



**CITY OF HUGHSON
CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA**

AGENDA

MONDAY, JULY 26, 2021 – 7:00 P.M.

How to participate in, or observe the Meeting:

- In person in the City Council Chambers (people not fully vaccinated are asked to wear a mask in compliance with State Public Health Officer Order of June 11, 2021)
- Interactively, via WebEx Videoconference, by accessing this link:
<https://cityofhughson.my.webex.com/cityofhughson.my/j.php?MTID=m2a6226f864bf5fd64c033c41865650b9>
- Observe only via YouTube live, by accessing this link:
https://www.youtube.com/channel/UC-PwkdIrKoMmOJDzBSodu6A?view_as=subscriber
- In addition, recorded City Council meetings are posted on the City's website the first business day following the meeting. Recorded videos can be accessed with the following link:
<http://hughson.org/our-government/city-council/#council-agenda>

How to submit written Public Comment:

- Email will be available prior to 5:00 PM on July 26, 2021, to provide public comment for the Public Comment Period, or for a specific agenda item. Please email agose@hughson.org. Written comment will be distributed to the City Council and kept on file as part of official record of the Council meeting.

CALL TO ORDER: Mayor George Carr

ROLL CALL: Mayor George Carr
Mayor Pro Tem Harold Hill
Councilmember Ramon Bawanan
Councilmember Samuel Rush
Councilmember Michael Buck

FLAG SALUTE: Mayor George Carr

INVOCATION: Hughson Ministerial Association

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

Members of the audience may address the City Council on any item of interest to the public pertaining to the City and may step to the podium, state their name and city of residence for the record (requirement of name and city of residence is optional) and make their presentation. Please limit presentations to five minutes. Since the City Council cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. PRESENTATIONS:

2.1: Valley Water Collaborative.

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

3.1: Approve the Minutes of the Regular Meeting of July 12, 2021.

3.2: Approve the Warrants Register.

3.3: Adopt Resolution No. 2021-27, Approving the 2021-2022 Subrecipient Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County.

- 3.4:** Adopt Resolution No. 2021-28, Authorizing the City Manager to Execute an Annual Funding Agreement with the City of Turlock/Stanslaus County HOME Consortium Designating the City of Hughson as a Subrecipient of HOME Investment Partnership Program Funds for Fiscal Year 2021-2022.
- 3.5:** Adopt Resolution No. 2021-29, Accepting the Final Map for Vesting Tentative Subdivision Map No. 06-02 - Euclid North.

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1: A.** Adopt Resolution No. 2021-30, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2021-2022 for All Landscape and Lighting Districts and All Benefit Assessment Districts within the City of Hughson.
- B.** Adopt Resolution No. 2021-31, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2021-2022 for the Community Facilities District within the City of Hughson.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE:

- 7.1:** Notice of Pacific Gas and Electric Company's Request to Increase Rates to Make Targeted Investments for a Safe, Reliable, Clean Energy Future as Part of Its 2023 General Rate Case Application (A.21-06-021).

8. COMMENTS:

- 8.1:** Staff Reports and Comments: (Information Only – No Action)

City Manager:

Deputy City Clerk:

Community Development Director:

Director of Finance and Administrative Services:

Police Services:

City Attorney:

8.2: Council Comments: (Information Only – No Action)

8.3: Mayor's Comments: (Information Only – No Action)

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

ADJOURNMENT:

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 Hughson City Council 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.

WAIVER WARNING

If you challenge a decision/direction of the City Council in court, you may be limited to raising only those issues you or someone else raised at a public hearing(s) described in this Agenda, or in written correspondence delivered to the City of Hughson at or prior to, the public hearing(s).

**AMERICANS WITH DISABILITIES ACT/CALIFORNIA BROWN ACT
NOTIFICATION FOR THE CITY OF HUGHSON**

This Agenda shall be made available upon request in alternative formats to persons with a disability as required by the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132) and the Ralph M. Brown Act (California Government Code Section 54954.2).

Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact the City Clerk's office at (209) 883-4054. Notification at least 48-hours prior to the meeting will assist the City Clerk in assuring that reasonable accommodations are made to provide accessibility to the meeting.

UPCOMING EVENTS:

August 3	<ul style="list-style-type: none"> National Night Out, City Wide, 6:00 PM
August 9	<ul style="list-style-type: none"> City Council Meeting, City Council Chambers/WebEx Videoconference/YouTube Live Stream, 7:00 PM
August 10	<ul style="list-style-type: none"> Parks, Recreation and Entertainment Commission Meeting, City Council Chambers/WebEx Videoconference/YouTube Live Stream, 6:00 PM
August 17	<ul style="list-style-type: none"> Planning Commission Meeting, City Council Chambers/WebEx Videoconference/YouTube Live Stream, 6:00 PM
August 23	<ul style="list-style-type: none"> Economic Development Committee Meeting, Hughson City Hall, 5:30 PM
August 23	<ul style="list-style-type: none"> City Council Meeting, City Council Chambers/WebEx Videoconference/YouTube Live Stream, 7:00 PM

General Information: The Hughson City Council meets in the Council Chambers on the second and fourth Mondays of each month at 7:00 p.m., unless otherwise noticed.

Council Agendas: The City Council agenda is now available for public review at the City's website at and City Clerk's Office, 7018 Pine Street, Hughson, California on the Friday, prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.

Questions: Contact the City Clerk at (209) 883-4054.

AFFIDAVIT OF POSTING

DATE: July 23, 2021 **TIME:** 1:00 PM
NAME: Ashton Gose **TITLE:** Deputy City Clerk



CITY COUNCIL AGENDA ITEM NO. 3.1

SECTION 3: CONSENT CALENDAR

Meeting Date: July 26, 2021
Subject: Approval of the City Council Minutes
Presented By: Ashton Gose, Deputy City Clerk

Approved By:



Staff Recommendation:

Approve the Minutes of the Regular Meeting of July 12, 2021.

Background and Overview:

The draft minutes of the July 12, 2021 meeting are prepared for the Council's review.



**CITY OF HUGHSON
CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
7018 PINE STREET, HUGHSON, CA**

**MINUTES
MONDAY, JULY 12, 2021 – 7:00 P.M.**

CALL TO ORDER: Mayor George Carr

ROLL CALL:

Present: Mayor George Carr
Mayor Pro Tem Harold Hill
Councilmember Sam Rush
Councilmember Michael Buck

Absent: Councilmember Ramon Bawanan

Staff Present: Merry Mayhew, City Manager
Ashton Gose, Deputy City Clerk
Daniel Schroeder, City Attorney
Anna Nicholas, Director of Finance and Admin Services
Rachel Wyse, Community Development Director
Jose Vasquez, Public Works Superintendent
Jaime Velazquez, Utilities Superintendent
Sarah Chavarin, Accounting Manager
Fidel Landeros, Chief of Police

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

NONE.

2. PRESENTATIONS:

2.1: Opportunity Stanislaus Economic Development Strategic Plan – David White.

David White presented on an Economic Development Strategic Plan for Opportunity Stanislaus.

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

- 3.1:** Approve the Minutes of the Regular Meeting of June 28, 2021.
- 3.2:** Approve the Warrants Register.
- 3.3:** Waive the Second Reading and Adopt of Ordinance No. 2021-06, Amending Municipal Code Chapter 15.12 – Flood Damage Prevention to Title 15 “Buildings and Construction” of the City Municipal Code.
- 3.4:** Approve the Treasurer’s Report for February 2021.
- 3.5:** Approve the Treasurer’s Report for March 2021.
- 3.6:** Approve the Treasurer’s Investment Portfolio Report for March 2021.
- 3.7:** Approve Designating Mayor George Carr as the Voting Delegate for the League of California Cities Annual Conference on September 22-24, 2021, in Sacramento, California.

Councilmember Rush pulled Consent Calendar items 3.8 and 3.9 for special consideration.

CARR/HILL 4-0-0-1 motion passes to approve the consent calendar excluding items 3.8 and 3.9, with the following roll call vote:

BAWANAN	RUSH	BUCK	HILL	CARR
ABSENT	AYE	AYE	AYE	AYE

- 3.8:** Accept the Willdan Proposal for design and engineering of the Whitmore Avenue Pedestrian Crossing and Sidewalk Improvement Project.

CARR/HILL 4-0-0-1 motion passes to approve consent calendar item 3.8, with the following roll call vote:

BAWANAN	RUSH	BUCK	HILL	CARR
ABSENT	AYE	AYE	AYE	AYE

3.9: A. Adopt Resolution No. 2021-25, approving the Professional Services Agreement with JSWWC Water and Wastewater Management for consulting services at the Wastewater Treatment Plant and the Public Water System.

B. Adopt Resolution No. 2021-26, approving the Professional Services Agreement with JSWWC Water and Wastewater Management for the Meter Register Replacement Project.

CARR/BUCK 4-0-0-1 motion passes to approve consent calendar item 3.9, with the following roll call vote:

BAWANAN	RUSH	BUCK	HILL	CARR
ABSENT	AYE	AYE	AYE	AYE

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

8.1: Staff Reports and Comments: (Information Only – No Action)

City Manager:

City Manager Mayhew informed the Council of a COVID-19 Vaccine Clinic on July 15, 2021, and a Community Blood Drive on July 22, 2021, at the Senior Community Center. She reminded the Council that an Economic Development Committee meeting is scheduled for July 26, 2021. She provided an update on the RAD Card Program.

Deputy City Clerk:

Deputy City Clerk Gose provided an update regarding National Night Out on August 3, 2021.

Community Development Director:

Director Wyse provided an updated on the project know as Walker Lane. She also provided a brief update on the California State Department of Parks and Recreation Per Capita Grant Funds Application.

Police Services:

Chief Landeros provided the City Council with the latest Crime Statistic Report.

8.2: Council Comments: (Information Only – No Action)

Councilmember Buck attended a West Turlock Subbasin GSA meeting on July 8, 2021.

8.3: Mayor's Comments: (Information Only – No Action)

Mayor Carr encouraged residents to participate in National Night Out on August 3, 2021.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:

9.1 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: one case

9.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Manager

No reportable action.

ADJOURNMENT:

HILL/BUCK 4-0-0-1 motion passes to adjourn the regular meeting of July 12, 2021 at 7:54 PM with the following roll call vote:

BAWANAN	RUSH	BUCK	HILL	CARR
ABSENT	ABSENT	AYE	AYE	AYE

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, Deputy City Clerk



CITY COUNCIL AGENDA ITEM NO. 3.2

SECTION 3: CONSENT CALENDAR

Meeting Date: July 26, 2021
Subject: Approval of Warrants Register
Enclosure: Warrants Register
Presented By: Anna Nicholas, Director of Finance

Approved By: 

Staff Recommendation:

Approve the Warrants Register as presented.

Background and Overview:

The warrants register presented to the City Council is a listing of all expenditures paid from July 7, 2021 through July 19, 2021.

Fiscal Impact:

There are reductions in various funds for payment of expenses.



Hughson

Check Report

By Check Number

Date Range: 07/07/2021 - 07/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Payable Bank-Payable Bank						
01603	Amazon Capital Services, Inc.	07/07/2021	Regular	0.00	992.28	54181
1KKN-DTXD-RFM9	Invoice	06/30/2021	light bars for gem cars	0.00	992.28	
00114	BARCO PRODUCTS	07/07/2021	Regular	0.00	8,917.68	54182
SORCO64949	Invoice	05/07/2021	Garbage cans and Benches	0.00	8,917.68	
00258	CENTRAL SANITARY SUPPLY	07/07/2021	Regular	0.00	514.37	54183
1172857	Invoice	06/30/2021	trash bags	0.00	514.37	
00372	CUMULUS BROADCASTING, LLC	07/07/2021	Regular	0.00	535.79	54184
INV0005475	Invoice	06/30/2021	Stormwater Radio ad	0.00	535.79	
00462	EWING IRRIGATION PRODUCTS	07/07/2021	Regular	0.00	1,016.65	54185
14428102	Invoice	06/08/2021	BLANKET P.O. EWING IRRIGATION	0.00	139.34	
14584953	Invoice	06/24/2021	BLANKET P.O. EWING IRRIGATION	0.00	877.31	
00614	HUGHSON FARM SUPPLY	07/07/2021	Regular	0.00	654.91	54186
H378628	Invoice	05/03/2021	Blanket PO	0.00	3.00	
H378782	Invoice	05/04/2021	Blanket PO	0.00	1.18	
H378936	Invoice	05/05/2021	Blanket PO	0.00	26.63	
H379090	Invoice	05/06/2021	Blanket PO	0.00	6.55	
H379095	Invoice	05/06/2021	Blanket PO	0.00	4.64	
H379115	Invoice	05/06/2021	Blanket PO	0.00	28.01	
H379120	Invoice	05/06/2021	BLANKET P.O. HUGHSON FARM SUPPLY	0.00	19.38	
H379232	Invoice	05/07/2021	Blanket PO	0.00	202.77	
H379246	Invoice	05/07/2021	Blanket PO	0.00	19.83	
H379282	Invoice	05/07/2021	Blanket PO	0.00	10.76	
H379336	Invoice	05/07/2021	BLANKET P.O. HUGHSON FARM SUPPLY	0.00	60.97	
H379525	Invoice	05/10/2021	Blanket PO	0.00	19.31	
H379576	Invoice	05/10/2021	BLANKET P.O. HUGHSON FARM SUPPLY	0.00	0.74	
H379946	Invoice	05/13/2021	Blanket PO	0.00	30.50	
H380364	Invoice	05/17/2021	Blanket PO	0.00	9.02	
H380944	Invoice	05/21/2021	BLANKET P.O. HUGHSON FARM SUPPLY	0.00	16.35	
H381192	Invoice	05/24/2021	Blanket PO	0.00	65.21	
H381501	Invoice	05/26/2021	Blanket PO	0.00	20.69	
H381746	Invoice	05/28/2021	Blanket PO	0.00	68.45	
H381748	Invoice	05/28/2021	Blanket PO	0.00	4.59	
H381814	Invoice	05/28/2021	Blanket PO	0.00	13.97	
H381815	Invoice	05/28/2021	Blanket PO	0.00	2.33	
OFF2H200282	Invoice	05/03/2021	Blanket PO	0.00	17.87	
OFF2H200289	Invoice	05/03/2021	Blanket PO	0.00	2.16	
01614	Joaquin's Overhead Doors	07/07/2021	Regular	0.00	1,000.00	54187
634356	Invoice	06/25/2021	small shop roll up door (corp yard)	0.00	1,000.00	
00775	MISSION UNIFORM SERVICE	07/07/2021	Regular	0.00	589.34	54188
514820421	Invoice	05/17/2021	MISSION LINEN UNIFORM SERVICE	0.00	86.28	
514892212	Invoice	06/07/2021	MISSION LINEN UNIFORM SERVICE	0.00	37.42	
514892214	Invoice	06/07/2021	MISSION LINEN UNIFORM SERVICE	0.00	124.62	
514939550	Invoice	06/14/2021	MISSION LINEN UNIFORM SERVICE	0.00	42.42	
514939551	Invoice	06/14/2021	MISSION LINEN UNIFORM SERVICE	0.00	62.92	
514983509	Invoice	06/21/2021	MISSION LINEN UNIFORM SERVICE	0.00	42.42	
514983511	Invoice	06/21/2021	MISSION LINEN UNIFORM SERVICE	0.00	62.92	
515023203	Invoice	06/28/2021	MISSION LINEN UNIFORM SERVICE	0.00	37.42	
515023204	Invoice	06/28/2021	MISSION LINEN UNIFORM SERVICE	0.00	62.92	

Check Report

Date Range: 07/07/2021 - 07/19/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
515023205	Invoice	06/28/2021	MISSION LINEN UNIFORM SERVICE	0.00	30.00	
00822	NESTLE WATERS	07/07/2021	Regular	0.00	88.35	54189
11F0025664277	Invoice	06/22/2021	Blanket PO	0.00	88.35	
00972	SAFE-T-LITE	07/07/2021	Regular	0.00	445.87	54190
375860, 375778	Invoice	06/25/2021	truck decals	0.00	445.87	
01176	USA BLUE BOOK	07/07/2021	Regular	0.00	165.44	54191
623941	Invoice	06/25/2021	wasp spray	0.00	165.44	
01256	JOSEPHINE'S SPECIALTIES	07/12/2021	Regular	0.00	810.61	54192
447	Invoice	07/06/2021	City Shirts	0.00	810.61	
01420	CALIFORNIA STATE DISBURSEMENT UNIT	07/16/2021	Regular	0.00	40.12	54207
INV0005495	Invoice	07/16/2021	INCOME WITHHOLDING FOR CHILD SUPPORT	0.00	40.12	

Bank Code Payable Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	46	13	0.00	15,771.41
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	46	13	0.00	15,771.41

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	46	13	0.00	15,771.41
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	46	13	0.00	15,771.41

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	7/2021	15,771.41
			15,771.41



Hughson

Refund Check Register

Refund Check Detail

UBPKT01764 - Refunds 01 UBPKT01760 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
11-2250-002	REYNOSO, FAVIOLA	7/12/2021	54193	119.48			119.48	Deposit
12-0490-004	ESPINOLA, MELISSA	7/12/2021	54194	75.00			75.00	Deposit
12-1270-002	ESPINOZA, REGINA	7/12/2021	54195	141.40			141.40	Deposit
13-1240-008	MARQUEZ, HECTOR	7/12/2021	54196	239.78			239.78	Deposit
13-1440-004	SNODGRASS, NICOLE/SPENCER	7/12/2021	54197	26.80			26.80	Generated From Billing
13-1460-001	MARQUEZ, HECTOR	7/12/2021	54198	120.00			120.00	Deposit
14-0320-001	MAYORAL, JORGE	7/12/2021	54199	19.93			19.93	Deposit
14-1840-003	Lewis, Joe	7/12/2021	54200	103.24			103.24	Deposit
15-3060-003	MANKINS, JEREMY	7/12/2021	54201	515.68			515.68	Deposit
15-3560-002	HABIT, GINA	7/12/2021	54202	12.68			12.68	Deposit
16-0660-002	Vanostrand, Kyla	7/12/2021	54203	74.20			74.20	Generated From Billing
16-1620-003	DAWSON, LISA	7/12/2021	54204	113.13			113.13	Deposit
16-2330-002	SPRINGER, JANETTE	7/12/2021	54205	226.69			226.69	Generated From Billing
16-2990-002	DUSI, ADAM & JESSICA	7/12/2021	54206	140.24			140.24	Deposit
Total Refunds: 14				Total Refunded Amount:	1,928.25			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1928.25
Revenue Total:	1928.25

General Ledger Distribution


Posting Date: 07/02/2021

	Account Number	Account Name	Posting Amount	IFT
Fund:	510 - WATER/SEWER DEPOSIT			
	510-10001	CLAIM ON CASH-WATER/SEWER DEPOSIT	-1,928.25	Yes
	510-11040	CUSTOMER CREDITS	1,928.25	
	510 Total:		0.00	
Fund:	999 - POOLED CASH/CONSOLIDATED CASH			
	999-10010	CASH IN BANK-MONEY MARKET	-1,928.25	
	999-20000	DUE TO OTHER FUNDS (POOLED CASH)	1,928.25	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



CITY COUNCIL AGENDA ITEM NO. 3.3

SECTION 3: CONSENT CALENDAR

Meeting Date: July 26, 2021
Subject: Consideration to Adopt Resolution No. 2021-27, Approving the 2021-2022 Subrecipient Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County
Enclosure: Fiscal Year 2021-2022 Stanislaus Urban County Subrecipient Agreement
Presented By: Rachel Wyse, Community Development Director
Approved By: 

Staff Recommendations:

1. Adopt Resolution No. 2021-27, Approving the 2021-2022 Subrecipient Agreement for the Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County.
2. Authorize the Mayor to sign the Agreement.

Background and Overview:

The City of Hughson joined the Urban County Consortium in 2010 to be eligible for CDBG entitlement funds for City projects. At the April 27, 2019, City Council meeting, the Hughson City Council approved supporting the Fiscal Years 2020-2025 Consolidated Plan and the Fiscal Years 2020-2025 Analysis of Impediment to Fair Housing Choice. On May 10, 2021, the Hughson City Council approved the Fiscal Year 2021-2022 Community Development Block Grant Annual Action Plan. In supporting these plans, the City agreed to the rules and regulations required to receive CDBG entitlement funds. As a member of the Urban County, the City must sign the Subrecipient Allocation Agreement.

The Allocation Agreement specifies the share of CDBG entitlement funds the City of Hughson (and other participating cities within the County) will receive in Fiscal Year 2021-2022. The Urban County Consortium will receive a total of \$2,469,380 this year. The City of Hughson will receive \$175,673, and an additional \$16,842 in administrative services costs. The total amount of funding available to the City is \$192,515. Last fiscal year, the City received \$178,984.

The CDBG project for this fiscal year will build upon the work completed in the 2020-2021 year. Specifically, the City will complete the public improvements (curb, gutter, sidewalk) on Walker Lane between 2nd Street and Tully Road.

Fiscal Impact:

Expenditures and revenue from the CDBG entitlement will be included in the Fiscal Year 2021-2022 Final Budget scheduled to be considered by the City Council in September 2021. City staff will seek reimbursement from the CDBG program as necessary during development of the Walker Lane Street Improvement Project.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2021-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE COMMUNITY DEVELOPMENT BLOCK GRANT SUBRECIPIENT AGREEMENT
BETWEEN THE COUNTY OF STANISLAUS AND THE CITY OF HUGHSON FOR
FISCAL YEAR 2021-2022 AND AUTHORIZING THE MAYOR TO EXECUTE THE
AGREEMENT**

WHEREAS, the Stanislaus County Community Development Block Grant (CDBG) Program Consortium, which includes the cities of Ceres, Hughson, Newman, Oakdale, Patterson and Waterford and unincorporated areas of Stanislaus County, has been granted a total allocation of \$2,469,380 in CDBG funds; and

WHEREAS, the City of Hughson chooses to participate in the entitlement process thereby being eligible to receive a portion of the CDBG entitlement grant to Stanislaus County and participating jurisdictions; and

WHEREAS, the City of Hughson's total allocation of CDBG funds is \$192,515 for Fiscal Year 2021-2022; and

WHEREAS, on May 10, 2021, the Hughson City Council approved the Stanislaus County Annual Action Plan, which outlines activities eligible under federal Department of Housing and Development (HUD) guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Hughson City Council does hereby approve the CDBG Subrecipient Agreement (Agreement) between Stanislaus County and the City of Hughson for Fiscal Year 2021-2022 attached hereto as Attachment A and authorizes the Mayor to execute the Agreement.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 26th day of July 2021, by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

»
»
»
»

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, Deputy City Clerk

**STANISLAUS URBAN COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SUBRECIPIENT AGREEMENT**

This Subrecipient Agreement ("Agreement") is made by and between the County of Stanislaus (the "County") and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford (the "City" individually or "Cities" collectively) on June 30, 2021.

WITNESSETH

WHEREAS, County of Stanislaus applied for and is qualified to receive an entitlement grant under the Community Development Block Grant ("CDBG") program for Fiscal Year 2021-2022 (July 1, 2021 to June 30, 2022) in the amount \$2,469,380 as an "Urban County" as set forth under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, County has received a Community Development Block Grant ("CDBG") from the U.S. Department of Housing and Urban Development ("HUD") under Title I of the Housing and Community Development Act of 1974, as amended (42 USC 5301 et seq.; the "Act"); and

WHEREAS, pursuant to such grant and to the Board of Supervisors Board Resolution No. **2021-0198** County is undertaking certain programs and services necessary for the planning, implementation, or execution of such a Community Development Block Grant Program; and

WHEREAS, County and Cities desire to enter into this Subrecipient Agreement for the purpose of designating the City as a CDBG subrecipient; and

WHEREAS, the parties desire that CDBG entitlement funds received by the County as an "Urban County" be shared proportionally, as determined by poverty and population formula, among the parties;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

1. FUNDING PROVISIONS

1.1. The County and each City shall receive an allocation based upon a population and poverty calculation as set forth below:

Jurisdiction	Activity Funding
Stanislaus County	\$ 396,305
Ceres	\$ 233,828
Hughson	\$ 175,673
Newman	\$ 161,766
Oakdale	\$ 181,750
Patterson	\$ 195,157
Riverbank	\$ 156,916
Waterford	\$ 237,929
TOTAL	\$ 1,739,324

1.2. The County and each City shall also receive an amount not to exceed twenty percent of the total Fiscal Year 2021-2022 CDBG entitlement funds for eligible general administrative services as defined in 24 CFR Part 570.206, which amount shall be set aside prior to any allocation of funds to the County and Cities under Section 1 of this Agreement.

- (1) An amount not to exceed \$461,704 of the available administrative funds shall allocated to the County and each City as follows:

Jurisdiction	Administration Funding
Stanislaus County	\$ 343,810
Ceres	\$ 16,842
Hughson	\$ 16,842
Newman	\$ 16,842
Oakdale	\$ 16,842
Patterson	\$ 16,842
Riverbank	\$ 16,842
Waterford	\$ 16,842
TOTAL	\$ 461,704

- (2) An amount not to exceed \$25,000 of the available administrative funding shall be allocated for Urban County Fair Housing activities, as defined in 24 CFR Part 570.206 (c).

1.3. An amount not to exceed ten percent of the total Fiscal Year 2021-2022 CDBG entitlement funds, \$243,352, shall be allocated for eligible public services, as defined in 24 CFR Part 570.201, and related projects under the Urban County CDBG Public Service Grant Program.

1.4. Upon notification of a City's intent to apply for grants available to Urban Counties under applicable law, the County, as lead agency, shall apply for such grants on behalf of that City.

1.5. Activities proposed by the Cities insofar as they are consistent with applicable statutes and regulations, shall be processed for inclusion by County in the Consolidated Plan and Annual Action Plan.

1.6. Each party has the responsibility to ensure its activities comply with the HUD Certified Fiscal Year 2021-2022 Stanislaus Urban County Annual Action Plan.

1.7. Each party agrees to comply with reporting requirements set forth in 2 CFR 200.500 et seq. (formerly OMB A-133) regarding standards for obtaining consistency and uniformity among Federal agencies for the audit of States, local governments expending Federal awards.

1.8. Each party shall be strictly accountable for all CDBG entitlement funds allocated to that party.

1.9. If the Cities have any unspent CDBG administration funds by June 30, 2022 those funds will be made available to the corresponding City for approved project activities (not including administration) in the next Fiscal Year.

2. SCOPE OF WORK

2.1. **General Scope.** City shall utilize CDBG funds to deliver its activities as described in the Fiscal Year 2021-2022 Stanislaus Urban County Annual Action Plan, as certified by HUD.

2.2. **Term.** This Agreement shall be in effect until June 30, 2022, or until all Fiscal Year 2021-2022 CDBG funds are disbursed to City. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which City remains in control of CDBG funds or other CDBG assets, including program income.

3. COMPENSATION

3.1. **Allocation Amount.** City shall be paid the total compensation amount as indicated in sections 1.1 and 1.2 above for CDBG activities and administrative activities respectively.

3.2. **Quarterly Draws.** All requests for grant fund draws shall be drawn at least once per quarter as follows: (1) City must request a first draw by October 1, 2021; (2) A second draw by January 14, 2022; (3) A third draw by April 15, 2022; and (4) A fourth and final draw by July 6, 2022. Additional draws may be required and shall be provided as requested by the County.

3.3. **Certification of Expenses.** In every case, draws will be dispersed to City subject to receipt of a Request for Funds "RFF" specifying and certifying that such expenses are in conformance with this Agreement, and that City is entitled to receive the amount requisitioned under the terms of this Agreement. With each RFF an official authorized to bind Organization shall certify that "By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812)."

Grant fund draw requests will be dispersed upon request provided: (1) The RFF is returned with original authorized signatures; (2) That all requests are accompanied with back-up documentation verifying all requested expenses are specific to carrying out the grant activity scope.

3.4. **Authorized Personnel.** Person executing this agreement on behalf of City shall notify County in writing of all authorized personnel who shall be empowered to file requests for funds pursuant to this Agreement.

3.5. **Salaries.** The salaries paid under this Agreement shall be in accordance with the following provision of 2 CFR 200.430 (formerly OMB Circular A-87) and 24 CFR 570.206 Program Administrative Costs. City shall submit time sheets to document expenses for staff. Time sheets shall list the grant specifically and hours spent on the grant noted. Only hours spent on the grant will be paid, based on the hourly rate. If the employee is on salary, salary will be calculated based on the hours worked. If the total number of hours worked is not listed, then hourly rate will be based on an average 40-hour work week.

Fringe benefits, which includes taxes and insurance costs paid by the City on behalf of the staff person working on the grant, but does not include overhead costs, are limited to 20% of total salary costs. Paid Time-off (PTO), paid to employees during periods of authorized absences from the job, such as vacation leave, sick leave, military leave, and the like, are NOT eligible expenses. Such costs are considered basic costs, not related to specific grant activity, and shall be covered by the City. Overtime or bonuses are not allowable expenses. Expenses related to travel are ineligible, except where gas costs have been incurred directly related to implementation of program activities.

4. USE OF FUNDS

4.1. **General Use of Funds.** Use of funds received pursuant to this Agreement shall be in accordance with the requirements of the Housing and Community Development Act of 1974 (as amended), 24 CFR Part 570, and other regulations governing the Community Development Block Grant Program, and any amendments or policy revisions thereto which shall become effective during the term of this Agreement. Further, any funded activity must be designed or so located as to principally benefit low/moderate income persons, aid in the prevention or elimination of slums or blight, or meet urgent community development needs, as defined in the program regulations.

4.2. **Compliance with Local Code.** City agrees to implement all activities supported with CDBG grant funds in compliance with all local codes and ordinances, including obtaining all necessary permits for such activities.

4.3. **Ineligible Uses of Funds.** In the event that City is found to have expended grant funds for ineligible activities, pursuant to 24 CFR 570.207 and 2 CFR 200.420-200.475 (formerly OMB Circular No. A-87 "Cost Principles for State, Local, and Indian Tribal Governments"), such funds shall be returned to the County.

4.4. **Program Income.** Program income shall be handled in accordance with Section 24 CFR 570.504(c). City shall report to County any income generated by the expenditure of CDBG funds. Such program income may be retained by City to be used for CDBG eligible activities and must be accounted for and kept separately from other funds in compliance with CDBG regulations. County has the responsibility for monitoring and reporting to HUD on the use of program income, thereby requiring appropriate record keeping and reporting by City as may be needed for this purpose.

4.5. **Termination of Contract.** Pursuant to 2 CFR 200.339, suspension or termination of this Agreement may occur if City materially fails to comply with any term of the grant agreement, or for convenience, as set forth in section 14 below.

(1) City may not terminate an Assignment of Proceeds and Grant of Lien without written consent of County. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

4.6. **Reversion of Assets.** Upon grant expiration, termination, or upon City becoming insolvent, City shall transfer to County any grant funds on hand at the time of expiration and any accounts receivable attributable to the use of said grant funds. Any real property under City's control that was acquired or improved in whole or in part with grant funds (including grant funds provided to City in the form of a loan) shall be utilized in accordance with Section 3.1 General Use of Funds, of this Agreement, as long as needed for that purpose. When such property is no longer needed for the originally authorized purpose set forth in Section 4.1. of this Agreement, County shall obtain disposition instructions from HUD which shall provide for one of the disposition alternatives set forth in 2 CFR 200.311. All returned grant funds or payments, if any, shall be treated by County as program income.

5. PROGRAM ACTIVITY ELIGIBILITY

5.1. **General Eligibility.** Eligibility of program activities shall be evaluated and documented by City prior to identifying in Annual Action Plan to determine if activities meet the eligibility criteria established under 24 CFR 570.208. Eligibility of program activities, including an evaluation for consistency with an Urban County approved and HUD certified Annual Action Plan, shall be conducted prior to any release of funds by the County.

5.2. **Income Standards.** City agrees to use the standards, in effect at the time of assistance to determine income eligibility and the verification requirements for entry into the CDBG Program. The method of income eligibility must be determined based on the National Objective being met and scope of CDBG activity to be carried out.

5.3. **Eligible Urban County Areas.** Program beneficiaries must reside within the income eligible Urban County areas as defined by HUD and Stanislaus County. These areas include the CDBG eligible Census Block Groups within the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Waterford, and the unincorporated areas of Stanislaus County.

5.4. **Environmental Review Record.** (See Section 13.4.)

6. DATA COLLECTION, REPORTING AND MAINTENANCE OF RECORDS

6.1. **Documentation.** Implementation of program activities, including determinations of eligibility, evidence of eligible activity costs, fiscal management, and CDBG contract and subcontract records shall be documented.

6.2. **Quarterly/Closeout Reports.** City agrees to submit quarterly program status reports to County, in conformance with the requirements of CDBG and 2 CFR 200.301, including an estimate of the number of jobs created and/or retained by CDBG funds as well as any other information that is requested on the date of their monitoring appointment or by the deadline indicated within their monitoring letter. In addition, Organization shall submit, no later than 30 days after the expiration of this Agreement, any required close-out report, in conformance with the requirements of 2 CFR 200.343.

6.3. **HUD Sponsored Research.** Upon request, City shall participate in HUD-sponsored research and evaluation of CDBG during or after the completion of the program.

6.4. **DUNS Number Requirement.** City shall maintain an updated and valid DUNS number, which requires registering with Dun and Bradstreet and completing and annually renewing their registration in the Central Contractor Registration (CCR).

6.5. **Data Required.** City shall maintain activity beneficiary data such as area demographics, number of housing units, and number of people who will benefit from activities funded with grant funds. City also agrees to report the number of jobs created with CDBG funds, if applicable, in the quarterly report to be provided to County.

6.6. **General Records.** City shall keep and maintain all project records, books, papers and documents for a period of not less than five (5) years after the project terminates and grants County the option of retention of the project records, books, papers and documents. City agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions so that all expenditures may be properly audited. County, HUD, and any authorized representatives shall have access to and the right to examine all records, books, papers or documents related to the project for the purposes of making audit, evaluation, examination, excerpts and transcripts during normal business hours and during the period such records are to be maintained by City. Further, County and HUD shall have the right at all reasonable times to audit, inspect or otherwise evaluate the work performed or being performed under this Agreement.

6.7. **Privacy Procedures.** City shall develop and implement reasonable procedures to ensure: (1) The confidentiality of records pertaining to all program participants; and (2) That program participant's addresses will not be made public, except to the extent that this prohibition contradicts a preexisting privacy policy of the City.

6.8. **Audit Provision.** City agrees to provide to County, at City's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by City, including the distribution of any CDBG Grant Funds for Fiscal Year 2021-2022 and previous fiscal years. City agrees to provide additional audits upon request.

7. UNIFORM ADMINISTRATIVE REQUIREMENTS

7.1. **General Uniform Administrative Requirements.** City shall comply with 24 CFR 570.502-Applicability of Uniform Administrative Requirements and the requirements and standards of 2 CFR 200.420-200.475 – Considerations for Selected Items of Cost (formerly OMB Circular No. A-87, “Cost State, Local, and Indian Tribal Governments”).

7.2. **Reasonable Grant Costs.** The County reserves the right to determine whether or not a request for CDBG grant fund reimbursement is reasonable. A cost is considered to be reasonable if, in its nature or amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the costs. In determining the reasonableness of a given cost, consideration shall be given to: (1) Whether the cost is of a type generally recognized as ordinary and necessary for the operation of the City or the performance of the award; (2) The restraints or requirements imposed by such factors as generally accepted sound business practices, arms length bargaining, federal and state laws and regulations, and terms and conditions of the award; (3) Whether the individuals concerned acted with prudence in the circumstances, considering their responsibilities to the City, its members, employees, and clients, the public at large, and the Federal Government; and (4) Significant deviations from the established practices of the City which may unjustifiably increase the award costs.

7.3. **Allocable Grant Costs.** The County reserves the right to determine whether or not a request for CDBG grant fund reimbursement is allocable, consistent with applicable federal regulations. A cost is considered to be allocable if it: (1) Is incurred specifically for the award; (2) Benefits both the award and other work and can be distributed in reasonable proportion to the benefits received; or (3) Is necessary to the overall operation of the City, although a direct relationship to any particular cost objective cannot be shown.

8. HOLD HARMLESS AND INDEMNITY AGREEMENT

8.1. **General Indemnification.** City shall hold the County, its agents, officers, employees, and volunteers, harmless from and save, defend, and indemnify them against any and all claims, losses, liabilities and damages from every cause, including but not limited to injury to person or property or wrongful death, with the indemnity to include reasonable attorney's fees, and all costs and expenses, arising directly or indirectly out of any act or omission of City, whether or not the act or omission arises from the sole negligence or other liability of City, or its agents, officers, employees, or volunteers relating to or during the performance of its obligations under this Agreement.

8.2. **Liability and Fees.** County shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by City, its staff or program participants, and City hereby agrees to defend, hold harmless and indemnify County from and against any and all liabilities for debts, obligations, and negligence. No draw, however, final or otherwise, shall operate to release City from any obligations under this Agreement. Should either party be required to bring a legal action to enforce the provisions of this Agreement, the prevailing party shall be reimbursed for all court costs and all reasonable attorney's fees incurred in the prosecution or defense of said action.

9. NON-DISCRIMINATION AND EQUAL OPPORTUNITY

9.1. **Compliance with Fair Housing and Civil Rights Laws.** During the performance of this Agreement, City and its officers, employees, agents, representatives or subcontractors shall not unlawfully discriminate in violation of any federal, state or local law, rule or regulation against any employee, applicant for employment or person receiving services under this Agreement because of race, religious creed, color, national origin, ancestry, physical or mental disability including perception of disability, medical condition, genetic information, pregnancy related condition, marital status, gender/sex, sexual orientation, gender identity, gender expression, age (over 40), political affiliation or belief, or military and veteran status. City shall include

the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Agreement. City shall provide a system by which recipients of service shall have the opportunity to express and have considered their views, grievances, and complaints regarding the City's delivery of services. (1) City agrees to comply with all applicable fair housing, non-discrimination and civil rights requirements including all applicable federal, state and local laws and regulations related to non-discrimination and equal opportunity, including without limitation; (a) the County's nondiscrimination policy; (b) the California Fair Employment and Housing Act (California Government Code sections 12900 et seq.); (c) Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended; (d) California Labor Code sections 1101, 1102 and 1102.1; the Federal Civil Rights Act of 1964 (P.L. 88-352), as amended; (e) Section 504 of the Rehabilitation Act of 1973; (f) Section B of Title I of the Housing and Community Development Act of 1974; (g) Title II of the Americans with Disabilities Act of 1990; (h) Section 24 CFR 5.105 of the Code of Federal Regulations 24 CFR 5.105; (i) all applicable regulations promulgated in the California Code of Regulations or the Code of Federal Regulations. (2) City agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. (3) City will, in all solicitations or advertisements for employees placed by or on behalf of City, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, or any other basis prohibited by applicable law. (4) If the procedures that the grantee intends to use to make known the availability of services are unlikely to reach persons of any particular race, color, religion, sex, age, national origin, familial status, or disability who may qualify for such services, then City must establish additional procedures that will ensure that such persons are made aware of the services.

9.2. Equal Participation of Religious Organizations. Under CDBG, religious Organizations retain their independence from federal, state, and local governments, and may continue to carry out their mission, including the definition, practice, and expression of their religious beliefs, provided that they do not use direct CDBG funds to support any inherently religious activities, such as worship, religious instruction, or proselytization. Faith-based organizations may use space in their facilities to provide CDBG-funded services, without removing religious art, icons, scriptures, or other religious symbols. If CDBG funds are to be used to acquire, construct, rehabilitate or renovate a structure which will be used for both grant eligible and inherently religious activities, CDBG funds may not exceed the cost of those portions of the acquisition, construction, or rehabilitation that are attributable to eligible activities. In addition, a CDBG-funded religious City retains its authority over its internal governance, and it may retain religious terms in its City's name, select its board members on a religious basis, and include religious references in its City's mission statements and other governing documents. An organization that participates in the CDBG program shall not, in providing program assistance, discriminate against a program participant or prospective program participant on the basis of religion or religious belief.

9.3. HUD Section 3 Compliance. City agrees to comply with the rules and regulations set forth under Section 3 of the Housing and Urban Development Act of 1968 (12 USC 1701u), as amended, and the HUD regulations issued pursuant thereto under 24 CFR Part 135. This act requires that, to the greatest extent feasible, opportunities for training and employment be directed to low and very-low income persons, particularly those recipients of government assistance for housing, and to business concerns that provide economic opportunities to low and very-low income persons.

9.4. Americans with Disabilities Act (ADA) of 1990 and Architectural Barriers Act of 1968. City shall comply with the Architectural Barriers Act of 1968 (42 U.S.C. § 4151, et seq.), which ensures that all federally funded facilities be designed, constructed, or altered to ensure accessibility and use by disabled persons, and the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. § 12101, et seq.), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines.

9.5. Labor Standards and Davis-Bacon and Related Act Requirements. City shall comply with all applicable federal labor standards, as set forth in section 110(a) of Title I of the Housing and

Community Development Act of 1974, as amended (42 U.S.C. 5301, et seq.) and Davis Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5.

9.6. **Displacement, Relocation, Acquisition and Replacement of Housing.** Consistent with 24 CFR 570.606 and the Stanislaus Urban County's Anti-Displacement and Relocation Policy Plan, City shall take all reasonable steps to minimize the displacement of all persons as a result of project activities.

