

Resolution Index 2023

Number	Subject	Date
2023-01	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 2022-2023 AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT	1/9/2023
2023-02	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON RATIFYING THE EXPENDITURE OF FIXED ASSETS FUNDS FOR THE EMERGENCY REBUILD OF THE WELL 3 MOTOR	1/9/2023
2023-03	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON RATIFYING THE CITY MANAGER/DIRECTOR OF EMERGENCY SERVICES' PROCLAMATION THAT AN EMERGENCY SITUATION EXISTS DUE TO FLOOD RISK AND OTHER DAMAGE RESULTING FROM SEVERE STORMS	1/13/2023
2023-04	RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH SLOAN SAKAI YEUNG & WONG FOR STRATEGIC PLANNING SERVICES	1/23/2023
2023-05	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING SENIOR NUTRITION INFRASTRUCTURE GRANT FUNDS FROM THE COUNTY OF STANISLAUS IN AN AMOUNT NOT TO EXCEED \$114,450 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBRECIPIENT AGREEMENT	1/23/2023
2023-06	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING A DONATION TO PROJECT RESOLVE IN THE AMOUNT OF \$1,000	1/23/2023
2023-07	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DECLARING THE RESULTS OF A SPECIAL ELECTION FOR THE CITY OF HUGHSON PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT	1/23/2023
2023-08	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON FOR THE FORMATION OF A COMMUNITY FACILITIES DISTRICT AND TO LEVY A SPECIAL TAX THEREIN FOR THE CITY OF HUGHSON PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT	1/23/2023
2023-09	RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AFFIRMING THE CITY OF HUGHSON'S COMMITMENT TO SUPPORTING THE RIVERVIEW MOBILE HOME ESTATES WATER CONSOLIDATION PROJECT AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE THE LETTER OF SUPPORT	1/23/2023

Number	Subject	Date
2023-10	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH JSWWC WATER & WASTEWATER MANAGEMENT FOR CONSULTING SERVICES AT THE WASTEWATER TREATMENT PLANT AND THE PUBLIC WATER SYSTEM	2/14/2023
2023-11	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON REMOVING COMMUNITY DEVELOPMENT DIRECTOR CARLA JAUREGUI AND ADDING DIRECTOR OF FINANCE KIM WEIMER AS A SIGNATORY ON THE CITY OF HUGHSON BANK ACCOUNTS AT BANK OF THE WEST, EFFECTIVE MARCH 27, 2023	3/13/2023
2023-12	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON WAIVING THE ESTABLISHED YARD SALE FEES FOR THE CITY-WIDE YARD SALE EVENT SCHEDULED FOR APRIL 1 - APRIL 2, 2023	3/13/2023
2023-13	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING THE 2022 ANNUAL GENERAL PLAN REPORT AND THE 2022 ANNUAL HOUSING ELEMENT PROGRESS REPORT	3/13/2023
2023-14	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE CITY OF HUGHSON 2023 SENATE BILL 1, ROAD REPAIR AND ACCOUNTABILITY ACT, LOCAL STREETS AND ROADS ANNUAL REPORTING PROGRAM PROJECT LIST	3/13/2023
2023-15	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON TERMINATING THE CITY OF HUGHSON'S PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY CORONAVIRUS/COVID-19	3/13/2023
2023-16	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OPPOSING INITIATIVE 21-0042A1	3/13/2023
2023-17	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON RATIFYING THE EXPENDITURE OF FIXED ASSET FUNDS FOR THE EMERGENCY REPLACEMENT OF THE CITY SEWER PUMP STATION	3/13/2023
2023-18	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON NOMINATING ROSA ESCUTIA-BRAATON, CITY OF MODESTO COUNCILMEMBER, TO THE SPECIAL CITY SELECTION COMMITTEE FOR APPOINTMENT TO THE DISTRICT GOVERNING BOARD	3/27/2023
2023-19	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON SUPPORTING THE APPROVAL OF THE FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (AAP)	5/8/2023
2023-20	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING MILITARY EQUIPMENT USE POLICY	5/8/2023

Number	Subject	Date
2023-21	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING THE CITY MANAGER TO EXECUTE ALL; MASTER AGREEMENTS, PROGRAM SUPPLEMENT AGREEMENTS, FUND EXCHANGE AGREEMENTS, AND ANY AMENDMENTS THERETO WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION	5/8/2023
2023-22	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING THE CITY MANAGER TO SIGN RIGHT-OF-WAY CERTIFICATION IN CONNECTION WITH STATE AND FEDERALLY FUNDED PROJECTS	5/8/2023
2023-23	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC., TO PERFORM PROFESSIONAL SERVICES ASSOCIATED WITH A SEWER SYSTEM MANAGEMENT PLAN UPDATE	5/8/2023
2023-24	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE MID YEAR ADJUSTMENTS TO THE OPERATING BUDGET FOR FISCAL YEAR 2021-22	5/8/2023
2023-25	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE FIRST AMENDMENT TO THE POROFESIONAL SERVICES AGREEMENT WITH MOSS, LEVY & HARTZHEIM, LLP, FOR INDEPENDENT AUDIT SERVICES	5/8/2023
2023-26	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH CONDOR EARCH TECHNOLOGIES, INC. FOR GROUNDWATER MONITORING AND REPORTING, INCLUDING RELATED SUPPORT SERVICES FOR THE WASTWATER TREATMENT PLANT AND AUTHORIZING THE TASK ORDER FOR THE PREPARATION OF A SALINITY STUDY	5/8/2023
2023-27	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BARTLE WELLS ASSOCIATES TO UPDATE THE 2021 CAPACITY FEE NEXUS STUDY	5/8/2023
2023-28	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE HUGHSON CITY COUNCIL'S 2023-2028 STRATEGIC PRIORITIES	5/22/2023
2023-29	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDDING A CONTRACT FOR THE PURCHASE AND DELIVERY OF THE RESTROOM AND CONCESSION STAND AT LEBRIGHT FIELDS TO STRUCTURE CAST IN THE AMOUNT OF \$322,656.25 WITH A 10% CONTINGENCY AND A CONTRACT FOR THE CONSTRUCTION OF ADA WALKWAYS AT LEBRIGHT FIELDS TO MHK CONSTRUCTION IN THE AMOUNT OF \$138,814 WITH A 10% CONTINGENCY	6/12/2023

