT'S services. If the ARCHITECT'S services have not been completed within TWELVE (12) MONTHS of the date of this CONTRACT, through no fault of the ARCHITECT, the ARCHITECT'S fees under this CONTRACT may be renegotiated to account for inflation, staff changes, raises, increased insurance premiums, etc. Either CLIENT or ARCHITECT may terminate this CONTRACT without penalty at any time, with or without cause, upon giving the other party TEN (10) calendar days prior written notice. CLIENT shall within THIRTY (30) calendar days of termination pay the ARCHITECT for all services rendered and all costs incurred up to the date of termination, in accordance with

the compensation provisions of this CONTRACT. If termination is by the CLIENT, the CLIENT shall also reimburse ARCHITECT for all termination expenses, including, but not limited to, those associated with demobilization, reassignment of personnel, and space and equipment costs.

ACCEPTANCE OF FACSIMILE AND SCANNED SIGNATURES: The CLIENT and ARCHITECT agree that this CONTRACT and related documents in connection with this CONTRACT will be considered signed when the signature of a party is delivered by facsimile transmission or delivered by scanned image (e.g. .pdf or .tiff file extension name) as an attachment to electronic mail (email). Such facsimile or scanned signature will have the same effect as an original signature.

This CONTRACT must be executed by May 5, 2024 to be in effect.

BY:________________________	BY:________________________ Joseph L. Smith, AIA, President
FOR:________________________	FOR: Architecture Plus, Inc.
DATE:________________________	DATE: April 5, 2024

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2024 STANDARD RATES

HOURLY STAFF RATES:	Principal	$225/hour
	Staff Architect	$200/hour
	Project Manager	$175/hour
	Drafter/CADD Technician	$150/hour
	Administration	$100/hour

REIMBURSABLES:

30 x 42 Black on White Prints/Scans @ $8/sheet, Color add $1 per sheet

24 x 36 Black on White Prints/Scans @ $6/sheet, Color add $1 per sheet

18 x 24 Black on White Prints/Scans @ $3/sheet, Color add $1 per sheet

12 x 18 & 11 x 17 Black on White Prints/Scans @ $1/sheet
Color add $.25 per sheet

8 ½ x 11 Copies/Scans on Black on White Paper @ $0.35/page
Color add $.15 per sheet

Presentation Quality/Mounted Prints – Additional Rates

Disc or USB Drive/$14.95

Reimbursable Outside Consultant Costs @ 1.15 x cost

Special Shipping Requests (over size, package, time sensitive) @ 1.15 x cost

Regular Letter Mail - no charge

Long Distance Phone Charges - no charge

Travel – Hourly and Mileage at .65 per mile

NOTE: These rates are subject to change due to the normal salary review practices of the Architect.