9.7. **Eligibility Restrictions.** City agrees to comply with applicable eligibility restrictions for certain resident aliens, as set forth in 24 CFR 570.613 and 24 CFR Part 49.

10. CONSTRUCTION CONTRACTS

10.1. **Contract Provisions.** City and the County agree to include the following contract provisions in any construction contracts utilizing funds received pursuant to this Agreement: (1) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all construction contracts shall include the equal opportunity clause provided under 41 CFR 60-1.4(b). (2) Davis-Bacon Act. All prime construction contracts in excess of \$2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148). Contractors shall pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must pay wages not less than once a week. City or County shall include a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. City or County shall report all suspected or reported violations to HUD. (3) Copeland "Anti-Kickback" Act. All construction contracts shall include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3), prohibiting the contractor from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. City shall report all suspected or reported violations to HUD. (4) Contract Work Hours and Safety Standards. Any construction contract in excess of \$100,000 that involves the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5), which require each contractor to compute the wages of mechanics and laborers on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for hours worked in excess of the standard 40-hour work week. In addition, no laborer or mechanic shall be required to work in surroundings or under conditions which are unsanitary, hazardous, or dangerous. (5) Byrd Anti-Lobbying Amendment. Any construction contract in excess of \$100,000 shall require the contractor to file the required Byrd Anti-Lobbying certification, certifying that the contractor will not and has not used federal funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. 1352. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a federal contract, grant, or award, the contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

10.2. **Debarment and Suspension.** No contract may be awarded to parties listed on the government-wide exclusions in the System for Award Management, in accordance with the OMB guidelines at 2 CFR 180.

11. CONFLICTS OF INTEREST

11.1. **Hatch Act Incorporated.** Neither City program nor the funds provided therefore, nor the personnel employed in the administration of the program shall be in any way or to any extent engaged in the conduct of political activities in contravention of the Hatch Act (Chapter 15 of Title 5, United States Code).

11.2. **Conflict of Interest.** City shall comply with 2 CFR 200.112 (formerly 24 CFR 84.42) and all applicable federal standards of ethical conduct, which prohibit any employee, officer, or agent of City from participating in the selection, award, or administration of a federally funded contract if a real or apparent conflict of interest would be involved. With respect to all other decisions involving the use of CDBG funds, the following restriction shall apply: No person who is an employee, agent, consultant, officer, or elected or appointed official of the City and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter.

11.3. **Lobbying and Disclosure Requirements.** City certifies that no state or federal appropriated funds have been paid, or will be paid for lobbying activities, in contravention of 2 CFR 200.450 or the Byrd Amendment (31 U.S.C. 1352) and its implementing regulations at 24 CFR part 87. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence this Agreement, City shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

11.4. **Campaign Contribution Disclosure.** City certifies that it has complied with the campaign contribution disclosure provisions of the California Levine Act (Government Code § 84308) and has provided the appropriate disclosures to County.

12. DRUG-FREE WORKPLACE

12.1. **Drug-free Workplace.** City will maintain a drug free workplace and will comply with the Drug-Free Workplace Act of 1988 (41 U.S.C. 701, et seq.) and HUD's implementing regulations at 24 CFR part 21.

13. ENVIRONMENTAL LAW COMPLIANCE

13.1. **Lead Poisoning Prevention Act.** City agrees to uphold the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4801 et seq.), as amended by the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 et seq.) and implementing regulations at 24 CFR part 35, subparts A, B, M, and R.

13.2. **Clean Air Act and Federal Water Pollution Control Act.** Organization agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended. (33 U.S.C. 1251-1387). Violations must be reported to the federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

13.3. **National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) Compliance.** Organization shall comply with all applicable standards, orders or regulations issued pursuant to NEPA (42 U.S.C. 4321 et seq.) and/or CEQA (Cal. Pub. Res. Code § 21000 et seq.).

13.4 **Environmental Review Record.** City is responsible for preparing the environmental review record for any project assisted through this Agreement in compliance with the California Environmental Quality Act, the National Environmental Protection Act, and 24 CFR 58. A copy of any such review shall be sent to the County for County's review, approval, and formal signature as the Responsible Entity, prior to City entering into a commitment of CDBG funds for the subject activity. The environmental review record shall include, but not be limited to, all documents which have been prepared, circulated, posted, or published to reflect an environmental determination made by the City. The City's CDBG administration funds may be used to cover costs associated with environmental review compliance by the County, if outside consulting services are required to be used by the County. An estimate of costs associated with environmental review compliance shall be provided by the City to the County for review and approval prior to any expenditure. (1) Any CDBG funding used to cover costs associated with the environmental review record shall be an administrative cost. No activity funds shall be utilized or encumbered until County approval of the environmental record has occurred.

14. TERMINATION OF SERVICES AND REVERSION OF ASSETS

14.1. **Termination of Contract and Reversion of Assets.** It is expressly understood and agreed that either party shall have the right to terminate this Agreement upon fifteen (15) days written notice to the other party. Such notice shall include the reasons for termination. (1) City may not terminate an Assignment of Proceeds and Grant of Lien without written consent of County. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period. (2) County reserves the right to terminate this Agreement or to reduce the Agreement compensation amount for cause, or if City fails to comply with the terms and conditions of an award, including: (a) failure of City to file required reports; (b) failure of City to meet project dates; (c) expenditure of funds under this Agreement for ineligible activities, services or items; (d) failure to comply with written notice from County of substandard performance in scope of services under the terms of this Agreement. (3) Should County choose to terminate this Agreement the following steps shall be followed: (a) written warning to City by County including steps to bring project into compliance with time frame; (b) notification by County that said project has been determined deficient and that continued support of the project is not providing an adequate level of services to low/moderate income people; (c) written notification from County that said Agreement is to be terminated and program funds curtailed, withdrawn, or otherwise restricted. (4) Upon expiration or termination of this Agreement, City shall transfer to the County any CDBG funds on hand at the time of expiration or termination and any accounts receivable attributable to the use of CDBG funds.

14.2. **Insolvency.** If the City becomes insolvent, all unused CDBG funds shall be returned to the County for disposition.

15. GENERAL TERMS AND CONDITIONS

15.1. **Other program requirements.** City agrees to carry out each activity in compliance with all federal laws and regulations described in subpart K of 24 CFR 570, except that City does not assume County responsibility for initiating the process of reviewing federal financial assistance programs under the provisions of 24 CFR 52.

15.2. **Assignment.** Without written consent of County, this Agreement is not assignable by City, either in whole or in part.

15.3. **Amendment.** No amendment to, alteration of or variation in the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto.

15.4. **Provisions Required by Law Deemed Inserted.** Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement

shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction.

15.5. **Construction.** Headings or captions to the provisions of this Agreement are solely for the convenience of the parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both parties had in fact drafted this Agreement.

15.6. **Integration.** This Agreement represents the entire understanding of County and City as to those matters contained herein and supersedes all prior negotiations, representations, or agreements, both written and oral. This Agreement may not be modified or altered except in accordance with section 15.3. or 15.4.

15.7. **Notice.** Any notice, communication, amendment, addition or deletion to this Agreement, including change of address of either party during the term of this Agreement, which City or County shall be required or may desire to make shall be in writing and may be personally served or, alternatively, sent by prepaid first class mail to the respective parties as follows:

To County: County of Stanislaus
Department of Planning and Community Development
Attention: Deputy Director of Finance and Operations
1010 Tenth Street, Suite 3400
Modesto, CA 95354

To City: See Attachment 1 – Stanislaus Urban County Notice Information

15.8. **Governing Law and Venue.** This Agreement shall be deemed to be made under and shall be governed by and construed in accordance with, the laws of the State of California. Any action brought to enforce the terms or provisions of this Agreement shall have venue in the County of Stanislaus, State of California.


15.9. **Authorization.** City has authorized the undersigned person signing as officers on behalf of City, to enter into this Agreement on behalf of said City and to bind the same to this Agreement, and, further that said City has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

15.10. **Counterparts.** This Agreement may be signed in counterparts and shall bind each signatory to the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first hereinabove written.

[Signatures begin on the following page.]

COUNTY OF STANISLAUS:

By 
Jody Hayes (Jul 6, 2021 14:58 PDT)
Jody Hayes
Chief Executive Officer


Jul 6, 2021

Dated

APPROVED AS TO CONTENT:
Angela Freitas, Director
Planning and Community Development Department

By 
Angela Freitas (Jul 2, 2021 17:12 PDT)
Angela Freitas
Director

APPROVED AS TO FORM:
Thomas E. Boze
County Counsel

By 
G. Michael Ziman
Deputy County Counsel

CITY OF CERES:

By _____
Javier Lopez
Mayor

Dated _____

ATTEST:

By _____
Diane Nayares-Perez
City Clerk

APPROVED AS TO CONTENT:

By _____
Tom Westbrook
City Manager

APPROVED AS TO FORM:

By _____
Tom Hallinan
City Attorney

CITY OF HUGHSON:

By _____
George Carr
Mayor

Dated

ATTEST:

By _____
Ashton Gose
Deputy City Clerk

APPROVED AS TO CONTENT:

By _____
Merry Mayhew
City Manager

APPROVED AS TO FORM:

By _____
Daniel J. Schroeder
City Attorney

CITY OF NEWMAN:

By _____
Casey Graham
Mayor

Dated _____

ATTEST:

By _____
Mike Maier
City Clerk

APPROVED AS TO CONTENT:

By _____
Michael E. Holland
City Manager

APPROVED AS TO FORM:

By _____
Nubia Goldstein
City Attorney

CITY OF OAKDALE:

By _____
Cherilyn Bairos
Mayor

Dated

ATTEST:

By _____
Rouze Roberts
City Clerk

APPROVED AS TO CONTENT:

By _____
Bryan Whitemyer
City Manager

APPROVED AS TO FORM:

By _____
Tom Hallinan
City Attorney

CITY OF PATTERSON:

By _____
Dennis McCord
Mayor

Dated _____

ATTEST:

By _____
Maricela L. Vela
City Clerk

APPROVED AS TO CONTENT:

By _____
Ken Irwin
City Manager

APPROVED AS TO FORM:

By _____
Tom Hallinan
City Attorney

CITY OF RIVERBANK:

By _____
Richard D. O'Brien
Mayor

Dated

ATTEST:

By _____
Annabelle Aguilar
City Clerk

APPROVED AS TO CONTENT:

By _____
Sean Scully
City Manager

APPROVED AS TO FORM:

By _____
Tom Hallinan
City Attorney

CITY OF WATERFORD:

By _____
Jose Aldaco
Mayor

Dated _____

ATTEST:

By _____
Patricia Krause
City Clerk

APPROVED AS TO CONTENT:

By _____
Michael G. Pitcock
City Manager

APPROVED AS TO FORM:

By _____
Corbett Browning
City Attorney

Attachment 1
Stanislaus Urban County Notice Information

City of Ceres
Department of Planning and Building
2720 Second Street
Ceres, CA 95307

City of Hughson
Department of Community Development
P.O. Box 9
Hughson, CA 95326

City of Newman
Department of Community Development
P.O. Box 787
Newman, CA 95360

City of Oakdale
Department of Community Development
455 S. Fifth Street
Oakdale, CA 95361

City of Patterson
Department of Community Development
P.O. Box 667
Patterson, CA 95363

City of Riverbank
Department of Economic Development and Housing
6707 3rd Street
Riverbank, CA 95367

City of Waterford
City Manager's Office
P.O. Box 199
Waterford, CA 95386



CITY COUNCIL AGENDA ITEM NO. 3.4


SECTION 3: CONSENT CALENDAR

Meeting Date: July 26, 2021

Subject: Consideration to Adopt Resolution No. 2021-28,
Authorizing the City Manager to Execute an Annual
Funding Agreement with the City of Turlock/Stanislaus
County HOME Consortium Designating the City of
Hughson as a Subrecipient of HOME Investment
Partnership Program Funds for Fiscal Year 2021-2022

Enclosure: Fiscal Year 2021-2022 HOME Investment Partnerships
Program Subrecipient Agreement

Presented By: Rachel Wyse, Community Development Director

Approved By: 

Staff Recommendations:

1. Adopt Resolution 2021-28, Approving the 2021-2022 Subrecipient Agreement for the HOME Investment Partnership Program Funds through the City of Turlock/Stanislaus County HOME Consortium.
2. Authorize the City Manager to sign the Agreement.

Background:

At the April 27, 2020, Hughson City Council meeting, the City Council approved a resolution of concurrence and support of the Urban County's Consolidated Plan, which encompasses the HOME program. The City of Hughson joined the HOME Consortium in 2008 to be eligible for HOME Investment Partnership funds to help develop affordable housing, help low-income first-time homebuyers with down payment assistance, and to offer owner-occupied housing rehabilitation assistance to members of the community. The City left the HOME Consortium in 2014 due to an inability to administer the program funds and in 2020 the City elected to rejoin the HOME Consortium as a member City and administer a home improvement loan program.

The City of Turlock is the "lead entity" for the HOME Consortium on behalf of Stanislaus County. During the five-year Consolidated Plan period, the HOME Consortium expects to receive \$1,363,238 in HOME funding, with a five-year total of \$6,816,190. The City of Hughson was awarded \$151,972.00 in Fiscal Year 2020-

2021 and unfortunately was unable to administer the program without adequate staffing. If funds are left unused, the funds will revert to the City of Turlock for reallocation to member jurisdictions who are in a position to use the funds. This fiscal year (2021-2022) the City of Hughson was awarded \$163,741 for HOME-eligible projects and \$2,500 in administration allowances.

To be eligible for HOME-funded housing activities, the City is required to enter into an agreement with the City of Turlock/Stanslaus County HOME Consortium to be designated as a subrecipient of HOME funds on an annual basis. The agreement attached to the staff report is the required agreement for the 2021-2022 fiscal year.

Discussion:

The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households.

The City plans to offer a Housing Rehabilitation program with the HOME funds and is discussing a program with the staff at the City of Turlock. This program will be for the repair of homes within the City and assist income eligible clients including the elderly, handicapped and other special needs to improve their housing conditions. This loan/grant program will help homeowners and investors preserve and upgrade homes for homeowners in need with either a grant or a low interest loan. Homeowners must live within the city limits of Hughson and must have an income that is 80% or below the median for Stanislaus County. If it is investor owned, tenants must live in a unit within the city limits of Hughson and have an income at 80% or below the median of Stanislaus County. The investor must show an ability to repay the loan while maintaining affordable rent. The work must be for essential repairs (electrical, plumbing, roofing, paint, etc.).

Fiscal Impact:

The Housing Rehabilitation loans/grants will come from the specific pool of funding allocated to the City through the HOME Consortium (\$163,741) and will be determined by the scope of the work to be performed. No money will come from the City's General Fund. There will be a 0% interest rate for fully amortized loans and a 2% interest rate for deferred loans. A deferred payment plan will be available for homeowners with very low income. The goal is to get this program started and up and running this fiscal year so that the funds can be allocated by June 30, 2022.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION 2021-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING
THE CITY MANAGER TO EXECUTE AN ANNUAL FUNDING AGREEMENT WITH THE
CITY OF TURLOCK/STANISLAUS COUNTY HOME CONSORTIUM DESIGNATING THE
CITY OF HUGHSON AS A SUBRECIPIENT OF HOME INVESTMENT PARTNERSHIP
PROGRAM FUNDS FOR FISCAL YEAR 2021-2022**

WHEREAS, the City of Hughson has rejoined as a member of the City of Turlock/Stanislaus County HOME Consortium along with the other Urban County cities of Ceres, Newman, Oakdale, Patterson, and Waterford; and

WHEREAS, the City of Turlock is the designated lead agency who administers and distributes awarded funds to its members for the purpose of providing local HOME-eligible housing activities and,

WHEREAS, the City of Hughson is required to enter into an annual agreement with the City of Turlock/Stanislaus County HOME Consortium to be designated as a subrecipient of HOME funds on an annual basis; and

WHEREAS, the City of Hughson's allocation of HOME funds is \$166,241 with \$2,500 of these funds available for administrative purposes for the 2021-2022 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson authorizes the City Manager to execute an Annual Funding agreement with the City of Turlock/Stanislaus County HOME Consortium designating the City of Hughson as a subrecipient of HOME Investment Partnership Program Funds for Fiscal Year 2021-2022.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 26th day of July 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

»
»
»
»

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, Deputy City Clerk



**ANNUAL FUNDING AGREEMENT
DESIGNATING CITY OF HUGHSON AS A SUBRECIPIENT OF
HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS THROUGH THE
CITY OF TURLOCK/STANISLAUS COUNTY HOME CONSORTIUM
FISCAL YEAR 2021-2022**

THIS SUBRECIPIENT AGREEMENT is made and entered into this 22 day of June 2021, by and between the **CITY OF TURLOCK**, hereafter called "TURLOCK" and the **CITY OF CITY OF HUGHSON**, hereinafter called "MEMBER".

WITNESSETH:

WHEREAS, on May 28, 2019, TURLOCK and Stanislaus County ("County"), acting on behalf of the Stanislaus Urban County, entered into an Inter-Governmental Agreement Renewing the Turlock/Stanislaus County HOME Consortium ("Cooperative Agreement") for a period of three years, with the effective dates of October 1, 2020 through September 30, 2023; to qualify for HOME Investment Partnerships Program ("HOME") funds funded through the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, members of the Turlock/Stanislaus County HOME Consortium ("Consortium") include the City of Turlock and the Stanislaus Urban County, which includes the unincorporated areas of Stanislaus County and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford (collectively "Consortium Members"); and

WHEREAS, TURLOCK serves as the lead agency of the Consortium, designated by HUD as the HOME Program Participating Jurisdiction; and

WHEREAS, TURLOCK shall disburse HOME funds for HOME-eligible activities in the Consortium Members' localities; and

WHEREAS, MEMBER must be designated a HOME Subrecipient in order to implement activities using HOME funds; and

WHEREAS, TURLOCK and MEMBER desire to enter into this Subrecipient Agreement ("Agreement") for the purpose of designating the MEMBER as a HOME Subrecipient;

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

I. Consortium Allocation, Administration Funds, Program Activities, and Agreement Term

1. Upon execution of this Agreement, MEMBER shall be designated as a HOME Subrecipient for 2021-2022 Fiscal Year funds for the purpose of administering HOME-eligible activities, as further defined in subparagraph 2. below, in MEMBER'S locality, the funds for which shall be disbursed by TURLOCK.
2. The maximum amount of Fiscal Year 2021-2022 HOME funds covered by this Agreement shall be One Hundred Sixty-Six Thousand Two Hundred Forty-One Dollars (\$166,241), of

which One Hundred Sixty-Three Thousand Seven Hundred Forty-One Dollars (\$163,741) shall be available for Homeowner Rehabilitation, Homebuyer, and Rental Development Program Activities as defined in subparagraphs a., b. and c., Two Thousand Five Hundred Dollars (\$2,500) shall be available for Program Administration. This funding will be disbursed on a reimbursement basis upon receipt of required program forms. In the event that HUD reduces the HOME allocation to the Consortium, MEMBER'S allocation may be reduced. Should MEMBER be unable to draw down all or a portion of its allocated administration funds by June 30, 2022, the remaining HOME funds will revert back to TURLOCK pursuant to the Re-Allocation Process described in Section I.6 below.

- a. Homeowner Rehabilitation funding will be provided for repairs and rehabilitation of owner-occupied units of income eligible person and families who meet the criteria of the HOME Program.
 - b. Homebuyer Program funding will be provided for down payment assistance for income eligible families and persons who meet the criteria of the HOME Program.
 - c. Rental Development activities will be used to acquire and or rehabilitate safe and affordable rental housing units of income eligible person and families who meet the criteria of the HOME Program.
3. This Agreement shall be in effect until June 30, 2022, or until all Fiscal Year 2021-2022 HOME funds are disbursed to MEMBER or for the duration of any affordability period required pursuant to 24 CFR Part 92 in conjunction with a project financed with Fiscal Year 2021-2022 HOME funds, whichever is longer.
4. This Agreement may not be changed or amended except by a written amendment signed by both MEMBER and.
5. MEMBER acknowledges that there are timeliness deadlines in the commitment and expenditure of the funds in accordance with the HOME Program regulations. Failure to commit and expend the funds in a timely manner as set forth in this Agreement and as required under the 24 CFR Part 92 will result in funds being re-allocated to other Consortium activities.
 - a. MEMBER must commit funds under this Agreement to HOME-eligible projects within twelve (12) months ("Commitment Date") of the effective date of this Agreement in accordance with the definition of "commitment" as found in 24 CFR Part 92.2.
 - b. MEMBER must expend funds committed through this Agreement within four (4) years of the Commitment Date in accordance with 24 CFR 92.205(e)(2) and the definition of "project completion" as found in 24 CFR Part 92.2.
6. **Consortium Funding Re-allocation Process** – At the end of Fiscal Year 2021-2022, HOME funds not committed by MEMBER by the Commitment Date shall be re-allocated to TURLOCK for use on other HOME-eligible activities in the Consortium, through the following process administered by TURLOCK and as outlined in the Consortium's *HOME Program Policies and Procedures Manual*.
 - a. Funding shall be available on a first-come-first-served basis to Consortium Members, with first priority given to Consortium Member jurisdictions who fully committed their annual funding allocation during Fiscal Year 2021-2022 and who demonstrate an active pipeline of homeowner rehabilitation and/or homebuyer projects which will be completed within six (6) months.
 - b. Re-allocated funding requests shall be made by Member Jurisdiction(s) no earlier than

July 15, 2022 and no later than September 30, 2022.

- c. Funding not committed through the Re-allocation Process by September 30, 2022 shall be prioritized for development activities.

II. Activities and Program Delivery

1. As a subrecipient, MEMBER is responsible for identifying, selecting and implementing HOME-eligible activities within its jurisdiction. This includes contracting for the performance of these activities with other entities for HOME-eligible activities. In its role as subrecipient, MEMBER is responsible for fulfilling all the requirements of the HOME Program and for ensuring that HOME requirements are fulfilled by its contractors, as applicable.
2. MEMBER is responsible for managing Fiscal Year 2021-2022 HOME funds in a manner satisfactory to TURLOCK and consistent with the standards, policies and procedures required as a condition of providing these funds under 24 CFR Part 92 and as outlined in the Consortium's *HOME Program Policies and Procedures Manual*.
3. **Exhibit A** attached hereto and incorporated herein contains MEMBER's projected HOME activities to be undertaken during the 2021-2022 Fiscal Year, including the number of units to be assisted through Housing Rehabilitation Activities, the number of units to be assisted through Homebuyer Activities, the number of units to be assisted through Rental Development, the projected budget for each activity, tasks to be performed, projected schedule for commitment of funding, projected schedule for completing the activity, and proposed sources of match.
4. MEMBER is responsible for preparing the environmental review record for any project assisted through this Agreement in compliance with the National Environmental Protection Act and 24 CFR 58 and the California Environmental Quality Act. The environmental review record shall include, but not be limited to, all documents which have been prepared, circulated, posted, or published to reflect an environmental determination made by the City. The MEMBER's HOME administration funds may be used to cover costs associated with environmental review compliance. A copy of any such review shall be sent to TURLOCK for TURLOCK's review and approval. Turlock may require changes or modifications by Member prior to providing approval and formal signature as Responsible Entity, prior to MEMBER entering into a commitment of HOME funds for the subject activity.
5. MEMBER agrees that prior to project commitment, it shall conduct an underwriting and subsidy layering analysis for each HOME-funded project proposed to be funded with Fiscal Year 2021-2022 HOME funds as required by the standards, policies and procedures outlined in the Consortium's *HOME Program Policies and Procedures Manual* and if applicable by activity type.
6. MEMBER agrees that any HOME-eligible activities funded through this Agreement shall be confirmed with a written contract that contains the provisions specified in 24 CFR Part 92.504. In addition, any contract made between MEMBER and another entity for the use of HOME funds pursuant to this Agreement shall comply with all applicable HOME regulations and shall be enforced by deed restriction where applicable. The form of the contract and deed restriction shall be approved by TURLOCK in advance of its execution. A copy of all contracts for HOME-funded activities shall be made available

to TURLOCK upon request.

7. MEMBER agrees to abide by uniform administrative requirements stated in 24 CFR Part 92.505, specifically MEMBER agrees to comply with the requirements of 2 CFR Part 200 formerly Office of Management and Budget (OMB) Circular No. A-87 "Cost Principles for States, Local, and Indian Tribal Governments", and 24 CFR Part 85 (the "common rule"), "Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments". The requirements of 2 CFR part 200 formerly OMB Circular No. A-122 and requirements of 24 CFR part 84 apply to subrecipients receiving HOME funds that are nonprofit organizations and that are not a governmental subrecipient:
8. To comply with the HOME regulation at 24 CFR Part 92.502(c)(2) that funds be spent within 15 days of disbursement, MEMBER shall request reimbursement of expenditures from TURLOCK. The amount of the reimbursement request may not exceed the amount needed by MEMBER and MEMBER shall expend program income before requesting a reimbursement from TURLOCK.
9. MEMBER agrees that program income and assets will be retained by MEMBER and must be accounted for and kept separately from other funds in compliance with HOME regulations. MEMBER shall report on program income in compliance with the policies and procedures outlined in the Consortium's *HOME Program Policies and Procedures Manual*.
10. Loan repayments, interest or other return on MEMBER's investments of HOME funds disbursed through this contract shall be collected by MEMBER and MEMBER may retain payments for future activities funded with HOME funds in accordance with HOME regulations. However, at the end of the fiscal year, all program income must be returned to Turlock for accounting and activity completion purposes.
11. Upon expiration of this Agreement, MEMBER must transfer to TURLOCK any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.
12. TURLOCK and MEMBER will cooperate in the preparation of, and will furnish any and all information required for reports to be prepared as may be required by HOME regulations including but not limited to the Consolidated Plan, the annual performance report and any quarterly reports required by TURLOCK.
13. MEMBER shall ensure that written agreements with for-profit owners or developers, nonprofit owners or developers or sponsors, subrecipients, homeowners, homebuyers, tenants (or landlords) receiving tenant-based rental assistance, or contractors are prepared in accordance with 24 CFR 92.504. Such agreements must state if repayment of HOME funds or recaptured HOME funds must be remitted to TURLOCK or retained by MEMBER for additional eligible activities.
14. TURLOCK and MEMBER shall maintain, on a current basis, complete records, including, but not limited to, contracts, books of original entry, source documents supporting accounting transactions, eligibility and service records as may be applicable, a general ledger, personnel and payroll records, canceled checks and related documents and records to assure proper accounting of funds and performance of this contract in accordance with HOME regulations. To the extent permitted by law,

TURLOCK and MEMBER will also permit access to all books, accounts or records of any kind for purposes of audit or investigation, in order to ascertain compliance with the provisions of this contract. Records shall be maintained for a period of five (5) years or in accordance with 24 CFR Part 92.508(c), whichever is longer.

III. Administrative and Financial Requirements

1. MEMBER shall comply with 24 CFR Parts 84.20 and 85.20 and Treasury Circular 1075 and comply with the following financial management standards.
 - a. *Accounting Standards* - MEMBER agrees to comply with 24 CFR 84.21-28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.
 - b. *Auditing* - MEMBER shall retain all books, records, and other documents to this contract for five (5) years after reconveyance and affordability period, whichever is longer. The U.S. Comptroller General and his representatives are vested with the authority to:
 - i. Examine any records of MEMBER or any of its subcontractors, or any State or local agency administering such contract, that directly pertain to, and involve transactions relating to, the contract or any subcontract; and
 - ii. Interview any officer or employee of MEMBER or any of its subcontractors, or of any State or local government agency administering the contract, regarding such transactions.
 - iii. Additionally, HOME provides authority for any representatives of an appropriate Inspector General to examine any records or interview any employee or officers of MEMBER or its subcontractors working on this contract. MEMBER is advised that any representatives of an appropriate Inspector General appointed have the authority to examine any record and interview any employee or officer of the contractor, its subcontractors, or other firms working on this contract. This right of examination shall also include inspection at all reasonable times of MEMBER plans, or parts of them, engaged in performing the agreement. Any deficiencies noted in audit reports must be fully cleared by TURLOCK within thirty (30) days after receipt by MEMBER. TURLOCK shall have, in addition to any other audit or inspection right in this Agreement, all the audit and inspection rights contained in this section, including the right to monitor MEMBER for its performance under the terms and provisions of this Agreement and MEMBER's use of Fiscal Year 2021-2022 HOME funds.
2. *Close-outs* - MEMBER's obligation to TURLOCK shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to TURLOCK), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that MEMBER has control over HOME funds.
3. *Compliance* - MEMBER shall comply with current HUD policy concerning uniform

administrative requirements and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the TURLOCK upon termination of this agreement. (Refer to 24 CFR Part 85).

4. *Procurement Standards* - Unless specified otherwise within this agreement, MEMBER shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48.
5. *Fees* - MEMBER may not charge servicing, origination, or other fees for the costs of administering the HOME program, except as permitted by § 92.214(b)(1).
6. *Land Covenants* - This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352). In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Agreement, MEMBER shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the MEMBER and the United States are beneficiaries of and entitled to enforce such covenants. MEMBER, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

IV. Other Federal Requirements

1. The Federal requirements set forth in 24 CFR Part 5, subpart A, are applicable to MEMBER, inclusive of: nondiscrimination and equal opportunity; disclosure requirements; debarred, suspended or ineligible contractors; and drug-free workplace.
2. MEMBER shall carry out each HOME activity in compliance with all Federal laws and regulations described in subpart H of the HOME Rule at 24 CFR Part 92, with the exception that TURLOCK shall review and approve the environmental review before HOME funds are committed, as noted in Section II.4 above. These requirements are further specified as follows:
 - a. *Affirmative Marketing* - MEMBER must follow the Consortium's affirmative marketing procedures and requirements for rental and homebuyer projects containing five (5) or more HOME-assisted housing units. Affirmative marketing requirements and procedures also apply to all HOME-funded programs, including, but not limited to, tenant-based rental assistance and down-payment assistance programs. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status, or disability. If a written agreement with a project owner permits the rental housing project to limit tenant eligibility or to have a tenant preference in accordance with §92.253(d)(3), the Consortium's affirmative marketing procedures and requirements shall apply in the context of the limited/preferred tenant eligibility for the project.
 - b. *Affirmative Action - Approved Plan* - MEMBER agrees that it shall be committed to carry out pursuant to the applicable provisions of 24 CFR 92.351 the Affirmative Action Program in keeping with the principles as provided in President's Executive Order

11246 of September 24, 1966.

- i. *Women and Minority-Owned Businesses (W/MBE)* - MEMBER will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. MEMBER may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.
 - ii. *Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement* - MEMBER, in all solicitations or advertisements for employees placed by or on behalf of MEMBERS, will state that it is an Equal Opportunity or Affirmative Action employer, in accordance with 24 CFR 5.105.
 - iii. Public notices, job vacancies should be published in minority publications whenever possible.
- c. *Displacement, Relocation, and Acquisition* – MEMBER shall ensure that it has taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of a project assisted with HOME funds. To the extent feasible, residential tenants must be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling unit in the building/complex upon completion of the project. MEMBER shall adhere to each of the provisions of 24 CFR 92.353 with respect to a person (family individual, business, nonprofit organization, or farm, including any corporation, partnership or association) that moves from real property or moves personal property from real property, permanently, as a direct result of acquisition, rehabilitation, or demolition for a project assisted with HOME funds. Temporary relocation is required pursuant to 24 CFR 92.353(b) for residential tenants who will not be required to move permanently, but who must relocate temporarily for the project. The acquisition of real property for a project is subject to the URA and the requirements of 49 CFR Part 24, Subpart B.
- d. *Labor Standards* – MEMBER shall ensure that every contract for the construction (rehabilitation or new construction) of housing that includes twelve (12) or more units assisted with HOME funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 276a-276a-5), to all laborers and mechanics employed in the development of any part of the housing. Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-332). The HOME Program requires that all laborers and mechanics employed by contractors and subcontractors on projects funded directly by or assisted in whole or in part by and through the Federal Government shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code. Pursuant to

Reorganization Plan No. 14 and the Copeland Act, 40 U.S.C. 3145, the Department of Labor has issued regulations at 29 CFR parts 1, 3, and 5 to implement the Davis-Bacon and related Acts. Regulations in 29 CFR 5.5 instruct agencies concerning application of the standard Davis-Bacon contract clauses set forth in that section. The following standard Davis-Bacon contract clauses found in 29 CFR 5.5(a) are incorporated into this contract and any subcontracts for HOME-funded activities subject to the Labor Standards provisions of the Davis-Bacon Act.

- e. *Prevailing Wage* – MEMBER will comply with the minimum wage and maximum hourly provisions of the Fair Labor Standards Act, and applicable provisions of the Davis-Bacon Act and the Contract Work Hours Standards Act. Inquiries concerning the application of Davis-Bacon requirements to a particular federally assisted project should be directed to the Federal agency funding the project. The Secretary of Labor retains final coverage authority under Reorganization Plan Number 14.
- f. *Salaries* - The salaries paid under this contract shall be in accordance with the following provision of 2 CFR Part 200 formerly OMB Circular A-87 and 24 CFR Part 92.207 (a) (1) Eligible Administrative and Planning Costs.
- g. *General*. Compensation for personal services includes all remuneration, paid currently or accrued, for services rendered during the period of performance under the grant agreement, including but not necessarily limited to wages, salaries, and supplementary compensation and benefits. The costs of such compensation are allowable to the extent that total compensation for individual employees: (1) is reasonable for the service rendered, (2) follows an appointment made in accordance with State, Local, or Indian Tribal Government laws and rules and which meets Federal merit system or other requirements, where applicable. Compensation for employees engaged in federally assisted activities will be considered reasonable to the extent that it is consistent with that paid for similar work in other activities of the State, Local, or Indian Tribal Government. In cases where the kinds of employees required for the federally assisted activities are not found in the other activities of the State, Local, or Tribal Government, compensation will be considered reasonable to the extent that it is comparable to that paid for similar work in the labor market in which the employing government competes for the kind of employees involved. Compensation surveys providing data representative of the labor market involved will be an acceptable basis for evaluating reasonableness.
- h. MEMBER may, at its discretion, complete a salary comparability study within the intent of 2 CFR Part 200 formerly OMB Circular A-87.
- i. *"Section 3" Clause* – Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the TURLOCK. MEMBER certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements. MEMBER further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this agreement:
 - i. *"The work to be performed under this agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to*

the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that agreements for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

- ii. MEMBER further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.
- iii. MEMBER certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.
- iv. MEMBER agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- v. MEMBER will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the HUD. MEMBERS will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- j. *Lead-based paint* - Housing assisted with HOME funds is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at 24 CFR part 35, subparts A, B, J, K, M and R.
- k. *Conflict of Interest* - In the procurement of property and services by MEMBER and any subrecipients, the conflict of interest provisions in 24 CFR 85.36 and 24 CFR 84.42, respectively, apply. In all cases not governed by 24 CFR 85.36 and 24 CFR 84.42, the provisions of 24 CFR 92.356(b) through (f) apply. No member, officer, or

employee of TURLOCK or MEMBER or their designees or agents, including employees, agents, consultants, officers, or elected or appointed official of community and advisory agencies that assist MEMBER in developing the projects, who exercises any functions or responsibilities with respect to the program during his tenure or for one (1) year thereafter, shall have any interest, direct or indirect, in any contract or subcontract or the proceeds thereof for work to be performed in connection with the program assisted under the grant. MEMBER agrees to incorporate or cause to be incorporated in all its agreements with its designees or agents, and including the above described groups, and in all agreements, contracts and subcontracts for work to be performed in connection with the program assisted under the grant, including agreements with MEMBERS as defined in 24 CFR 85.36 and 24 CFR 84.42, respectively, apply. In all cases not governed by 24 CFR 85.36 and 24 CFR 84.42, the provisions of this section apply.

V. General Requirements

1. *Architectural Barriers Act of 1968* - The Architectural Barriers Act of 1968 U.S.C. 4151 is applicable to this agreement and requires that the design of any facility constructed with funds from this title comply with the "American Standard Specifications for Making Buildings and Facilities Accessible, and Usable by, the Physically Handicapped," Number A-117.1-19 as modified (42 CFR 101-17.703). It will require that the design of any building constructed or rehabilitated with funds paid to MEMBER by TURLOCK under this Agreement will comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to and Useable by the Physically Handicapped".
2. *Section 504* - MEMBER agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program.
3. *Prohibited Activity* - MEMBER is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and similar activities. Likewise, MEMBER is prohibited from engaging in nepotism.
4. MEMBER shall comply with all applicable laws, ordinances and codes of Federal, State and local governments, in the performance of this Agreement.
5. MEMBER agrees to comply with all laws, rules, and requirements, which are now, or which may hereafter be imposed by HUD for the HOME Program, as well as such requirements as may be imposed by the Consortium.
6. MEMBER agrees that it will comply with the Americans with Disabilities Act and Title VII of the Civil Rights Acts of 1964, and that no person in the United States shall, on the grounds of race, creed, color, disability, sex, sexual orientation, national origin, age, religion, Vietnam era veteran's status, political affiliation or any other non-merit factors be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity funded in whole or in part with funds made available to TURLOCK and MEMBERS pursuant to this contract.
 - a. Deny any services or other benefit provided under the program or activity;

- b. Provide any service or other benefit which is different or is provided in a different form from that provided to others under the program or activity;
 - c. Subject to segregated or separate treatment in any facility in or in any manner or process related to receipt of any service or benefit under the program or activity;
 - d. Restrict in any way the enjoyment of any advantage or privilege enjoyed by others receiving any service or benefit under the program or activity;
 - e. Treat an individual differently from others in determining whether that individual satisfies any admission enrollment, eligibility, membership or other requirement or condition which individuals must meet in order to be provided any services or other benefit provided under the program or activity; or
 - f. Deny an opportunity to participate in a program or activity as an employee.
7. MEMBER shall comply with Executive Order 13166 to improve access to services for persons with Limited English Proficiency ("LEP") including developing a Language Access Plan.
 8. MEMBER agrees to defend, indemnify and hold harmless TURLOCK and its officers, employees and agents from any and all acts, claims, omissions, liabilities, and losses by whomever asserted arising out of acts or omissions of MEMBER in the performance of the scope of work except those arising by reason of the sole negligence of TURLOCK, its officers, employees or agents.
 9. TURLOCK agrees to defend, indemnify and hold harmless MEMBER and its officers, employees and agents from any and all acts, claims, omissions, liabilities, and losses by whomever asserted arising out of acts or omissions of TURLOCK in the performance of the scope of work except those arising by reason of the sole negligence of MEMBER, its officers, employees or agents.
 10. If MEMBER withdraws from the Consortium and it becomes a HOME Participating Jurisdiction, at MEMBER'S request and with HUD approval TURLOCK shall transfer to MEMBER any accounts receivable attributable to MEMBER'S allocation of HOME funds, any MEMBER'S allocation of HOME funds, and any Program Income attributable to MEMBER'S HOME allocation on hand at the time that MEMBER withdraws from the Consortium. Along with this transfer, MEMBER shall assume all obligations and responsibilities attributable to such funds, and TURLOCK shall be relieved of all such obligations and responsibilities.
 11. If MEMBER withdraws from the Consortium and does not become a HOME Participating Jurisdiction, TURLOCK shall retain any accounts receivable attributable to MEMBER'S allocation of HOME funds, any MEMBER'S allocation of HOME funds, and any Program Income attributable to MEMBER'S HOME allocation on hand at the time that MEMBER withdraws from the Consortium. TURLOCK shall retain all obligations and responsibilities attributable to such funds.
 12. If MEMBER materially fails to comply with any term of this Agreement, suspension or termination of MEMBER as a subrecipient of HOME funds may occur as specified in 24 CFR Part 85.43. TURLOCK may utilize remedies for noncompliance as stipulated in §85.43(a).

13. Any and all notices, writings, correspondences, etc., as required by this Agreement shall be directed to MEMBER and TURLOCK as follows:

MEMBER

Merry Mayhew, City Manager
P.O. Box 9
Hughston, CA 95326
(209) 883-4054

TURLOCK

Maryn Pitt, Manager
Housing Program Services Division
156 South Broadway, Suite 140
Turlock CA 95380
(209) 668-5610

14. This Agreement may be amended only by written agreement of the parties hereto.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by and through their respective officers' thereunto duly authorized.