Number	Subject	Date
2023-30	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE RECONSTRUCTION OF THE RESTROOMS AND RESTROOM ENTRYWAY AT THE SENIOR COMMUNITY CENTER TO THOMPSON WOOLLEY BUILDERS, IN THE AMOUNT OF \$129,350 WITH A 10% CONTINGENCY; AND AWARDING THE PAINTING OF THE MAIN HALL IN THE SENIOR COMMUNITY CENTER TO JOAQUIN PAINTING, IN THE AMOUNT OF \$7,700 WITH A 10% CONTINGENCY	6/12/2023
2023-31	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON SETTING THE APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2023-24	6/26/2023
2023-32	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING THE PRELIMINARY BUDGET FOR FISCAL YEAR 2023-24	6/26/2023
2023-33	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING THE STARN PARK DRIVEWAY GRADING IMPROVEMENT PROJECT AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION	7/10/2023
2023-34	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING THE WELL 8 DRIVEWAY GRADING IMPROVEMENT PROJECT AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION	7/10/2023
2023-35	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE FIRST AMENDMENT TO THE STANISLAUS ANIMAL SERVICES AGENCY JOINT POWERS AGENCY AGREEMENT BY AND BETWEEN THE CITY OF HUGHSON AND THE COUNTY OF STANISLAUS	7/24/2023
2023-36	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ALLOCATION AGREEMENT BETWEEN THE COUNTY OF STANISLAUS AND THE CITY OF HUGHSON FOR FISCAL YEAR 2023-2024 AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT	7/24/2023
2023-37	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DIRECTING THE FILING OF THE ANNUAL REPORTS FOR FISCAL YEAR 2023-24 FOR SPECIAL ASSESSMENT DISTRICTS IN THE CITY OF HUGHSON	7/24/2023
2023-38	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CONSIDERING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEARS 2023-24 FOR THE CITY'S ASSESSMENT DISTRICTS AND SET THE PUBLIC HEARING ON THE QUESTION OF THE LEVY OF THE PROPOSED ANNUAL ASSESSMENT FOR EACH DISTRICT	7/24/2023

Number	Subject	Date
2023-39	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE CONTRACT FOR THE LEBRIGHT RESTROOM SITE PREPARATION AND FINISH TO MCFADDON CONSTRUCTION IN THE AMOUNT OF \$65,726, WITH A 10% CONTINGENCY, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT	7/24/2023
2023-40	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE WALKER LANE IMPROVEMENT PROJECT TO RESPONSIBLE LOW BIDDER HENSLEY PAVING & GENERAL ENGINEERING, INC., IN THE AMOUNT OF \$327,497.73, AUTHORIZING A 10% CONSTRUCTION CONTINGENCY AS WELL AS A 10% SET-ASIDE FOR CONSTRUCTION TESTING AND INSPECTION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FINAL CONSTRUCTION CONTRACT	8/14/2023
2023-41	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE 2023 SURFACE IMPROVEMENTS PROJECT TO RESPONSIBLE LOW BIDDER DRYCO CONSTRUCTION, INC., IN THE AMOUNT OF \$1,355,158.60, AUTHORIZING A 10% CONSTRUCTION CONTINGENCY AND A 10% SET-ASIDE FOR CONSTRUCTION TESTING AND INSPECTION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FINAL CONSTRUCTION CONTRACT	8/14/2023
2023-42	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CONFIRMING DIAGRAMS, ASSESSMENTS AND REPORTS AND LEVYING ASSESSMENTS FOR FISCAL YEAR 2023-24 FOR ALL LANDSCAPE AND LIGHTING DISTRICTS, AND ALL BENEFIT ASSESSMENT DISTRICTS WITHIN THE CITY OF HUGHSON	8/14/2023
2023-43	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE PROPOSED AMERICAN RESCUE PLAN ACT (ARPA) SPENDING PLAN IN ACCORDANCE WITH THE CITY'S PURCHASING POLICY	8/14/2023
2023-44	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DECLARING CITY PROPERTY TO BE SURPLUS AND AUTHORIZING THE SALE OF THE CITY SURPLUS PROPERTY TO BE CONDUCTED ON THE WEBSITE MUNICIBID.COM	8/28/2023
2023-45	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING THE LEBRIGHT ADA WALKWAY CONSTRUCTION PROJECT AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION	8/28/2023
2023-46	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE FINAL MAP FOR VESTING TENTATIVE SUBDIVISION MAP NO. 2020-01- PARKWOOD	9/11/2023

Number	Subject	Date
2023-47	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF CONCURRENCE AND SUPPORT OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY) 2022-2023 PREPARED FOR THE STANISLAUS URBAN COUNTY	9/11/2023
2023-48	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING FOUR NEW POSITIONS TO THE 2023/24 CLASSIFICATION PLAN AN APPROVING THE NEW JOB DESCRIPTIONS	9/11/2023
2023-49	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE CITY OF HUGHSON FISCAL YEAR 2023-24 FINAL BUDGET	9/11/2023
2023-50	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING AMENDMENTS TO THE PERSONNEL MANUAL FOR EMPLOYEES OF THE CITY OF HUGHSON	10/23/2023
2023-51	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF CONSIDERATION TO AMEND THE AUTHORIZED SERVICES PROVIDED IN THE HUGHSON CITYWIDE PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT	10/9/2023
2023-52	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CALLING FOR A SPECIAL ELECTION SUBMITTING TO QUALIFIED VOTERS WITHIN THE HUGHSON CITYWIDE PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT, PROPOSITIONS REGARDING AMENDMENT OF THE AUTHORIZED SERVICES AND THE ANNUAL LEVY OF SPECIAL TAXES THEREIN	10/9/2023
2023-53	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE EUCLID NORTH SUBDIVISION	10/23/2023
2023-54	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON FINDING THERE REMAINS A REASONABLE RELATIONSHIP BETWEEN CURRENT NEEDS FOR THE CITY'S DEVELOPMENT IMPACT FEES AND THE PURPOSES FOR WHICH THEY WERE ORIGINALLY CHARGED (GOVERNMENT CODE SECTION 66000 ET. SEQ.) RELATED TO THE CITY'S ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR THE FISCAL YEAR ENDED JUNE 30, 2023	11/13/2023
2023-55	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON TO ESTABLISH ADMINISTRATIVE FINES FOR VIOLATION OF HUGHSON MUNICIPAL CODE CHAPTER 8.18 - FIREWORKS	11/27/2023
2023-56	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING THE HUGHSON FIRE PROTECTION DISTRICT DEVELOPMENT IMPACT FEE NEXUS STUDY AND PROPOSED FEES PREPARED BY NBS GOVERNMENT FINANCE GROUP	11/27/2023

Number	Subject	Date
2023-57	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING SUBMITTAL OF INDIVIDUAL GRANT APPLICATIONS FOR ALL GRANT PROGRAMS FOR WHICH THE CITY OF HUGHSON IS ELIGIBLE	12/11/2023
2023-58	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON FOR THE AMENDMENT OF AN EXISTING COMMUNITY FACILITIES DISTRICT AND TO LEVY A SPECIAL TAX THEREIN	12/11/2023
2023-59	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DECLARING THE RESULTS OF A SPECIAL ELECTION FOR THE AMENDMENT OF AUTHORIZED SERVICES WITHIN CITY OF HUGHSON CITYWIDE PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT	12/11/2023
2023-60	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE PUBLIC ACCESS EASEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT FOR PARKING LOT IMPROVEMENTS AT LEBRIGHT FIELDS	12/11/2023
2023-61	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING A CONTRACT FOR THE CONSTRUCTION OF THE PARKING LOT IMPROVEMENTS AT LEBRIGHT FIELDS IN THE AMOUNT OF \$318,922.00 TO MHK CONSTRUCTION WITH A 10% CONTINGENCY	12/11/2023