CITY OF TURLOCK

CITY OF CITY OF HUGHSON

By: _____
Sarah Tamey Eddy, Interim City Manager

By: _____
Merry Mayhew, City Manager

Date: _____

Date: _____

APPROVED AS TO SUFFICIENCY:

By: _____
Sarah Tamey Eddy, Interim City Manger

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
George Petrulakis, Interim, City Attorney

By: _____
Daniel J. Schroeder, City Attorney

ATTEST:

ATTEST:

By: _____
Allision Martin, Interim City Clerk

By: _____

**EXHIBIT A to Subrecipient Agreement for HOME Funds between City of Turlock and Member Jurisdiction
Turlock/Stanslaus County HOME Consortium
ACTIVITY TYPE, GOALS, BUDGET, TASKS & SCHEDULE**

Member Jurisdiction Name:	CITY OF HUGHSON
Fiscal Year:	2021-2022
Member's Program Activity Allocation (for Homebuyer & Rehab):	\$163,741

**FY21-22 Allocation TOTAL is amount noted in FY2021-22 Funding Agreement for Homebuyer and Homeowner Rehab Activities (total excludes Program Administration allocation). **Program Income amount is an estimate only; not included in amount in Section 1.2 of Agreement.*

		Goals by Household Income Level				
	FY Goals	<30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	TOTAL
Homebuyer Down payment Assistance						
Projected Number of Units to be Assisted	2	0	0	0	2	2
FY 2021-22 Allocation for Homebuyer Activity	\$100,000					
HOME Program Income (estimated)**	\$					
Projected Commitments						
Projected Completions						
General description of tasks to be completed under activity: Advertise program availability as needed and secure applications from clients seeking First Time Home Buyer loan assistance and approve homebuyers; collect and prepare file and loan documents; close out project; prepare completion report.						
Schedule for Completion of tasks: Complete project before fiscal year end in June 2022						
Proposed source(s) of match (as applicable):						

		Goals by Household Income Level				
	FY Goals	<30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	TOTAL
Single Family Owner-Occupied Rehabilitation						
Projected Number of Units to be Assisted	1	0	0	0	1	1
FY 2021-2022 Allocation for Activity	\$63,741					
HOME Program Income (estimated)**	\$					
Projected Commitments						
Projected Completions						
General description of tasks to be completed under activity: Provide household with minor home repair loan; secure applications from homeowners seeking rehabilitation loan assistance and approve homeowners; conduct inspections and prepare work write-up; solicit competitive bids and enter contract with contractor for work; prepare loan documents; complete rehabilitation; conduct project final inspection and close out project; prepare completion report						
Schedule for Completion of tasks: Complete project before fiscal year end in June 2022						
Proposed source(s) of match (as applicable):						

		Goals by Household Income Level				
	CITY OF HUGHSON	<30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	TOTAL
Total Annual Goals (All Activities)						
Projected Number of Units to be Assisted	3	0	0	0	2	3
FY 2021-2022 Allocation TOTAL*	\$163,741					
HOME Program Income (estimated)**	\$0					
Projected Commitments	0	0	0	0	0	0
Projected Completions	0	0	0	0	0	0

City of Turlock/Stanislaus County HOME Consortium
Fiscal Year 2021-2022
Grant Allocation \$1,468,808

Consortium Members	Allocations
City of Ceres	\$ 110,589.00
City of Hughson	\$ 163,741.00
City of Newman	\$ 112,304.00
City of Oakdale	\$ 96,873.00
City of Patterson	\$ 102,874.00
City of Riverbank	\$ 105,446.00
City of Turlock	\$ 138,879.00
City of Waterford	\$ 105,446.00
Stanislaus County (Unincorporated)	\$ 165,455.00
CHDO (15% of grant)	\$ 220,321.00
Rental (10% of grant)	\$ -
Administration (10% of grant)	\$ 146,880.00
	<hr/>
	\$ 1,468,808.00

Administration (10% of grant)	
Consolidated Plan Allowance	\$ -
City of Ceres	\$ 2,500.00
City of Hughson	\$ 2,500.00
City of Newman	\$ 2,500.00
City of Oakdale	\$ 2,500.00
City of Patterson	\$ 2,500.00
City of Riverbank	\$ 2,500.00
City of Waterford	\$ 2,500.00
Stanislaus County (Unincorporated)	\$ 2,500.00
City of Turlock Consortium Admin	\$ 126,880.00
	<hr/>
	\$ 146,880.00

Updated 04/05/21

City of Turlock/Stanislaus County HOME Consortium
Fiscal Year 2021-2022
Grant Allocation \$1,468,808

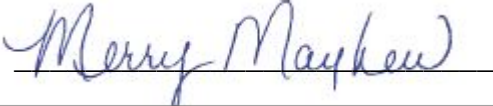
Consortium Members	Allocations
City of Ceres	\$ 110,589.00
Admin	\$ 2,500.00
	\$ 113,089.00
City of Hughson	\$ 163,741.00
Admin	\$ 2,500.00
	\$ 166,241.00
City of Newman	\$ 112,304.00
Admin	\$ 2,500.00
	\$ 114,804.00
City of Oakdale	\$ 96,873.00
Admin	\$ 2,500.00
	\$ 99,373.00
City of Patterson	\$ 102,874.00
Admin	\$ 2,500.00
	\$ 105,374.00
City of Riverbank	\$ 105,446.00
Admin	\$ 2,500.00
	\$ 107,946.00
City of Turlock	\$ 138,879.00
Consolidated Plan	\$ -
Consortium Admin	\$ 126,880.00
	\$ 265,759.00
City of Waterford	\$ 105,446.00
Admin	\$ 2,500.00
	\$ 107,946.00
Stanislaus County (Unincorporated)	\$ 165,455.00
Admin	\$ 2,500.00
	\$ 167,955.00
Rental (10% of grant)	\$ -
CHDO (15% of grant)	\$ 220,321.00
Total Grant Allocation	\$ 1,468,808.00

Updated 04/05/21



CITY COUNCIL AGENDA ITEM NO. 3.5

SECTION 3: CONSENT CALENDAR

Meeting Date: July 26, 2021
Subject: Adopt Resolution No. 2021-29, Accepting the Final Map for Vesting Tentative Subdivision Map No.06-02 - Euclid North
Presented By: Rachel Wyse, Community Development Director
Approved By: 

Staff Recommendation:

Adopt Resolution No. 2021-29, approving the Final Map for Vesting Tentative Subdivision Map No. 06-02—Euclid North.

Background and Overview:

On March 13, 2006, the Hughson City Council adopted Resolution No. 06-35 approving with conditions Vesting Tentative Subdivision Map No. 06-02 for 51 residential lots and one common area lot as submitted by Florsheim Homes for a proposed subdivision known as Euclid North, located within the southwest corner of Euclid Avenue and East Hatch Road. On January 8, 2007, the Hughson City Council adopted Ordinance No. 06-14 accepting the Development Agreement. On November 13, 2017, the Hughson City Council adopted Ordinance 2017-08, extending the map (expiring in 2018) via Development Agreement until January 16, 2022. On April 12, 2021, the Hughson City Council adopted Ordinance No. 2021-01. This Ordinance amended the original Development Agreement by incorporating all applicable Development Agreement revisions and by extending the Development Agreement and Vesting Tentative Subdivision Map No. 06-03 approval until January 16, 2024.

Discussion:

City staff has worked with Fitzpatrick Homes to complete all necessary conditions prior to the acceptance of the Final Map. Fitzpatrick Homes has submitted for acceptance the Final Map consistent with the approved Tentative Map.

The Final Map has been examined and checked for compliance with the Hughson Municipal Code and the California Subdivision Map Act. The City Engineer has

determined that the Final Map and the location and configuration of the lots created by this map substantially comply with the previously approved Tentative Map.

A Subdivision Warranty Bond, Subdivision Performance Bond, and Payment Bond have been provided to the City as security for the subdivision improvements. The conditions of approval applicable and required prior to recording the map are satisfactorily met.

In accordance with the Subdivision Map Act, Section 66474.1, "A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and it finds that the tentative map is in substantial compliance with the previously approved tentative map."

The Owner's Statement on the Final Map identifies an Owner. Fitzpatrick has signed as the owner but intends to sell the finished improvements to KB Homes after the final map is recorded and the improvements are completed.

KB Homes has not submitted revised drawings for the residential elevations originally submitted by Florsheim in 2008, but they have been notified that this is a necessary step should they decide to build.

Fiscal Impact:

There is no direct fiscal impact associated with the acceptance of the Euclid South Final Map.

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2021-29**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE FINAL MAP FOR VESTING TENTATIVE SUBDIVISION MAP NO. 06-02- EUCLID
NORTH**

WHEREAS, on March 13, 2006, the Hughson City Council adopted Resolution No.06-35, approving with conditions, Vesting Tentative Subdivision Map No.06-02 for 51 residential lots and one (1) common area lot as submitted by Florsheim Homes for a proposed subdivision known as Euclid North, located within the southwest corner of Euclid Avenue and East Hatch Road; and

WHEREAS, on April 12, 2021, the Hughson City Council adopted Ordinance No. 2021-01, an Ordinance amending the Development Agreement with Fitzpatrick Homes to extend the Development Agreement and Vesting Tentative Subdivision Map No. 06-02 approval until January 16, 2024; and

WHEREAS, Fitzpatrick Homes has requested approval of the Final Map of the Vesting Tentative Subdivision Map for the Euclid North subdivision for purpose of constructing and selling residential units; and

WHEREAS, in accordance with the Subdivision Map Act section 66474.1: "A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and it finds that the tentative map is in substantial compliance with the previously approved tentative map."; and

WHEREAS, the final map has been reviewed by the City Engineer and found to be in substantial compliance with the tentative map approved by the City Council on March 13, 2006; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson approves the Final Map of Vesting Tentative Subdivision Map No. 06-02.

PASSED AND ADOPTED by the City Council of the City of Hughson at a regularly scheduled meeting on this 26th day of July 2021 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

»

»

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, Deputy City Clerk

LEGACY - FITZPATRICK HOMES

A PORTION OF THE NORTH HALF OF
THE NORTHEAST QUARTER OF SECTION 10,
T. 4 S., R. 10 E., M. D. M., CITY OF HUGHSON,
STANISLAUS COUNTY, CALIFORNIA

NOVEMBER, 2020

MID-VALLEY ENGINEERING
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA. WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE, ALL PUBLIC UTILITY EASEMENTS, ALL STREET RIGHTS-OF-WAY (WAYS, DRIVES, LANES AND COURTS), OUTLOTS A,B,C,D, & E, AND ALL OTHER DEDICATIONS AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED.

DATED THIS 9 DAY OF March, 2021

OWNER: FITZPATRICK HOMES-HUGHSON, LLC, CALIFORNIA LIMITED LIABILITY COMPANY

Dennis Fitzpatrick
Dennis Fitzpatrick, Managing Member
PRINT NAME & TITLE PRINT NAME & TITLE

NOTARY'S ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA)
COUNTY OF Stanislaus) S.S.

ON March 9, 2021, BEFORE ME Kimberley Carol Cuaresma

A NOTARY PUBLIC PERSONALLY APPEARED Dennis Fitzpatrick

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

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,

SIGNATURE: Kimberley Carol Cuaresma Kimberley Carol Cuaresma
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PRINTED NAME

PRINCIPAL COUNTY OF BUSINESS: Stanislaus County

MY COMMISSION EXPIRES: September 18, 2022

COMMISSION NUMBER OF NOTARY: 2255370

TID CERTIFICATE OF ACCEPTANCE:

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THIS MAP TO THE TURLOCK IRRIGATION DISTRICT, A GOVERNMENTAL AGENCY, AND TO THE NAMED IMPROVEMENT DISTRICTS OF THE DISTRICT (IF ANY) ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF THE TURLOCK IRRIGATION DISTRICT PURSUANT TO AUTHORITY CONFERRED BY TURLOCK IRRIGATION RULE RL 0340.001 ADOPTED ON JANUARY 2, 1990 AND REVISED DECEMBER 18, 2001.

DATED THIS 29 DAY OF March, 2021

BY: Phil Govea
PHIL GOVEA
CIVIL ENGINEER DEPARTMENT MANAGER

AS TO IRRIGATION TAX
Michael Vincent 3/24/2021
MIKE VINCENT DATE
DEPUTY COLLECTOR, TURLOCK IRRIGATION DISTRICT

TAX COLLECTOR'S CERTIFICATE:

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

DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

APN 018-020-018-000

DATED THIS 23 DAY OF March, 2021.

BY: Jahet Davenport
Jahet Davenport
PRINT NAME

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

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

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

DATED THIS 23 DAY OF March, 2021.

ELIZABETH A. KING
CLERK OF THE BOARD OF SUPERVISORS
STANISLAUS COUNTY, CALIFORNIA

BY: Patricia Gonzalez DEPUTY: Patricia Gonzalez
Patricia Gonzalez Patricia Gonzalez
PRINT NAME

CITY CLERK'S STATEMENT:

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HUGHSON HELD ON THE _____ DAY OF _____, 20____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS, ALL STREET RIGHTS-OF-WAY (DRIVES, WAYS, PLACES, LANES, AND COURTS) AND ALL OTHER DEDICATIONS AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED.

DATED THIS _____ DAY OF _____, 20____.

BY: ASHTON GOSE
ASHTON GOSE
CITY CLERK, CITY OF HUGHSON

AGRICULTURAL STATEMENT:

ALL PERSONS PURCHASING LOTS WITHIN THE BOUNDARIES OF THIS APPROVED MAP SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCE ASSOCIATED WITH AGRICULTURAL OPERATIONS, SUCH AS NOISE ODORS, FLIES, DUST, OR FUMES. THE CITY OF HUGHSON HAS DETERMINED THAT SUCH INCONVENIENCES SHALL NOT BE CONSIDERED A NUISANCE IF AGRICULTURAL OPERATIONS ARE CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FITZPATRICK HOMES-HUGHSON, LLC IN MAY OF 2019 AND NOVEMBER 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE MONUMENTS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREON AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 2ND DAY OF MARCH, 2021.

James N. Landrum
JAMES N. LANDRUM, P.L.S. 5837



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE ACCOMPANYING FINAL MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____.

PETER M. REI, L.S. 5963
CITY SURVEYOR, CITY OF HUGHSON

CITY ENGINEER'S STATEMENT:

THIS IS TO STATE THAT I HAVE EXAMINED THE MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____.

PETER M. REI, R.E. 49623
CITY ENGINEER, CITY OF HUGHSON

PLANNING COMMISSION STATEMENT:

I HEREBY CERTIFY ON BEHALF OF THE PLANNING COMMISSION THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE MAP THAT WAS APPROVED BY THE CITY OF HUGHSON PLANNING COMMISSION AT THE REGULAR MEETING HELD ON _____ DAY OF _____, 20____.

DATED THIS _____ DAY OF _____, 20____.

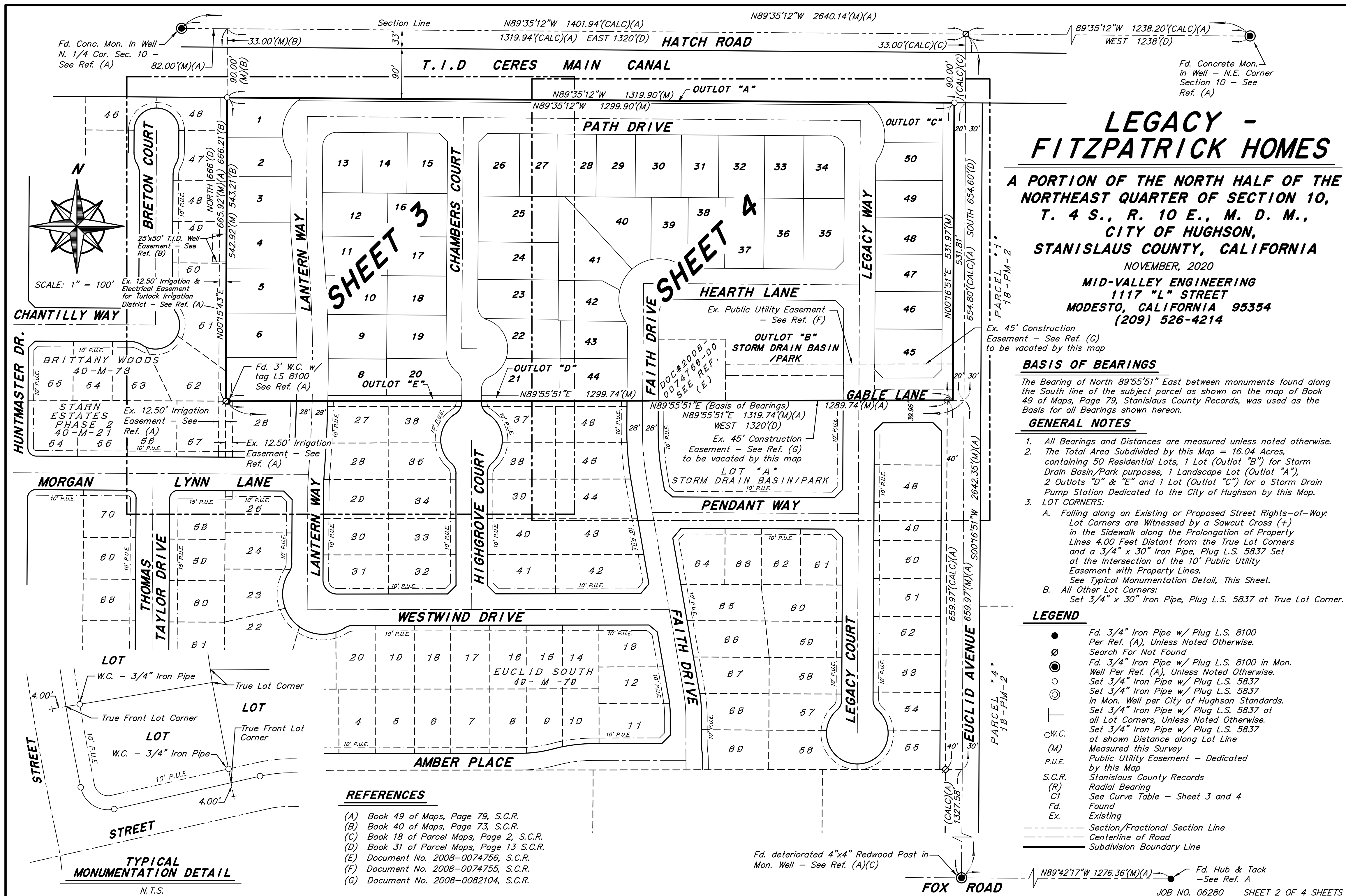
BY: ASHTON GOSE
ASHTON GOSE
SECRETARY, PLANNING COMMISSION

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, STANISLAUS COUNTY RECORDS, AT THE REQUEST OF FITZPATRICK HOMES-HUGHSON, LLC.

INSTRUMENT NO. _____ FEE: _____ PAID.

DONNA LINDER BY: _____
COUNTY RECORDER DEPUTY COUNTY RECORDER



LEGACY - FITZPATRICK HOMES

A PORTION OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 10,
T. 4 S., R. 10 E., M. D. M.,
CITY OF HUGHSON,
STANISLAUS COUNTY, CALIFORNIA

NOVEMBER, 2020

MID-VALLEY ENGINEERING
1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214

BASIS OF BEARINGS

The Bearing of North 89°55'51" East between monuments found along the South line of the subject parcel as shown on the map of Book 49 of Maps, Page 79, Stanislaus County Records, was used as the Basis for all Bearings shown hereon.

GENERAL NOTES

- All Bearings and Distances are measured unless noted otherwise.
- The Total Area Subdivided by this Map = 16.04 Acres, containing 50 Residential Lots, 1 Lot (Outlot "B") for Storm Drain Basin/Park purposes, 1 Landscape Lot (Outlot "A"), 2 Outlots "D" & "E" and 1 Lot (Outlot "C") for a Storm Drain Pump Station Dedicated to the City of Hughson by this Map.
- LOT CORNERS:
 - Falling along an Existing or Proposed Street Rights-of-Way: Lot Corners are Witnessed by a Sawcut Cross (+) in the Sidewalk along the Prolongation of Property Lines 4.00 Feet Distant from the True Lot Corners and a 3/4" x 30" Iron Pipe, Plug L.S. 5837 Set at the Intersection of the 10' Public Utility Easement with Property Lines. See Typical Monumentation Detail, This Sheet.
 - All Other Lot Corners: Set 3/4" x 30" Iron Pipe, Plug L.S. 5837 at True Lot Corner.

LEGEND

- Fd. 3/4" Iron Pipe w/ Plug L.S. 8100 Per Ref. (A), Unless Noted Otherwise.
- Search For Not Found
- ⊙ Fd. 3/4" Iron Pipe w/ Plug L.S. 8100 in Mon. Well Per Ref. (A), Unless Noted Otherwise.
- ⊙ Set 3/4" Iron Pipe w/ Plug L.S. 5837
- ⊙ Set 3/4" Iron Pipe w/ Plug L.S. 5837 in Mon. Well per City of Hughson Standards.
- ⊙ Set 3/4" Iron Pipe w/ Plug L.S. 5837 at all Lot Corners, Unless Noted Otherwise.
- ⊙ Set 3/4" Iron Pipe w/ Plug L.S. 5837 at shown Distance along Lot Line
- Measured this Survey
- Public Utility Easement - Dedicated by this Map
- S.C.R. Stanislaus County Records
- (R) Radial Bearing
- C1 See Curve Table - Sheet 3 and 4
- Fd. Found
- Ex. Existing
- Section/Fractional Section Line
- Centerline of Road
- Subdivision Boundary Line

REFERENCES

- Book 49 of Maps, Page 79, S.C.R.
- Book 40 of Maps, Page 73, S.C.R.
- Book 18 of Parcel Maps, Page 2, S.C.R.
- Book 31 of Parcel Maps, Page 13 S.C.R.
- Document No. 2008-0074756, S.C.R.
- Document No. 2008-0074755, S.C.R.
- Document No. 2008-0082104, S.C.R.

TYPICAL
MONUMENTATION DETAIL

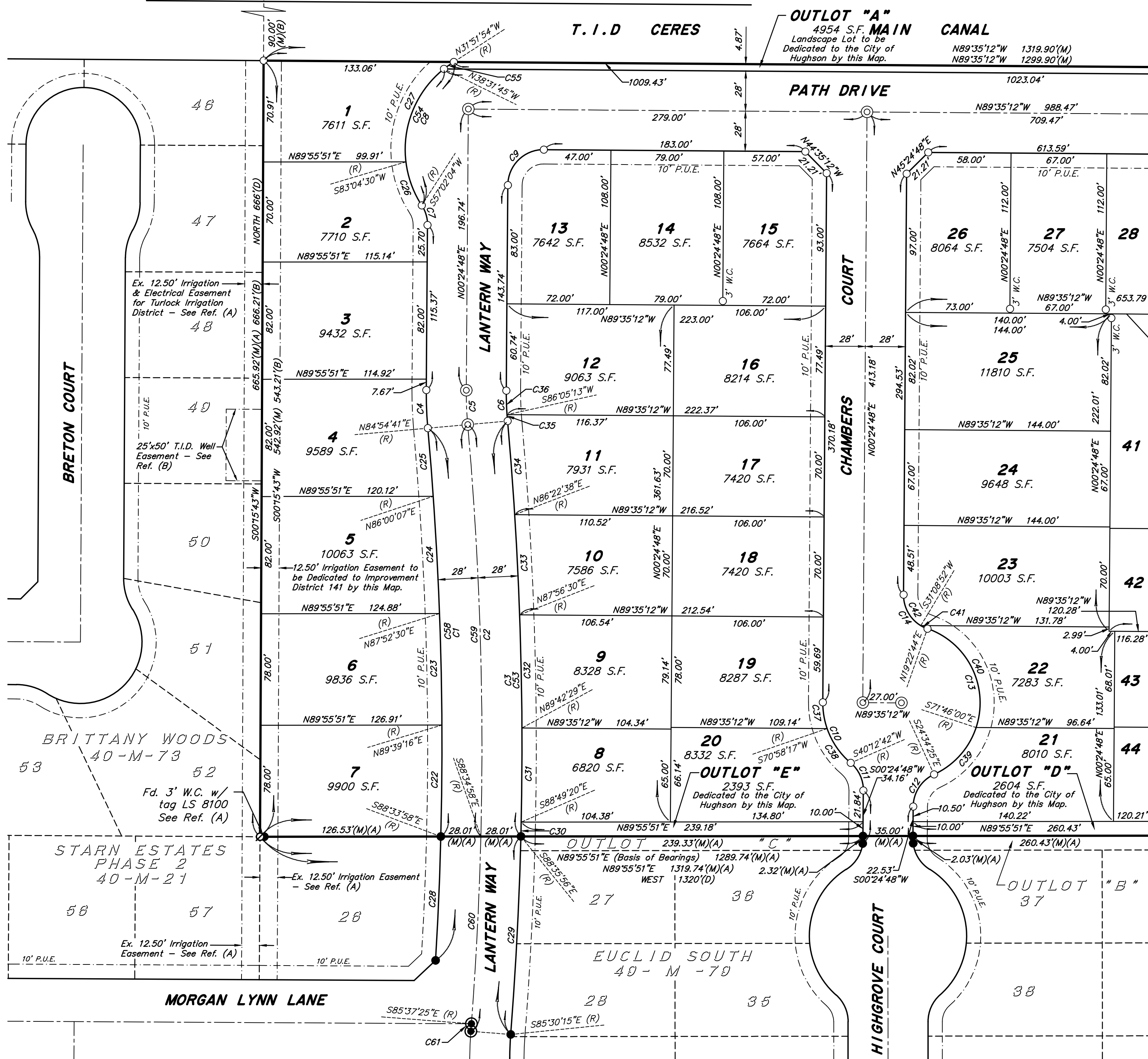
N.T.S.

JOB NO. 06280 SHEET 2 OF 4 SHEETS

Fd. Conc. Mon. in Well
N. 1/4 Cor. Sec. 10 -
See Ref. (A)

N89°35'12"W 1401.94'(CALC)(A)
1319.94'(CALC)(A) EAST 1320'(D) Section Line

HATCH ROAD

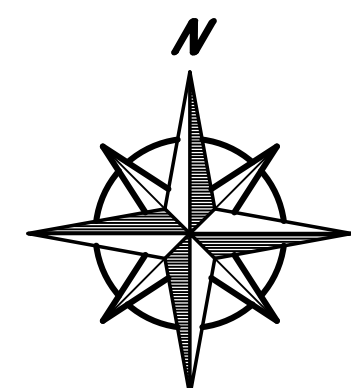


LEGACY - FITZPATRICK HOMES

A PORTION OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 10,
T. 4 S., R. 10 E., M. D. M.,
CITY OF HUGHSON, STANISLAUS COUNTY,
CALIFORNIA

NOVEMBER, 2020

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1117 "L" STREET
MODESTO, CALIFORNIA 95354
(209) 526-4214



SCALE : 1" = 50'

NOTE : See Sheet 2 for References, Sheet Index,
Basis of Bearings, Legend and General Notes.
See this sheet for Curve Table.

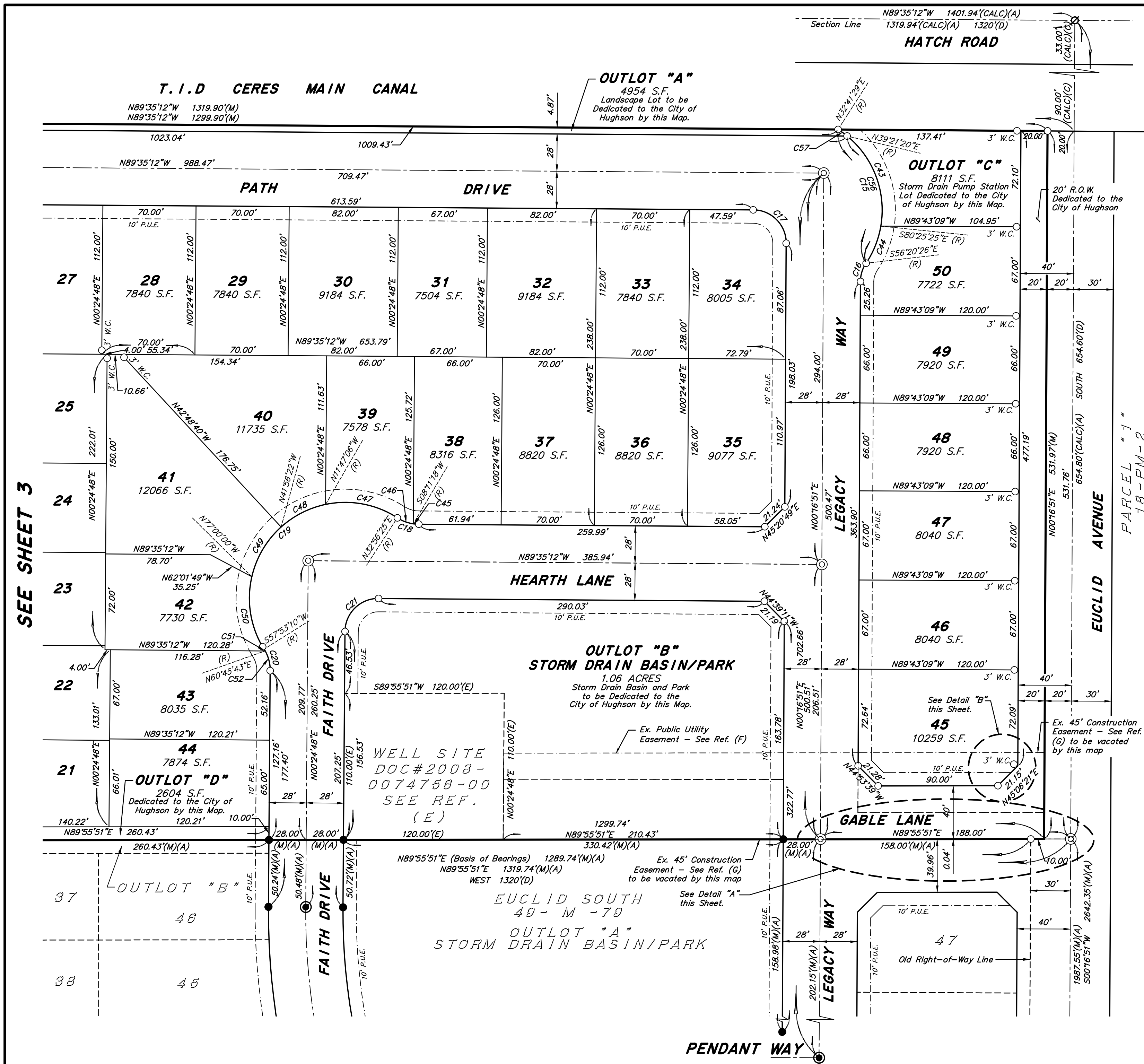
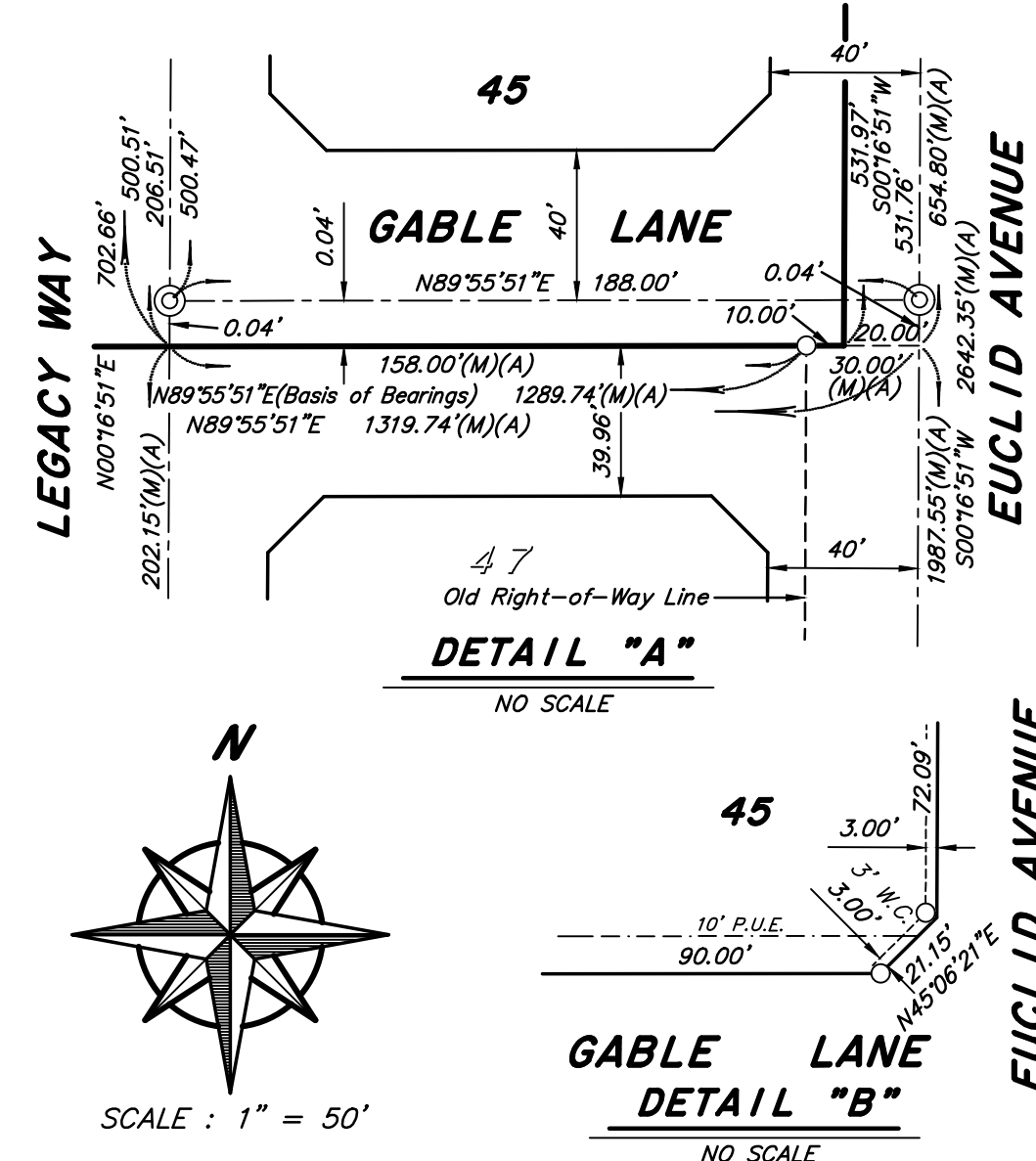
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	8°30'01"	2512.00'	372.68'	186.68'	372.34'
C2	9°35'03"	2540.00'	424.88'	212.94'	424.39'
C3	9°35'03"	2568.00'	429.57'	215.29'	429.07'
C4	5°30'06"	278.00'	26.69'	13.36'	26.68'
C5	5°30'06"	250.00'	24.01'	12.01'	24.00'
C6	5°30'06"	222.00'	21.32'	10.67'	21.31'
C7	33°22'44"	25.00'	14.56'	7.50'	14.36'
C8	91°06'02"	72.00'	114.48'	73.40'	102.80'
C9	90°00'00"	25.00'	39.27'	25.00'	35.36'
C10	50°12'06"	55.00'	48.19'	25.76'	46.66'
C11	50°12'06"	25.00'	21.90'	11.71'	21.21'
C12	65°00'47"	25.00'	28.37'	15.93'	26.87'
C13	136°02'51"	55.00'	130.60'	136.29'	102.01'
C14	71°02'04"	25.00'	30.99'	17.84'	29.05'
C22	1°46'45"	2512.00'	78.01'	39.01'	78.00'
C23	1°46'46"	2512.00'	78.02'	39.01'	78.02'
C24	1°52'23"	2512.00'	82.12'	41.06'	82.11'
C25	1°05'26"	2512.00'	47.81'	23.91'	47.81'
C26	26°02'26"	72.00'	32.72'	16.65'	32.44'
C27	65°03'36"	72.00'	81.76'	45.92'	77.43'
C28	1°58'41"	2512.00'	86.72'	43.37'	86.72'
C29	3°05'41"	2568.00'	138.71'	69.37'	138.69'
C30	0°13'23"	2568.00'	10.00'	5.00'	10.00'
C31	1°28'12"	2568.00'	65.88'	32.94'	65.88'
C32	1°45'59"	2568.00'	79.17'	39.59'	79.17'
C33	1°33'52"	2568.00'	70.12'	35.06'	70.11'
C34	1°27'56"	2568.00'	65.69'	32.85'	65.69'
C35	1°10'32"	222.00'	4.55'	2.28'	4.55'
C36	4°19'34"	222.00'	16.76'	8.39'	16.76'
C37	19°26'31"	55.00'	18.66'	9.42'	18.57'
C38	30°45'34"	55.00'	29.53'	15.13'	29.17'
C39	47°11'35"	55.00'	45.30'	24.02'	44.03'
C40	88°51'16"	55.00'	85.29'	53.91'	77.00'
C41	11°46'08"	25.00'	5.14'	2.58'	5.13'
C42	59°15'56"	25.00'	25.86'	14.22'	24.72'
C53	6°29'22"	2568.00'	290.86'	145.58'	290.70'
C54	84°26'11"	72.00'	106.11'	65.33'	96.76'
C55	6°39'51"	72.00'	8.37'	4.19'	8.37'
C58	6°31'20"	2512.00'	285.95'	143.13'	285.80'
C59	6°30'20"	2540.00'	288.41'	144.36'	288.25'
C60	2°57'33"	2540.00'	131.19'	65.61'	131.17'
C61	0°07'10"	2540.00'	5.29'	2.65'	5.29'

**A PORTION OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 10,
T. 4 S., R. 10 E., M. D. M.,
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(209) 526-4214

NOTE : See Sheet 2 for References, Sheet Index,
Basis of Bearings, Legend and General Notes.
See this sheet for Curve Table.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BRG.
C15	90°58'05"	72.00'	114.31'	73.23'	102.68'	N11°49'28"W
C16	33°22'44"	25.00'	14.56'	7.50'	14.36'	S16°58'13"W
C17	89°52'03"	25.00'	39.21'	24.94'	35.31'	N44°39'11"W
C18	32°31'38"	30.00'	17.03'	8.75'	16.80'	S73°19'24"E
C19	155°03'15"	72.00'	194.85'	325.50'	140.60'	S45°24'48"W
C20	32°31'38"	30.00'	17.03'	8.75'	16.80'	N15°51'01"W
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°24'48"W
C43	60°37'14"	72.00'	75.68'	41.75'	72.24'	N20°32'02"W
C44	24°05'00"	72.00'	30.26'	15.36'	30.04'	N21°37'05"E
C45	74°6'30"	30.00'	4.07'	2.04'	4.07'	S85°41'57"E
C46	24°45'07"	30.00'	12.96'	6.58'	12.86'	S69°26'08"E
C47	44°43'32"	72.00'	56.20'	29.62'	54.79'	N79°25'21"W
C48	30°09'15"	72.00'	37.89'	19.40'	37.46'	S63°08'16"W
C49	35°03'38"	72.00'	44.06'	22.74'	43.37'	S30°31'49"W
C50	45°06'50"	72.00'	56.69'	29.91'	55.24'	S09°33'25"E
C51	2°52'33"	30.00'	1.51'	0.75'	1.51'	N30°40'33"W
C52	29°39'05"	30.00'	15.53'	7.94'	15.35'	N14°24'45"W
C56	84°18'14"	72.00'	105.94'	65.18'	96.64'	N08°29'33"W
C57	6°39'51"	72.00'	8.37'	4.19'	8.37'	S53°58'35"W





CITY COUNCIL AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: July 26, 2021

Subject: A. Adopt Resolution No. 2021-30, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2021-2022 for All Landscape and Lighting Districts and All Benefit Assessment Districts within the City of Hughson

B. Adopt Resolution No. 2021-31, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2021-2022, for the Community Facilities District within the City of Hughson

Presented By: Rachel Wyse, Community Development Director

Approved By:

A handwritten signature in blue ink, which appears to read "Merry Mayhew", is written over a horizontal line.

Staff Recommendations:

1. Adopt Resolution No. 2021-30, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2021-2022, for all Landscape and Lighting Districts and all Benefit Assessment Districts within the City of Hughson.
2. Adopt Resolution No. 2021-31, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2021-2022, for the Community Facilities District within the City of Hughson.
3. Direct the Harris & Associates Assessment Engineer to file, or cause to be filed, a certified copy of said Resolution and the report for each Assessment District with the Stanislaus County Tax Collector.

Background:

The City of Hughson utilizes special financing districts to provide various services and improvements to property owners within the City. The three different types of assessment districts before Council are Landscaping and Lighting Districts (LLD), Benefit Assessment Districts (BAD), and one Community Facility District (CFD).

Each LLD is formed, and the annual assessments levied, pursuant to the Lighting and Landscaping Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the 1972 Act). The BADs are formed, and annual assessments levied, pursuant to the Benefit Assessment Act of 1982 (the 1982 Act), Part 1 of

Division 2 of the California Government Code. The Community Facilities District was formed, and the annual assessment is levied, pursuant to the Mello-Roos Community Facilities Act of 1982.

The City of Hughson has a Professional Service Agreement with Harris & Associates for the administration of the City's 22 assessment districts, including administrative and engineering services. Each year the annual assessments for the upcoming fiscal year are considered for action by the Hughson City Council over two regular meetings. This practice ensures reports are filed with Stanislaus County by August and assessments can be placed on the Stanislaus County Property Tax Roll for the upcoming fiscal year. As such, assessments for the 2021-2022 fiscal year were introduced for consideration at the June 28, 2021, City Council meeting, together with an item setting the public hearing date for July 26, 2021.

Discussion:

Following final approval of the Engineer's Reports and confirmation of the assessments, the City Council may order the levy and the collection of the assessments for the 2021-2022 Fiscal Year pursuant to the 1972 and 1982 Acts. Once Council approves the levy and the collection of the assessments, the information will be submitted to the County Auditor-Controller by August 6, 2021, to be included on the Tax Roll for each benefiting parcel for Fiscal Year 2021-2022.

City staff coordinated closely with Harris & Associates to develop the proposed budgets for each assessment district and administer the assessment districts. The City annually reviews the anticipated costs of maintaining each district for the next fiscal year, establishes assessments attributable to each parcel, and requires a specific assessment amount to be levied through the County property tax roll upon Council approval. An annual Engineer's Benefit Assessment (Report) for each district is prepared which describes the individual districts, incorporates any annexations or changes to the districts, the proposed assessments, detailed budget information, and the proposed levies for the upcoming fiscal year. The proposed assessments and levies are based on the historical and estimated costs of providing services to maintain the improvements that provide a direct and special benefit to properties within each respective district. The costs of the improvements and the annual levies include all expenditures, deficits, surpluses, revenues, and reserves. In most districts, parcels are assessed proportionately for the special benefit provided by the district.

In preparation for the annual assessment process for Fiscal Year 2020-2021 year, Harris & Associates and City staff determined that it would be appropriate to limit changes to the current district budgets given the uncertainties of COVID-19. Typically, staff reviews the prior year's budget items, the current fund balances, the allowable assessment amounts, and incorporates any necessary adjustments for each district. While that was done on some level, staff limited increases in the current year to the levy amounts so as not to put any additional strain on residents.

For Fiscal Year 2021-2022, City staff continued work to minimize administrative costs and propose infrastructure improvements, as permitted, in districts with no structural deficits and healthy reserves. However, Fiscal Year 2021-2022

Preliminary Budget includes an additional full-time maintenance position to assist in keeping the assessment districts maintenance in the condition residents have come to expect. For this reason, staffing costs have increased.

Exhibit A reflects the engineer's preliminary report for each LLD. Generally, authorized improvements and services within LLDs include maintenance landscaping, irrigation systems, street tree maintenance, removal, and replacement, graffiti removal, and street lighting maintenance and energy costs.

Exhibit B reflects the engineer's preliminary report for each BAD. Generally, authorized improvements and services within BADs include drainage infrastructure maintenance, retention basin maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance and graffiti abatement.

In early 2020, staff proposed to hold a Proposition 218 Assessment Rate Increase election in the 2019-2020 Fiscal Year which would take effect in the 2021-2022 assessments to address those districts that are under-funded and that do not include annual inflationary adjustments. However, given the fiscal strain that the COVID-19 pandemic may have had on residents, staff decided to hold off on proposing an increase in assessment rates. City staff plan to pursue the Proposition 218 process to take effect for the 2022-2023 fiscal year, giving adequate time to prepare for this process. Should the Proposition 218 process be completed and approved by voters, this process will either implement an annual assessment rate escalator for those districts that lack an escalator and/or implement a rate increase to address funding deficiencies. Currently seven LLDs lack an annual escalator and three carry significant negative fund balances. If increases are not approved, significant reductions in service levels will be required in districts.

Annual Inflationary Adjustment:

Increases to the annual assessment and levy are indexed to the Consumer Price Index plus three percent based on the U.S. Department of Labor, Bureau of Labor Statistics, reported by the San Francisco/Oakland/San José Urban Wage Earners and Clerical Workers increase. This will annually establish the new inflation adjusted maximum assessment that may be levied without the necessity of conducting a Proposition 218 ballot proceeding. Although the maximum rate is likely to increase each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate.

Public Participation:

Public participation is provided pursuant to the provisions of Proposition 218. Changes which require an affirming ballot process are not involved in this action. This Public Hearing, scheduled and noticed in compliance with California Code, provides City Council with the opportunity to review and the annual Engineer's Benefit Assessment Report for the Landscaping and Lighting Districts, Benefit Assessment Districts and the Community Facilities District as well as confirm the assessment and order the levy for the districts in the presence of the public. Scheduled Public Hearings are an important part of the public participation process and are intended to keep government actions transparent while inviting stakeholders

to share their concerns. As such, the July 26th Public Hearing was scheduled and duly noticed (advertised) to further provide impacted property owners the opportunity to address the Council regarding any proposed changes to their assessments.

Fiscal Impact:

The Landscape and Lighting Districts, Benefit Assessment Districts, and Community Facilities District provide the City of Hughson with funding annually to provide specific services and improvements to properties within their respective approved boundaries. For Fiscal Year 2021-2022, annual assessments are expected to generate approximately \$297,628 which will pay for the cost of labor, administration, utilities, equipment, materials, and preparation of the annual Engineer's Report for the LLDs, BADs, and CFD.

Harris & Associates provides technical administrative support to the City of Hughson at a cost of \$12,499 per year. This equates to \$500 per district ($22 \times \$500 = \$11,000$) and \$1 per parcel ($1499 \times \$1 = \$1,499$).

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2021-30**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CONFIRMING
DIAGRAMS, ASSESSMENTS AND REPORTS AND LEVYING
ASSESSMENTS FOR FISCAL YEAR 2021-2022 FOR ALL LANDSCAPE AND
LIGHTING DISTRICTS, AND ALL BENEFIT ASSESSMENT DISTRICTS WITHIN THE
CITY OF HUGHSON**

WHEREAS, pursuant to the Landscaping and Lighting Act of 1972, the provisions of the Benefit Assessment Act of 1982, the City Council of the City of Hughson directed K. Dennis Klingelhofer, PE, Assessment Engineer to prepare and file annual reports for Fiscal Year 2021-2022, and does hereby impose these annual assessments (Assessments) within each assessment district listed on attached Exhibit A; and

WHEREAS, the Assessment Engineer prepared an annual report for each assessment district, which was presented to the City Council on June 28, 2021, and the City Council of the City of Hughson adopted a resolution of intention to levy and collect assessments within these districts for fiscal year 2021-2022 and set a public hearing to be held July 26, 2021, at Hughson City Hall located at 7018 Pine Street, Hughson, California, and a notice of this hearing was given in the time and manner required by law; and

WHEREAS, at the public hearing the City Council of the City of Hughson afforded to every interested person an opportunity to make a protest to the annual reports either in writing or orally, and the City Council has considered each protest; and

WHEREAS, the City Council of the City of Hughson hereby confirms the diagrams, Assessments and reports of the Assessment Engineer. It is further determined and certified that these assessment district charges are either exempt from, or are in compliance with all provisions of Proposition 218, which was passed by the voters in November 1996; and

WHEREAS, on Monday, the 26th day of July of 2021, at the hour of 7:00 p.m., the City Council of the City of Hughson conducted a public hearing on the question of the levy of the proposed annual Assessment for each district; and

WHEREAS, the charges against the real property are not levied with regard to property values but rather, the work listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby confirm the diagrams, Assessments and reports of the Assessment Engineer and hereby levies the assessments set forth therein for the Fiscal Year 2021-2022.

BE IT FURTHER RESOLVED that the City Council of the City of Hughson also directs the Harris & Associates' Assessment Engineer to file, or cause to be filed, a certified copy of this resolution and the report for each assessment district with the tax collector for the County of Stanislaus.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of
Hughson this 26th day of July 2021, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, Deputy City Clerk

EXHIBIT A

Landscaping and Lighting Districts (LLD) Benefit Assessment Districts (BAD)		
Brittany Woods LLD	Central Hughson LLD	Euclid North LLD
Euclid South LLD	Feathers Glenn LLD	Fontana Ranch North LLD
Fontana Ranch South LLD	Rhapsody Unit No. 1 LLD	Rhapsody Unit No. 2 LLD
Santa Fe Estates Ph 1 LLD	Santa Fe Estates Ph 2 LLD	Starn Estates LLD
Sterling Glenn III LLD	Sterling Glen III Annex LLD	Sun Glow Estates LLD
Walnut Haven III LLD	Central Hughson BAD	Euclid North BAD
Euclid South BAD	Feathers Glen BAD	Fontana Ranch North BAD
Fontana Ranch South BAD	Sterling Glen III BAD	Sterling Glen III Annex BAD

EXHIBIT B

Assessment District	Description of Improvements
Brittany Woods	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 streetlights.
Central Hughson, LLD and BAD	Maintenance of landscaping, irrigation systems and street lighting maintenance and energy costs for 19 streetlights. Drainage infrastructure maintenance, street sweeping, maintenance and repairs, sidewalk maintenance, graffiti abatement.
Euclid South, LLD and BAD	Maintenance of landscaping, irrigation systems, street lighting maintenance and energy costs for streetlights, street tree maintenance, removal and replacement, graffiti removal. Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
Feathers Glen, LLD and BAD	Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 13 streetlights, street tree maintenance, removal and replacement, graffiti removal. Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
Fontana Ranch North, LLD and BAD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 38 streetlights. Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
Fontana Ranch South, LLD and BAD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 20 streetlights. Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
Rhapsody Unit No. 1, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for streetlights.
Rhapsody Unit No. 2, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 streetlights.
Santa Fe Estates Phase 1, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 streetlights.
Santa Fe Estates Phase 2, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 streetlights.
Starn Estates	Maintenance of landscaping, irrigation systems, and street lighting maintenance and energy costs for 12 streetlights.

Assessment District	Description of Improvements
Sterling Glen III, LLD and BAD	Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 25 streetlights. Also includes street tree maintenance, removal and replacement and graffiti removal. Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
Sun Glow Estates	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 15 streetlights.
Walnut Haven III	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 7 streetlights.

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2021-31**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ESTABLISHING
THE ANNUAL SPECIAL TAX FOR THE CITY OF HUGHSON, PROVINCE PLACE
COMMUNITY FACILITIES DISTRICT, 2017 FOR FISCAL YEAR 2021/22**

WHEREAS, the Hughson City Council (hereafter referred to as the “legislative body”), has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a special tax district, all as authorized pursuant to the terms and provisions of the “Mello Roos Community Facilities Act of 1982”, being Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code. Said special tax district is known and designated as Province Place Community Facilities District 2017 (hereafter referred to as the “District”) and,

WHEREAS, the legislative body, by ordinance and as authorized by Section 53340 of the California Government Code, has authorized the levy of a special tax to pay the costs and expenses related to the District and this legislative body desires to establish the specific special tax rate to be collected for the upcoming fiscal year.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE LEGISLATIVE BODY AS FOLLOWS:

Section 1 That the above recitals are true and correct.

Section 2 The maximum special tax rate to be collected for the District for Fiscal Year 2021/22 is hereby determined and established in the table below. A listing of individual parcels, showing the corresponding special tax rate, is attached hereto as “Exhibit A”.

TYPE	SPECIAL TAX RATE
Building Permit Issued as of June 1	Max. Tax = \$554.58 per Parcel
Building Permit Issued as of June 1	Actual Tax = \$470.42 per Parcel
Building Permit Not Issued as of June 1	N/A*

*All building permits have been issued as of June 1, 2020.

Section 3 That the special tax rate shall be increased in an amount not to exceed the annual increase in CPI for the month of February, plus 3%.

Section 4 That the special tax rate as set forth above does not exceed the amount as previously authorized by ordinance of this legislative body and is not in excess of that as previously approved by the qualified electors of the District, and is in compliance with Proposition 218, Section XIII D of the Constitution of the State of California.

Section 5 That the proceeds of the special tax shall be used to pay, in whole or in part, the costs of the following:

Preliminary and Incidental Expense and Appurtenant Work and Improvements – the authorized facilities shall be deemed to include the costs and expenses of the following:

- Street maintenance and repairs including curbs, gutters, sidewalks and ramps.
- Municipal Utilities Infrastructure.
- Parks.
- Street Lights – maintenance and electrical/utility costs.
- Storm Drain facilities including manhole covers, catch basins, pipes, drains, and treatment of storm water run-off.
- Landscaping – only collected should the Province Place HOA fail.
- Police services.
- Fire and Emergency services.

The proceeds of the special tax shall be used as set forth above and shall not be used for any other purpose.

Section 6 The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and same procedure and sale in cases of delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting said special taxes.

Section 7 All monies collected shall be paid into a fund for the District, including any reserve fund amounts.

Section 8 The County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked “public services” or “special tax” or by any other suitable designation, the installment of the special tax and the exact rate of the special tax as stated above.

Section 9 The County Auditor shall then, at the close of the tax collection period, promptly render to the City of Hughson, a detailed report showing the amount(s) of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making such collection.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 26th day of July 2021 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

**_____
GEORGE CARR, Mayor**

ATTEST:

**_____
ASHTON GOSE, Deputy City Clerk**

EXHIBIT A

2021/22 SPECIAL TAX RATES BY PARCEL

APN	Building Status	Special Tax Levy
180-094-001	Developed	\$470.42
180-094-002	Developed	\$470.42
180-094-003	Developed	\$470.42
180-094-004	Developed	\$470.42
180-094-005	Developed	\$470.42
180-094-006	Developed	\$470.42
180-094-007	Developed	\$470.42
180-094-008	Developed	\$470.42
180-094-009	Developed	\$470.42
180-094-010	Developed	\$470.42
180-094-011	Developed	\$470.42
180-094-012	Developed	\$470.42
180-094-013	Developed	\$470.42
180-094-014	Developed	\$470.42
180-094-015	Developed	\$470.42
180-094-016	Developed	\$470.42
180-094-017	Developed	\$470.42
180-094-018	Developed	\$470.42
180-094-019	Developed	\$470.42
180-094-020	Developed	\$470.42
180-094-021	Developed	\$470.42
180-094-022	Developed	\$470.42
180-094-023	Developed	\$470.42
180-094-024	Developed	\$470.42
180-094-025	Developed	\$470.42
180-094-026	Developed	\$470.42
180-094-027	Developed	\$470.42
180-094-028	Developed	\$470.42
180-094-029	Developed	\$470.42
180-094-030	Developed	\$470.42
180-094-031	Developed	\$470.42
180-094-032	Developed	\$470.42
180-094-033	Developed	\$470.42
180-094-034	Developed	\$470.42
180-094-035	Developed	\$470.42
180-094-036	Developed	\$470.42
180-094-037	Developed	\$470.42
180-094-038	Developed	\$470.42
180-094-039	Developed	<u>\$470.42</u>
		\$18,346.38

City of Hughson California



Harris & Associates

CITY OF HUGHSON

ENGINEER'S REPORT

FISCAL YEAR 2021-22

LANDSCAPE & LIGHTING MAINTENANCE

DISTRICTS

June 2021

PREPARED BY

Harris & Associates

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Irvine, CA 92614

(949) 655-3900

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ENGINEER'S REPORT FOR
FISCAL YEAR 2021-22
LANDSCAPE & LIGHTING MAINTENANCE DISTRICTS
City of Hughson
State of California

APPROVED BY THE CITY COUNCIL OF THE CITY OF HUGHSON FOR THE LANDSCAPE & LIGHTING DISTRICTS OF THE CITY OF HUGHSON, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2021.

CITY CLERK
CITY OF HUGHSON
STATE OF CALIFORNIA

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Appendices

- Appendix A – Assessment Roll
- Appendix B – District Diagrams



SUMMARY OF DISTRICT ASSESSMENTS

Summary of District Assessments

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Rate per EDU to determine the adjusted Maximum Rate per EDU for each District for the current year. Please refer to Section II of this Report, "Assessment Range Formula" for a complete description of the CPI and how it is calculated.

DISTRICT NAME	Current EDU	2020-21 Maximum Rate per EDU	2020-21 Proposed Rate per EDU	2021-22 Maximum Rate per EDU	2021-22 Proposed Rate per EDU	2021-22 Estimated Budget	2021-22 Budget at Maximum
Brittany Woods LLD	65	\$124.00	\$124.00	\$124.00	\$124.00	\$8,060.00	\$8,060.00
Central Hughson LLD ¹	47	Varies	Varies	Varies	Varies	\$14,614.44	\$14,614.44
Euclid North LLD	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Euclid South LLD	69	\$250.73	\$250.72	\$262.30	\$262.30	\$18,098.70	\$18,098.70
Feathers Glen LLD	42	\$472.14	\$472.14	\$493.92	\$493.92	\$20,744.64	\$20,744.64
Fontana Ranch North LLD	91	\$285.46	\$250.00	\$298.63	\$280.00	\$25,480.00	\$27,175.33
Fontana Ranch South LLD	56	\$275.06	\$275.06	\$287.75	\$287.74	\$16,113.44	\$16,114.00
Rhapsody Unit No. 1 LLD	79	\$86.00	\$86.00	\$86.00	\$86.00	\$6,794.00	\$6,794.00
Rhapsody Unit No. 2 LLD	59	\$249.20	\$235.10	\$260.70	\$260.70	\$15,381.30	\$15,381.30
Santa Fe Estates Phase 1 LLD	55	\$132.00	\$132.00	\$132.00	\$132.00	\$7,260.00	\$7,260.00
Santa Fe Estates Phase 2 LLD	51	\$130.39	\$130.38	\$130.39	\$130.38	\$6,649.38	\$6,649.89
Starn Estates LLD	77	\$99.87	\$99.86	\$99.87	\$99.86	\$7,689.22	\$7,689.99
Sterling Glen III LLD	73	\$304.86	\$287.62	\$318.92	\$310.00	\$22,630.00	\$23,281.16
Sterling Glen III Annex LLD	1.67	\$477.94	\$477.94	\$499.99	\$499.99	\$835.36	\$835.36
Sun Glow Estates LLD	91	\$106.37	\$106.36	\$106.37	\$106.36	\$9,678.76	\$9,679.67
Walnut Haven III LLD	55	\$108.41	\$108.40	\$108.41	\$108.40	\$5,962.00	\$5,962.55

¹ The Central Hughson District has 47 parcels. The Assessment rates vary by parcel.

Estimated Budget is represented by "Total Balance to Levy" on the District budget pages shown in the Engineer's Report.

The Euclid South LLD was assessed for the first time in Fiscal Year 2020/21. It was originally formed in November of 2006.

It is anticipated that the Euclid North LLD will be assessed beginning in Fiscal Year 2022/23.

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Assessment Rate to determine the adjusted Maximum Assessment for Central Hughson, Euclid North, Euclid South, Feathers Glen, Fontana Ranch North, Fontana Ranch South, Sterling Glen III, Rhapsody II and the Sterling Glen Annexation. The February 2021 CPI was 1.57% (rounded). Please refer to Section IV of this Report, "Assessment Range Formula" for a complete description of the CPI tables used for this purpose.

The calculated Maximum Assessment for each District is shown on the individual Budget pages in Section IV of this Report.

Also, as stated in Section IV, "Assessment Range Formula", Brittany Woods, Rhapsody Unit 1, Santa Fe Estates Phase 1, Santa Fe Estates Phase 2, Starn Estates, Sun Glow Estates and Walnut Haven III do not have an allowable inflationary adjustment and as a result, CPI is not applied to the Maximum Assessment for those Districts.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: CITY OF HUGHSON

PROJECT: LANDSCAPE & LIGHTING MAINTENANCE DISTRICTS

TO: THE CITY COUNCIL OF THE
CITY OF HUGHSON
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2021-22

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council of the City of Hughson to provide landscape and lighting services upon each lot or parcel of land in the districts in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2021-22.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIID, Section 4(a) of the State of California Constitution, the City Council of the City of Hughson has adopted a Resolution ordering this Report for the Districts. The Report consists of the following Parts:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the Districts. Plans and specifications for the improvements are on file with the City Clerk.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2021-22.

PART III

District Diagram: This part incorporates a Diagram of the Districts showing the external boundaries of the Districts. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Stanislaus County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagrams are also filed under separate cover with the City Clerk.



PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the Districts in proportion to the estimated special benefits to be received. The costs and expenses of the Districts have been assessed upon the parcels of land within the boundaries of Districts pursuant to the initial methodology established upon formation of the Districts. For particulars as to the identification of parcels, reference is made to the District Diagrams.

Appendices

Appendix A – Assessment Roll

Appendix B – District Diagrams



Harris & Associates

Harris and Associates has agreed to perform the administrative function of submitting the assessment amounts to Stanislaus County for the 2021-22 tax year, based on previous City Council approvals.



PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

Plans and specifications for the improvements are on file with the City and are incorporated herein by reference.

- **Brittany Woods LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 streetlights.
- **Central Hughson LLD:** Maintenance of landscaping, irrigation systems and street lighting maintenance and energy costs for 19 streetlights.
- **Euclid North LLD:** This District has not yet been developed. No improvements are currently being maintained.
- **Euclid South LLD:** Maintenance of landscaping, irrigation systems, street lighting maintenance and energy costs for 18 streetlights, street tree maintenance, removal and replacement, graffiti removal.
- **Feathers Glen LLD:** Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 13 streetlights, street tree maintenance, removal and replacement, graffiti removal.
- **Fontana Ranch North LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 38 streetlights.
- **Fontana Ranch South LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 20 streetlights.
- **Rhapsody #1 LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 11 streetlights.
- **Rhapsody #2 LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 streetlights.
- **Santa Fe #1 LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 streetlights.
- **Santa Fe #2 LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 streetlights.
- **Starn Estates LLD:** Maintenance landscaping, irrigation systems, and street lighting maintenance and energy costs for 12 streetlights.
- **Sterling Glen III LLD:** Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 25 streetlights. Also includes street tree maintenance, removal and replacement and graffiti removal.
- **Sun Glow Estates LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 15 streetlights.
- **Walnut Haven LLD:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 7 streetlights.



PART II – ESTIMATE OF COSTS

Estimate of Costs

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs for each District have been prepared based on the estimated and historical costs. The individual District budgets are shown on the following pages.



BRITTANY WOODS LANDSCAPE & LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$3,672.93
Utilities	\$3,700.00
Miscellaneous (Includes the below)	\$1,734.09
Maintenance	\$9,107.02
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,366.05
District Consulting Charge	\$565.00
Contingency	\$455.35
County Collection Charge	\$41.57
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,427.97
Total Direct and Administration Costs	\$11,535.00
Operating Reserve Collection/(Reduction)	(\$998.30)
Capital Reserve Collection/(Reduction)	<u>(\$2,476.70)</u>
Total Balance to Levy 2021-22	\$8,060.00
Number of Lots	65
2021-22 Proposed Assessment Per Parcel	\$124.00
2021-22 Maximum Allowable Assessment (No Adjustment)	\$124.00
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57310	

BRITTANY WOODS Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$5,767.50
Operating Reserve Fund Collection/(Reduction) - 2021/22	(\$998.30)
Estimated Reserve Fund Ending Balance - 6/30/2022	\$4,769.20
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$3,647.26
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$2,476.70)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$1,170.56



**CENTRAL HUGHSON ZONE 2 LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2021-22 BUDGET**

Direct Costs

Labor	\$6,126.76
Utilities	\$850.00
Miscellaneous (Includes the below)	<u>\$6,356.51</u>
Maintenance	\$13,333.27
Equipment/Materials	
Graffiti Abatement	

Administration Costs

Program Administration	\$1,999.99
District Consulting Charge	\$547.00
Contingency	\$666.66
County Collection Charge	\$37.97
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,251.62

Total Direct and Administration Costs **\$16,584.89**

Operating Reserve Collection/(Reduction)	(\$1,970.45)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2021-22	\$14,614.44

Number of Lots 47

2021-22 Proposed Assessment Per Parcel **Varies**

2021-22 Maximum Allowable Assessment **N/A**

¹ Rounding adjustment is to ensure an even penny for assessment purposes
Stanislaus County Tax Code 57121

**CENTRAL HUGHSON
Reserve Fund Balances**

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$8,292.45
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>(\$1,970.45)</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$6,322.00

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$43,099.21
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$43,099.21



EUCLID SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021/22 BUDGET	
Direct Costs	
Labor	\$3,672.93
Utilities	\$4,896.82
Miscellaneous (Includes the below)	<u>\$5,192.13</u>
Maintenance	\$13,761.88
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$2,064.28
District Consulting Charge	\$569.00
Contingency	\$688.09
County Collection Charge	\$42.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,363.75
Total Direct and Administration Costs	\$17,125.62
Operating Reserve Collection/(Reduction)	\$1.31
Capital Reserve Collection/(Reduction)	<u>\$971.77</u>
Total Balance to Levy 2021-22	\$18,098.70
Number of Lots	69
2021-22 Proposed Assessment Per Parcel	\$262.30
2021-22 Maximum Allowable Assessment	\$262.30
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57120	

EUCLID SOUTH Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$8,561.50
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$1.31</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$8,562.81
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$8,561.84
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$971.77</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$9,533.61



**FEATHERS GLEN LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2020/21 BUDGET**

Direct Costs

Labor	\$12,503.60
Utilities	\$1,025.00
Miscellaneous (Includes the below)	<u>\$5,918.75</u>
Maintenance	\$19,447.35
Equipment/Materials	
Graffiti Abatement	

Administration Costs

City Administrative Costs	\$2,917.10
District Consultant Costs	\$542.00
Contingency	\$972.37
County Collection Charge	\$36.97
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,468.44

Total Direct and Administration Costs **\$23,915.79**

Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,171.15)</u>
Total Balance to Levy 2021-22	\$20,744.64

Number of Lots 42

2021-22 Proposed Assessment Per Parcel **\$493.92**

2021-22 Maximum Allowable Assessment **\$493.92**

¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 57116

**FEATHERS GLEN
Reserve Fund Balances**

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$11,957.90
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$11,957.90

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$10,728.88
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$3,171.15)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$7,557.73



FONTANA RANCH NORTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$3,125.90
Utilities	\$13,150.00
Miscellaneous (Includes the below)	<u>\$8,467.12</u>
Maintenance	\$24,743.01
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$3,711.45
District Consulting Charge	\$591.00
Contingency	\$1,237.15
County Collection Charge	\$46.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$5,586.37
Total Direct and Administration Costs	\$30,329.39
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$4,849.39)</u>
Total Balance to Levy 2021-22	\$25,480.00
Number of Lots	91
2021-22 Proposed Assessment Per Parcel	\$280.00
2021-22 Maximum Allowable Assessment	\$298.63
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57117	

FONTANA RANCH NORTH Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$15,164.69
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$15,164.69
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$23,272.54
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$4,849.39)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$18,423.15



FONTANA RANCH SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$3,125.90
Utilities	\$4,400.00
Miscellaneous (Includes the below)	<u>\$4,783.33</u>
Maintenance	\$12,309.23
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$1,846.38
District Consulting Charge	\$556.00
Contingency	\$615.46
County Collection Charge	\$39.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,057.62
Total Direct and Administration Costs	\$15,366.84
Operating Reserve Collection/(Reduction)	\$746.60
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2021-22	\$16,113.44
Number of Lots	56
2021-22 Proposed Assessment Per Parcel	\$287.74
2021-22 Maximum Allowable Assessment	\$287.75
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57118	

FONTANA RANCH SOUTH Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	(\$33,986.31)
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$746.60</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	(\$33,239.71)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$0.00
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$0.00



RHAPSODY UNIT NO. 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$1,844.28
Utilities	\$2,040.00
Miscellaneous (Includes the below)	<u>\$4,146.28</u>
Maintenance	\$8,030.56
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,204.58
District Consulting Charge	\$579.00
Contingency	\$401.53
County Collection Charge	\$44.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,229.48
Total Direct and Administration Costs	\$10,260.04
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,466.04)</u>
Total Balance to Levy 2021-22	\$6,794.00
Number of Lots	79
2021-22 Proposed Assessment Per Parcel	\$86.00
2021-22 Maximum Allowable Assessment (No Adjustment)	\$86.00
¹ Rounding adjustment is to ensure an even penny for assessment purposes Stanislaus County Tax Code 57311	

RHAPSODY UNIT NO. 1 Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$5,130.02
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$5,130.02
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$4,728.79
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$3,466.04)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$1,262.75



**RHAPSODY UNIT NO. 2 LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2021-22 BUDGET**

Direct Costs

Labor	\$1,844.28
Utilities	\$2,225.00
Miscellaneous (Includes the below)	<u>\$3,682.55</u>
Maintenance	\$7,751.83
Equipment/Materials	
Graffiti Abatement	

Administration Costs

Administration and Operations	\$1,162.77
District Consulting Charge	\$559.00
Contingency	\$387.59
County Collection Charge	\$40.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,149.74

Total Direct and Administration Costs **\$9,901.56**

Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$5,479.74</u>

Total Balance to Levy 2021-22 **\$15,381.30**

Number of Lots 59

2021-22 Proposed Assessment Per Parcel **\$260.70**

2021-22 Maximum Allowable Assessment **\$260.70**

¹ Rounding adjustment is to ensure an even penny for assessment purposes
Stanislaus County Tax Code 57312

**RHAPSODY UNIT NO. 2
Reserve Fund Balances**

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$4,950.78
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$4,950.78

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$13,717.95
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$5,479.74</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$19,197.69



SANTA FE ESTATES PHASE 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$10,887.26
Utilities	\$5,286.99
Miscellaneous (Includes the below)	<u>\$1,056.73</u>
Maintenance	\$17,230.98
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$500.76
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$39.57
Rounding Adjustment ¹	<u>\$0.00</u>
	\$1,095.33
Total Direct and Administration Costs	\$18,326.31
Operating Reserve Collection/(Reduction)	(\$11,066.31)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2021-22	\$7,260.00
Number of Lots	55
2021-22 Proposed Assessment Per Parcel	\$132.00
2021-22 Maximum Allowable Assessment (No Adjustment)	\$132.00
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57313	

SANTA FE ESTATES PHASE 1 Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	(\$47,021.44)
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>(\$11,066.31)</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	(\$58,087.75)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$0.00
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$0.00



**SANTA FE ESTATES PHASE 2 LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2021-22 BUDGET**

Direct Costs

Labor	\$10,887.26
Utilities	\$700.00
Miscellaneous (Includes the below)	<u>\$1,191.99</u>
Maintenance	\$12,779.25
Equipment/Materials	
Graffiti Abatement	

Administration Costs

Administration and Operations	\$1,500.00
District Consulting Charge	\$551.00
Contingency	\$0.00
County Collection Charge	\$38.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,089.77

Total Direct and Administration Costs **\$14,869.02**

Operating Reserve Collection/(Reduction)	(\$8,219.64)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>

Total Balance to Levy 2021-22 **\$6,649.38**

Number of Lots 51

2021-22 Proposed Assessment Per Parcel **\$130.38**

2021-22 Maximum Allowable Assessment (No Adjustment) **\$130.39**

¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 57314

**SANTA FE ESTATES PHASE 2
Reserve Fund Balances**

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	(\$25,688.93)
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>(\$8,219.64)</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	(\$33,908.57)

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$0.00
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$0.00



STARN ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021/22 BUDGET	
Direct Costs	
Labor	\$1,844.28
Utilities	\$2,050.00
Miscellaneous (Includes the below)	<u>\$3,993.38</u>
Maintenance	\$7,887.66
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,183.15
District Consulting Charge	\$577.00
Contingency	\$394.38
County Collection Charge	\$43.97
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,198.50
Total Direct and Administration Costs	\$10,086.17
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$2,396.95)</u>
Total Balance to Levy 2021-22	\$7,689.22
Number of Lots	77
2021-22 Proposed Assessment Per Parcel	\$99.86
2021-22 Maximum Allowable Assessment (No Adjustment)	\$99.87
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57315	

STARN ESTATES Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$5,043.08
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$5,043.08
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$20,472.15
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$2,396.95)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$18,075.20



STERLING GLEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$7,339.82
Utilities	\$4,719.41
Miscellaneous (Includes the below)	<u>\$7,850.70</u>
Maintenance	\$19,909.93
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
City Administrative Costs	\$2,986.49
District Consultant Costs	\$536.93
Contingency	\$995.50
County Collection Charge	\$28.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,547.38
Total Direct and Administration Costs	\$24,457.31
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,827.31)</u>
Total Balance to Levy 2021-22	\$22,630.00
Number of Lots	73
2021-22 Proposed Assessment Per Parcel	\$310.00
2021-22 Maximum Allowable Assessment	\$318.92
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57115	

STERLING GLEN III Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$12,228.65
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$12,228.65
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$29,121.30
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$1,827.31)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$27,293.99



STERLING GLEN III ANNEX LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$570.92
Utilities	\$366.79
Miscellaneous (Includes the below)	<u>\$740.36</u>
Maintenance	\$1,678.07
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$0.00
District Consultant Costs	\$41.07
Contingency	\$0.00
County Collection Charge	\$1.23
Rounding Adjustment ¹	<u>\$0.00</u>
	\$42.30
Total Direct and Administration Costs	\$1,720.37
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$885.01)</u>
Total Balance to Levy 2021-22	\$835.36
Total Acres (Five Parcels)	1.67
2021-22 Proposed Assessment Per Parcel	\$499.98
2021-22 Maximum Allowable Assessment (No Adjustment)	\$499.99
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57115	

STERLING GLEN ANNEX Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$860.19
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$860.19
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$2,354.56
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$885.01)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$1,469.55



SUN GLOW ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$4,595.07
Utilities	\$1,570.15
Miscellaneous (Includes the below)	<u>\$4,643.64</u>
Maintenance	\$10,808.85
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,621.33
District Consulting Charge	\$591.00
Contingency	\$0.00
County Collection Charge	\$46.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,259.10
Total Direct and Administration Costs	\$13,067.95
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,389.19)</u>
Total Balance to Levy 2021-22	\$9,678.76
Number of Lots	91
2021-22 Proposed Assessment Per Parcel	\$106.36
2021-22 Maximum Allowable Assessment (No Adjustment)	\$106.37
¹ Rounding adjustment is to ensure an even penny for assessment purposes Stanislaus County Tax Code 57316	

SUN GLOW ESTATES Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$6,533.98
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$6,533.98
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$23,831.18
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$3,389.19)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$20,441.99



WALNUT HAVEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2021-22 BUDGET	
Direct Costs	
Labor	\$3,907.37
Utilities	\$1,575.00
Miscellaneous (Includes the below)	<u>\$2,687.56</u>
Maintenance	\$8,169.93
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$0.00
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$39.57
Rounding Adjustment ¹	<u>\$0.00</u>
	\$594.57
Total Direct and Administration Costs	\$8,764.50
Operating Reserve Collection/(Reduction)	(\$2,802.50)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2021-22	\$5,962.00
Number of Lots	55
2021-22 Proposed Assessment Per Parcel	\$108.40
2021-22 Maximum Allowable Assessment (No Adjustment)	\$108.41
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 57317	

WALNUT HAVEN III Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2021	\$4,382.25
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>(\$2,802.50)</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$1,579.75
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2021	\$577.36
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$577.36



PART III - DISTRICT DIAGRAMS

District Diagrams

The boundaries of Districts are shown on the maps in Appendix B. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions as shown on the maps of the Stanislaus County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report.



PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

The 1972 Act allows for the establishment of assessment districts by public agencies for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1972 Act also requires that the cost of these improvements and services be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with the 1972 Act, Section 22573:

“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 assessable lots or parcels in proportion to the estimated benefits received by each such lot or parcel from the improvements”

The method of apportionment described in this Report, and confirmed by the City Council at the time of formation utilizes commonly accepted engineering practices which have been established pursuant to the 1972 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

DESCRIPTION OF BENEFIT

Special Benefit

The improvements and associated costs have been allocated to the assessable properties within the Districts based upon the special benefit received by those properties, pursuant to the provisions of the 1972 Act and the California Constitution. The improvements for which the properties will be assessed have been identified as necessary, were required as a part of the development plans specifically for each individual tract and are also in compliance with the development plans and General Plan of the City. As such, the improvements and continuing maintenance and servicing are strictly the obligation of the properties within the Districts.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:

“Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large”

Some of the special benefits associated with local landscaping and lighting improvements are:

- Enhanced desirability of properties due to proximity of the improvements.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.



- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and consequent reduction in possible property damage.
- Improved traffic visibility and circulation.
- Improved accessibility for emergency vehicles.
- Reduced vandalism and other criminal activity.
- Enhanced environmental quality provided by adequate green space and other landscaping which helps moderate temperatures, reduce noise pollution and control dust and debris.

ASSESSMENT RANGE FORMULA

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***"may be adjusted for inflation pursuant to a clearly defined formula..."*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment within the Districts that allow for such, and was approved by the property owner(s) at the time of formation/annexation. The formula, as described below, allows for annual adjustments to the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Brown Act excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public...and that was previously adopted by the agency..."

The initial maximum assessment for each District was established at the time of formation/annexation. The Brittany Woods, Rhapsody Unit 1, Santa Fe Estates Phase 1, Santa Fe Estates Phase 2, Starn Estates, Sun Glow Estates and Walnut Haven III Districts however, do not have an inflationary adjustment. These Districts were created prior to the adoption of Proposition 218 in 1996 and did not include a provision to increase the initial maximum assessment. The initial maximum assessments for the remaining Districts have been adjusted each fiscal year subsequent to the year of formation by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment, adjusted annually by Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/San Jose area, plus 3%. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the February CPI amount, plus 3% has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year, then the proposed annual assessment is not considered an increased assessment.



Beginning in the second fiscal year after the formation of a District, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate (Adjusted Maximum Assessment Rate) has been established for each fiscal year using the Assessment Range Formula described above. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year. As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered an increased assessment under the terms of Proposition 218.

The CPI increase for the one year period ending in February 2021 is 1.57% (rounded). This amount, plus 3%, will be applied to the Maximum Assessment for the Central Hughson, Euclid North, Euclid South, Feathers Glen, Fontana Ranch North, Fontana Ranch South, Rhapsody II and Sterling Glen III Districts only, which will establish the Adjusted Maximum Assessment for each of these Districts for Fiscal Year 2021-22. The 2020-21 Maximum Assessment for each of these Districts is shown on the budget pages in Section III of this Report.

As stated above, the Brittany Woods, Rhapsody Unit 1, Santa Fe Estates Phase 1, Santa Fe Estates Phase 2, Starn Estates, Sun Glow Estates and Walnut Haven III Districts, do not currently have an inflationary adjustment.

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate for the current fiscal year, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a property owner protest balloting process before any such new or increased assessment can be imposed. A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those assessment ballots by the financial obligation of each parcel.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula which has been adopted by the agency and approved by the property owners in the area where the assessment is imposed.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel should be based on the improvements benefitting the parcels, as well as the use, or type, of each parcel as compared to other parcels that benefit from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Per Parcel method of apportionment. This method recognizes that each parcel within a particular District benefits equally from the improvements. This is typical when all parcels within the District are of the same type (ex. all single family dwellings).

Other than Central Hughson, each District is comprised of a single parcel type – residential. The residential parcels are single family residential parcels (“SFR”) and as such are deemed to benefit equally from the improvements. The “Total Balance to Levy”, as shown on the Budget pages, is divided equally among each assessable parcel within the District, determining the annual assessment rate per parcel for that District.

The Central Hughson District is comprised of several property types including single family residential, commercial, agriculture and vacant. The costs are spread to those parcels based on the individual parcel size.