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-01**

**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 2022-2023 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 \$2,370,213 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 \$187,506 for Fiscal Year 2022-2023; and

WHEREAS, on April 11, 2022, 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 2022-2023 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 9th day of January 2023, by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

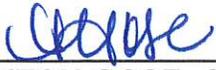
APPROVED:



GEORGE CARR, Mayor

»
»
»

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON RATIFYING
THE EXPENDITURE OF FIXED ASSETS FUNDS FOR THE EMERGENCY REBUILD OF
THE WELL 3 MOTOR**

WHEREAS, on Wednesday, January 3, 2023, staff discovered that Well 3 was failing, and after troubleshooting the issue staff noticed smoke emitting from the motor; and

WHEREAS, once the motor was dismantled it became evident that the motor needed to be rebuilt; and

WHEREAS, Well 3 has been in operation for over 20 years and is the backup well for Hughson's primary water well, Well 8; and

WHEREAS, when Well 3 is down, the City has only one other well in operation when Well 8 is performing a one-hour backwash maintenance, and should that well (Well 4) fail, the City would be left without adequate water supply while Well 8 performs the backwash maintenance; and

WHEREAS, due to this urgency staff is requesting ratification of the emergency repairs to the Well 3 motor without having the exact cost of the repairs; and

WHEREAS, Andrews Electric estimated the repair could range between \$4,000 and \$8,000 for the rewind and rebuild of the motor. In addition, the cost for Technical Electric to perform the electrical work to disconnect and install the motor is estimated at \$2,500; and

WHEREAS, funds for this project are available through the Water Fixed Asset Replacement Fund No. 255.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby authorize the emergency repairs to the Well 3 motor and authorize the budget adjustment for Fiscal Year 2022-2023 to the Fixed Asset Replacement Fund No. 255 in the amount of the actual costs to rebuild the Well 3 motor.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 9th day of January 2023 by the following roll call vote:

»
»
»
»

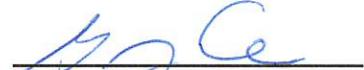
AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
RATIFYING THE CITY MANAGER/DIRECTOR OF EMERGENCY SERVICES'
PROCLAMATION THAT AN EMERGENCY SITUATION EXISTS DUE TO FLOOD RISK
AND OTHER DAMAGE RESULTING FROM SEVERE STORMS**

WHEREAS, Merry Mayhew is the duly-appointed City Manager of the City of Hughson ("City Manager"); and

WHEREAS, Section 2.20.070A of the Hughson Municipal Code creates the office of director of emergency services, and further provides that the City Manager is the director of emergency services ("Director"); and

WHEREAS, Section 2.20.030A of the Hughson Municipal Code defines "local emergency" as the actual or threatened existence of conditions of disaster or extreme peril to the safety of persons and property caused by, among other things, flood or storms, within the territorial limits of the City of Hughson; and

WHEREAS, Section 2.20.070A of the Hughson Municipal Code empowers the Director to proclaim the existence of a local emergency; and

WHEREAS, Section 2.20.080A of the Hughson Municipal Code provides that a proclamation of the Director will have no further force or effect unless ratified by the City Council within seven days after its issuance; and

WHEREAS, commencing on December 27, 2022 and continuing thereafter, it became probable that a series of atmospheric rivers would produce high levels of rainfall in Stanislaus County and surrounding areas; and

WHEREAS, it is forecasted that additional and continuing storms related to this series of atmospheric river systems threaten the City of Hughson, bringing heavy rainfall, expected flooding, strong winds and wind gusts, falling debris, downed trees, and widespread power outages; and

WHEREAS, on January 4, 2023, in response to the damage caused by the recent storms and impending forecasted storms, Governor Newsom proclaimed a State of Emergency throughout California in accordance with Government Code section 8625 to address the effects of these storms; and

WHEREAS, on January 9, 2023, in response to the damage caused by the recent storms and impending forecasted storms, the County of Stanislaus, by and through its Emergency Coordinator, proclaimed a State of Emergency throughout the County of Stanislaus to address the effects of these storms; and

WHEREAS, on January 10, 2023, in response to the effects of these storms, the Director found such conditions constituted a local emergency within the territorial limits of the City of Hughson and issued a proclamation in which:

1. An emergency situation was found to exist within the territorial limits of the City of Hughson resulting from the severe storms and impending forecasted storms, which among other things required, and will require, the City to proceed immediately with any work resulting from the storms to prevent or ameliorate flooding within the City, damage to property, and harm to persons.

2. The City Manager was authorized and directed to: (i) acquire such materials and equipment and to enter into contracts necessary and appropriate to meet the emergency needs of the City of Hughson caused by the severe storms and impending forecasted storms; and (ii) do all other things necessary and appropriate to protect the people and property within the City of Hughson from harm caused by the severe storms and impending forecasted storms.

NOW, THEREFORE, BE IT RESOLVED, that the Hughson City Council does hereby ratify and adopt the local emergency proclamation issued by the Director on January 10, 2023.

PASSED AND ADOPTED by the City Council of the City of Hughson at a special meeting on this 13th day of January 2023, by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: RUSH

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-04**

**RESOLUTION OF THE CITY OF HUGHSON CITY COUNCIL APPROVING THE
PROFESSIONAL SERVICES AGREEMENT WITH SLOAN SAKAI YEUNG & WONG
FOR STRATEGIC PLANNING SERVICES**

WHEREAS, the City has determined that it requires the professional services of a consultant to assist City staff in conducting a strategic planning process to create a vision for City of Hughson's future, and determining the necessary goals, priorities, and action strategies to achieve that vision; and

WHEREAS, the City and the Consultant desire to enter into this "Master Professional Service Agreement," which commences on January 24, 2023, for the Consultant to provide the above-described planning services; and

WHEREAS, the Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees; and

WHEREAS, the Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson approves the Professional Services Agreement with Sloan Sakai Yeung & Wong for strategic planning services in an amount not to exceed \$10,000.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 23rd day of January 2023 by the following roll call vote:

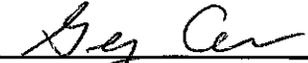
AYES: MAYOR PRO TEM BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-05**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING SENIOR NUTRITION INFRASTRUCTURE GRANT FUNDS FROM THE COUNTY OF STANISLAUS IN AN AMOUNT NOT TO EXCEED \$114,450 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBRECIPIENT AGREEMENT

WHEREAS, the Hughson Community Senior Center is utilized as a location for the County of Stanislaus Area Agency on Aging and Veteran Services Congregate Senior Meals Program; and

WHEREAS, the Senior Nutrition Infrastructure Grant provides and emphasizes priority funding for purchasing, upgrading, or refurbishing infrastructure for the production and distribution of congregate or home-delivered meals; and

WHEREAS, the City of Hughson has identified uses for purchasing, upgrading, or refurbishing the Senior Community Center for the production and distribution of congregate or home-delivered meals.