APPENDIX A – ASSESSMENT ROLL

Assessment Roll

Parcel Identification for each lot or parcel within the Districts shall be based on available parcel maps and other property data from the Stanislaus County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A listing of parcels assessed within each District for Fiscal Year 2021-22, along with the corresponding 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(s) 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 amounts 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-way, including public greenbelts and parkways; utility rights-of-way; 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



Brittany Woods Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-085-001	SFR	\$124.00	\$124.00
2	018-085-002	SFR	\$124.00	\$124.00
3	018-085-003	SFR	\$124.00	\$124.00
4	018-085-004	SFR	\$124.00	\$124.00
5	018-085-005	SFR	\$124.00	\$124.00
6	018-085-006	SFR	\$124.00	\$124.00
7	018-085-007	SFR	\$124.00	\$124.00
8	018-085-008	SFR	\$124.00	\$124.00
9	018-085-009	SFR	\$124.00	\$124.00
10	018-085-010	SFR	\$124.00	\$124.00
11	018-085-011	SFR	\$124.00	\$124.00
12	018-085-012	SFR	\$124.00	\$124.00
13	018-085-013	SFR	\$124.00	\$124.00
14	018-085-014	SFR	\$124.00	\$124.00
15	018-085-015	SFR	\$124.00	\$124.00
16	018-085-016	SFR	\$124.00	\$124.00
17	018-085-017	SFR	\$124.00	\$124.00
18	018-085-018	SFR	\$124.00	\$124.00
19	018-085-019	SFR	\$124.00	\$124.00
20	018-085-020	SFR	\$124.00	\$124.00
21	018-085-021	SFR	\$124.00	\$124.00
22	018-085-022	SFR	\$124.00	\$124.00
23	018-085-023	SFR	\$124.00	\$124.00
24	018-085-024	SFR	\$124.00	\$124.00
25	018-085-025	SFR	\$124.00	\$124.00
26	018-085-026	SFR	\$124.00	\$124.00
27	018-085-027	SFR	\$124.00	\$124.00
28	018-085-028	SFR	\$124.00	\$124.00
29	018-085-029	SFR	\$124.00	\$124.00
30	018-085-030	SFR	\$124.00	\$124.00
31	018-085-031	SFR	\$124.00	\$124.00
32	018-085-032	SFR	\$124.00	\$124.00
33	018-085-033	SFR	\$124.00	\$124.00
34	018-085-034	SFR	\$124.00	\$124.00
35	018-085-035	SFR	\$124.00	\$124.00
36	018-085-036	SFR	\$124.00	\$124.00
37	018-085-037	SFR	\$124.00	\$124.00



Brittany Woods Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-085-038	SFR	\$124.00	\$124.00
39	018-085-039	SFR	\$124.00	\$124.00
40	018-085-040	SFR	\$124.00	\$124.00
41	018-085-041	SFR	\$124.00	\$124.00
42	018-085-042	SFR	\$124.00	\$124.00
43	018-085-043	SFR	\$124.00	\$124.00
44	018-085-044	SFR	\$124.00	\$124.00
45	018-085-045	SFR	\$124.00	\$124.00
46	018-085-046	SFR	\$124.00	\$124.00
47	018-085-047	SFR	\$124.00	\$124.00
48	018-085-048	SFR	\$124.00	\$124.00
49	018-085-049	SFR	\$124.00	\$124.00
50	018-085-050	SFR	\$124.00	\$124.00
51	018-085-051	SFR	\$124.00	\$124.00
52	018-085-052	SFR	\$124.00	\$124.00
53	018-085-053	SFR	\$124.00	\$124.00
54	018-085-054	SFR	\$124.00	\$124.00
55	018-085-055	SFR	\$124.00	\$124.00
56	018-085-056	SFR	\$124.00	\$124.00
57	018-085-057	SFR	\$124.00	\$124.00
58	018-085-058	SFR	\$124.00	\$124.00
59	018-085-059	SFR	\$124.00	\$124.00
60	018-085-060	SFR	\$124.00	\$124.00
61	018-085-061	SFR	\$124.00	\$124.00
62	018-085-062	SFR	\$124.00	\$124.00
63	018-085-063	SFR	\$124.00	\$124.00
64	018-085-064	SFR	\$124.00	\$124.00
A	018-085-065	Basin	\$124.00	\$0.00
65	018-085-066	SFR	\$124.00	<u>\$124.00</u>
				\$8,060.00



**Central Hughson Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
48	018-019-028	1.07	SFR	\$63.32
1	018-030-010	0.81	Vac Res	\$374.02
2	018-030-011	0.81	Vac Res	\$374.02
3	018-030-015	7.78	Vac Com	\$374.02
4	018-030-016	14.59	Com	\$363.00
5	018-042-004	0.92	Com	\$374.02
6	018-042-039	2.96	Com	\$374.02
49	018-042-048	0.07	Com	\$147.90
7	018-042-069	0.65	Com	\$374.02
8	018-042-070	0.75	Com	\$374.02
9	018-042-071	0.44	Com	\$374.02
10	018-042-072	1.27	Com	\$374.02
50	018-043-004	0.14	Com	\$295.82
11	018-048-009	19.64	Com/Agr	\$35.16
12	018-048-038	2.23	Com	\$35.16
13	018-048-039	0.57	Vac Com	\$127.16
14	018-048-040	15.05	Vac Com	\$35.16
15	018-049-004	1.65	Com Ind	\$130.22
16	018-049-016	0.82	Com/Res	\$35.16
17	018-049-028	6.61	Com	\$35.16
18	018-049-029	1.39	SFR	\$35.16
19	018-049-032	24.65	Com/Agr	\$314.18
20	018-049-035	22.97	Com Ind	\$317.22
21	018-049-039	0.68	Com	\$38.20
22	018-049-041	1.36	Com	\$130.20
23	018-049-042	0.41	Com	\$964.86
24	018-049-043	0.41	Com	\$923.18
25	018-049-044	0.40	Com	\$923.18
26	018-049-048	0.41	Vac Com	\$923.18
27	018-049-049	0.36	Com	\$923.18
28	018-049-050	0.40	Com	\$923.18
29	018-049-051	0.41	Vac Com	\$923.18
30	018-049-052	0.42	Com	\$964.84
31	018-049-057	0.44	Com	\$35.16
32	018-049-059	0.27	SFR	\$35.16
33	018-049-060	0.19	SFR	\$35.16
34	018-049-061	0.87	Com/Res	\$363.00



Central Hughson Landscape and Lighting District
 Fiscal Year 2021-22 Assessment Roll

Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
35	018-049-062	0.51	Com/Agr	\$35.16
36	018-049-064	2.12	Vac Com	\$35.16
37	018-049-065	0.85	Com	\$35.16
38	018-049-066	1.75	Com	\$38.20
39	018-049-067	0.50	Com	\$823.18
40	018-049-069	0.92	Com/Res	\$35.16
41	018-049-070	0.16	Vac Res	\$24.40
42	018-049-071	0.23	Vac Res	\$24.40
43	018-049-072	0.28	Vac Res	\$24.40
44	018-049-073	0.23	Vac Res	\$24.40
45	018-049-074	0.23	Vac Res	\$24.40
46	018-049-075	0.20	Vac Res	\$24.40
47	018-049-076	<u>0.44</u>	SFR	<u>\$24.40</u>
		143.2742		\$14,614.44



Euclid South Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-086-001	SFR	\$262.30	\$262.30
2	018-086-002	SFR	\$262.30	\$262.30
3	018-086-003	SFR	\$262.30	\$262.30
4	018-086-004	SFR	\$262.30	\$262.30
5	018-086-005	SFR	\$262.30	\$262.30
6	018-086-006	SFR	\$262.30	\$262.30
7	018-086-007	SFR	\$262.30	\$262.30
8	018-086-008	SFR	\$262.30	\$262.30
9	018-086-009	SFR	\$262.30	\$262.30
10	018-086-010	SFR	\$262.30	\$262.30
11	018-086-011	SFR	\$262.30	\$262.30
12	018-086-012	SFR	\$262.30	\$262.30
13	018-086-013	SFR	\$262.30	\$262.30
14	018-086-014	SFR	\$262.30	\$262.30
15	018-086-015	SFR	\$262.30	\$262.30
16	018-086-016	SFR	\$262.30	\$262.30
17	018-086-017	SFR	\$262.30	\$262.30
18	018-086-018	SFR	\$262.30	\$262.30
19	018-086-019	SFR	\$262.30	\$262.30
20	018-086-020	SFR	\$262.30	\$262.30
21	018-086-021	SFR	\$262.30	\$262.30
22	018-086-022	SFR	\$262.30	\$262.30
23	018-086-023	SFR	\$262.30	\$262.30
24	018-086-024	SFR	\$262.30	\$262.30
25	018-086-025	SFR	\$262.30	\$262.30
26	018-086-026	SFR	\$262.30	\$262.30
27	018-086-027	SFR	\$262.30	\$262.30
28	018-086-028	SFR	\$262.30	\$262.30
29	018-086-029	SFR	\$262.30	\$262.30
30	018-086-030	SFR	\$262.30	\$262.30
31	018-086-031	SFR	\$262.30	\$262.30
32	018-086-032	SFR	\$262.30	\$262.30
33	018-086-033	SFR	\$262.30	\$262.30
34	018-086-034	SFR	\$262.30	\$262.30
35	018-086-035	SFR	\$262.30	\$262.30
36	018-086-036	SFR	\$262.30	\$262.30
37	018-086-037	SFR	\$262.30	\$262.30



Euclid South Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-086-038	SFR	\$262.30	\$262.30
39	018-086-039	SFR	\$262.30	\$262.30
40	018-086-040	SFR	\$262.30	\$262.30
41	018-086-041	SFR	\$262.30	\$262.30
42	018-086-042	SFR	\$262.30	\$262.30
43	018-087-001	SFR	\$262.30	\$262.30
44	018-087-002	SFR	\$262.30	\$262.30
45	018-087-003	SFR	\$262.30	\$262.30
46	018-087-004	SFR	\$262.30	\$262.30
47	018-087-005	SFR	\$262.30	\$262.30
48	018-087-006	SFR	\$262.30	\$262.30
49	018-087-007	SFR	\$262.30	\$262.30
50	018-087-008	SFR	\$262.30	\$262.30
51	018-087-009	SFR	\$262.30	\$262.30
52	018-087-010	SFR	\$262.30	\$262.30
53	018-087-011	SFR	\$262.30	\$262.30
54	018-087-012	SFR	\$262.30	\$262.30
55	018-087-013	SFR	\$262.30	\$262.30
56	018-087-014	SFR	\$262.30	\$262.30
57	018-087-015	SFR	\$262.30	\$262.30
58	018-087-016	SFR	\$262.30	\$262.30
59	018-087-017	SFR	\$262.30	\$262.30
60	018-087-018	SFR	\$262.30	\$262.30
61	018-087-019	SFR	\$262.30	\$262.30
62	018-087-020	SFR	\$262.30	\$262.30
63	018-087-021	SFR	\$262.30	\$262.30
64	018-087-022	SFR	\$262.30	\$262.30
65	018-087-023	SFR	\$262.30	\$262.30
66	018-087-024	SFR	\$262.30	\$262.30
67	018-087-025	SFR	\$262.30	\$262.30
68	018-087-026	SFR	\$262.30	\$262.30
69	018-087-027	SFR	\$262.30	\$262.30
				\$18,098.70



Feathers Glen Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-090-003	SFR	\$493.92	\$493.92
2	018-090-004	SFR	\$493.92	\$493.92
3	018-090-005	SFR	\$493.92	\$493.92
4	018-090-006	SFR	\$493.92	\$493.92
5	018-090-007	SFR	\$493.92	\$493.92
6	018-090-008	SFR	\$493.92	\$493.92
7	018-090-009	SFR	\$493.92	\$493.92
8	018-090-010	SFR	\$493.92	\$493.92
9	018-090-011	SFR	\$493.92	\$493.92
10	018-090-012	SFR	\$493.92	\$493.92
11	018-090-013	SFR	\$493.92	\$493.92
12	018-090-014	SFR	\$493.92	\$493.92
13	018-090-015	SFR	\$493.92	\$493.92
14	018-090-016	SFR	\$493.92	\$493.92
15	018-090-017	SFR	\$493.92	\$493.92
16	018-090-018	SFR	\$493.92	\$493.92
17	018-090-019	SFR	\$493.92	\$493.92
18	018-090-020	SFR	\$493.92	\$493.92
19	018-090-021	SFR	\$493.92	\$493.92
20	018-090-022	SFR	\$493.92	\$493.92
21	018-090-023	SFR	\$493.92	\$493.92
22	018-090-024	SFR	\$493.92	\$493.92
23	018-090-025	SFR	\$493.92	\$493.92
24	018-090-026	SFR	\$493.92	\$493.92
25	018-090-027	SFR	\$493.92	\$493.92
26	018-090-028	SFR	\$493.92	\$493.92
27	018-090-029	SFR	\$493.92	\$493.92
28	018-090-030	SFR	\$493.92	\$493.92
29	018-090-031	SFR	\$493.92	\$493.92
30	018-090-032	SFR	\$493.92	\$493.92
31	018-090-033	SFR	\$493.92	\$493.92
32	018-090-034	SFR	\$493.92	\$493.92
33	018-090-035	SFR	\$493.92	\$493.92
34	018-090-036	SFR	\$493.92	\$493.92
35	018-090-037	SFR	\$493.92	\$493.92
36	018-090-038	SFR	\$493.92	\$493.92
37	018-090-039	SFR	\$493.92	\$493.92



**Feathers Glen Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-090-040	SFR	\$493.92	\$493.92
39	018-090-041	SFR	\$493.92	\$493.92
40	018-090-042	SFR	\$493.92	\$493.92
41	018-090-043	SFR	\$493.92	\$493.92
42	018-090-044	SFR	\$493.92	\$493.92
				\$20,744.64

**Fontana Ranch North Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-091-001	SFR	\$298.63	\$280.00
2	018-091-002	SFR	\$298.63	\$280.00
3	018-091-003	SFR	\$298.63	\$280.00
4	018-091-004	SFR	\$298.63	\$280.00
5	018-091-005	SFR	\$298.63	\$280.00
6	018-091-006	SFR	\$298.63	\$280.00
7	018-091-007	SFR	\$298.63	\$280.00
8	018-091-008	SFR	\$298.63	\$280.00
9	018-091-009	SFR	\$298.63	\$280.00
10	018-091-010	SFR	\$298.63	\$280.00
11	018-091-013	SFR	\$298.63	\$280.00
12	018-091-014	SFR	\$298.63	\$280.00
13	018-091-015	SFR	\$298.63	\$280.00
14	018-091-016	SFR	\$298.63	\$280.00
15	018-091-017	SFR	\$298.63	\$280.00
16	018-091-018	SFR	\$298.63	\$280.00
17	018-091-019	SFR	\$298.63	\$280.00
18	018-091-020	SFR	\$298.63	\$280.00
19	018-091-021	SFR	\$298.63	\$280.00
20	018-091-022	SFR	\$298.63	\$280.00
21	018-091-023	SFR	\$298.63	\$280.00



Fontana Ranch North Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
22	018-091-024	SFR	\$298.63	\$280.00
23	018-091-025	SFR	\$298.63	\$280.00
24	018-091-026	SFR	\$298.63	\$280.00
25	018-091-027	SFR	\$298.63	\$280.00
26	018-091-028	SFR	\$298.63	\$280.00
27	018-091-029	SFR	\$298.63	\$280.00
28	018-091-030	SFR	\$298.63	\$280.00
29	018-091-031	SFR	\$298.63	\$280.00
30	018-091-032	SFR	\$298.63	\$280.00
31	018-091-033	SFR	\$298.63	\$280.00
32	018-091-034	SFR	\$298.63	\$280.00
33	018-091-035	SFR	\$298.63	\$280.00
34	018-091-036	SFR	\$298.63	\$280.00
35	018-091-037	SFR	\$298.63	\$280.00
36	018-091-038	SFR	\$298.63	\$280.00
37	018-091-039	SFR	\$298.63	\$280.00
38	018-091-040	SFR	\$298.63	\$280.00
39	018-091-042	SFR	\$298.63	\$280.00
40	018-091-043	SFR	\$298.63	\$280.00
41	018-091-044	SFR	\$298.63	\$280.00
42	018-091-045	SFR	\$298.63	\$280.00
43	018-092-001	SFR	\$298.63	\$280.00
44	018-092-002	SFR	\$298.63	\$280.00
45	018-092-003	SFR	\$298.63	\$280.00
46	018-092-004	SFR	\$298.63	\$280.00
47	018-092-005	SFR	\$298.63	\$280.00
48	018-092-006	SFR	\$298.63	\$280.00
49	018-092-007	SFR	\$298.63	\$280.00
50	018-092-008	SFR	\$298.63	\$280.00
51	018-092-009	SFR	\$298.63	\$280.00
52	018-092-010	SFR	\$298.63	\$280.00
53	018-092-011	SFR	\$298.63	\$280.00
54	018-092-012	SFR	\$298.63	\$280.00
55	018-092-013	SFR	\$298.63	\$280.00
56	018-092-014	SFR	\$298.63	\$280.00
57	018-092-015	SFR	\$298.63	\$280.00
58	018-092-016	SFR	\$298.63	\$280.00



Fontana Ranch North Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment R7ate	2021-22 Proposed Assessment
59	018-092-017	SFR	\$298.63	\$280.00
60	018-092-018	SFR	\$298.63	\$280.00
61	018-092-019	SFR	\$298.63	\$280.00
62	018-092-020	SFR	\$298.63	\$280.00
63	018-092-021	SFR	\$298.63	\$280.00
64	018-092-022	SFR	\$298.63	\$280.00
65	018-092-023	SFR	\$298.63	\$280.00
66	018-092-024	SFR	\$298.63	\$280.00
67	018-092-025	SFR	\$298.63	\$280.00
68	018-092-026	SFR	\$298.63	\$280.00
69	018-092-027	SFR	\$298.63	\$280.00
70	018-092-028	SFR	\$298.63	\$280.00
71	018-092-029	SFR	\$298.63	\$280.00
72	018-092-030	SFR	\$298.63	\$280.00
73	018-092-031	SFR	\$298.63	\$280.00
74	018-092-032	SFR	\$298.63	\$280.00
75	018-092-033	SFR	\$298.63	\$280.00
76	018-092-034	SFR	\$298.63	\$280.00
77	018-092-035	SFR	\$298.63	\$280.00
78	018-092-036	SFR	\$298.63	\$280.00
79	018-092-037	SFR	\$298.63	\$280.00
80	018-092-040	SFR	\$298.63	\$280.00
81	018-092-041	SFR	\$298.63	\$280.00
82	018-092-042	SFR	\$298.63	\$280.00
83	018-092-043	SFR	\$298.63	\$280.00
84	018-092-044	SFR	\$298.63	\$280.00
85	018-092-045	SFR	\$298.63	\$280.00
86	018-092-046	SFR	\$298.63	\$280.00
87	018-092-047	SFR	\$298.63	\$280.00
88	018-092-048	SFR	\$298.63	\$280.00
89	018-092-049	SFR	\$298.63	\$280.00
90	018-092-050	SFR	\$298.63	\$280.00
91	018-092-051	SFR	\$298.63	<u>\$280.00</u>
				\$25,480.00



Fontana Ranch South Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-093-001	SFR	\$287.75	\$287.74
2	018-093-002	SFR	\$287.75	\$287.74
3	018-093-003	SFR	\$287.75	\$287.74
4	018-093-004	SFR	\$287.75	\$287.74
5	018-093-005	SFR	\$287.75	\$287.74
6	018-093-006	SFR	\$287.75	\$287.74
7	018-093-007	SFR	\$287.75	\$287.74
8	018-093-008	SFR	\$287.75	\$287.74
9	018-093-009	SFR	\$287.75	\$287.74
10	018-093-010	SFR	\$287.75	\$287.74
11	018-093-011	SFR	\$287.75	\$287.74
12	018-093-012	SFR	\$287.75	\$287.74
13	018-093-013	SFR	\$287.75	\$287.74
14	018-093-016	SFR	\$287.75	\$287.74
15	018-093-017	SFR	\$287.75	\$287.74
16	018-093-018	SFR	\$287.75	\$287.74
17	018-093-023	SFR	\$287.75	\$287.74
18	018-093-024	SFR	\$287.75	\$287.74
19	018-093-025	SFR	\$287.75	\$287.74
20	018-093-026	SFR	\$287.75	\$287.74
21	018-093-027	SFR	\$287.75	\$287.74
22	018-093-028	SFR	\$287.75	\$287.74
23	018-093-029	SFR	\$287.75	\$287.74
24	018-093-030	SFR	\$287.75	\$287.74
25	018-093-031	SFR	\$287.75	\$287.74
26	018-093-032	SFR	\$287.75	\$287.74
27	018-093-033	SFR	\$287.75	\$287.74
28	018-093-034	SFR	\$287.75	\$287.74
29	018-093-035	SFR	\$287.75	\$287.74
30	018-093-036	SFR	\$287.75	\$287.74
31	018-093-037	SFR	\$287.75	\$287.74
32	018-093-038	SFR	\$287.75	\$287.74
33	018-093-039	SFR	\$287.75	\$287.74
34	018-093-040	SFR	\$287.75	\$287.74
35	018-093-041	SFR	\$287.75	\$287.74
36	018-093-042	SFR	\$287.75	\$287.74
37	018-093-043	SFR	\$287.75	\$287.74



Fontana Ranch South Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-093-044	SFR	\$287.75	\$287.74
39	018-093-045	SFR	\$287.75	\$287.74
40	018-093-046	SFR	\$287.75	\$287.74
41	018-093-047	SFR	\$287.75	\$287.74
42	018-093-048	SFR	\$287.75	\$287.74
43	018-093-049	SFR	\$287.75	\$287.74
44	018-093-050	SFR	\$287.75	\$287.74
45	018-093-051	SFR	\$287.75	\$287.74
46	018-093-052	SFR	\$287.75	\$287.74
47	018-093-053	SFR	\$287.75	\$287.74
48	018-093-054	SFR	\$287.75	\$287.74
49	018-093-055	SFR	\$287.75	\$287.74
50	018-093-056	SFR	\$287.75	\$287.74
51	018-093-058	SFR	\$287.75	\$287.74
52	018-093-059	SFR	\$287.75	\$287.74
53	018-093-060	SFR	\$287.75	\$287.74
54	018-093-061	SFR	\$287.75	\$287.74
55	018-093-062	SFR	\$287.75	\$287.74
56	018-093-063	SFR	\$287.75	<u>\$287.74</u>
				\$16,113.44



Rhapsody Unit No. 1 Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-086-001	SFR	\$86.00	\$86.00
2	018-086-002	SFR	\$86.00	\$86.00
3	018-086-003	SFR	\$86.00	\$86.00
4	018-086-004	SFR	\$86.00	\$86.00
5	018-086-005	SFR	\$86.00	\$86.00
6	018-086-006	SFR	\$86.00	\$86.00
7	018-086-007	SFR	\$86.00	\$86.00
8	018-086-008	SFR	\$86.00	\$86.00
9	018-086-009	SFR	\$86.00	\$86.00
10	018-086-010	SFR	\$86.00	\$86.00
11	018-086-011	SFR	\$86.00	\$86.00
12	018-086-012	SFR	\$86.00	\$86.00
13	018-086-013	SFR	\$86.00	\$86.00
14	018-086-014	SFR	\$86.00	\$86.00
15	018-086-015	SFR	\$86.00	\$86.00
16	018-086-016	SFR	\$86.00	\$86.00
17	018-086-017	SFR	\$86.00	\$86.00
18	018-086-018	SFR	\$86.00	\$86.00
19	018-086-019	SFR	\$86.00	\$86.00
20	018-086-020	SFR	\$86.00	\$86.00
21	018-086-021	SFR	\$86.00	\$86.00
22	018-086-022	SFR	\$86.00	\$86.00
23	018-086-023	SFR	\$86.00	\$86.00
24	018-086-024	SFR	\$86.00	\$86.00
25	018-086-025	SFR	\$86.00	\$86.00
26	018-086-026	SFR	\$86.00	\$86.00
27	018-086-027	SFR	\$86.00	\$86.00
28	018-086-028	SFR	\$86.00	\$86.00
29	018-086-029	SFR	\$86.00	\$86.00
30	018-086-030	SFR	\$86.00	\$86.00
31	018-086-031	SFR	\$86.00	\$86.00
32	018-086-032	SFR	\$86.00	\$86.00
33	018-086-033	SFR	\$86.00	\$86.00
34	018-086-034	SFR	\$86.00	\$86.00
35	018-086-035	SFR	\$86.00	\$86.00
36	018-086-036	SFR	\$86.00	\$86.00
37	018-086-037	SFR	\$86.00	\$86.00



Rhapsody Unit No. 1 Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-086-038	SFR	\$86.00	\$86.00
39	018-086-039	SFR	\$86.00	\$86.00
40	018-086-040	SFR	\$86.00	\$86.00
41	018-086-041	SFR	\$86.00	\$86.00
42	018-086-042	SFR	\$86.00	\$86.00
43	018-087-001	SFR	\$86.00	\$86.00
44	018-087-002	SFR	\$86.00	\$86.00
45	018-087-003	SFR	\$86.00	\$86.00
46	018-087-004	SFR	\$86.00	\$86.00
47	018-087-005	SFR	\$86.00	\$86.00
48	018-087-006	SFR	\$86.00	\$86.00
49	018-087-007	SFR	\$86.00	\$86.00
50	018-087-008	SFR	\$86.00	\$86.00
51	018-087-009	SFR	\$86.00	\$86.00
52	018-087-010	SFR	\$86.00	\$86.00
53	018-087-011	SFR	\$86.00	\$86.00
54	018-087-012	SFR	\$86.00	\$86.00
55	018-087-013	SFR	\$86.00	\$86.00
56	018-087-014	SFR	\$86.00	\$86.00
57	018-087-015	SFR	\$86.00	\$86.00
58	018-087-016	SFR	\$86.00	\$86.00
59	018-087-017	SFR	\$86.00	\$86.00
60	018-087-018	SFR	\$86.00	\$86.00
61	018-087-019	SFR	\$86.00	\$86.00
62	018-087-020	SFR	\$86.00	\$86.00
63	018-087-021	SFR	\$86.00	\$86.00
64	018-087-022	SFR	\$86.00	\$86.00
65	018-087-023	SFR	\$86.00	\$86.00
66	018-087-024	SFR	\$86.00	\$86.00
67	018-087-025	SFR	\$86.00	\$86.00
68	018-087-026	SFR	\$86.00	\$86.00
69	018-087-027	SFR	\$86.00	\$86.00
70	018-087-028	SFR	\$86.00	\$86.00
71	018-087-029	SFR	\$86.00	\$86.00
72	018-087-030	SFR	\$86.00	\$86.00
73	018-087-031	SFR	\$86.00	\$86.00
74	018-087-032	SFR	\$86.00	\$86.00



**Rhapsody Unit No. 1 Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
75	018-087-033	SFR	\$86.00	\$86.00
76	018-087-034	SFR	\$86.00	\$86.00
77	018-087-035	SFR	\$86.00	\$86.00
78	018-087-036	SFR	\$86.00	\$86.00
79	018-087-037	SFR	\$86.00	\$86.00
				\$6,794.00

**Rhapsody Unit No. 2 Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-086-044	SFR	\$260.70	\$260.70
2	018-086-045	SFR	\$260.70	\$235.10
3	018-086-046	SFR	\$260.70	\$235.10
4	018-086-047	SFR	\$260.70	\$235.10
5	018-086-048	SFR	\$260.70	\$235.10
6	018-086-049	SFR	\$260.70	\$235.10
7	018-086-050	SFR	\$260.70	\$235.10
8	018-086-051	SFR	\$260.70	\$235.10
9	018-086-052	SFR	\$260.70	\$235.10
10	018-086-053	SFR	\$260.70	\$235.10
11	018-086-054	SFR	\$260.70	\$235.10
12	018-086-055	SFR	\$260.70	\$235.10
13	018-086-056	SFR	\$260.70	\$235.10
14	018-086-057	SFR	\$260.70	\$235.10
15	018-086-058	SFR	\$260.70	\$235.10
16	018-086-059	SFR	\$260.70	\$235.10
17	018-086-060	SFR	\$260.70	\$235.10
18	018-086-061	SFR	\$260.70	\$235.10
19	018-086-062	SFR	\$260.70	\$235.10
20	018-086-063	SFR	\$260.70	\$235.10



Rhapsody Unit No. 2 Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
21	018-086-064	SFR	\$260.70	\$260.70
22	018-086-065	SFR	\$260.70	\$260.70
23	018-086-066	SFR	\$260.70	\$260.70
24	018-086-067	SFR	\$260.70	\$260.70
25	018-086-068	SFR	\$260.70	\$260.70
26	018-086-069	SFR	\$260.70	\$260.70
27	018-086-070	SFR	\$260.70	\$260.70
28	018-086-071	SFR	\$260.70	\$260.70
29	018-086-072	SFR	\$260.70	\$260.70
30	018-086-073	SFR	\$260.70	\$260.70
31	018-086-074	SFR	\$260.70	\$260.70
32	018-086-075	SFR	\$260.70	\$260.70
33	018-086-076	SFR	\$260.70	\$260.70
34	018-086-077	SFR	\$260.70	\$260.70
35	018-086-078	SFR	\$260.70	\$260.70
36	018-087-039	SFR	\$260.70	\$260.70
37	018-087-040	SFR	\$260.70	\$260.70
38	018-087-041	SFR	\$260.70	\$260.70
39	018-087-042	SFR	\$260.70	\$260.70
40	018-087-043	SFR	\$260.70	\$260.70
41	018-087-044	SFR	\$260.70	\$260.70
42	018-087-045	SFR	\$260.70	\$260.70
43	018-087-046	SFR	\$260.70	\$260.70
44	018-087-047	SFR	\$260.70	\$260.70
45	018-087-048	SFR	\$260.70	\$260.70
46	018-087-049	SFR	\$260.70	\$260.70
47	018-087-050	SFR	\$260.70	\$260.70
48	018-087-051	SFR	\$260.70	\$260.70
49	018-087-052	SFR	\$260.70	\$260.70
50	018-087-053	SFR	\$260.70	\$260.70
51	018-087-054	SFR	\$260.70	\$260.70
52	018-087-055	SFR	\$260.70	\$260.70
53	018-087-056	SFR	\$260.70	\$260.70
54	018-087-057	SFR	\$260.70	\$260.70
55	018-087-058	SFR	\$260.70	\$260.70
56	018-087-059	SFR	\$260.70	\$260.70
57	018-087-060	SFR	\$260.70	\$260.70



**Rhapsody Unit No. 2 Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
58	018-087-061	SFR	\$260.70	\$260.70
59	018-087-062	SFR	\$260.70	<u>\$260.70</u>
				\$15,381.30

**Santa Fe Estates, Phase 1 Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-083-001	SFR	\$132.00	\$132.00
2	018-083-002	SFR	\$132.00	\$132.00
3	018-083-003	SFR	\$132.00	\$132.00
4	018-083-004	SFR	\$132.00	\$132.00
5	018-083-005	SFR	\$132.00	\$132.00
6	018-083-006	SFR	\$132.00	\$132.00
7	018-083-007	SFR	\$132.00	\$132.00
8	018-083-008	SFR	\$132.00	\$132.00
9	018-083-009	SFR	\$132.00	\$132.00
10	018-083-010	SFR	\$132.00	\$132.00
11	018-083-011	SFR	\$132.00	\$132.00
12	018-083-012	SFR	\$132.00	\$132.00
13	018-083-013	SFR	\$132.00	\$132.00
14	018-083-014	SFR	\$132.00	\$132.00
15	018-083-015	SFR	\$132.00	\$132.00
16	018-083-016	SFR	\$132.00	\$132.00
17	018-083-017	SFR	\$132.00	\$132.00
18	018-083-018	SFR	\$132.00	\$132.00
19	018-083-019	SFR	\$132.00	\$132.00
20	018-083-020	SFR	\$132.00	\$132.00
21	018-083-021	SFR	\$132.00	\$132.00
22	018-083-022	SFR	\$132.00	\$132.00
23	018-083-023	SFR	\$132.00	\$132.00



Santa Fe Estates, Phase 1 Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
24	018-083-024	SFR	\$132.00	\$132.00
25	018-083-025	SFR	\$132.00	\$132.00
26	018-083-026	SFR	\$132.00	\$132.00
27	018-083-027	SFR	\$132.00	\$132.00
28	018-083-028	SFR	\$132.00	\$132.00
29	018-083-029	SFR	\$132.00	\$132.00
30	018-083-030	SFR	\$132.00	\$132.00
31	018-083-031	SFR	\$132.00	\$132.00
32	018-083-032	SFR	\$132.00	\$132.00
33	018-083-033	SFR	\$132.00	\$132.00
34	018-083-034	SFR	\$132.00	\$132.00
35	018-083-035	SFR	\$132.00	\$132.00
36	018-083-036	SFR	\$132.00	\$132.00
37	018-083-037	SFR	\$132.00	\$132.00
38	018-083-038	SFR	\$132.00	\$132.00
39	018-083-039	SFR	\$132.00	\$132.00
40	018-083-040	SFR	\$132.00	\$132.00
41	018-083-041	SFR	\$132.00	\$132.00
42	018-083-042	SFR	\$132.00	\$132.00
43	018-083-043	SFR	\$132.00	\$132.00
44	018-083-044	SFR	\$132.00	\$132.00
45	018-083-045	SFR	\$132.00	\$132.00
46	018-083-046	SFR	\$132.00	\$132.00
47	018-083-047	SFR	\$132.00	\$132.00
48	018-083-048	SFR	\$132.00	\$132.00
49	018-083-049	SFR	\$132.00	\$132.00
50	018-083-050	SFR	\$132.00	\$132.00
51	018-083-051	SFR	\$132.00	\$132.00
52	018-083-052	SFR	\$132.00	\$132.00
53	018-083-053	SFR	\$132.00	\$132.00
54	018-083-054	SFR	\$132.00	\$132.00
55	018-083-055	SFR	\$132.00	\$132.00
				\$7,260.00



Santa Fe Estates, Phase 2 Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-084-002	SFR	\$130.39	\$130.38
2	018-084-003	SFR	\$130.39	\$130.38
3	018-084-004	SFR	\$130.39	\$130.38
4	018-084-005	SFR	\$130.39	\$130.38
5	018-084-006	SFR	\$130.39	\$130.38
6	018-084-007	SFR	\$130.39	\$130.38
7	018-084-008	SFR	\$130.39	\$130.38
8	018-084-009	SFR	\$130.39	\$130.38
9	018-084-010	SFR	\$130.39	\$130.38
10	018-084-011	SFR	\$130.39	\$130.38
11	018-084-012	SFR	\$130.39	\$130.38
12	018-084-013	SFR	\$130.39	\$130.38
13	018-084-014	SFR	\$130.39	\$130.38
14	018-084-015	SFR	\$130.39	\$130.38
15	018-084-016	SFR	\$130.39	\$130.38
16	018-084-017	SFR	\$130.39	\$130.38
17	018-084-018	SFR	\$130.39	\$130.38
18	018-084-019	SFR	\$130.39	\$130.38
19	018-084-020	SFR	\$130.39	\$130.38
20	018-084-021	SFR	\$130.39	\$130.38
21	018-084-022	SFR	\$130.39	\$130.38
22	018-084-023	SFR	\$130.39	\$130.38
23	018-084-024	SFR	\$130.39	\$130.38
24	018-084-025	SFR	\$130.39	\$130.38
25	018-084-026	SFR	\$130.39	\$130.38
26	018-084-027	SFR	\$130.39	\$130.38
27	018-084-028	SFR	\$130.39	\$130.38
28	018-084-029	SFR	\$130.39	\$130.38
29	018-084-030	SFR	\$130.39	\$130.38
30	018-084-031	SFR	\$130.39	\$130.38
31	018-084-032	SFR	\$130.39	\$130.38
32	018-084-033	SFR	\$130.39	\$130.38
33	018-084-034	SFR	\$130.39	\$130.38
34	018-084-035	SFR	\$130.39	\$130.38
35	018-084-036	SFR	\$130.39	\$130.38
36	018-084-037	SFR	\$130.39	\$130.38
37	018-084-038	SFR	\$130.39	\$130.38



**Santa Fe Estates, Phase 2 Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-084-039	SFR	\$130.39	\$130.38
39	018-084-040	SFR	\$130.39	\$130.38
40	018-084-041	SFR	\$130.39	\$130.38
41	018-084-042	SFR	\$130.39	\$130.38
42	018-084-043	SFR	\$130.39	\$130.38
43	018-084-044	SFR	\$130.39	\$130.38
44	018-084-045	SFR	\$130.39	\$130.38
45	018-084-046	SFR	\$130.39	\$130.38
46	018-084-047	SFR	\$130.39	\$130.38
47	018-084-048	SFR	\$130.39	\$130.38
48	018-084-049	SFR	\$130.39	\$130.38
49	018-084-050	SFR	\$130.39	\$130.38
50	018-084-051	SFR	\$130.39	\$130.38
51	018-084-052	SFR	\$130.39	<u>\$130.38</u>
				\$6,649.38

**Starn Estates Landscape and Lighting District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-081-001	SFR	\$99.87	\$99.86
2	018-081-002	SFR	\$99.87	\$99.86
3	018-081-003	SFR	\$99.87	\$99.86
4	018-081-004	SFR	\$99.87	\$99.86
5	018-081-005	SFR	\$99.87	\$99.86
6	018-081-006	SFR	\$99.87	\$99.86
7	018-081-007	SFR	\$99.87	\$99.86
8	018-081-008	SFR	\$99.87	\$99.86
9	018-081-009	SFR	\$99.87	\$99.86
10	018-081-010	SFR	\$99.87	\$99.86
11	018-081-011	SFR	\$99.87	\$99.86



Starn Estates Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
12	018-081-012	SFR	\$99.87	\$99.86
13	018-081-013	SFR	\$99.87	\$99.86
14	018-081-014	Storm Drain	\$99.87	\$0.00
15	018-081-015	SFR	\$99.87	\$99.86
16	018-081-016	SFR	\$99.87	\$99.86
17	018-081-017	SFR	\$99.87	\$99.86
18	018-081-018	SFR	\$99.87	\$99.86
19	018-081-019	SFR	\$99.87	\$99.86
20	018-081-020	SFR	\$99.87	\$99.86
21	018-081-021	SFR	\$99.87	\$99.86
22	018-081-022	SFR	\$99.87	\$99.86
23	018-081-023	SFR	\$99.87	\$99.86
24	018-081-024	SFR	\$99.87	\$99.86
25	018-081-025	SFR	\$99.87	\$99.86
26	018-081-026	SFR	\$99.87	\$99.86
27	018-081-027	SFR	\$99.87	\$99.86
28	018-081-028	SFR	\$99.87	\$99.86
29	018-081-029	SFR	\$99.87	\$99.86
30	018-081-030	SFR	\$99.87	\$99.86
31	018-081-031	SFR	\$99.87	\$99.86
32	018-081-032	SFR	\$99.87	\$99.86
33	018-081-033	SFR	\$99.87	\$99.86
34	018-081-034	SFR	\$99.87	\$99.86
35	018-081-035	SFR	\$99.87	\$99.86
36	018-081-036	SFR	\$99.87	\$99.86
37	018-081-037	SFR	\$99.87	\$99.86
38	018-081-039	SFR	\$99.87	\$99.86
39	018-081-040	SFR	\$99.87	\$99.86
40	018-081-041	SFR	\$99.87	\$99.86
41	018-081-042	SFR	\$99.87	\$99.86
42	018-081-043	SFR	\$99.87	\$99.86
43	018-081-044	SFR	\$99.87	\$99.86
44	018-081-045	SFR	\$99.87	\$99.86
45	018-081-046	SFR	\$99.87	\$99.86
46	018-081-047	SFR	\$99.87	\$99.86
47	018-081-048	SFR	\$99.87	\$99.86
48	018-081-049	SFR	\$99.87	\$99.86



Starn Estates Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
49	018-081-050	SFR	\$99.87	\$99.86
50	018-081-051	SFR	\$99.87	\$99.86
51	018-081-052	SFR	\$99.87	\$99.86
52	018-081-053	SFR	\$99.87	\$99.86
53	018-081-054	SFR	\$99.87	\$99.86
54	018-081-055	SFR	\$99.87	\$99.86
55	018-081-056	SFR	\$99.87	\$99.86
56	018-081-057	SFR	\$99.87	\$99.86
57	018-081-058	SFR	\$99.87	\$99.86
58	018-081-059	SFR	\$99.87	\$99.86
59	018-081-060	SFR	\$99.87	\$99.86
60	018-081-061	SFR	\$99.87	\$99.86
61	018-081-062	SFR	\$99.87	\$99.86
62	018-081-063	SFR	\$99.87	\$99.86
63	018-081-064	SFR	\$99.87	\$99.86
64	018-081-065	SFR	\$99.87	\$99.86
65	018-081-066	SFR	\$99.87	\$99.86
66	018-081-067	SFR	\$99.87	\$99.86
67	018-081-068	SFR	\$99.87	\$99.86
68	018-081-069	SFR	\$99.87	\$99.86
69	018-081-070	SFR	\$99.87	\$99.86
70	018-081-071	SFR	\$99.87	\$99.86
71	018-081-072	SFR	\$99.87	\$99.86
72	018-081-073	SFR	\$99.87	\$99.86
73	018-081-074	SFR	\$99.87	\$99.86
74	018-081-075	SFR	\$99.87	\$99.86
75	018-081-076	SFR	\$99.87	\$99.86
76	018-081-077	SFR	\$99.87	\$99.86
77	018-081-078	SFR	\$99.87	\$99.86
78	018-081-079	SFR	\$99.87	\$99.86
				\$7,689.22



Sterling Glen III Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
4	018-089-011	SFR	\$318.92	\$310.00
5	018-089-013	SFR	\$318.92	\$310.00
6	018-089-014	SFR	\$318.92	\$310.00
7	018-089-015	SFR	\$318.92	\$310.00
8	018-089-016	SFR	\$318.92	\$310.00
9	018-089-017	SFR	\$318.92	\$310.00
10	018-089-018	SFR	\$318.92	\$310.00
11	018-089-019	SFR	\$318.92	\$310.00
12	018-089-020	SFR	\$318.92	\$310.00
13	018-089-021	SFR	\$318.92	\$310.00
14	018-089-022	SFR	\$318.92	\$310.00
15	018-089-023	SFR	\$318.92	\$310.00
16	018-089-024	SFR	\$318.92	\$310.00
17	018-089-025	SFR	\$318.92	\$310.00
18	018-089-026	SFR	\$318.92	\$310.00
19	018-089-027	SFR	\$318.92	\$310.00
20	018-089-028	SFR	\$318.92	\$310.00
21	018-089-030	SFR	\$318.92	\$310.00
22	018-089-031	SFR	\$318.92	\$310.00
23	018-089-032	SFR	\$318.92	\$310.00
24	018-089-033	SFR	\$318.92	\$310.00
25	018-089-034	SFR	\$318.92	\$310.00
26	018-089-035	SFR	\$318.92	\$310.00
27	018-089-036	SFR	\$318.92	\$310.00
28	018-089-037	SFR	\$318.92	\$310.00
29	018-089-038	SFR	\$318.92	\$310.00
30	018-089-039	SFR	\$318.92	\$310.00
31	018-089-040	SFR	\$318.92	\$310.00
32	018-089-041	SFR	\$318.92	\$310.00
33	018-089-042	SFR	\$318.92	\$310.00
34	018-089-043	SFR	\$318.92	\$310.00
35	018-089-044	SFR	\$318.92	\$310.00
36	018-089-045	SFR	\$318.92	\$310.00
37	018-089-046	SFR	\$318.92	\$310.00
38	018-089-047	SFR	\$318.92	\$310.00
39	018-089-048	SFR	\$318.92	\$310.00
40	018-089-049	SFR	\$318.92	\$310.00



Sterling Glen III Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
41	018-089-050	SFR	\$318.92	\$310.00
42	018-089-051	SFR	\$318.92	\$310.00
43	018-089-052	SFR	\$318.92	\$310.00
44	018-089-053	SFR	\$318.92	\$310.00
45	018-089-054	SFR	\$318.92	\$310.00
46	018-089-055	SFR	\$318.92	\$310.00
47	018-089-056	SFR	\$318.92	\$310.00
48	018-089-057	SFR	\$318.92	\$310.00
49	018-089-058	SFR	\$318.92	\$310.00
50	018-089-059	SFR	\$318.92	\$310.00
51	018-089-060	SFR	\$318.92	\$310.00
52	018-089-061	SFR	\$318.92	\$310.00
53	018-089-062	SFR	\$318.92	\$310.00
54	018-089-063	SFR	\$318.92	\$310.00
55	018-089-064	SFR	\$318.92	\$310.00
56	018-089-065	SFR	\$318.92	\$310.00
57	018-089-066	SFR	\$318.92	\$310.00
58	018-089-067	SFR	\$318.92	\$310.00
59	018-089-068	SFR	\$318.92	\$310.00
60	018-089-069	SFR	\$318.92	\$310.00
61	018-089-070	SFR	\$318.92	\$310.00
62	018-089-071	SFR	\$318.92	\$310.00
63	018-089-072	SFR	\$318.92	\$310.00
64	018-089-073	SFR	\$318.92	\$310.00
65	018-089-074	SFR	\$318.92	\$310.00
66	018-089-075	SFR	\$318.92	\$310.00
67	018-089-076	SFR	\$318.92	\$310.00
68	018-089-077	SFR	\$318.92	\$310.00
69	018-089-078	SFR	\$318.92	\$310.00
70	018-089-079	SFR	\$318.92	\$310.00
71	018-089-080	SFR	\$318.92	\$310.00
72	018-089-081	SFR	\$318.92	\$310.00
73	018-089-082	SFR	\$318.92	\$310.00
74	018-089-083	SFR	\$318.92	\$310.00
77	018-089-087	SFR	\$318.92	\$310.00
78	018-089-088	SFR	\$318.92	\$310.00
				\$22,630.00



Sterling Glen Annex - Benefit Assessment District Fiscal Year 2021-22 Assessment Roll						
Assessment #	APN	Acres	Parcel Type	Maximum Assessment Rate	Proposed Rate	2021-22 Proposed Assessment
1	018-019-028	0.43	SFR	\$499.99	\$499.99	\$215.00
2	018-030-010	0.35	SFR	\$499.99	\$499.99	\$175.00
3	018-030-011	0.36	SFR	\$499.99	\$499.99	\$180.00
75	018-030-015	0.23	SFR	\$499.99	\$499.99	\$113.10
76	018-030-016	<u>0.30</u>	SFR	\$499.99	\$499.99	<u>\$152.26</u>
		1.67				\$835.36

Sun Glow Estates Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-082-001	SFR	\$106.37	\$106.36
2	018-082-002	SFR	\$106.37	\$106.36
3	018-082-003	SFR	\$106.37	\$106.36
4	018-082-004	SFR	\$106.37	\$106.36
5	018-082-005	SFR	\$106.37	\$106.36
6	018-082-006	SFR	\$106.37	\$106.36
7	018-082-007	SFR	\$106.37	\$106.36
8	018-082-008	SFR	\$106.37	\$106.36
9	018-082-009	SFR	\$106.37	\$106.36
10	018-082-010	SFR	\$106.37	\$106.36
11	018-082-011	SFR	\$106.37	\$106.36
12	018-082-012	SFR	\$106.37	\$106.36
13	018-082-013	SFR	\$106.37	\$106.36
14	018-082-014	SFR	\$106.37	\$106.36
15	018-082-015	SFR	\$106.37	\$106.36
16	018-082-016	SFR	\$106.37	\$106.36
17	018-082-017	SFR	\$106.37	\$106.36
18	018-082-018	SFR	\$106.37	\$106.36
19	018-082-019	SFR	\$106.37	\$106.36
20	018-082-020	SFR	\$106.37	\$106.36



Sun Glow Estates Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
21	018-082-021	SFR	\$106.37	\$106.36
22	018-082-022	SFR	\$106.37	\$106.36
23	018-082-023	SFR	\$106.37	\$106.36
24	018-082-024	SFR	\$106.37	\$106.36
25	018-082-025	SFR	\$106.37	\$106.36
26	018-082-026	SFR	\$106.37	\$106.36
27	018-082-027	SFR	\$106.37	\$106.36
28	018-082-028	SFR	\$106.37	\$106.36
29	018-082-029	SFR	\$106.37	\$106.36
30	018-082-030	SFR	\$106.37	\$106.36
31	018-082-031	SFR	\$106.37	\$106.36
32	018-082-032	SFR	\$106.37	\$106.36
33	018-082-033	SFR	\$106.37	\$106.36
34	018-082-034	SFR	\$106.37	\$106.36
35	018-082-035	SFR	\$106.37	\$106.36
36	018-082-036	SFR	\$106.37	\$106.36
37	018-082-037	SFR	\$106.37	\$106.36
38	018-082-038	SFR	\$106.37	\$106.36
39	018-082-039	SFR	\$106.37	\$106.36
40	018-082-040	SFR	\$106.37	\$106.36
41	018-082-041	SFR	\$106.37	\$106.36
42	018-082-042	SFR	\$106.37	\$106.36
43	018-082-043	SFR	\$106.37	\$106.36
44	018-082-045	SFR	\$106.37	\$106.36
45	018-082-046	SFR	\$106.37	\$106.36
46	018-082-047	SFR	\$106.37	\$106.36
47	018-082-048	SFR	\$106.37	\$106.36
48	018-082-049	SFR	\$106.37	\$106.36
49	018-082-050	SFR	\$106.37	\$106.36
50	018-082-051	SFR	\$106.37	\$106.36
51	018-082-052	SFR	\$106.37	\$106.36
52	018-082-053	SFR	\$106.37	\$106.36
53	018-082-054	SFR	\$106.37	\$106.36
54	018-082-055	SFR	\$106.37	\$106.36
55	018-082-056	SFR	\$106.37	\$106.36
56	018-082-057	SFR	\$106.37	\$106.36
57	018-082-058	SFR	\$106.37	\$106.36



Sun Glow Estates Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
58	018-082-059	SFR	\$106.37	\$106.36
59	018-082-060	SFR	\$106.37	\$106.36
60	018-082-061	SFR	\$106.37	\$106.36
61	018-082-062	SFR	\$106.37	\$106.36
62	018-082-063	SFR	\$106.37	\$106.36
63	018-082-064	SFR	\$106.37	\$106.36
64	018-082-065	SFR	\$106.37	\$106.36
65	018-082-066	SFR	\$106.37	\$106.36
66	018-082-067	SFR	\$106.37	\$106.36
67	018-082-068	SFR	\$106.37	\$106.36
68	018-082-069	SFR	\$106.37	\$106.36
69	018-082-070	SFR	\$106.37	\$106.36
70	018-082-071	SFR	\$106.37	\$106.36
71	018-082-072	SFR	\$106.37	\$106.36
72	018-082-073	SFR	\$106.37	\$106.36
73	018-082-074	SFR	\$106.37	\$106.36
74	018-082-075	SFR	\$106.37	\$106.36
75	018-082-076	SFR	\$106.37	\$106.36
76	018-082-077	SFR	\$106.37	\$106.36
77	018-082-078	SFR	\$106.37	\$106.36
78	018-082-079	SFR	\$106.37	\$106.36
79	018-082-080	SFR	\$106.37	\$106.36
80	018-082-081	SFR	\$106.37	\$106.36
81	018-082-082	SFR	\$106.37	\$106.36
82	018-082-083	SFR	\$106.37	\$106.36
83	018-082-084	SFR	\$106.37	\$106.36
84	018-082-085	SFR	\$106.37	\$106.36
85	018-082-086	SFR	\$106.37	\$106.36
86	018-082-087	SFR	\$106.37	\$106.36
87	018-082-088	SFR	\$106.37	\$106.36
88	018-082-089	SFR	\$106.37	\$106.36
89	018-082-090	SFR	\$106.37	\$106.36
90	018-082-091	SFR	\$106.37	\$106.36
91	018-082-092	SFR	\$106.37	\$106.36
				\$9,678.76



Walnut Haven III Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-088-001	SFR	\$108.41	\$108.40
2	018-088-002	SFR	\$108.41	\$108.40
3	018-088-003	SFR	\$108.41	\$108.40
4	018-088-004	SFR	\$108.41	\$108.40
5	018-088-005	SFR	\$108.41	\$108.40
6	018-088-006	SFR	\$108.41	\$108.40
7	018-088-007	SFR	\$108.41	\$108.40
8	018-088-008	SFR	\$108.41	\$108.40
9	018-088-009	SFR	\$108.41	\$108.40
10	018-088-010	SFR	\$108.41	\$108.40
11	018-088-011	SFR	\$108.41	\$108.40
12	018-088-012	SFR	\$108.41	\$108.40
13	018-088-013	SFR	\$108.41	\$108.40
14	018-088-014	SFR	\$108.41	\$108.40
15	018-088-015	SFR	\$108.41	\$108.40
16	018-088-016	SFR	\$108.41	\$108.40
17	018-088-017	SFR	\$108.41	\$108.40
18	018-088-018	SFR	\$108.41	\$108.40
19	018-088-019	SFR	\$108.41	\$108.40
20	018-088-020	SFR	\$108.41	\$108.40
21	018-088-021	SFR	\$108.41	\$108.40
22	018-088-022	SFR	\$108.41	\$108.40
23	018-088-023	SFR	\$108.41	\$108.40
24	018-088-024	SFR	\$108.41	\$108.40
25	018-088-025	SFR	\$108.41	\$108.40
26	018-088-026	SFR	\$108.41	\$108.40
27	018-088-027	SFR	\$108.41	\$108.40
28	018-088-028	SFR	\$108.41	\$108.40
29	018-088-029	SFR	\$108.41	\$108.40
30	018-088-030	SFR	\$108.41	\$108.40
31	018-088-031	SFR	\$108.41	\$108.40
32	018-088-032	SFR	\$108.41	\$108.40
33	018-088-033	SFR	\$108.41	\$108.40
34	018-088-034	SFR	\$108.41	\$108.40
35	018-088-035	SFR	\$108.41	\$108.40
36	018-088-036	SFR	\$108.41	\$108.40
37	018-088-037	SFR	\$108.41	\$108.40



Walnut Haven III Landscape and Lighting District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
38	018-088-038	SFR	\$108.41	\$108.40
39	018-088-039	SFR	\$108.41	\$108.40
40	018-088-040	SFR	\$108.41	\$108.40
41	018-088-041	SFR	\$108.41	\$108.40
42	018-088-042	SFR	\$108.41	\$108.40
43	018-088-043	SFR	\$108.41	\$108.40
44	018-088-044	SFR	\$108.41	\$108.40
45	018-088-045	SFR	\$108.41	\$108.40
46	018-088-046	SFR	\$108.41	\$108.40
47	018-088-047	SFR	\$108.41	\$108.40
48	018-088-048	SFR	\$108.41	\$108.40
49	018-088-049	SFR	\$108.41	\$108.40
50	018-088-050	SFR	\$108.41	\$108.40
51	018-088-051	SFR	\$108.41	\$108.40
52	018-088-052	SFR	\$108.41	\$108.40
53	018-088-053	SFR	\$108.41	\$108.40
54	018-088-054	SFR	\$108.41	\$108.40
55	018-088-055	SFR	\$108.41	<u>\$108.40</u>
				\$5,962.00

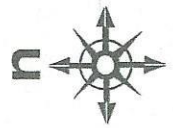


APPENDIX B – DISTRICT DIAGRAMS

District Diagrams

The following pages show the District Diagrams or boundary maps for each District. The lines and dimensions shown on maps of the Stanislaus County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.

Lighting and Landscaping Districts



CITY OF HUGHSON
BRITTANY WOODS
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

E HATCH RD

7TH ST

TRISTAN CT

COLBERT CT

DINARD CT

HUNTMASER CT

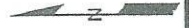
BRETTON CT

CHANTILLY WY

HUNTMASER DR

MORGAN LYNN LN

Legend
Brittany Woods
Other City Parcels



CITY OF HUGHSON
EUCLID NORTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

E HATCH RD

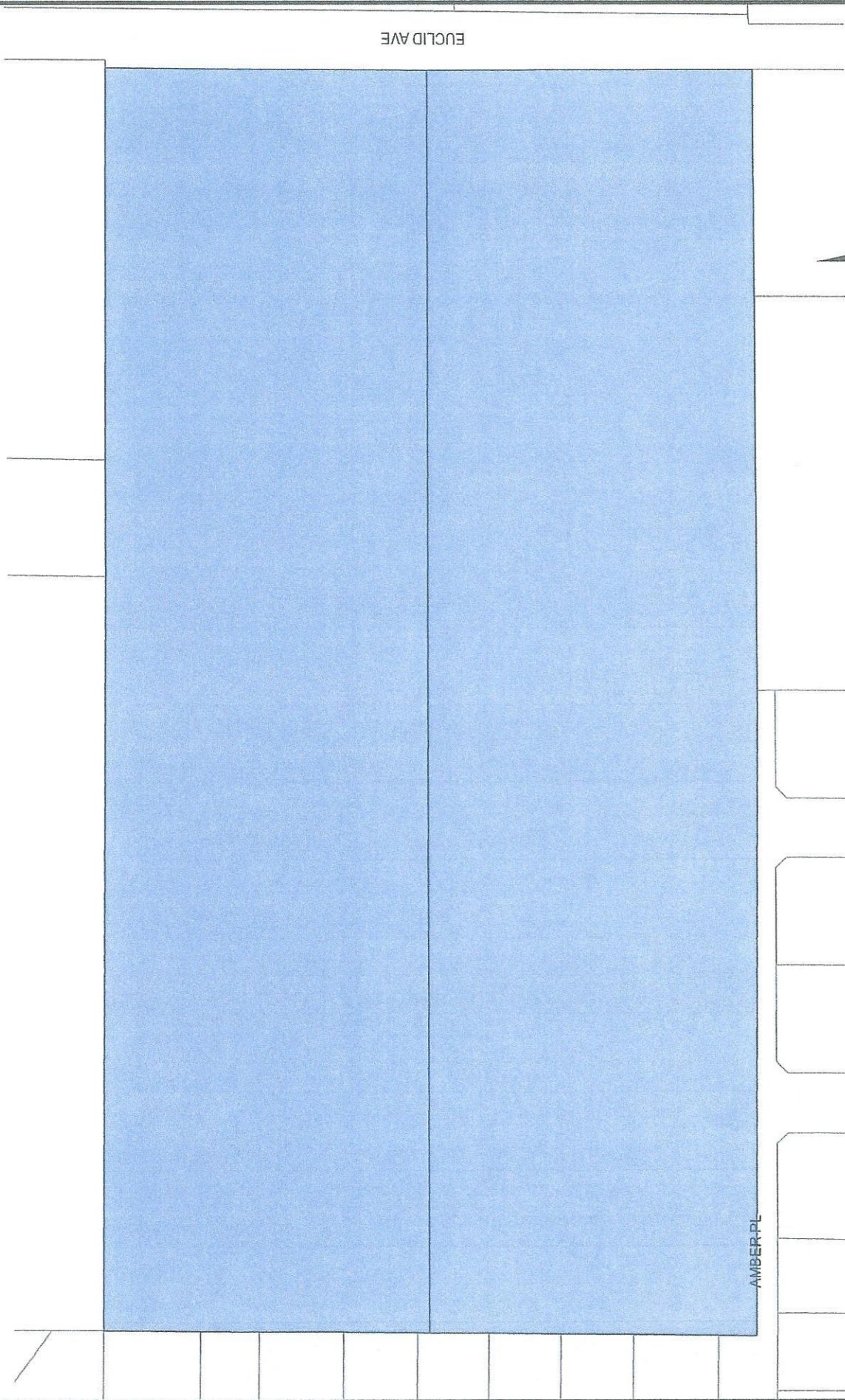
EUCLID AVE



Legend
■ Euclid North
□ Other City Parcels

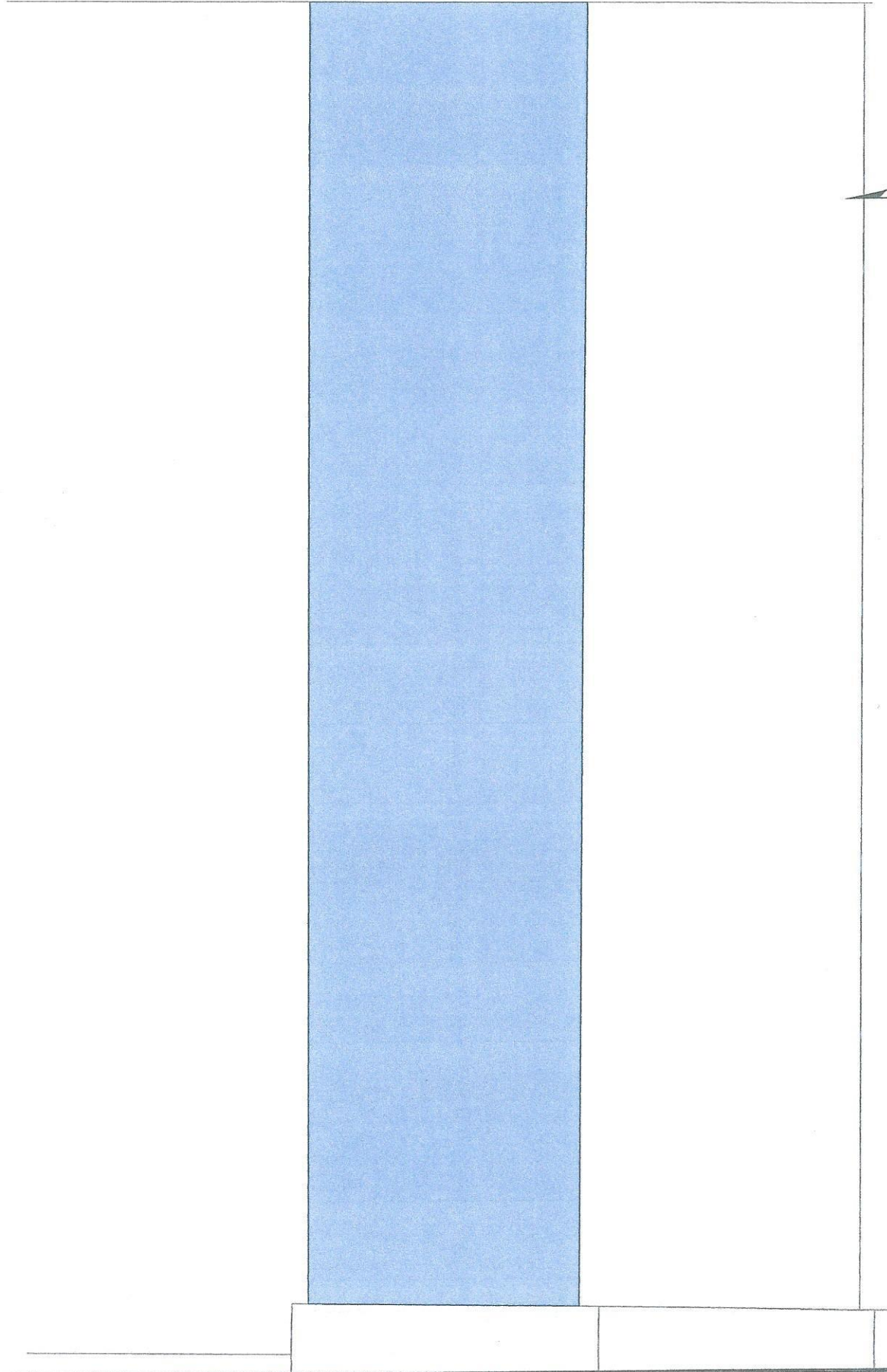


CITY OF HUGHSON
EUCLID SOUTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



Legend
■ Euclid South
□ Other City Parcels

CITY OF HUGHSON
FEATHERS GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

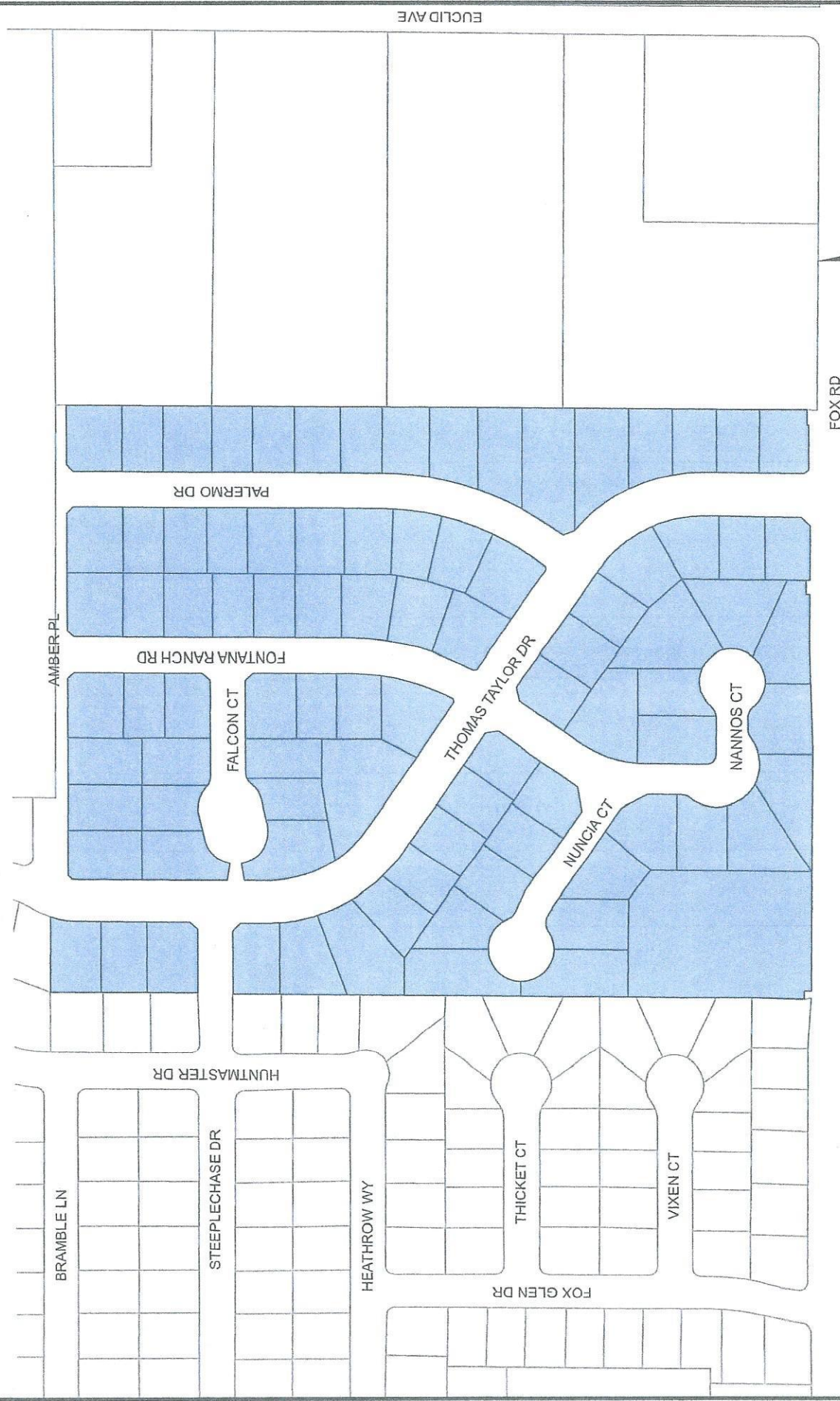


Legend

- Feathers Glen
- Other City Parcels



CITY OF HUGHSON
FONTANA RANCH NORTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



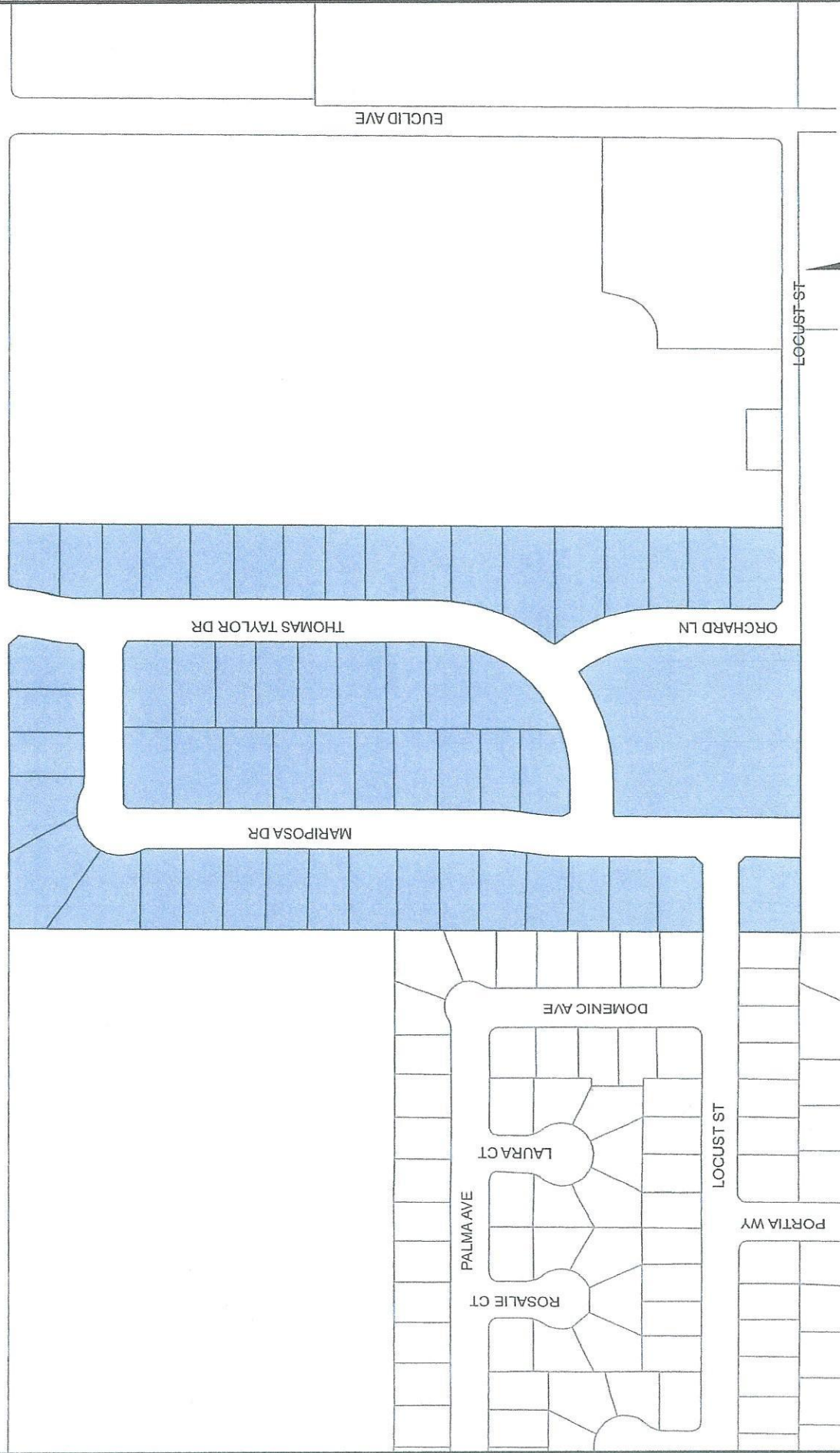
Legend

- Fontana Ranch North
- Other City Parcels



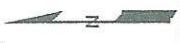
CITY OF HUGHSON
FONTANA RANCH SOUTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

FOX RD

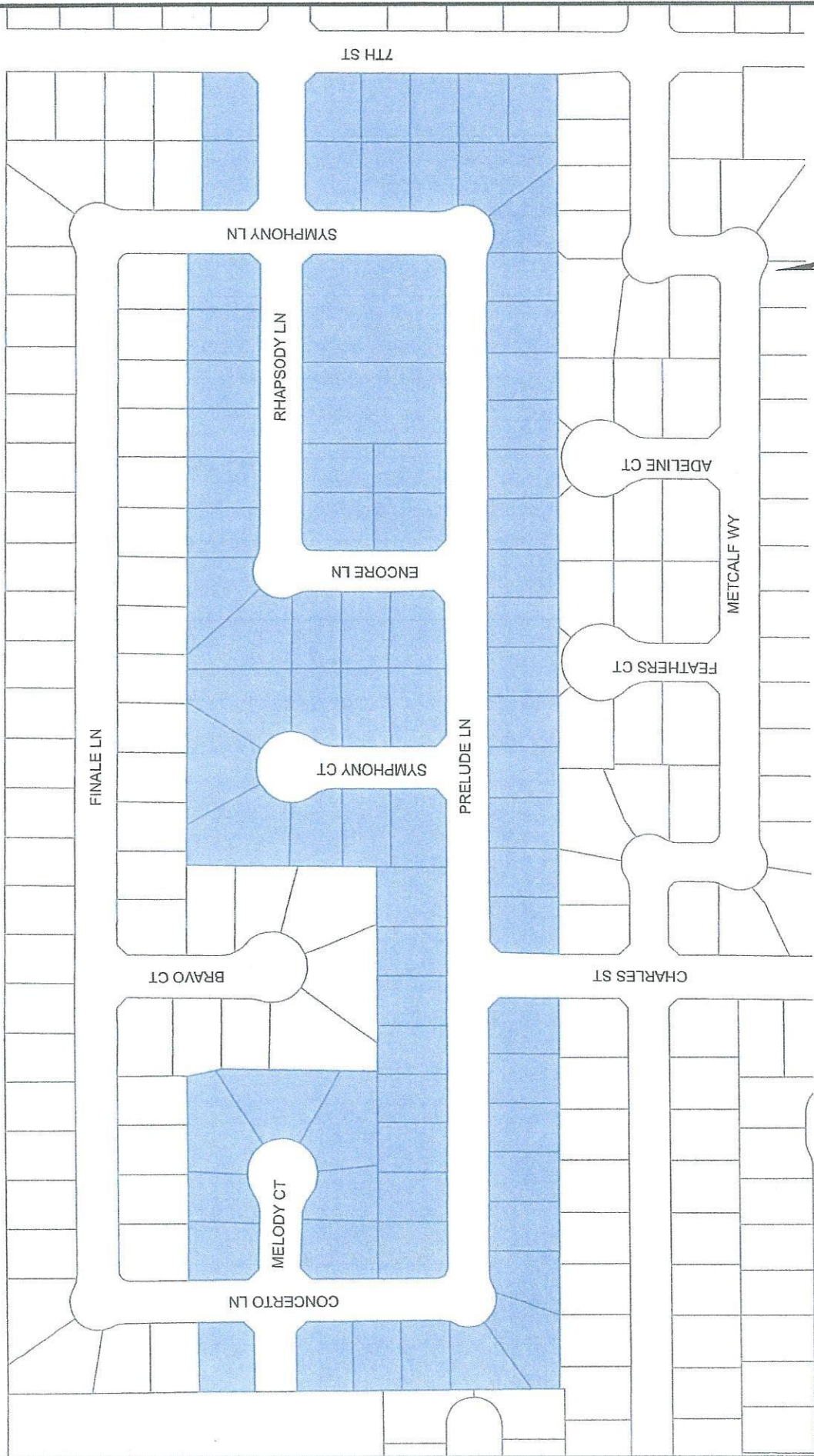


Legend

- Fontana Ranch South
- Other City Parcels



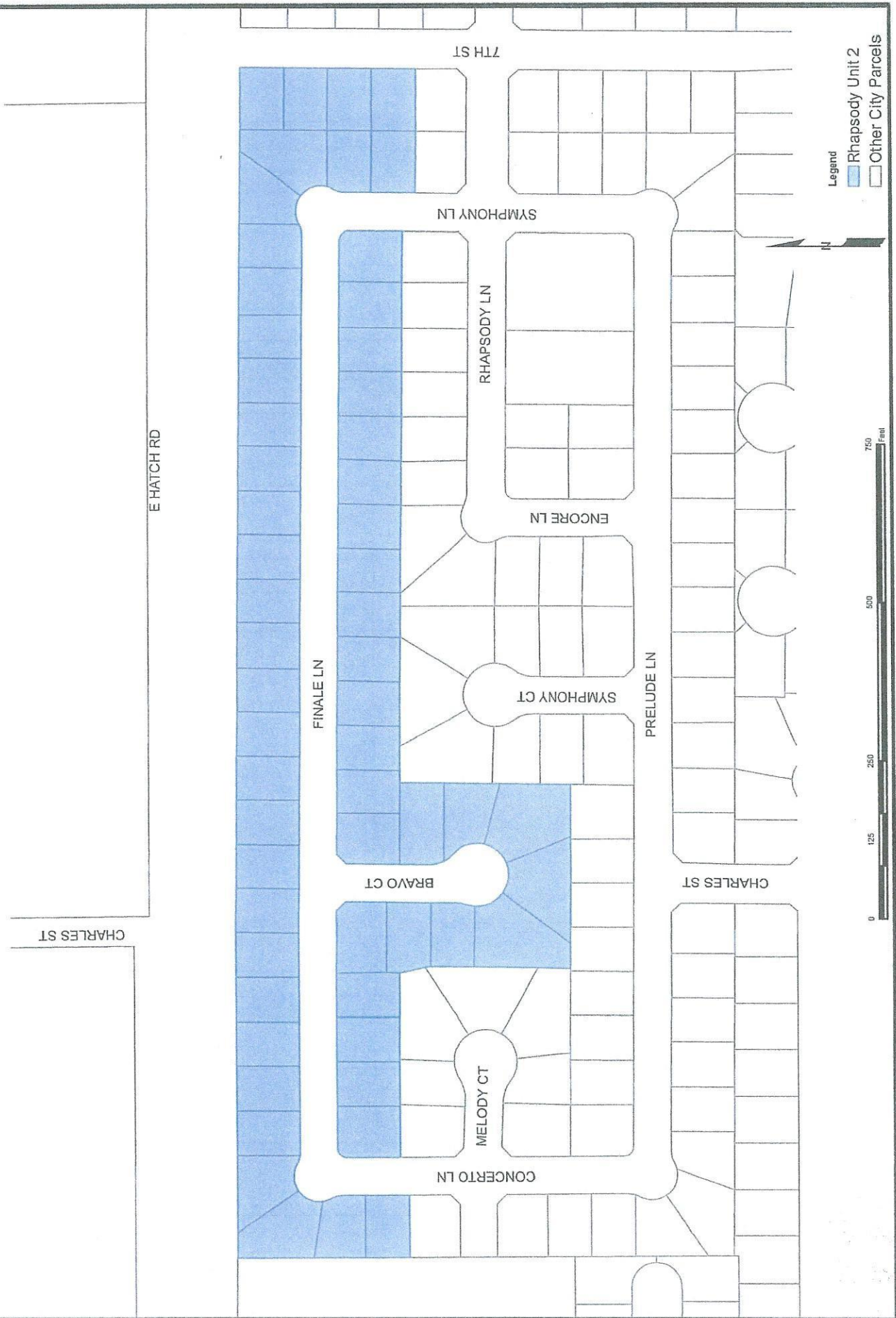
CITY OF HUGHSON RHAPSODY UNIT 1 LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend
 ■ Rhapsody Unit 1
 □ Other City Parcels



CITY OF HUGHSON
RHAPSODY UNIT 2
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



CITY OF HUGHSON
SANTA FE ESTATES, PHASE 1
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend

- Santa Fe Estates, Phase 1
- Other City Parcels

0 87.5 175 350 525 Feet

CITY OF HUGHSON
SANTA FE ESTATES, PHASE 2
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend

- Santa Fe Estates, Phase 2
- Other City Parcels

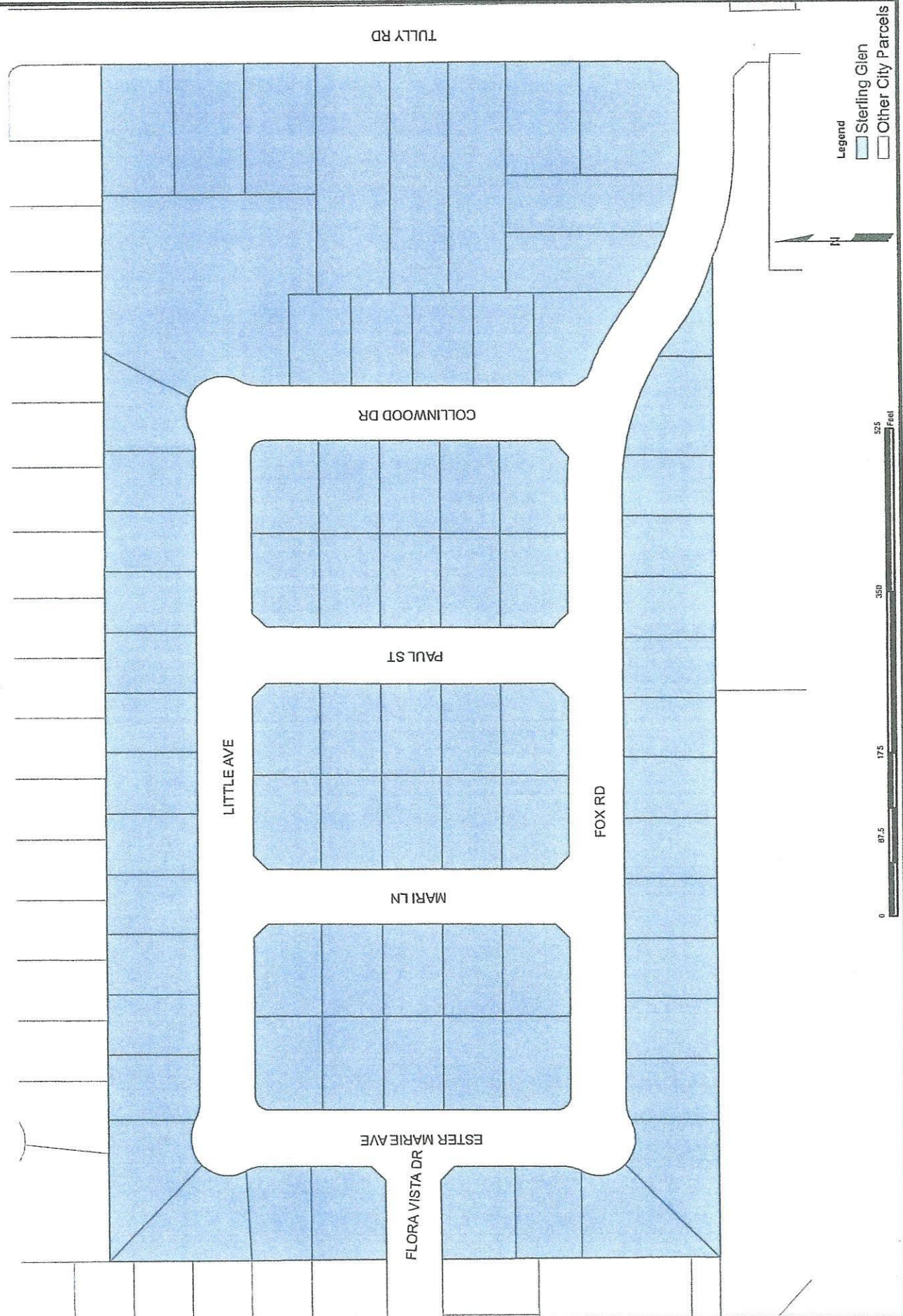
0 110 220 440 660 Feet

CITY OF HUGHSON
STARN ESTATES
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

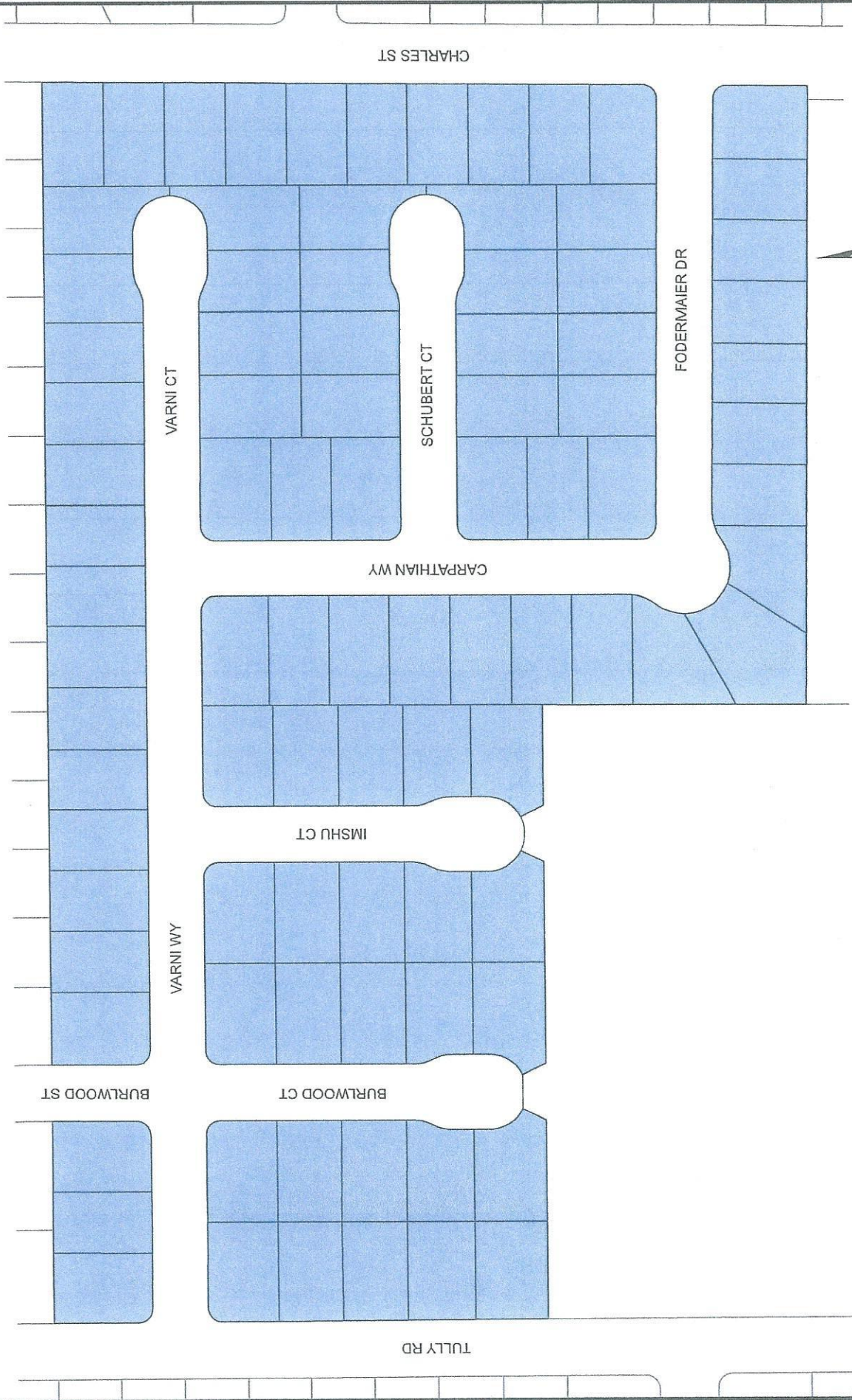


Legend
■ Starn Estates
□ Other City Parcels

CITY OF HUGHSON
STERLING GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



CITY OF HUGHSON
SUN GLOW ESTATES
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend
Sun Glow Estates
Other City Parcels



CITY OF HUGHSON
WALNUT HAVEN III
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



City of Hughson California



Harris & Associates

CITY OF HUGHSON ENGINEER'S REPORT FISCAL YEAR 2021-22 BENEFIT ASSESSMENT DISTRICTS

June 2021

PREPARED BY

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

(949) 655-3900

www.weareharris.com



ENGINEER'S REPORT FOR
FISCAL YEAR 2021-22
BENEFIT ASSESSMENT DISTRICTS
City of Hughson
State of California

APPROVED BY THE CITY COUNCIL OF THE CITY OF HUGHSON FOR THE BENEFIT ASSESSMENT DISTRICTS OF THE CITY OF HUGHSON, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2021.