WHEREAS, on November 8, 2022, the County Board of Supervisors adopted a resolution approving the Senior Nutrition Infrastructure Grant Funds for the Area Agency on Aging and authorized the Director of the Department of Aging and Veterans Services, to sign contract NI-2223-30 with the California Department of Aging in the amount of \$760,004 for the term of October 1, 2022, through October 31, 2023, and any subsequent amendments; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson accepts Senior Nutrition Infrastructure Grant Funds from the County of Stanislaus, in the amount not to exceed \$114,450, and authorizes the City Manager to execute the Subrecipient Agreement, attached hereto as Exhibit A, inclusive of any final edits from the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 23rd day of January 2023 by the following roll call vote:

AYES: MAYOR PRO TEM BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

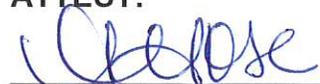
ABSENT: MAYOR CARR

APPROVED:



GEORGE CARR, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Ashton Gose", written over a horizontal line.

ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING A
DONATION TO PROJECT RESOLVE IN THE AMOUNT OF \$1,000**

WHEREAS, Project Resolve is a local network resolved to build and maintain trust and strong relationships between Stanislaus County communities and law enforcement; and

WHEREAS, trust between a community and its law enforcement agencies is fundamental to effective policing and community safety; and

WHEREAS, Project Resolve conducted a community-wide assessment in 2021 to provide Project Resolve, its partners, and Stanislaus County residents with local data regarding the feeling and perceptions of law enforcement; and

WHEREAS, the data is being used to identify areas of strength, weakness, and opportunities for improving and maintaining strong relationships between residents of Stanislaus County and their local law enforcement agencies and personnel; and

WHEREAS, data from a 2023 community-wide assessment will be used to inform the community if the actions taken by law enforcement based on the 2021 assessment is having the desired effect of building relationships and trust with the community.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson approves a donation of \$1,000 to the Center for Human Services, Attn: Project Resolve.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 23rd day of January 2023 by the following roll call vote:

AYES: MAYOR PRO TEM BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
DECLARING THE RESULTS OF A SPECIAL ELECTION FOR THE CITY OF
HUGHSON PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY
FACILITIES DISTRICT**

WHEREAS, on January 23, 2023, the City Council of the City of Hughson (the "City Council") adopted Resolution No. 2023-08 "Resolution of Formation of the City of Hughson Public Safety and Maintenance Services Community Facilities District (the "CFD") and to Levy a Special Tax Therein" (the "Resolution of Formation"), ordering the formation of the CFD, authorizing the levy and collection of a special tax on property within the CFD, pursuant to the Mello-Roos Community Facilities Act of 1982, amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, under the provisions of the Resolution of Formation previously adopted by the City Council, the propositions of the levy of a special tax were submitted to the qualified electors of the CFD as required by provisions of the Act; and

WHEREAS, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election (the "Canvass"), a copy of which is attached as Exhibit A; and

WHEREAS, the City Council has reviewed the canvass, finds it appropriate, and wishes to complete its proceedings for the CFD;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby declare, determine, and order as follows:

SECTION 1. Recitals.

The foregoing recitals are all true and correct.

SECTION 2. Issues Presented.

The issues presented at the special election were the levy and collection of a special tax within the CFD, pursuant to the Resolution of Formation.

SECTION 3. Canvass and Issues Approved.

The hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds of the votes cast at the special election.

SECTION 4. Proceedings Approved.

Pursuant to the voter approval, the CFD is hereby declared to be fully formed with the

authority to levy the special tax, as provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by the City Council with respect to the CFD were valid and in conformity with the Act.

SECTION 5. Notice of Special Tax Lien.

The City Clerk is hereby directed to complete, execute and cause to be recorded in the Office of the County Recorder of the County of Stanislaus. A notice of special tax lien in the form required by the Act, such recording to occur no later than 15 days following the adoption of this resolution by the City Council.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 23rd day of January, 2023 by the following roll call vote:

AYES: MAYOR PRO TEM BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR

APPROVED:



GEORGE CARR, Mayor

ATTEST



ASHTON GOSE, City Clerk

EXHIBIT A

CERTIFICATION OF THE CITY CLERK
CANVASS AND STATEMENT OF RESULTS OF THE ELECTION

CITY OF HUGHSON PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY
FACILITIES DISTRICT

I, Ashton Gose, City Clerk of the City of Hughson (the "City") hereby certify:

I have personally received and assembled all ballots eligible to be cast in the special mailed-ballot, landowner election called by the City Council in its Resolution Calling for a Special Election in the City of Hughson Public Safety and Maintenance Service Community Facilities District, adopted January 23, 2023, and in accordance with my instructions contained in that resolution, I hereby declare the election closed.

I personally, in the presence of the City Council, members of the public and city staff, counted the returned ballots and certify the results of that count to be as follows:

TOTAL VOTES THAT COULD BE CAST: 1

TOTAL VOTES CAST "YES" 1

TOTAL VOTES CAST "NO" 0

TOTAL VOTES CAST 1

THE VOTES CAST "YES" EQUAL 100 % OF THE TOTAL VOTES CAST.

I make this Certification on January 23, 2023.



ASHTON GOSE, City Clerk
City of Hughson

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON FOR THE
FORMATION OF A COMMUNITY FACILITIES DISTRICT AND TO LEVY A SPECIAL TAX
THEREIN FOR THE CITY OF HUGHSON PUBLIC SAFETY AND MAINTENANCE
SERVICES COMMUNITY FACILITIES DISTRICT**

WHEREAS, on December 12, 2022, the City Council (the "City Council") adopted Resolution No. 2022-63 "Resolution of Intent to Establish the City of Hughson Public Safety and Maintenance Services Community Facilities District" ("the "CFD") and to Levy a Special Tax Therein" (the "Resolution of Intention"), pursuant to the Mello-Roos Community Facilities Act of 1982, amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention incorporates a map of the proposed boundaries of the CFD, states the authorized services (the "Authorized Services") proposed to be provided and the Method of Apportionment of the Special Tax to be levied within the CFD to pay the cost of providing such Authorized Services, and is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Authorized Services to be provided, as stated in the Resolution of Intention, are set forth in Exhibit A attached hereto and hereby made a part hereof; and

WHEREAS, the City Council noticed a public hearing to be held on January 23, 2023, pursuant to the Act and the Resolution of Intention, relating to the proposed formation of the CFD; and

WHEREAS, at the public hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD, the Authorized Services to be provided therein and the levy of said special tax were heard and a full and fair public hearing was held; and

WHEREAS, at the public hearing, evidence was presented to this Council on said matters before it, including a CFD Report (the "Report") as to the Authorized Services to be provided in the CFD and the costs thereof and incidental expenses related thereto, a copy of which is on file with the City Clerk, and the City Council, at the conclusion of said hearing, is fully advised in the premises; and

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of Authorized Services and the rate and method of apportionment of the special taxes have not been filed with the City Clerk by fifty percent or more of the registered voters residing within the territory of the CFD or property owners of one-half or more of the area of land within the CFD and not exempt from the proposed special tax; and

WHEREAS, the special tax proposed to be levied in the CFD to pay for the proposed Services to be provided therein has not been eliminated by protest by fifty percent or more of the registered voters residing within the territory of the CFD or the owners of one-half or more

of the area of land within the CFD and not exempt from the special tax;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby declare, determine, and order as follows:

SECTION 1. Recitals Correct.