CITY CLERK
CITY OF HUGHSON

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Appendices

- Appendix A – Assessment Roll
- Appendix B – District Diagrams



SUMMARY OF DISTRICT ASSESSMENTS

Benefit Assessment Districts Summary

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI, plus 3% is added to the previous years' Maximum Rate per EDU to determine the adjusted Maximum Rate per EDU for each District for the current year. Please refer to Section II of this Report, "Assessment Range Formula" for a complete description of the CPI and how it is calculated.

DISTRICT NAME	Current EDU	2020-21 Maximum Rate per EDU	2020-21 Proposed Rate per EDU	2021-2122 Maximum Rate per EDU	2021-22 Proposed Rate per EDU	2021-22 Estimated Budget	2021-22 Budget at Maximum
Central Hughson BAD ¹	215	Varies	Varies	Varies	Varies	\$6,771.26	\$32,500.00
Euclid North BAD	50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Euclid South BAD	69	\$273.59	\$273.58	\$286.22	\$286.22	\$19,749.18	\$19,749.18
Feathers Glen BAD	42	\$278.21	\$278.20	\$291.05	\$291.04	\$12,223.68	\$12,224.10
Fontana Ranch North BAD	91	\$292.51	\$260.00	\$306.00	\$260.00	\$23,660.00	\$27,846.00
Fontana Ranch South BAD	56	\$243.04	\$243.04	\$254.25	\$254.24	\$14,237.44	\$14,238.00
Sterling Glen III BAD	73	\$209.99	\$209.98	\$219.68	\$219.68	\$16,036.64	\$16,036.64
Sterling Glen III Annex BAD	1.67	\$349.99	\$349.98	\$366.14	\$366.14	\$611.78	\$611.78

¹The Central Hughson District has 215 parcels. The Assessment rates vary by parcel.

Estimated Budget is represented by "Total Balance to Levy" on the District budget pages shown in this Engineer's Report.

The Euclid South BAD was assessed for the first time in Fiscal Year 2020/21. It was originally formed in November of 2006.

It is anticipated that the Euclid North BAD will be assessed beginning in Fiscal Year 2022/23.

The February Consumer Price Index ("CPI") is used to determine the Maximum Assessment Rate each year. The February CPI is added to the previous years' Maximum Assessment Rate to determine the adjusted Maximum Assessment for each District. The February 2021 CPI was 1.57% (rounded). Please refer to Section IV of this Report, "Assessment Range Formula" for a complete description of the CPI tables used for this purpose.

The calculated Maximum Assessment for each District is shown on the individual Budget pages in Section IV of this Report.



STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: CITY OF HUGHSON

PROJECT: BENEFIT ASSESSMENT DISTRICTS

TO: THE CITY COUNCIL OF THE
CITY OF HUGHSON
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2021-22

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council of the City of Hughson to provide storm drainage maintenance services upon each lot or parcel of land in the districts in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2021-22.

Pursuant to the Benefit Assessment Act of 1982 (, commencing with Section 54703) ("Act"), Article XIIIID, Section 4(a) of the State of California Constitution, the City Council of the City of Hughson has adopted a Resolution ordering this Report for the Districts. The Report consists of the following Parts:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the Districts. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2021-22.

PART III

District Diagram: This part incorporates a Diagram of the Districts showing the external boundaries of the Districts. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Stanislaus County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagrams are also filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the Districts in proportion to the estimated special benefits to be received. The costs and expenses of the Districts have been assessed upon the parcels of land within the boundaries of Districts pursuant to the initial methodology established upon formation of the Districts. For particulars as to the identification of parcels, reference is made to the District Diagrams.

Appendices

Appendix A – Assessment Roll

Appendix B – District Diagrams



Harris and Associates has agreed to perform the administrative function of submitting the assessment amounts to Stanislaus County for the 2021-22 tax year, based on previous City Council approvals.



PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

The authorized improvements and services within each District are shown below:

- **Central Hughson BAD:** Drainage infrastructure maintenance, street sweeping, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Euclid North BAD:** No improvements are currently being maintained.
- **Euclid South BAD:** Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Feathers Glen BAD:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Fontana Ranch North BAD:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Fontana Ranch South BAD:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Sterling Glen III BAD:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Sterling Glen III BAD Annexation 1:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.

Reference is made to the plans and specifications for the improvements which are on file with the City and are incorporated herein by reference.



PART II – ESTIMATE OF COSTS

Estimate of Costs

The estimated budget for the annual maintenance and servicing of the improvements and the proportionate share of administration costs for each District have been prepared based on the estimated and historical costs. The individual District budgets are shown on the following pages.



CENTRAL HUGHSON BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$6,126.76
Street Sweeping	\$3,552.67
Miscellaneous (Includes items below)	<u>\$4,970.71</u>
Stormwater Management	\$14,650.14
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

City Administration Costs	\$2,197.52
District Consulting Costs	\$715.00
Contingency	\$732.51
County Collection Charge	\$71.57
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,716.60

Total Direct and Administration Costs	\$18,366.74
--	--------------------

Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$11,595.48)</u>

Total Balance to Levy 2021-22	\$6,771.26
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Number of Lots	215
----------------	-----

2021-22 Proposed Assessment Per Parcel-Acre	Varies
--	---------------

2021-22 Maximum Allowable Assessment	N/A
---	------------

¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 50032



CENTRAL HUGHSON BENEFIT ASSESSMENT DISTRICT
Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$9,183.37
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$9,183.37

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$60,516.34
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$11,595.48)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$48,920.86



EUCLID SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$3,672.93
Utilities	\$3,162.00
Street Sweeping	\$728.32
Miscellaneous (Includes items below)	<u>\$1,210.00</u>
Stormwater Management	\$8,773.26
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

City Administration Costs	\$1,315.99
District Consulting Costs	\$569.00
Contingency	\$295.66
County Collection Charge	\$42.37
Rounding Adjustment ¹	<u>\$0.55</u>
	\$2,223.57

Total Direct and Administration Costs	\$10,996.82
--	--------------------

Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$8,752.36</u>

Total Balance to Levy 2021-22	\$19,749.18
--------------------------------------	--------------------

Number of Lots	69
----------------	----

2021-22 Proposed Assessment Per Parcel	\$286.22
---	-----------------

2021-22 Maximum Allowable Assessment	\$286.22
---	-----------------

¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 50031



EUCLID SOUTH BENEFIT ASSESSMENT DISTRICT

Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$5,498.41
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$5,498.41

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$8,853.00
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$8,752.36</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$17,605.36



FEATHERS GLEN BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$6,705.05
Street Sweeping	\$321.94
Miscellaneous (Includes items below)	<u>\$1,210.19</u>
Stormwater Management	\$8,237.19
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

City Administration Costs	\$1,235.58
District Consulting Costs	\$542.00
Contingency	\$411.86
County Collection Charge	\$36.97
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,226.41

Total Direct and Administration Costs

\$10,463.59

Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$1,760.09</u>

Total Balance to Levy 2021-22

\$12,223.68

Number of Lots	42
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2021-22 Proposed Assessment Per Parcel

\$291.04

2021-22 Maximum Allowable Assessment

\$291.05

¹ Rounding adjustment is to ensure an even penny for assessment purposes
Stanislaus County Tax Code 50027



FEATHERS GLEN BENEFIT ASSESSMENT DISTRICT
Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$5,231.80
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$5,231.80

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$5,569.01
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$1,760.09</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$7,329.10



FONTANA RANCH NORTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$6,665.14
Utilities	\$6,171.57
Street Sweeping	\$954.41
Miscellaneous (Includes items below)	<u>\$1,871.03</u>
Stormwater Management	\$15,662.15
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

City Administration Costs	\$2,349.32
District Consulting Costs	\$591.00
Contingency	\$783.11
County Collection Charge	\$46.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,770.20

Total Direct and Administration Costs	\$19,432.35
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Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$4,227.65</u>

Total Balance to Levy 2021-22	\$23,660.00
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Number of Lots	91
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2021-22 Proposed Assessment Per Parcel	\$260.00
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2021-22 Maximum Allowable Assessment	\$306.00
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¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 50028



FONTANA RANCH NORTH BENEFIT ASSESSMENT DISTRICT

Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$9,716.17
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$9,716.17

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$106,393.39
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$4,227.65</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$110,621.04



FONTANA RANCH SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$7,338.89
Utilities	\$0.00
Street Sweeping	\$479.40
Miscellaneous (Includes items below)	<u>\$1,338.40</u>
Stormwater Management	\$9,156.69
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

City Administration Costs	\$1,373.50
District Consulting Costs	\$556.00
Contingency	\$0.00
County Collection Charge	\$39.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$1,969.27

Total Direct and Administration Costs	\$11,125.96
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Operating Reserve Collection/(Reduction)	\$3,111.48
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>

Total Balance to Levy 2021-22	\$14,237.44
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Number of Lots	56
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2021-22 Proposed Assessment Per Parcel	\$254.24
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2021-22 Maximum Allowable Assessment	\$254.25
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¹ Rounding adjustment is to ensure an even penny for assessment purposes
Stanislaus County Tax Code 50029



FONTANA RANCH SOUTH BENEFIT ASSESSMENT DISTRICT

Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$1,591.53
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$3,111.48</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$4,703.01

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$0.00
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$0.00



STERLING GLEN III BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$3,625.51
Street Sweeping	\$553.26
Storm Pump	\$2,922.77
Miscellaneous (Includes items below)	<u>\$7,962.25</u>
Stormwater Management	\$15,063.79
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

Administration and Operations	\$2,259.57
District Consulting Costs	\$573.00
Contingency	\$753.19
County Administration Fee	\$30.67
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,616.43

Total Direct and Administration Costs	\$18,680.22
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Operating Reserve Collection/(Reduction)	(\$2,643.58)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2021-22	\$16,036.64

Number of Lots	73
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2021-22 Proposed Assessment Per Parcel	\$219.68
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2021-22 Maximum Allowable Assessment	\$219.68
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¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 50026



STERLING GLEN III BENEFIT ASSESSMENT DISTRICT
Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$7,964.29
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>(\$2,643.58)</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$5,320.71

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$33,583.10
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$33,583.10



STERLING GLEN III BENEFIT ASSESSMENT DISTRICT - ANNEXATION FISCAL YEAR 2021-22 BUDGET

Direct Costs

Street Maintenance Costs:

Labor	\$281.87
Street Sweeping	\$58.08
Storm Pump	\$227.23
Miscellaneous (Includes items below)	<u>\$835.82</u>
Stormwater Management	\$1,402.99
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	

Administration Costs

Administration and Operations	\$210.45
Contingency	\$70.15
County Administration Fee	\$17.07
Rounding Adjustment ¹	<u>\$0.00</u>
	\$297.67

Total Direct and Administration Costs	\$1,700.66
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Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,088.89)</u>

Total Balance to Levy 2021-22	\$611.78
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Number of Units (5 parcels)	1.670762168
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2021-22 Proposed Assessment Per Parcel	\$366.14
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2021-22 Maximum Allowable Assessment	\$366.14
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¹ Rounding adjustment is to ensure an even penny for assessment purposes

Stanislaus County Tax Code 50026



STERLING GLEN ANNEX BENEFIT ASSESSMENT DISTRICT
Reserve Fund Balances

Operating Reserve Fund

Estimated Reserve Fund Beginning Balance - 7/1/2021	\$850.33
Operating Reserve Fund Collection/(Reduction) - 2021/22	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2022	\$850.33

Capital Reserve Fund

Estimated Capital Fund Beginning Balance - 7/1/2021	\$2,452.63
Operating Capital Fund Collection/(Reduction) - 2021/22	<u>(\$1,088.89)</u>
Estimated Capital Reserve Ending Balance - 6/30/2022	\$1,363.74



PART III - DISTRICT DIAGRAMS

District Diagrams

The boundaries of Districts are shown on the maps in Appendix B. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions as shown on the maps of the Stanislaus County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report.



PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

The 1982 Act allows for the establishment of assessment districts, by public agencies, for the purpose of providing certain public improvements as detailed in Section I of this Report. The 1982 Act also complies with the California Constitution which requires the cost of these improvements and services to be assessed based on benefit received rather than by assessed value of the properties being assessed. In accordance with Article XIII D, Section 4 of the California Constitution:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of the public improvement or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable...”

The method of apportionment described in this Report, and confirmed by the City Council, utilizes commonly accepted engineering practices which have been established pursuant to the 1982 Act and the California Constitution for the allocation of special benefit assessments. The calculation of assessments is based upon the parcel type and the services and improvements provided to equitably apportion the costs based on the special benefit received by each lot or parcel. The special benefit received by each lot or parcel is over and above any general benefit conferred upon said lots or parcels or to the public at large.

DESCRIPTION OF BENEFIT

Special Benefit

The improvements and associated costs have been carefully allocated to the assessable properties within the District based on the special benefit received by those properties, pursuant to the provisions of the California Constitution. The improvements for which the properties will be assessed have been identified as necessary, were required as a part of the development plans specifically for the tract and are also in compliance with the development plans and General Plan of the City. As such, the improvements and continuing maintenance and servicing are strictly the obligation of the properties within the District.

Definition of Special Benefit

The method of apportionment described in this Report is based on the premise that each assessable lot or parcel receives distinct and special benefits from the improvements and services provided, including the visual desirability provided by well-maintained landscaping. In accordance with Article XIII D, Section 4 of the California Constitution:

“Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the District or the public at large”

Some of the special benefits associated with local landscaping and lighting improvements are:

- Enhanced desirability of properties due to existence of the improvements and the services provided by the District.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and possible property damage.

ASSESSMENT RANGE FORMULA

It is generally recognized that most budgetary items will be impacted by inflation in future years. In accordance with the California Constitution, Section 53739 (b)(1), assessments ***"may be adjusted for inflation pursuant to a clearly defined formula..."*** A formula for an inflationary adjustment is therefore included as part of the maximum assessment within the Districts that allow for such, and was approved by the property owner(s) at the time of formation/annexation. The formula, as described below, allows for annual adjustments to the assessments.

Generally, any new or increased assessment requires certain noticing and meeting requirements by law. The Brown Act excludes certain conditions of a new or increased assessment. These conditions include, "An assessment that does not exceed an assessment formula or range of assessments previously specified in the notice given to the public...and that was previously adopted by the agency..."

The initial maximum assessment for each District was established at the time of annexation into the District. That initial maximum assessment was established at that time and has been adjusted each subsequent fiscal year by the following Assessment Range Formula:

- The Maximum Assessment Rate allowed each fiscal year (the "Adjusted Maximum Assessment Rate") shall be based on the initial maximum assessment, adjusted annually by Bureau of Labor Statistics, Consumer Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/San Jose area, plus 3%. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.
- Each fiscal year, the February CPI amount, plus 3% has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year, then the proposed annual assessment is not considered an increased assessment.

Beginning in the second fiscal year after the formation of a District, and each fiscal year since, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate (Adjusted Maximum Assessment Rate) has been established for each fiscal year using the Assessment Range Formula described above. The Adjusted Maximum Assessment Rate has been calculated independent of the annual budget and proposed assessment rate for the given fiscal year.



As stated above, if the proposed annual assessment for any fiscal year does not exceed the Adjusted Maximum Assessment Rate for that year, it is not considered an increased assessment under the terms of Proposition 218 or the Brown Act.

The CPI increase for the one year period ending in February 2021 is 1.57% (rounded). This amount plus 3% will be applied to the Maximum Assessment for each District, which will establish the Adjusted Maximum Assessment for each District for Fiscal Year 2021-22.

Please refer to the table on page 1 of this Report, "Benefit Assessment Districts Summary", which shows the actual and maximum allowable assessment for each District for the past two years.

This amount will be applied to the Maximum Assessment for each District, which will establish the Adjusted Maximum Assessment for each District for Fiscal Year 2021-22.

To impose a new assessment or increased assessment in excess of the Maximum Assessment Rate for the current fiscal year, as provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution, Article XIII D, Section 4c that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners must approve the proposed new or increased assessment via a property owner protest balloting process before any such new or increased assessment can be imposed. A protest occurs when, at the public hearing, the returned assessment ballots opposed to the new or increased assessment outweigh the returned ballots in favor of the new or increased assessment, weighting those assessment ballots by the financial obligation of each parcel.

The definition of new or increased assessments includes any assessment which, 1) did not previously exist or, 2) exceeds a previously approved assessment amount or assessment range formula. Any assessment range formula must have been previously adopted by the agency and approved by the property owners in the area where the assessment is imposed.

ASSESSMENT METHODOLOGY

The benefit formula used to determine the financial obligation for each parcel should be based on the improvements benefitting the parcels, as well as the use, or type, of each parcel as compared to other parcels that benefit from said improvements. One of the more common approaches to fairly distributing District costs to the benefitting parcels in maintenance districts such as this utilizes a methodology referred to as the Per Parcel method of apportionment. This method recognizes that each parcel within a particular District benefits equally from the improvements. This is typical when all parcels within the District are of the same type (ex. all single family dwellings).

Other than Central Hughson and the Sterling Glen III annexation, each District is comprised of a single parcel type – residential. The residential parcels are single family residential parcels ("SFR") and as such are deemed to benefit equally from the improvements. The "Total Balance to Levy", as shown on the Budget pages, is divided equally among each assessable parcel within the District, determining the annual assessment rate per parcel for that District.

The Central Hughson District is comprised of several property types including single family residential, commercial, agriculture and undeveloped. The costs are currently spread to those parcels based on the individual parcel size. The Sterling Glen III Annexation is comprised of 5 single family residential parcels.



APPENDIX A – ASSESSMENT ROLL

Assessment Roll

Parcel Identification for each lot or parcel within the Districts shall be based on available parcel maps and other property data from the Stanislaus County Assessor's office as they existed at the time this Report was prepared and adopted by the City Council.

A listing of parcels assessed within each District for Fiscal Year 2021-22, along with the corresponding 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(s) 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 amounts 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-way, including public greenbelts and parkways; utility rights-of-way; 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



Central Hughson Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
213	018-019-028	1.07	SFR	\$143.68
1	018-030-010	0.81	Vac Res	\$48.02
2	018-030-011	0.81	Vac Res	\$69.62
3	018-030-015	7.78	Vac Com	\$5.14
4	018-030-016	14.59	Com	\$506.12
5	018-042-004	0.92	Com	\$35.46
6	018-042-039	2.96	Com	\$421.48
214	018-042-048	0.07	Com	\$25.00
7	018-042-069	0.65	Com	\$12.16
8	018-042-070	0.75	Com	\$31.34
9	018-042-071	0.44	Com	\$16.88
10	018-042-072	1.27	Com	\$7.04
215	018-043-004	0.14	Com	\$285.10
11	018-048-009	19.64	Com/Agr	\$89.24
12	018-048-038	2.23	Com	\$30.26
13	018-048-039	0.57	Vac Com	\$19.54
14	018-048-040	15.05	Vac Com	\$44.36
15	018-049-004	1.65	Com Ind	\$171.62
16	018-049-016	0.82	Com/Res	\$21.50
17	018-049-028	6.61	Com	\$30.74
18	018-049-029	1.39	SFR	\$30.76
19	018-049-032	24.65	Com/Agr	\$76.68
20	018-049-035	22.97	Com Ind	\$82.88
21	018-049-039	0.68	Com	\$20.16
22	018-049-041	1.36	Com	\$35.16
23	018-049-042	0.41	Com	\$132.84
24	018-049-043	0.41	Com	\$39.26
25	018-049-044	0.40	Com	\$30.06
26	018-049-048	0.41	Vac Com	\$25.66
27	018-049-049-	0.36	Com	\$34.40
28	018-049-050	0.40	Com	\$24.16
29	018-049-051	0.41	Vac Com	\$20.76
30	018-049-052	0.42	Com	\$106.66
31	018-049-057	0.44	Com	\$26.54
32	018-049-059	0.27	SFR	\$19.58
33	018-049-060	0.19	SFR	\$15.62



Central Hughson Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
34	018-049-061	0.87	Com/Res	\$8.64
35	018-049-062	0.51	Com/Agr	\$5.16
36	018-049-064	2.12	Vac Com	\$5.16
37	018-049-065	0.85	Com	\$33.04
38	018-049-066	1.75	Com	\$201.10
39	018-049-067	0.50	Com	\$48.32
40	018-049-069	0.92	Com/Res	\$34.28
41	018-049-070	0.16	Vac Res	\$5.56
42	018-049-071	0.23	Vac Res	\$8.06
43	018-049-072	0.28	Vac Res	\$9.84
44	018-049-073	0.24	Vac Res	\$8.24
45	018-049-074	0.27	Vac Res	\$8.32
46	018-049-075	0.23	Vac Res	\$7.10
47	018-049-076	0.48	SFR	\$15.82
48	018-051-004	0.14	SFR	\$15.48
49	018-051-005	0.14	SFR	\$15.48
50	018-051-006	0.14	SFR	\$10.80
51	018-051-007	0.14	SFR	\$10.80
52	018-051-008	0.14	SFR	\$10.80
53	018-051-009	0.14	SFR	\$10.80
54	018-051-010	0.14	SFR	\$38.58
55	018-051-011	0.14	SFR	\$50.90
56	018-051-012	0.14	Vac Res	\$17.64
57	018-051-013	0.14	SFR	\$17.64
58	018-051-014	0.14	SFR	\$17.64
59	018-051-015	0.14	Vac Res	\$17.64
60	018-051-017	0.23	SFR	\$87.96
61	018-051-018	0.15	Vac Res	\$19.10
62	018-051-019	0.14	SFR	\$17.64
63	018-051-020	0.22	SFR	\$23.90
64	018-051-021	0.14	SFR	\$17.64
65	018-051-022	0.16	SFR	\$19.14
66	018-051-023	0.17	SFR	\$20.14
67	018-051-024	0.18	SFR	\$20.66
68	018-051-025	0.18	SFR	\$20.90
69	018-051-026	0.22	SFR	\$23.90



Central Hughson Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
70	018-051-029	0.24	SFR	\$25.06
71	018-051-030	0.16	SFR	\$18.50
72	018-051-031	0.20	SFR	\$22.16
73	018-051-032	0.22	SFR	\$23.90
74	018-051-033	0.14	SFR	\$17.64
75	018-051-034	0.29	SFR	\$104.86
76	018-051-035	0.18	SFR	\$87.94
77	018-051-036	0.12	SFR	\$18.66
78	018-051-037	0.18	SFR	\$20.26
79	018-051-038	0.17	SFR	\$20.10
80	018-051-039	0.17	SFR	\$20.14
81	018-051-040	0.22	SFR	\$24.40
82	018-051-041	0.16	SFR	\$19.14
83	018-051-046	0.21	Vac-Res	\$12.14
84	018-051-047	0.31	SFR	\$15.56
85	018-051-048	0.21	SFR	\$16.00
86	018-051-049	0.26	SFR	\$18.60
87	018-051-052	0.18	SFR	\$14.46
88	018-051-053	0.14	SFR	\$59.36
89	018-051-056	0.14	SFR	\$17.64
90	018-051-057	0.14	SFR	\$17.64
91	018-051-060	0.34	SFR	\$94.28
92	018-051-062	0.24	SFR	\$25.06
93	018-051-067	0.38	SFR	\$17.84
94	018-051-069	0.00	Vac	\$6.40
95	018-051-070	0.37	SFR	\$36.90
96	018-051-071	0.22	SFR	\$24.66
97	018-051-072	0.65	Church	\$344.30
98	018-051-073	0.14	SFR	\$17.64
99	018-051-074	0.25	SFR	\$26.04
100	018-051-075	0.16	SFR	\$16.52
101	018-051-076	0.16	SFR	\$16.52
102	018-051-077	0.16	SFR	\$13.98
103	018-051-078	0.16	SFR	\$15.12
104	018-059-001	0.24	SFR	\$93.72
105	018-059-002	0.12	SFR	\$10.80



Central Hughson Benefit Assessment District Fiscal Year 2021-22 Assessment Roll					
Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment	
106	018-059-003	0.14	SFR	\$10.80	
107	018-059-004	0.45	SFR	\$10.80	
108	018-059-005	0.13	SFR	\$10.80	
109	018-059-006	0.13	SFR	\$10.80	
110	018-059-007	0.13	SFR	\$10.80	
111	018-059-008	0.14	SFR	\$10.80	
112	018-059-009	0.13	SFR	\$10.80	
113	018-059-010	0.13	SFR	\$10.80	
114	018-059-011	0.15	SFR	\$12.02	
115	018-059-012	0.24	SFR	\$17.06	
116	018-059-013	0.15	SFR	\$17.64	
117	018-059-022	0.20	Com	\$37.42	
118	018-059-023	0.10	MFR	\$13.74	
119	018-059-024	0.19	Church	\$21.54	
120	018-059-025	0.22	Com	\$43.94	
121	018-059-026	1.40	Res	\$308.52	
122	018-059-027	0.27	Com	\$123.88	
123	018-059-028	0.49	Com	\$24.84	
124	018-059-029	0.23	Vac Com	\$25.52	
125	018-072-001	0.42	SFR	\$16.62	
126	018-072-002	0.19	SFR	\$13.42	
127	018-072-003	0.19	SFR	\$19.52	
128	018-072-004	0.19	SFR	\$19.52	
129	018-072-005	0.06	Vac	\$9.58	
130	018-072-006	0.17	SFR	\$18.42	
131	018-072-007	0.17	SFR	\$18.42	
132	018-072-008	0.17	SFR	\$18.42	
133	018-072-009	0.17	SFR	\$18.42	
134	018-072-010	0.17	SFR	\$18.42	
135	018-072-011	0.17	SFR	\$18.42	
136	018-072-012	0.17	SFR	\$93.40	
137	018-072-013	0.14	SFR	\$31.86	
138	018-072-014	0.14	SFR	\$17.30	
139	018-072-015	0.14	SFR	\$17.30	
140	018-072-016	0.14	SFR	\$17.30	
141	018-072-017	0.14	SFR	\$17.30	



Central Hughson Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
142	018-072-018-	0.75	Vac	\$70.14
143	018-072-019	0.14	SFR	\$34.78
144	018-072-020	0.14	SFR	\$31.84
145	018-072-021	0.14	SFR	\$31.84
146	018-072-022	0.14	SFR	\$31.84
147	018-072-023	0.14	SFR	\$31.84
148	018-072-024	0.14	SFR	\$31.84
149	018-072-025	0.14	SFR	\$31.84
150	018-072-026	0.14	SFR	\$31.84
151	018-072-027	0.14	SFR	\$31.84
152	018-072-028	0.14	SFR	\$31.84
153	018-072-029	0.14	SFR	\$31.84
154	018-072-030	0.14	SFR	\$18.50
155	018-072-031	0.14	SFR	\$18.50
156	018-072-032	0.14	SFR	\$18.50
157	018-072-033	0.14	SFR	\$18.50
158	018-072-034	0.14	SFR	\$18.50
159	018-072-035	0.14	SFR	\$18.50
160	018-072-037	0.15	SFR	\$18.08
161	018-072-038	0.21	SFR	\$42.88
162	018-072-039	0.15	SFR	\$21.18
163	018-072-040	0.15	SFR	\$18.50
164	018-072-041	0.14	SFR	\$18.62
165	018-072-042	0.14	SFR	\$18.50
166	018-072-043	0.14	SFR	\$18.50
167	018-072-044	0.14	SFR	\$18.52
168	018-072-045	0.14	SFR	\$18.60
169	018-072-046	0.15	SFR	\$18.50
170	018-072-047	0.16	SFR	\$18.82
171	018-072-048	0.16	SFR	\$18.50
172	018-072-049	0.18	SFR	\$18.52
173	018-073-001	0.18	SFR	\$18.56
174	018-073-002	0.19	SFR	\$18.60
175	018-073-003	0.19	SFR	\$18.76
176	018-073-004	0.15	SFR	\$18.78
177	018-073-005	0.15	SFR	\$18.62



Central Hughson Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2021-22 Proposed Assessment
178	018-073-006	0.14	SFR	\$18.52
179	018-073-007	0.14	SFR	\$18.50
180	018-073-008	0.23	SFR	\$165.12
181	018-073-009	0.22	SFR	\$42.98
182	018-073-010	0.20	SFR	\$21.94
183	018-073-011	0.21	SFR	\$20.88
184	018-073-012	0.18	SFR	\$18.36
185	018-073-013	0.18	SFR	\$18.10
186	018-073-014	0.18	SFR	\$18.10
187	018-073-015	0.15	SFR	\$87.00
188	018-073-017	0.15	SFR	\$17.08
189	018-073-018	0.14	SFR	\$17.64
190	018-073-019	0.14	SFR	\$18.10
191	018-073-020	0.14	SFR	\$18.10
192	018-073-021	0.14	SFR	\$18.10
193	018-073-022	0.14	SFR	\$18.10
194	018-073-023	0.14	SFR	\$18.10
195	018-073-024	0.14	SFR	\$18.10
196	018-073-025	0.14	SFR	\$31.84
197	018-073-026	0.14	SFR	\$31.84
198	018-073-027	0.14	SFR	\$31.84
199	018-073-028	0.14	SFR	\$31.84
200	018-073-029	0.14	SFR	\$31.84
201	018-073-030	0.14	SFR	\$31.84
202	018-073-031	0.15	SFR	\$31.84
203	018-073-032	0.14	SFR	\$31.86
204	018-073-033	0.14	SFR	\$31.84
205	018-073-034	0.14	SFR	\$32.10
206	018-073-035	0.14	SFR	\$32.78
207	018-073-036	0.14	SFR	\$36.08
208	018-073-037	0.14	SFR	\$111.20
209	018-073-038	0.16	SFR	\$159.20
210	018-073-039	0.16	SFR	\$28.72
211	018-073-040	0.16	SFR	\$16.92
212	018-073-041	0.16	SFR	<u>\$17.16</u>
				\$8,298.32



Euclid South Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-089-011	SFR	\$286.22	\$286.22
2	018-089-013	SFR	\$286.22	\$286.22
3	018-089-014	SFR	\$286.22	\$286.22
4	018-089-015	SFR	\$286.22	\$286.22
5	018-089-016	SFR	\$286.22	\$286.22
6	018-089-017	SFR	\$286.22	\$286.22
7	018-089-018	SFR	\$286.22	\$286.22
8	018-089-019	SFR	\$286.22	\$286.22
9	018-089-020	SFR	\$286.22	\$286.22
10	018-089-021	SFR	\$286.22	\$286.22
11	018-089-022	SFR	\$286.22	\$286.22
12	018-089-023	SFR	\$286.22	\$286.22
13	018-089-024	SFR	\$286.22	\$286.22
14	018-089-025	SFR	\$286.22	\$286.22
15	018-089-026	SFR	\$286.22	\$286.22
16	018-089-027	SFR	\$286.22	\$286.22
17	018-089-028	SFR	\$286.22	\$286.22
18	018-089-030	SFR	\$286.22	\$286.22
19	018-089-031	SFR	\$286.22	\$286.22
20	018-089-032	SFR	\$286.22	\$286.22
21	018-089-033	SFR	\$286.22	\$286.22
22	018-089-034	SFR	\$286.22	\$286.22
23	018-089-035	SFR	\$286.22	\$286.22
24	018-089-036	SFR	\$286.22	\$286.22
25	018-089-037	SFR	\$286.22	\$286.22
26	018-089-038	SFR	\$286.22	\$286.22
27	018-089-039	SFR	\$286.22	\$286.22
28	018-089-040	SFR	\$286.22	\$286.22
29	018-089-041	SFR	\$286.22	\$286.22
30	018-089-042	SFR	\$286.22	\$286.22
31	018-089-043	SFR	\$286.22	\$286.22
32	018-089-044	SFR	\$286.22	\$286.22
33	018-089-045	SFR	\$286.22	\$286.22
34	018-089-046	SFR	\$286.22	\$286.22
35	018-089-047	SFR	\$286.22	\$286.22
36	018-089-048	SFR	\$286.22	\$286.22



Euclid South Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
37	018-089-049	SFR	\$286.22	\$286.22
38	018-089-050	SFR	\$286.22	\$286.22
39	018-089-051	SFR	\$286.22	\$286.22
40	018-089-052	SFR	\$286.22	\$286.22
41	018-089-053	SFR	\$286.22	\$286.22
42	018-089-054	SFR	\$286.22	\$286.22
43	018-089-055	SFR	\$286.22	\$286.22
44	018-089-056	SFR	\$286.22	\$286.22
45	018-089-057	SFR	\$286.22	\$286.22
46	018-089-058	SFR	\$286.22	\$286.22
47	018-089-059	SFR	\$286.22	\$286.22
48	018-089-060	SFR	\$286.22	\$286.22
49	018-089-061	SFR	\$286.22	\$286.22
50	018-089-062	SFR	\$286.22	\$286.22
51	018-089-063	SFR	\$286.22	\$286.22
52	018-089-064	SFR	\$286.22	\$286.22
53	018-089-065	SFR	\$286.22	\$286.22
54	018-089-066	SFR	\$286.22	\$286.22
55	018-089-067	SFR	\$286.22	\$286.22
56	018-089-068	SFR	\$286.22	\$286.22
57	018-089-069	SFR	\$286.22	\$286.22
58	018-089-070	SFR	\$286.22	\$286.22
59	018-089-071	SFR	\$286.22	\$286.22
60	018-089-072	SFR	\$286.22	\$286.22
61	018-089-073	SFR	\$286.22	\$286.22
62	018-089-074	SFR	\$286.22	\$286.22
63	018-089-075	SFR	\$286.22	\$286.22
64	018-089-076	SFR	\$286.22	\$286.22
65	018-089-077	SFR	\$286.22	\$286.22
66	018-089-078	SFR	\$286.22	\$286.22
67	018-089-079	SFR	\$286.22	\$286.22
68	018-089-080	SFR	\$286.22	\$286.22
69	018-089-081	SFR	\$286.22	<u>\$286.22</u>
				\$19,749.18



Feathers Glen Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-090-003	SFR	\$291.05	\$291.04
2	018-090-004	SFR	\$291.05	\$291.04
3	018-090-005	SFR	\$291.05	\$291.04
4	018-090-006	SFR	\$291.05	\$291.04
5	018-090-007	SFR	\$291.05	\$291.04
6	018-090-008	SFR	\$291.05	\$291.04
7	018-090-009	SFR	\$291.05	\$291.04
8	018-090-010	SFR	\$291.05	\$291.04
9	018-090-011	SFR	\$291.05	\$291.04
10	018-090-012	SFR	\$291.05	\$291.04
11	018-090-013	SFR	\$291.05	\$291.04
12	018-090-014	SFR	\$291.05	\$291.04
13	018-090-015	SFR	\$291.05	\$291.04
14	018-090-016	SFR	\$291.05	\$291.04
15	018-090-017	SFR	\$291.05	\$291.04
16	018-090-018	SFR	\$291.05	\$291.04
17	018-090-019	SFR	\$291.05	\$291.04
18	018-090-020	SFR	\$291.05	\$291.04
19	018-090-021	SFR	\$291.05	\$291.04
20	018-090-022	SFR	\$291.05	\$291.04
21	018-090-023	SFR	\$291.05	\$291.04
22	018-090-024	SFR	\$291.05	\$291.04
23	018-090-025	SFR	\$291.05	\$291.04
24	018-090-026	SFR	\$291.05	\$291.04
25	018-090-027	SFR	\$291.05	\$291.04
26	018-090-028	SFR	\$291.05	\$291.04
27	018-090-029	SFR	\$291.05	\$291.04
28	018-090-030	SFR	\$291.05	\$291.04
29	018-090-031	SFR	\$291.05	\$291.04
30	018-090-032	SFR	\$291.05	\$291.04
31	018-090-033	SFR	\$291.05	\$291.04
32	018-090-034	SFR	\$291.05	\$291.04
33	018-090-035	SFR	\$291.05	\$291.04
34	018-090-036	SFR	\$291.05	\$291.04
35	018-090-037	SFR	\$291.05	\$291.04
36	018-090-038	SFR	\$291.05	\$291.04



Feathers Glen Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
37	018-090-039	SFR	\$291.05	\$291.04
38	018-090-040	SFR	\$291.05	\$291.04
39	018-090-041	SFR	\$291.05	\$291.04
40	018-090-042	SFR	\$291.05	\$291.04
41	018-090-043	SFR	\$291.05	\$291.04
42	018-090-044	SFR	\$291.05	\$291.04
				\$12,223.68

Fontana Ranch North Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-091-001	SFR	\$306.00	\$260.00
2	018-091-002	SFR	\$306.00	\$260.00
3	018-091-003	SFR	\$306.00	\$260.00
4	018-091-004	SFR	\$306.00	\$260.00
5	018-091-005	SFR	\$306.00	\$260.00
6	018-091-006	SFR	\$306.00	\$260.00
7	018-091-007	SFR	\$306.00	\$260.00
8	018-091-008	SFR	\$306.00	\$260.00
9	018-091-009	SFR	\$306.00	\$260.00
10	018-091-010	SFR	\$306.00	\$260.00
11	018-091-013	SFR	\$306.00	\$260.00
12	018-091-014	SFR	\$306.00	\$260.00
13	018-091-015	SFR	\$306.00	\$260.00
14	018-091-016	SFR	\$306.00	\$260.00
15	018-091-017	SFR	\$306.00	\$260.00
16	018-091-018	SFR	\$306.00	\$260.00
17	018-091-019	SFR	\$306.00	\$260.00
18	018-091-020	SFR	\$306.00	\$260.00



Fontana Ranch North Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
19	018-091-021	SFR	\$306.00	\$260.00
20	018-091-022	SFR	\$306.00	\$260.00
21	018-091-023	SFR	\$306.00	\$260.00
22	018-091-024	SFR	\$306.00	\$260.00
23	018-091-025	SFR	\$306.00	\$260.00
24	018-091-026	SFR	\$306.00	\$260.00
25	018-091-027	SFR	\$306.00	\$260.00
26	018-091-028	SFR	\$306.00	\$260.00
27	018-091-029	SFR	\$306.00	\$260.00
28	018-091-030	SFR	\$306.00	\$260.00
29	018-091-031	SFR	\$306.00	\$260.00
30	018-091-032	SFR	\$306.00	\$260.00
31	018-091-033	SFR	\$306.00	\$260.00
32	018-091-034	SFR	\$306.00	\$260.00
33	018-091-035	SFR	\$306.00	\$260.00
34	018-091-036	SFR	\$306.00	\$260.00
35	018-091-037	SFR	\$306.00	\$260.00
36	018-091-038	SFR	\$306.00	\$260.00
37	018-091-039	SFR	\$306.00	\$260.00
38	018-091-040	SFR	\$306.00	\$260.00
39	018-091-042	SFR	\$306.00	\$260.00
40	018-091-043	SFR	\$306.00	\$260.00
41	018-091-044	SFR	\$306.00	\$260.00
42	018-091-045	SFR	\$306.00	\$260.00
43	018-092-001	SFR	\$306.00	\$260.00
44	018-092-002	SFR	\$306.00	\$260.00
45	018-092-003	SFR	\$306.00	\$260.00
46	018-092-004	SFR	\$306.00	\$260.00
47	018-092-005	SFR	\$306.00	\$260.00
48	018-092-006	SFR	\$306.00	\$260.00
49	018-092-007	SFR	\$306.00	\$260.00
50	018-092-008	SFR	\$306.00	\$260.00
51	018-092-009	SFR	\$306.00	\$260.00
52	018-092-010	SFR	\$306.00	\$260.00
53	018-092-011	SFR	\$306.00	\$260.00
54	018-092-012	SFR	\$306.00	\$260.00