The foregoing recitals are true and correct.

SECTION 2. No Majority Protest.

The proposed special tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.

SECTION 3. Name of CFD.

The Community Facilities District, designated as 'Resolution of Intent to Establish the City of Hughson Public Safety and Maintenance Services Community Facilities District ', is hereby established pursuant to the Act.

SECTION 4. Boundaries of CFD.

The boundaries of the CFD are as set forth in the map of the CFD heretofore recorded in the Stanislaus County Recorder's Office on January 5, 2023, in Volume 6 of Maps of Assessment Districts and Community Facilities Districts at Page 74, Stanislaus County Recorder.

SECTION 5. Description of Services.

The type of Authorized Services proposed to be financed by the CFD, and pursuant to the Act, shall consist of those items listed as the Services in Exhibit A, attached hereto, and by this reference are incorporated herein.

SECTION 6. Special Tax.

- (a) Except to the extent that funds are otherwise available to the CFD to pay for the Authorized Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the CFD, is intended to be levied annually within the CFD and collected in the same manner as ordinary ad valorem property taxes or in such other manner as may be prescribed by this Council.
- (b) The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are shown in Exhibit B attached hereto and by this reference are incorporated herein.

SECTION 7. Increased Demands.

It is hereby found and determined that the Services are necessary to meet increased demands placed upon local agencies as the result of development occurring within the area of the CFD. The Authorized Services are in addition to those provided in the territory of the CFD before the CFD was created and are additional services which do not supplant services already available within such territory at this time.

SECTION 8. Responsible Official.

The City Council of the City of Hughson designates the firm of Harris & Associates ("Harris") as the responsible party for preparing an annual roll of special tax levy obligations, by assessor's parcel number, estimating future Special Tax levies, and for establishing procedures to promptly respond to inquiries regarding estimates of future Special Tax levies by property owners or other interested parties.

SECTION 9. Tax Lien.

The Special Tax will be collected and enforced as a separate line item on the regular property tax bill. The City Council however, reserves the right, under Government Code Section 53340, to utilize any method of collecting the Special Tax which it shall, from time to time, determine to be in the best interests of the City, including, but not limited to, direct billing by the City to the property owners and supplemental billing.

SECTION 10. Election.

Pursuant to the provisions of the Act, and the proposition of the levy of the Special Tax, there shall be submitted to the qualified electors of the CFD at an election the time, place and conditions of which election shall be as specified by a separate resolution of this Council. The qualified electors for the election to be held in these proceedings shall be the landowners owning land within the District. The City Council will conduct the election by mailed ballot and hereby designates the City Clerk as the official to conduct the mailed-ballot election.

SECTION 11. Prior Proceedings Valid.

The City Council now finds and determines that all proceedings up to and including the adoption of this Resolution were and are valid and in conformity with the requirements of the Act. This determination and finding is final and conclusive in accordance with Government Code Section 53325.1.

SECTION 12. Effectiveness.

This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 23rd day of January, 2023 by the following roll call vote:

»
»
»

AYES: MAYOR PRO TEM BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

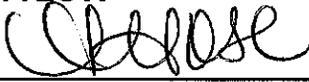
ABSENT: MAYOR CARR

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

EXHIBIT A

CITY OF HUGHSON PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT

RATE AND METHOD OF APPORTIONMENT

A Special Tax applicable to each Assessor Parcel in the City of Hughson Public Safety and Maintenance Services Community Facilities District shall be levied and collected according to the tax liability determined by the City of Hughson or its designee, through the application of this rate and method of apportionment of Special Tax. All of the property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless otherwise provided for the annexed property.

SECTION A – DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor Parcel as shown on the County records, such as an Assessor’s Parcel map, secured roll data, geographic information systems (“GIS”), or if the land area is not shown on an Assessor Parcel map, the land area shown on the applicable final subdivision map, condominium plan, record of survey or other recorded document creating or describing the parcel, or other parcel map recorded at the County Recorder’s Office. If the preceding maps for the land area are not available, the acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the acreage multiplied by 43,560 (square feet in one acre).

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

“Administrative Expenses” means the actual or estimated reasonable costs incurred by the City acting for or on behalf of the CFD as administrator thereof to determine, levy and collect the Special Taxes in responding to public inquiries regarding the Special Taxes, including salaries of City employees and a proportionate amount of the City’s general administrative overhead related thereto; the fees of consultants and legal counsel providing services to the administration of the CFD, any amounts estimated or advanced by the City or CFD for any administrative purpose, and any other costs required to administer the CFD as determined by the City.

“Assessor’s Parcel” means a lot or parcel with an assigned County Assessor’s Parcel number, as show on a County Assessor’s Parcel Map.

“Assessor’s Parcel Map” means an official map of the Assessor of the County of Stanislaus, designating parcels by Assessor’s Parcel number.

“Annual Special Tax Escalation” means an allowable annual increase in the Maximum Special Tax following the Base Year, in an amount not to exceed the annual increase CPI for the month of February. See detailed description of CPI below, under “Consumer Price Index for All Urban Consumers”

“Authorized Services” means those authorized maintenance activities or services and expenses that may be funded by the CFD, pursuant to the Act, as amended, including, without limitation, those services authorized to be funded by the CFD, as set forth in the documents adopted by the City Council at the time the CFD was formed.

“Base Year” means Fiscal Year 2023/2024.

“Capital Replacement Reserve Fund” means a fund that shall be maintained for the CFD for each fiscal year, to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

“CFD” City of Hughson Public Safety and Maintenance Services Community Facilities District.

“CFD Administrator” shall mean the person or firm designated by the City to administer the Special Tax according to the Rate and Method of Apportionment.

“City” means the City of Hughson.

“City Council” means the City Council of the City of Hughson, acting as the legislative body of the CFD.

“Condominium Property” means any Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls and are offered for sale to the general public, including such structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Consumer Price Index for All Urban Consumers or “CPI” means the applicable CPI as set forth by the United States Department of Labor, Bureau of Labor Statistics for February of the preceding fiscal year. In the event that this rate is no longer published or provided, the CFD administrator shall choose a comparable rate to use in its place.

“County” means Stanislaus County.

“Developed Property” means, in any fiscal year, all parcels of Taxable Property in the CFD for which a building permit for new construction was issued by June 30 of the preceding fiscal year.

“Exempt Property” means all parcels that are exempt from the Special Tax, pursuant to Law or Section E herein.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with

Section D below that can be levied on Taxable Property in any fiscal year.

“Multi-Family Residential Property” means any parcel of Developed Property for which a building permit was issued for construction of a residential structure with two or more units that are offered for rent to the general public, and that share common walls, including but not limited to, apartments, and residential property that is not for sale to an end user and is under common management.

“Non-Residential Property” means any parcel of taxable Developed Property within the CFD that is not a Multi-Family Residential Property, Single Family Residential Property or Condominium Property.

“Operating Reserve Fund” means a fund that shall be maintained for the CFD for each fiscal year, to provide necessary cash flow for the first six months of each fiscal year, working capital to cover monitoring, maintenance and repair cost over-runs and delinquencies in the payment of Special Taxes, and a reasonable buffer to prevent large variations in annual Special Tax levies.

“Proportionately” means, for Developed Property, that the ratio of the actual Special Tax levied in any fiscal year to the Maximum Special Tax authorized to be levied in that fiscal year is equal for all Assessor Parcels of Developed Property.

“Public Property” means any property within the CFD owned by the United States of America, the State of California, the County, the City, or other public agencies.

“Rate and Method” means the rate and method of apportionment of Special Tax as described herein.

“Services” means the services authorized to be financed, in whole or in part, by the Special Taxes levied in the CFD.

“Single Family Residential Property” means any Developed Property for which a building permit was issued for construction of a Unit without a common wall with another Unit.

“Special Tax” means any tax levied in the CFD to fund the Special Tax Requirement, pursuant to this Rate and Method of Apportionment.

“Special Tax Requirement” means the amount of revenue needed in any fiscal year to pay for the following: (i) Authorized Services, (ii) administrative expenses, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund, (v) amount needed to cure any delinquencies in the payment of Special Taxes.

“Taxable Property” means any Assessor Parcel within the CFD which is not exempt from the Special Tax pursuant to applicable law or Section F below.

“Undeveloped Property” means, in any fiscal year, all parcels of Taxable Property in the CFD for which a building permit for new construction was not issued by June 1 of the

preceding fiscal year.

“Unit” means an individual single-family detached unit, or an individual attached residential unit within a duplex, triplex, four-plex, townhome, condominium, or apartment structure.

SECTION B – DATA COLLECTION FOR ANNUAL TAX LEVY

On or about July 1 of each fiscal year, the Administrator shall identify the current Assessor Parcel numbers of all Taxable Property. The Administrator shall also determine: (i) whether each Assessor Parcel is Developed Property; (ii) for Developed Property, which Assessor Parcels are Single Family Residential Property, Multi-Family Residential Property, Condominium Property or Non-Residential Property, and (iii) the Special Tax Requirement.

SECTION C – MAXIMUM SPECIAL TAX

1. Special Tax Rates

Table 1 below identifies the Base Year Special Tax rates for all Taxable Property within the CFD.

TABLE 1
MAXIMUM SPECIAL TAXES FISCAL YEAR 2023/2024

Taxable Property Type	Maximum Special Tax Fiscal Year 2023/2024
Single Family Residential	\$974.06 per Unit (1.00 EU)

2. Special Tax Increases

The Maximum Special Tax Rate established in the Base Year shall be adjusted annually by the Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers (“CPI”), for the month of February, for the San Francisco/Oakland/San Jose area.

SECTION D – METHOD OF APPORTIONMENT OF SPECIAL TAX LEVY

Commencing with Fiscal Year 2023/2024 and for each subsequent fiscal year, the CFD Administrator shall levy the special tax at the rates established in Section C, on all Taxable Property in the CFD until the total amount of the Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each fiscal year as follows:

1. The Special Tax shall be levied on each Assessor’s Parcel of Developed Property within the CFD up to one hundred percent (100%) of the Applicable Maximum Special Tax.
2. If additional monies are needed to satisfy the Special Tax Requirement, after Developed Property has been levied at 100% of their Maximum Special Tax, the

remaining amount needed to satisfy the Special Tax Requirement shall be levied proportionately on each Assessor's Parcel of Undeveloped Property, at up to 100% of the Maximum Special tax on Undeveloped Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property be increased because of delinquency or default by the owner of any other Assessor's Parcel within the CFD, by more than 10% above what such Special Tax would have been in the absence of delinquencies.

SECTION E – COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the CFD may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations, specifically through a direct billing.

A Special Tax shall continue to be levied and collected within the CFD to fund the annual Special Tax Requirement in perpetuity, so long as the Authorized Services are being provided

SECTION F – EXEMPTIONS

Notwithstanding any other provision of this Rate and Method, no Special Tax shall be levied on Public Property, except as otherwise provided in the Act.

SECTION G – PREPAYMENT OF SPECIAL TAX:

The Special Tax may not be prepaid and shall continue to be levied in accordance with Section D of this Rate and Method of Apportionment on an annual basis on all taxable property in the CFD for the purpose of funding ongoing Authorized Services.

SECTION H – INTERPRETATIONS

The CFD Administrator may make interpretations. If necessary, interpretations may be made by the City Council, by Ordinance or Resolution, for purposes of clarifying any vagueness or ambiguity as it relates to this Rate and Method of Apportionment.

SECTION I – REPEAL OF SPECIAL TAX

If the levy of the Special Tax is repealed by initiative or any other action participated in by the property owners of the Assessor's Parcels in the CFD, the City shall cease to levy the Special Tax and shall cease to be obligated to provide the Authorized Services for which the Special Tax was levied. The obligation to provide the Authorized Services previously funded by the repealed Special Tax shall become the joint obligation of the property owners of Assessor's Parcels within the CFD.

SECTION J – APPEALS

The CFD Administrator may establish such procedures, as it deems necessary, to undertake

the review of any appeal. The CFD Administrator shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner who feels that the amount of the Special Tax levied on the Assessor's Parcel is in error, shall first consult with the CFD Administrator regarding such error. If, following such consultation the CFD Administrator determines that an error has occurred, the CFD Administrator, in consultation with the City Community Services Director, shall take any of the following actions to correct the error:

- Amend the Special Tax levied on the property owner's Assessor's Parcel(s) for the current fiscal year,
- Require the CFD to reimburse the property owner for the amount of any overpayment for the current fiscal year, to the extent of available CFD funds, or
- Grant a credit against, eliminate or reduce the future Special Tax(s) on the property owner's Assessor's Parcel(s) for overpayment of the current fiscal year.