Fontana Ranch North Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
55	018-092-013	SFR	\$306.00	\$260.00
56	018-092-014	SFR	\$306.00	\$260.00
57	018-092-015	SFR	\$306.00	\$260.00
58	018-092-016	SFR	\$306.00	\$260.00
59	018-092-017	SFR	\$306.00	\$260.00
60	018-092-018	SFR	\$306.00	\$260.00
61	018-092-019	SFR	\$306.00	\$260.00
62	018-092-020	SFR	\$306.00	\$260.00
63	018-092-021	SFR	\$306.00	\$260.00
64	018-092-022	SFR	\$306.00	\$260.00
65	018-092-023	SFR	\$306.00	\$260.00
66	018-092-024	SFR	\$306.00	\$260.00
67	018-092-025	SFR	\$306.00	\$260.00
68	018-092-026	SFR	\$306.00	\$260.00
69	018-092-027	SFR	\$306.00	\$260.00
70	018-092-028	SFR	\$306.00	\$260.00
71	018-092-029	SFR	\$306.00	\$260.00
72	018-092-030	SFR	\$306.00	\$260.00
73	018-092-031	SFR	\$306.00	\$260.00
74	018-092-032	SFR	\$306.00	\$260.00
75	018-092-033	SFR	\$306.00	\$260.00
76	018-092-034	SFR	\$306.00	\$260.00
77	018-092-035	SFR	\$306.00	\$260.00
78	018-092-036	SFR	\$306.00	\$260.00
79	018-092-037	SFR	\$306.00	\$260.00
80	018-092-040	SFR	\$306.00	\$260.00
81	018-092-041	SFR	\$306.00	\$260.00
82	018-092-042	SFR	\$306.00	\$260.00
83	018-092-043	SFR	\$306.00	\$260.00
84	018-092-044	SFR	\$306.00	\$260.00
85	018-092-045	SFR	\$306.00	\$260.00
86	018-092-046	SFR	\$306.00	\$260.00
87	018-092-047	SFR	\$306.00	\$260.00
88	018-092-048	SFR	\$306.00	\$260.00
89	018-092-049	SFR	\$306.00	\$260.00
90	018-092-050	SFR	\$306.00	\$260.00



**Fontana Ranch North Benefit Assessment District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
91	018-092-051	SFR	\$306.00	\$260.00
				\$23,660.00

**Fontana Ranch South Benefit Assessment District
Fiscal Year 2021-22 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
1	018-093-001	SFR	\$254.25	\$254.24
2	018-093-002	SFR	\$254.25	\$254.24
3	018-093-003	SFR	\$254.25	\$254.24
4	018-093-004	SFR	\$254.25	\$254.24
5	018-093-005	SFR	\$254.25	\$254.24
6	018-093-006	SFR	\$254.25	\$254.24
7	018-093-007	SFR	\$254.25	\$254.24
8	018-093-008	SFR	\$254.25	\$254.24
9	018-093-009	SFR	\$254.25	\$254.24
10	018-093-010	SFR	\$254.25	\$254.24
11	018-093-011	SFR	\$254.25	\$254.24
12	018-093-012	SFR	\$254.25	\$254.24
13	018-093-013	SFR	\$254.25	\$254.24
14	018-093-016	SFR	\$254.25	\$254.24
15	018-093-017	SFR	\$254.25	\$254.24
16	018-093-018	SFR	\$254.25	\$254.24
17	018-093-023	SFR	\$254.25	\$254.24
18	018-093-024	SFR	\$254.25	\$254.24
19	018-093-025	SFR	\$254.25	\$254.24
20	018-093-026	SFR	\$254.25	\$254.24
21	018-093-027	SFR	\$254.25	\$254.24
22	018-093-028	SFR	\$254.25	\$254.24
23	018-093-029	SFR	\$254.25	\$254.24
24	018-093-030	SFR	\$254.25	\$254.24



Fontana Ranch South Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
25	018-093-031	SFR	\$254.25	\$254.24
26	018-093-032	SFR	\$254.25	\$254.24
27	018-093-033	SFR	\$254.25	\$254.24
28	018-093-034	SFR	\$254.25	\$254.24
29	018-093-035	SFR	\$254.25	\$254.24
30	018-093-036	SFR	\$254.25	\$254.24
31	018-093-037	SFR	\$254.25	\$254.24
32	018-093-038	SFR	\$254.25	\$254.24
33	018-093-039	SFR	\$254.25	\$254.24
34	018-093-040	SFR	\$254.25	\$254.24
35	018-093-041	SFR	\$254.25	\$254.24
36	018-093-042	SFR	\$254.25	\$254.24
37	018-093-043	SFR	\$254.25	\$254.24
38	018-093-044	SFR	\$254.25	\$254.24
39	018-093-045	SFR	\$254.25	\$254.24
40	018-093-046	SFR	\$254.25	\$254.24
41	018-093-047	SFR	\$254.25	\$254.24
42	018-093-048	SFR	\$254.25	\$254.24
43	018-093-049	SFR	\$254.25	\$254.24
44	018-093-050	SFR	\$254.25	\$254.24
45	018-093-051	SFR	\$254.25	\$254.24
46	018-093-052	SFR	\$254.25	\$254.24
47	018-093-053	SFR	\$254.25	\$254.24
48	018-093-054	SFR	\$254.25	\$254.24
49	018-093-055	SFR	\$254.25	\$254.24
50	018-093-056	SFR	\$254.25	\$254.24
51	018-093-058	SFR	\$254.25	\$254.24
52	018-093-059	SFR	\$254.25	\$254.24
53	018-093-060	SFR	\$254.25	\$254.24
54	018-093-061	SFR	\$254.25	\$254.24
55	018-093-062	SFR	\$254.25	\$254.24
56	018-093-063	SFR	\$254.25	\$254.24
				\$14,237.44



Sterling Glen III Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
4	018-089-011	SFR	\$219.68	\$219.68
5	018-089-013	SFR	\$219.68	\$219.68
6	018-089-014	SFR	\$219.68	\$219.68
7	018-089-015	SFR	\$219.68	\$219.68
8	018-089-016	SFR	\$219.68	\$219.68
9	018-089-017	SFR	\$219.68	\$219.68
10	018-089-018	SFR	\$219.68	\$219.68
11	018-089-019	SFR	\$219.68	\$219.68
12	018-089-020	SFR	\$219.68	\$219.68
13	018-089-021	SFR	\$219.68	\$219.68
14	018-089-022	SFR	\$219.68	\$219.68
15	018-089-023	SFR	\$219.68	\$219.68
16	018-089-024	SFR	\$219.68	\$219.68
17	018-089-025	SFR	\$219.68	\$219.68
18	018-089-026	SFR	\$219.68	\$219.68
19	018-089-027	SFR	\$219.68	\$219.68
20	018-089-028	SFR	\$219.68	\$219.68
21	018-089-030	SFR	\$219.68	\$219.68
22	018-089-031	SFR	\$219.68	\$219.68
23	018-089-032	SFR	\$219.68	\$219.68
24	018-089-033	SFR	\$219.68	\$219.68
25	018-089-034	SFR	\$219.68	\$219.68
26	018-089-035	SFR	\$219.68	\$219.68
27	018-089-036	SFR	\$219.68	\$219.68
28	018-089-037	SFR	\$219.68	\$219.68
29	018-089-038	SFR	\$219.68	\$219.68
30	018-089-039	SFR	\$219.68	\$219.68
31	018-089-040	SFR	\$219.68	\$219.68
32	018-089-041	SFR	\$219.68	\$219.68
33	018-089-042	SFR	\$219.68	\$219.68
34	018-089-043	SFR	\$219.68	\$219.68
35	018-089-044	SFR	\$219.68	\$219.68
36	018-089-045	SFR	\$219.68	\$219.68
37	018-089-046	SFR	\$219.68	\$219.68
38	018-089-047	SFR	\$219.68	\$219.68
39	018-089-048	SFR	\$219.68	\$219.68



Sterling Glen III Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
40	018-089-049	SFR	\$219.68	\$219.68
41	018-089-050	SFR	\$219.68	\$219.68
42	018-089-051	SFR	\$219.68	\$219.68
43	018-089-052	SFR	\$219.68	\$219.68
44	018-089-053	SFR	\$219.68	\$219.68
45	018-089-054	SFR	\$219.68	\$219.68
46	018-089-055	SFR	\$219.68	\$219.68
47	018-089-056	SFR	\$219.68	\$219.68
48	018-089-057	SFR	\$219.68	\$219.68
49	018-089-058	SFR	\$219.68	\$219.68
50	018-089-059	SFR	\$219.68	\$219.68
51	018-089-060	SFR	\$219.68	\$219.68
52	018-089-061	SFR	\$219.68	\$219.68
53	018-089-062	SFR	\$219.68	\$219.68
54	018-089-063	SFR	\$219.68	\$219.68
55	018-089-064	SFR	\$219.68	\$219.68
56	018-089-065	SFR	\$219.68	\$219.68
57	018-089-066	SFR	\$219.68	\$219.68
58	018-089-067	SFR	\$219.68	\$219.68
59	018-089-068	SFR	\$219.68	\$219.68
60	018-089-069	SFR	\$219.68	\$219.68
61	018-089-070	SFR	\$219.68	\$219.68
62	018-089-071	SFR	\$219.68	\$219.68
63	018-089-072	SFR	\$219.68	\$219.68
64	018-089-073	SFR	\$219.68	\$219.68
65	018-089-074	SFR	\$219.68	\$219.68
66	018-089-075	SFR	\$219.68	\$219.68
67	018-089-076	SFR	\$219.68	\$219.68
68	018-089-077	SFR	\$219.68	\$219.68
69	018-089-078	SFR	\$219.68	\$219.68
70	018-089-079	SFR	\$219.68	\$219.68
71	018-089-080	SFR	\$219.68	\$219.68
72	018-089-081	SFR	\$219.68	\$219.68
73	018-089-082	SFR	\$219.68	\$219.68
74	018-089-083	SFR	\$219.68	\$219.68
77	018-089-087	SFR	\$219.68	\$219.68



Sterling Glen III Benefit Assessment District Fiscal Year 2021-22 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2021-22 Proposed Assessment
78	018-089-088	SFR	\$219.68	<u>\$219.68</u>
				\$13,036.64

Sterling Glen Annex - Benefit Assessment District Fiscal Year 2021-22 Assessment Roll						
Assessment #	APN	Acres	Parcel Type	Maximum Assessment Rate	Proposed Rate	2021-22 Proposed Assessment
1	018-019-028	0.43	SFR	\$366.14	\$366.14	\$157.44
2	018-030-010	0.35	SFR	\$366.14	\$366.14	\$128.16
3	018-030-011	0.36	SFR	\$366.14	\$366.14	\$131.82
75	018-030-015	0.23	SFR	\$366.14	\$366.14	\$82.84
76	018-030-016	<u>0.30</u>	SFR	\$366.14	\$366.14	<u>\$111.52</u>
		1.67				\$611.78



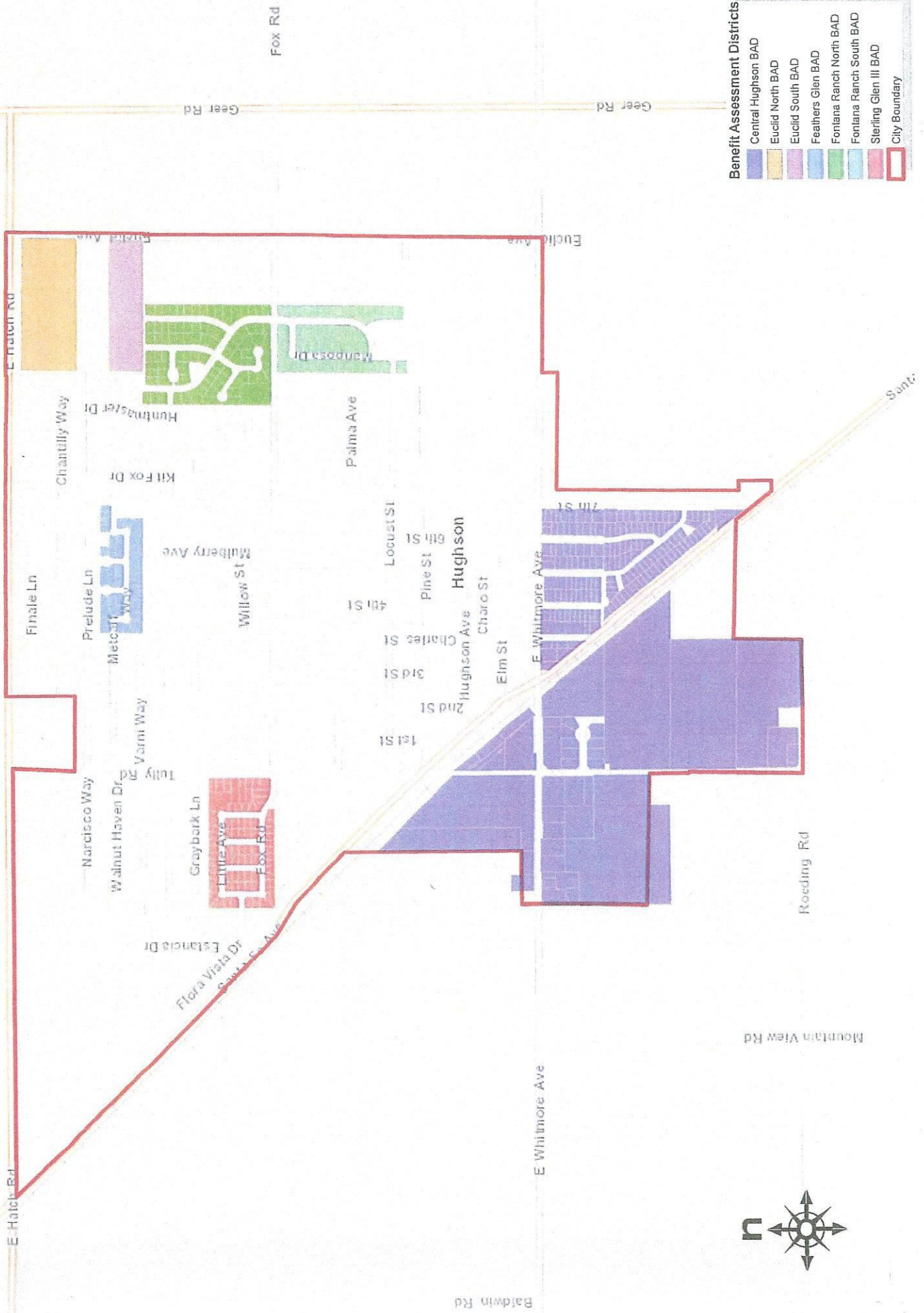
APPENDIX B – DISTRICT DIAGRAMS

District Assessment Diagrams

The following pages show the Diagrams for each District. The lines and dimensions shown on maps of the Stanislaus County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.

City of Hughson

Benefit Assessment Districts



CITY OF HUGHSON
EUCLID NORTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

E HATCH RD

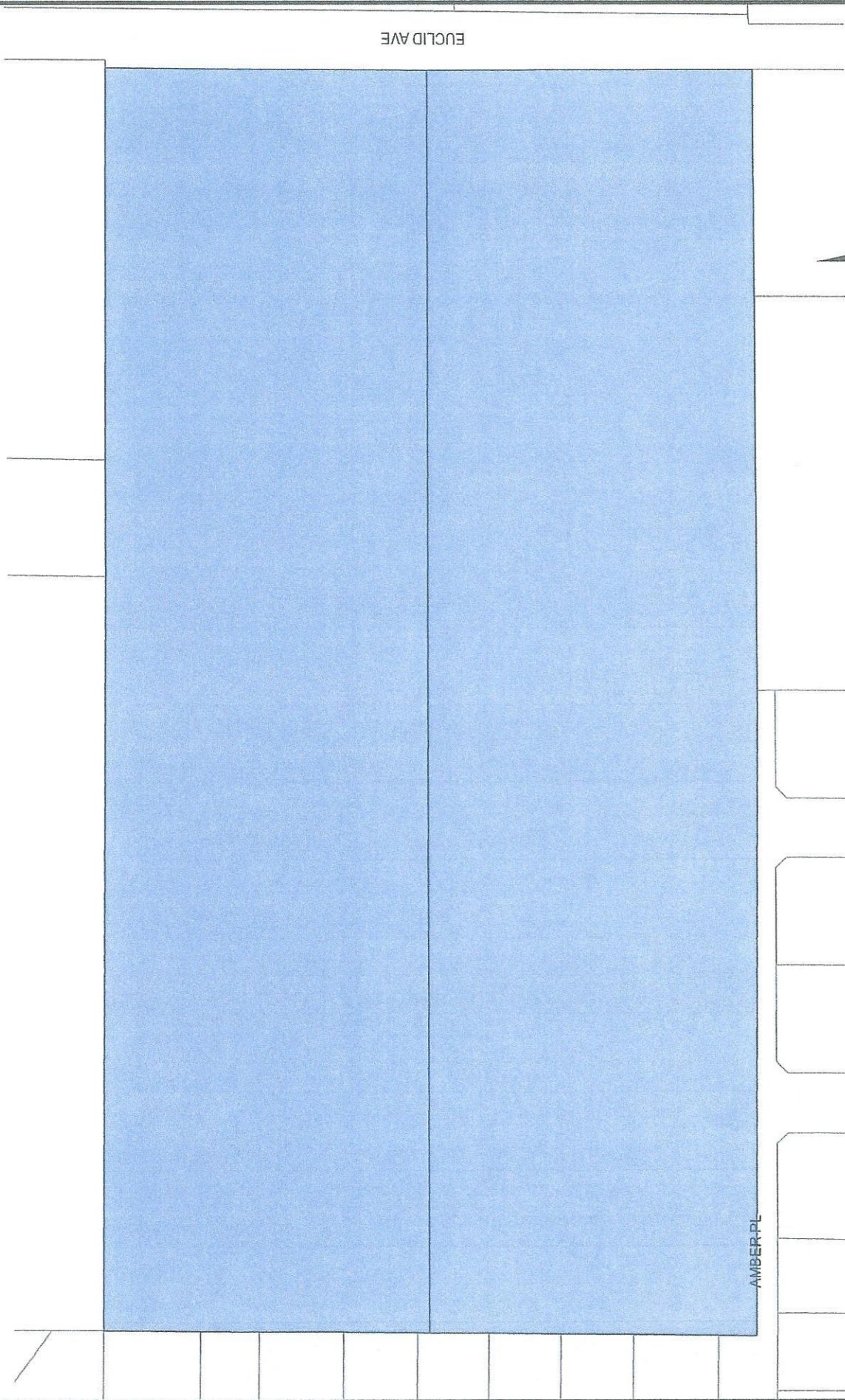
EUCLID AVE



Legend
■ Euclid North
□ Other City Parcels

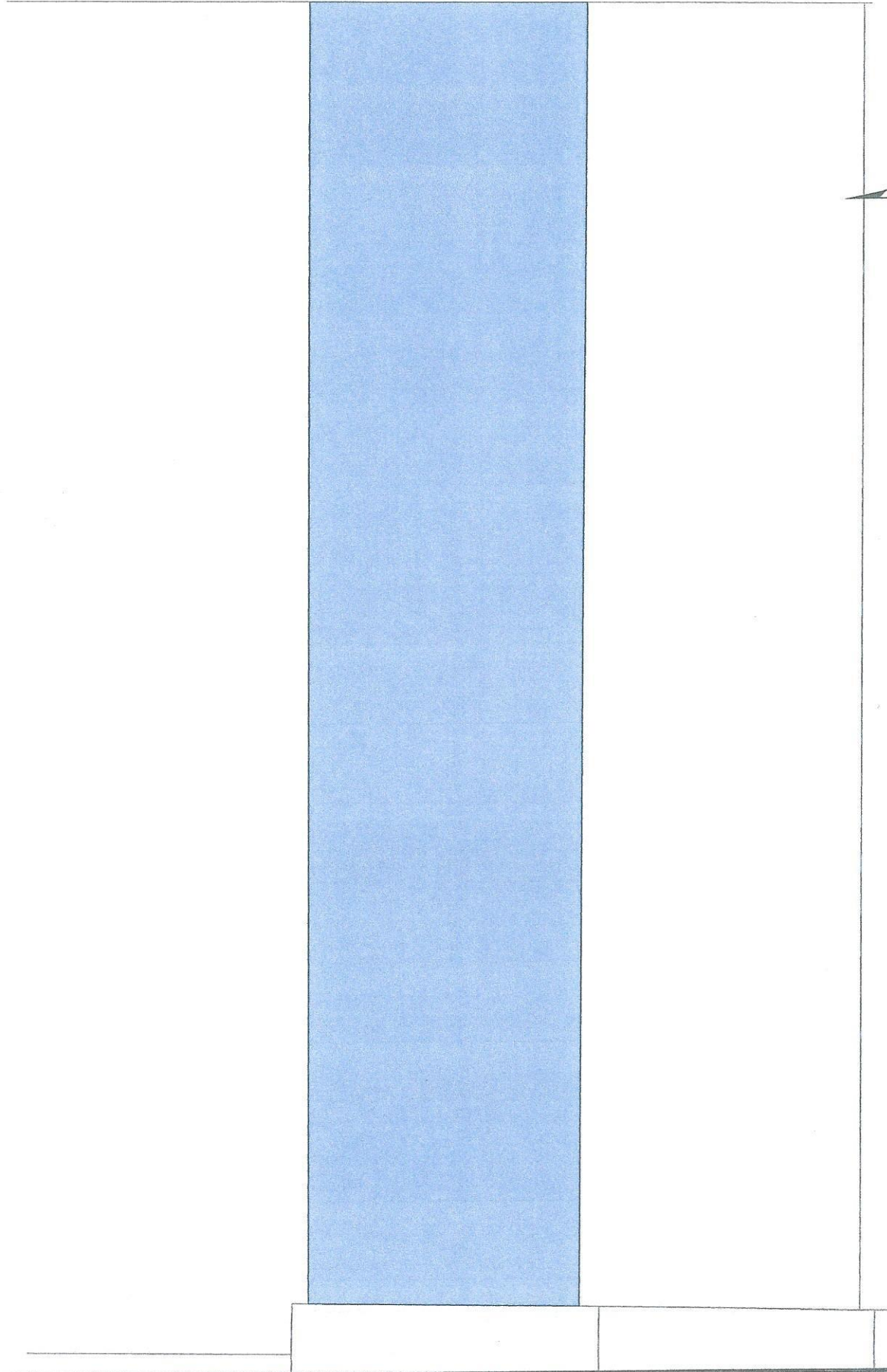


CITY OF HUGHSON
EUCLID SOUTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



Legend
■ Euclid South
□ Other City Parcels

CITY OF HUGHSON
FEATHERS GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

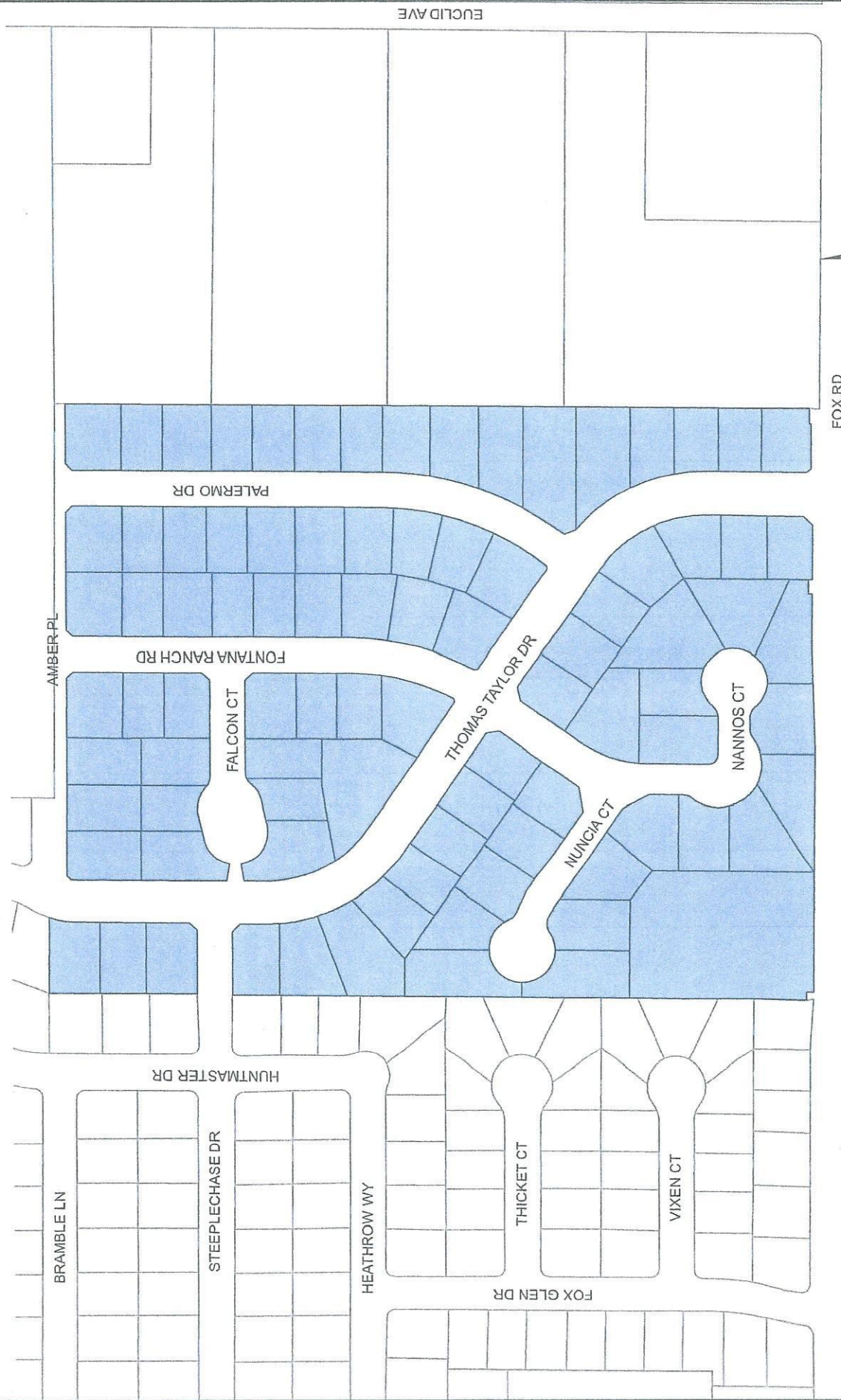


Legend

- Feathers Glen
- Other City Parcels



CITY OF HUGHSON
FONTANA RANCH NORTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



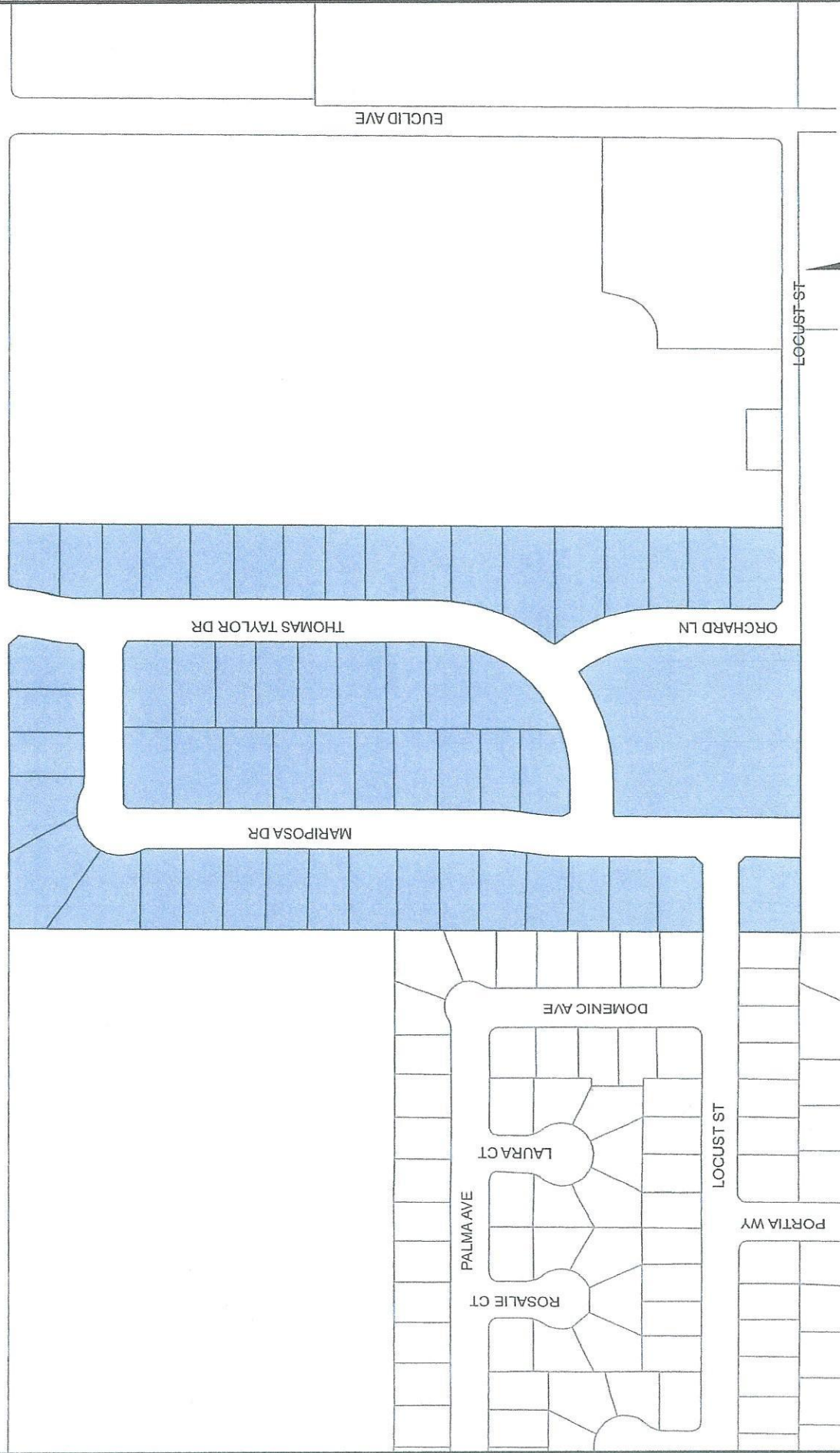
Legend

- Fontana Ranch North
- Other City Parcels



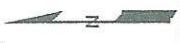
CITY OF HUGHSON
FONTANA RANCH SOUTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

FOX RD

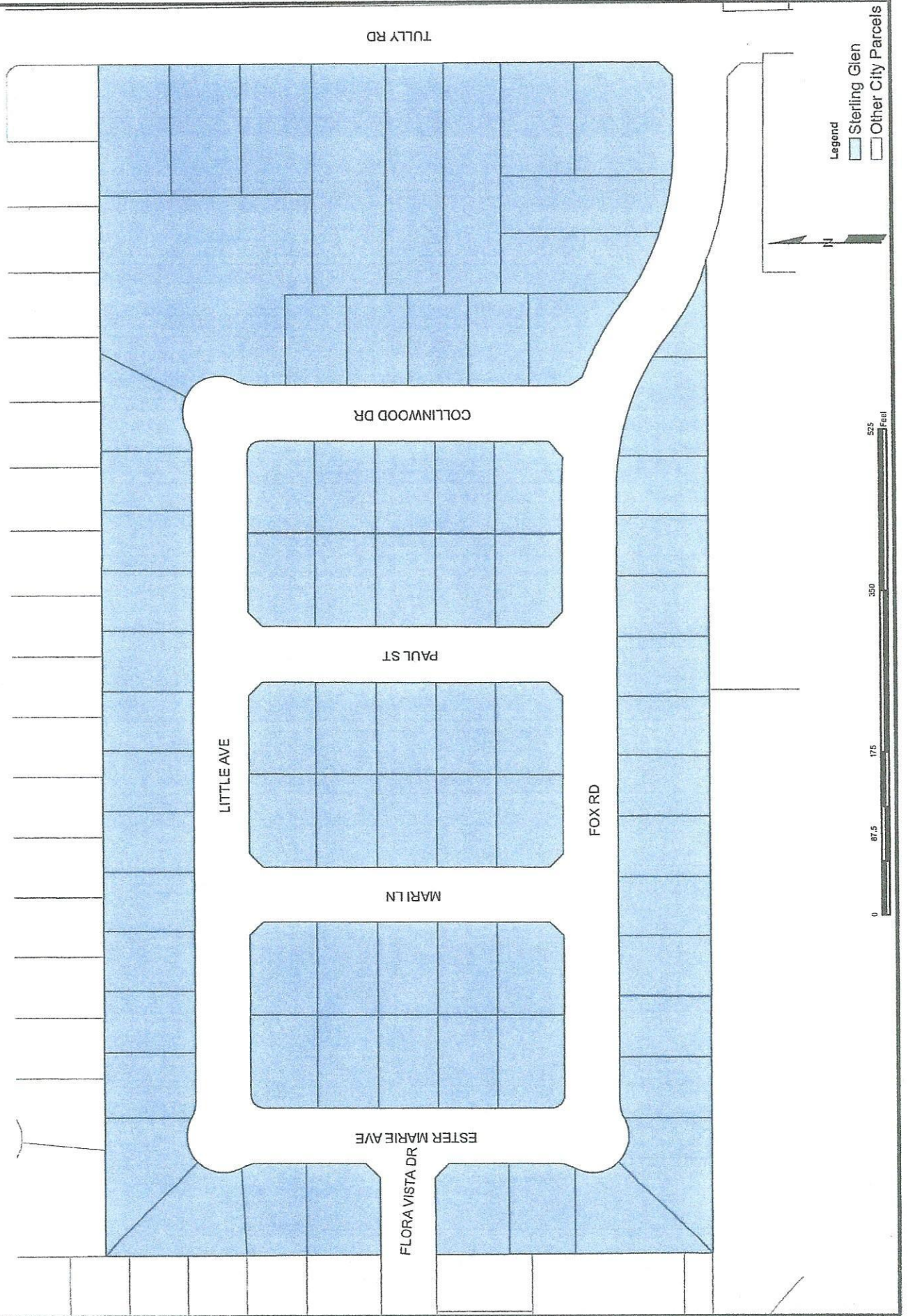


Legend

- Fontana Ranch South
- Other City Parcels



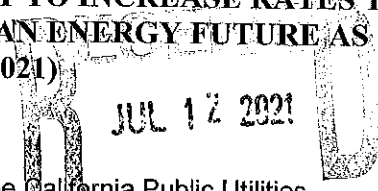
CITY OF HUGHSON
STERLING GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



DATE: July 6, 2021

TO: STATE, CITY AND LOCAL OFFICIALS

NOTICE OF PACIFIC GAS AND ELECTRIC COMPANY'S REQUEST TO INCREASE RATES TO MAKE TARGETED INVESTMENTS FOR A SAFE, RELIABLE, CLEAN ENERGY FUTURE AS PART OF ITS 2023 GENERAL RATE CASE APPLICATION (A.21-06-021)



Why am I receiving this notice?

On June 30, 2021, PG&E filed its 2023 General Rate Case (GRC) application with the California Public Utilities Commission (CPUC). To address increasing energy challenges, we are proposing to adopt innovations and new technologies, and to make targeted investments to provide a safe, reliable, and clean energy future for the 16 million customers we serve across northern and central California.

PG&E requests revenues for the following:

- Investments in the electric distribution system, including critical wildfire mitigation activities such as PG&E's: (1) System Hardening Program, which involves replacing electric distribution lines with spark-resistant materials in high fire-risk areas or relocating them underground; and (2) Vegetation Management Program, which involves removing vegetation away from electric distribution lines to reduce fire risk. PG&E's proposal also includes other upgrades to its electric distribution system and investments in Electric Vehicle infrastructure, energy storage programs and grid modernization programs.
- Investments in gas distribution, transmission and storage assets to improve safety, including activities such as: (1) increasing the mileage of gas transmission pipe that can be inspected by remote device; (2) replacing PG&E's highest risk gas transmission pipeline segments near communities that could be impacted as a result of ground movement; (3) inspecting and repairing locations where gas mains or services run through sewer systems; and (4) reducing the risk of large overpressure events due to equipment failure at gas regulator stations.
- Investments in power generation assets, including work to increase safety and reliability such as: (1) hydroelectric dam improvements to reduce the risk of an uncontrolled water release; (2) operations and maintenance activities to safely and reliably operate PG&E's natural gas, hydroelectric and solar generation assets; and (3) operation of the Diablo Canyon Power Plant until 2025.

This application also includes ongoing costs of supporting Customer Care, Shared Services, Information Technology, as well as employee and insurance costs.

If approved by the CPUC, PG&E's request would result in a revenue increase of \$3.56 billion for 2023 and additional increases of \$930 million (2024), \$590 million (2025), and \$381 million (2026) respectively.

Why is PG&E requesting this rate increase?

The safety of our customers and the communities we are privileged to serve is PG&E's most important responsibility. Customers pay for gas and electric service through rates set by state regulators after extensive review and with full public input. Every four years, PG&E is required to file a GRC application with the CPUC. The CPUC determines the amount of money PG&E is allowed to collect through the GRC, which is incorporated into customer rates and used for operating and upgrading the electric distribution, electric generation, and gas distribution, transmission, and storage systems for the benefit of our customers. If the CPUC approves this application, beginning January 1, 2023, PG&E will recover these costs through electric and gas customer rates over the four-year period of 2023 to 2026.

How could this affect my monthly electric rates?

Many customers receive bundled electric service from PG&E, meaning they receive electric generation, transmission and distribution services.

Based on rates currently in effect, the bill for a typical nonCARE bundled residential customer using 500 kWh per month would increase from \$138.86 to \$164.05 or 18.1%.

Direct Access (DA) and Community Choice Aggregation (CCA) customers only receive electric transmission and distribution services from PG&E. These customers also receive the benefit of the California Climate Credit. In addition, eligible nonresidential DA and CCA customers receive the benefit of the greenhouse gas allowance returns. On average, these customers would see an increase of 21.5%.

Another category of nonbundled customers is Departing Load. These customers do not receive electric generation, transmission or distribution services from PG&E. However, these customers are required to pay certain charges by law or CPUC decision. On average, these customers would see an increase of 7.6%.

Actual impacts will vary depending on energy usage.

How will PG&E's application affect gas rates?

Based on rates currently in effect, the gas bill for a typical residential nonCARE customer averaging 33 therms per month of gas usage would increase from \$59.92 to \$70.73, or 18%. Actual impacts will vary depending on energy usage across months.

How does the rest of this process work?

This application will be assigned to a CPUC Administrative Law Judge and CPUC Commissioner who will consider proposals and evidence presented during the formal hearing process. The Administrative Law Judge will issue a proposed decision that may adopt PG&E's application, modify it, or deny it. Any CPUC Commissioner may sponsor an alternate decision with a different outcome. The proposed decision, and any alternate decisions, will be discussed and voted upon by the CPUC Commissioners at a public CPUC Voting Meeting.

Parties to the proceeding are currently reviewing PG&E's application, including the Public Advocates Office, which is an independent consumer advocate within the CPUC that represents customers to obtain the lowest possible rate for service consistent with reliable and safe service levels. For more information about the Public Advocates Office, please call **1-415-703-1584**, email **PublicAdvocatesOffice@cpuc.ca.gov**, or visit **PublicAdvocates.cpuc.ca.gov**.

Where can I get more information?

CONTACT PG&E

If you have questions about PG&E's filing, please contact PG&E at **1-800-743-5000**. For TTY, call **1-800-652-4712**. Para obtener más información sobre cómo este cambio podría afectar su pago mensual, llame al **1-800-660-6789** • 詳情請致電 **1-800-893-9555**.

If you would like a copy of the filing and exhibits, please write to the address below:

Pacific Gas and Electric Company
2023 GRC Application (A.21-06-021)
P.O. Box 7442
San Francisco, CA 94120

CONTACT CPUC

Please visit **apps.cpuc.ca.gov/c/A2106021** to submit a comment about this proceeding on the CPUC Docket Card. Here you can also view documents and other public comments related to this proceeding. Your participation by providing your thoughts on PG&E's request can help the CPUC make an informed decision.

If you have questions about CPUC processes, you may contact the CPUC's Public Advisor's Office at:

Email: **PublicAdvisor@cpuc.ca.gov**

Mail: CPUC

Public Advisor's Office
505 Van Ness Avenue
San Francisco, CA 94102

Call: **1-866-849-8390** (toll-free) or **1-415-703-2074**
For TTY, call **1-866-836-7825** (toll-free)

Please reference **2023 GRC Application (A.21-06-021)** in any communications you have with the CPUC regarding this matter.