If, following such consultation and action (if any by the CFD Administrator), the property owner believes an error still exists, the property owner may file a written protest with the City Community Development Director appealing the amount of the Special Tax levied on such Assessor's Parcel(s). If, following such consultation and action (if any with the City Community Development Director), the property owner believes an error still exists, the property owner may file a written protest with the City Council appealing the amount of the Special Tax levied on such Assessor's Parcel(s). If the City Community Development Director, City Council or its designee determines an error exists, the CFD Administrator shall take any action(s) as described above in order to correct the error. The decision of the City Council shall be final and binding to all persons filing a written protest.

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-09**

**RESOLUTION OF THE CITY OF HUGHSON CITY COUNCIL
AFFIRMING THE CITY OF HUGHSON'S COMMITMENT TO SUPPORTING THE
RIVERVIEW MOBILE HOME ESTATES WATER CONSOLIDATION PROJECT AND
AUTHORIZATION FOR THE CITY MANAGER TO
EXECUTE THE LETTER OF SUPPORT**

WHEREAS, Riverview Mobile Home Estates (RMHE) is a small community water system, located in Stanislaus County that currently provides water services to 173 connections and a population of approximately 540 residents; and

WHEREAS, RMHE has been categorized as a Severely Disadvantaged Community and has received a compliance order from the Stanislaus County Department of Environmental Resources for violation of the uranium maximum contaminate level; and

WHEREAS, the State Water Resources Control Board (SWRCB), Self-Help Enterprises, and Black Water Consulting Engineers, Inc., have been working with RMHE to identify and implement a long-term solution that will address the uranium contamination issues; and

WHEREAS, through a Feasibility Study and a Draft Affordability Study, findings have been made that the City of Hughson is the only feasible water system for consolidation; and

WHEREAS, the City of Hughson has insufficient water supply to service RMHE and through a voluntary consolidation project, the City of Hughson may be eligible for incentive funds from the SWRCB – Division of Financial Assistance, to construct the first phase of a north facility project, consisting of the addition of a new storage tank and booster pumps that would provide an additional 500 units of water; and

WHEREAS, the City of Hughson will be offered the opportunity to review any water consolidation deliverables and documents prior to agreeing to provide City water to RMHE.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson affirms the City of Hughson's commitment supporting the Riverview Mobile Home Estates Water Consolidation Project and authorizes the City Manager to execute the letter of support.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 23rd day of January 2023 by the following roll call vote:

AYES: MAYOR PRO TEM BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
APPROVING THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES
AGREEMENT WITH JSWWC WATER & WASTEWATER MANAGEMENT FOR
CONSULTING SERVICES AT THE WASTEWATER TREATMENT PLANT AND THE
PUBLIC WATER SYSTEM**

WHEREAS, the State of California requires a Grade 3 Wastewater Treatment Plant Chief Operator for the City's Wastewater Treatment Plant, and a certified Water Distribution Operator II and Water Treatment Operator II for the public water system; and

WHEREAS, the City of Hughson has determined that it requires the professional services of a consultant for operations at the Wastewater Treatment Plant and the public water system; and

WHEREAS, The City has used JSWWC Water and Wastewater Management (JSWWC) since 2014, as the Acting Grade 3 Wastewater Treatment Plant Chief Operator and as a Water Distribution Operator II and Water Treatment Operator II consultant on the City's Waste Water Treatment Plant and the public water system; and

WHEREAS, JSWCC will continue to provide consulting services and regulatory guidance to support the City's efforts to maintain compliance with the State of California's requirements as shown in the Scope of Work and Approved Fee Schedule attached as "Exhibit A'.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby approve the Professional Services Agreement with JSWWC Water & Wastewater Management for consulting services at the Wastewater Treatment Plant and the public water system and authorizes the City Manager to sign the agreement.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 14th day of February 2023 by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

»

»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADDING
DIRECTOR OF FINANCE KIM WEIMER AS A SIGNATORY ON THE CITY OF
HUGHSON BANK ACCOUNTS AT BANK OF THE WEST, EFFECTIVE MARCH 27,
2023**

WHEREAS, Kim Weimer was hired to the position of Director of Finance and Administrative Services effective February 16, 2023; and

WHEREAS, it is necessary to make changes to the City of Hughson bank accounts, by adding Director of Finance and Administrative Services Kim Weimer as a designated signatory on the signature card for the City of Hughson Bank Account; and

WHEREAS, Bank of the West requires the City of Hughson to provide the bank with certified copies of the City Council Minutes from which action was taken to remove a designated signatory from, and/or, add a new signatory to the bank signature card.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson hereby adds Director of Finance and Administrative Services Kim Weimer, as a designated signatory on the City bank accounts; effective March 27, 2023.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof, held on March 13, 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, CROOKER, STRAIN, RUSH

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:


GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON WAIVING THE
ESTABLISHED YARD SALE FEES FOR THE CITY-WIDE YARD SALE EVENT
SCHEDULED FOR APRIL 1 – APRIL 2, 2023**

WHEREAS, the Hughson City Council and the City of Hughson support local businesses and actively pursues ways to provide that support; and

WHEREAS, City-Wide Yard Sale Events are successful in attracting people from other areas into cities and towns, as demonstrated by other cities within California; and

WHEREAS, these types of events provide opportunities for citizens to come together socially as well as visit the commercial establishments Hughson has to offer; and

WHEREAS, the waiving of the fee will serve the public purpose of creating a city-wide activity that enhances civic pride as well as provide an increased ability of the citizens of the City to sell items of value that might otherwise be discarded into landfills, and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby waive the established Yard Sale Fees for the City-Wide Yard Sale Event scheduled for Saturday, April 1 and Sunday, April 2, 2023.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting held on this 13th day of March 2023, by the following roll call votes:

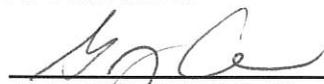
AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
ACCEPTING THE 2022 ANNUAL GENERAL PLAN REPORT AND THE 2022
HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City of Hughson is required by Government Code Section 65400 to provide an Annual Report on the General Plan, by April 1 of each year, for the preceding year; and

WHEREAS, the Annual Report must be transmitted to the City Council, the California Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD); and

WHEREAS, the Annual Report must include the following: a) the status of the General Plan and progress in its implementation, b) the City's progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 as well as the date of the last revision to the general plan; and

WHEREAS, the Hughson Planning Commission has reviewed the 2022 Annual Report on the Hughson General Plan and the 2022 Annual Housing Element Progress Report.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council does hereby accept the 2022 Annual Report on the Hughson General Plan and the 2022 Annual Housing Element Progress Report.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof held on March 13, 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTION: NONE.

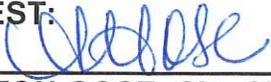
ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-14**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE
2023 SENATE BILL 1, ROAD REPAIR AND ACCOUNTABILITY ACT, LOCAL
STREETS AND ROADS ANNUAL REPORTING PROGRAM PROJECT LIST**

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

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

WHEREAS, the City of Hughson must include a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, in the budget, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Hughson is expected to receive an estimated \$163,545 in RMRA funding in Fiscal Year 2022-2023 from SB 1; and

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

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

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

WHEREAS, City staff in coordination with the City Engineer uses all available tools and information to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities' priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Hughson maintain its highest pavement condition index (PCI) in the County, rehabilitate several streets/roads, add needed pedestrian, and bicycle transportation infrastructure throughout the City into the future; and

WHEREAS, the 2020 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in a "good/at-risk" condition and this revenue will help us increase the overall quality of our road system and over the next decade will maintain our streets and roads in a "good to excellent" condition; and

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

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Hughson, State of California as follows:

The foregoing recitals are true and correct.

1. The following previously proposed and adopted projects will utilize Fiscal Year 2023-24 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City of Hughson is reaffirming to the public and the State our intent to fund these projects (Exhibit A) with Road Maintenance and Rehabilitation Account revenues:

Project Title: Whitmore Avenue Pedestrian Improvement Project and Overlay

Project Description: Design and engineering for the new pedestrian and bicycle improvements on Whitmore Avenue, including sidewalk and bicycle lane, across BSNF Rail Lines.

Project Location: Whitmore Avenue from east of Tully Road to Charles Street

Estimated Project Schedule: Design Start (07/21)– Completion (06/24) based on the BNSF permitting process and easement process.

Estimated Project Useful Life: Min 10 years Max 30 years

Project Title: Whitmore Avenue Resurfacing Project

Project Description: Resurfacing of Whitmore Avenue

Project Location: Whitmore Avenue from Santa Fe to Euclid Avenue

Estimated Project Schedule: Start (01/23)– Completion (06/24) based on the component being funded with RMRA funds and the completion of a water pipe upgrade that will go right under the proposed street.

Estimated Project Useful Life: Min 12 years Max 15 years

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hughson on this 13th day of March 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, CROOKER, STRAIN, RUSH

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

EXHIBIT "A"

2023 Senate Bill 1, Road Repair and Accountability Act, Local Streets and Roads Annual Reporting Program Project List

PROJECT - Carry over list	From	To	Type	Scheduled Year	Useful Life
Whitmore Avenue Resurfacing Project-Design and Engineering	Santa Fe	Euclid	Design & Engineering	2021/2022/2023	Completion of the overall project will yield a 12-15 year useful life
Whitmore Avenue Pedestrian Improvement Project – Design and Engineering	E of Tully Road	Charles Street	Design & Engineering	2020/2021/2022 /2023	Completion of the overall project will yield a 15-30 year useful life

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
TERMINATING THE PROCLAMATION OF THE EXISTENCE OF A LOCAL
EMERGENCY CORONAVIRUS/COVID-19**

WHEREAS, the Novel Coronavirus (COVID-19) is a respiratory disease first that may result in serious illness or death and is easily transmissible from person to person. As of March 13, 2020, it had been reported that COVID-19 has spread to over 90 countries including the United States spreading to a growing number of California cities and counties; and

WHEREAS, on March 17, 2020, the City Manager of the City of Hughson issued a proclamation of a local emergency, and the Hughson City Council ratified the City Manager/Director of Emergency Services Proclamation of the Existence of a Local Emergency Coronavirus/COVID-19 on March 23, 2020; and

WHEREAS, in October 2022, Governor Gavin Newsom announced that he would end the COVID-19 State of Emergency on February 28, 2023, in addition, President Biden has informed Congress that the administration plans to let the National Coronavirus health emergency expire in May 2023; and

WHEREAS, based on the termination of the State of Emergency in California, the City Manager, under her authority as the Director of Emergency Services, recommends also terminating the Local State of Emergency in the City of Hughson.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson hereby adopts this Resolution terminating the proclamation of existence of a local emergency Coronavirus/COVID-19.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 13th day of March 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
OPPOSING INITIATIVE 21-0042A1**

WHEREAS, an association representing California's wealthiest corporations and developers is spending millions to push a deceptive proposition aimed for the November 2024 statewide ballot; and

WHEREAS, the measure includes undemocratic provisions that would make it more difficult for local voters to pass measures needed to fund local services and infrastructure, and would limit voter input by prohibiting local advisory measures where voters provide direction on how they want their local tax dollars spent; and

WHEREAS, the measure creates new constitutional loopholes that allow corporations to pay far less than their fair share for the impacts they have on our communities, including local infrastructure and our environment; and

WHEREAS, the measure may make it much more difficult for state and local regulators to issue fines and levies on corporations that violate laws intended to protect our environment, public health and safety, and our neighborhoods; and

WHEREAS, the measure puts billions of dollars currently dedicated to local services at risk and could force cuts to fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more; and

THEREFORE, BE IT RESOLVED that the City of Hughson opposes Initiative 21-0042A1;

BE IT FURTHER RESOLVED, that the City of Hughson will join the No on Initiative 21-0042A1 coalition, a growing coalition of public safety, education, labor, local government, and infrastructure groups throughout the state.

We direct staff to email a copy of this adopted resolution to the League of California Cities at BallotMeasures@calcities.org.

PASSED AND ADOPTED by the City Council of the City of Hughson at a regular meeting thereof held on March 14, 2022, by the following vote:

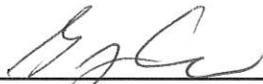
AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTAINIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON RATIFYING
THE EXPENDITURE OF FIXED ASSET FUNDS FOR THE EMERGENCY
REPLACEMENT OF THE CITY SEWER PUMP STATION**

WHEREAS, in late December of 2022, a leak was discovered that caused a considerable amount of damage to electrical components housed within a critical City sewer pump station located on Hatch Road; and

WHEREAS, this 20' x 30' facility was built in the 1980s and has never had the roof replaced; and

WHEREAS, staff contacted a contractor to inspect the roof to try and detect the origin of the leak on two separate occasions and attempts were made to patch portions of the roof where there were suspicions of compromised roofing material, and the leaks persisted; and

WHEREAS, with the unprecedented rains of the season, staff has had to continue to scramble to protect the main electrical control panel which services these critical pumps that move the sewer for the entire city; and

WHEREAS, due to this urgency staff reached out to Thompson Wooley Builders, who were on-site working on a previously approved project; and

WHEREAS, Thompson Wooley Builders estimated the replacement to cost \$51,600 and

WHEREAS, staff is requesting ratification for the repairs to the city sewer pump station roof on an emergency basis; and

WHEREAS, funds for this project are available through the Fixed Asset Replacement Fund No. 215; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby authorize the emergency repairs to the sewer pump station located on Hatch Road and authorize the budget adjustment for Fiscal Year 2022-2023 to the Fixed Asset Replacement Fund No. 215 in the estimated amount of \$51,600.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 13th day of March 2023 by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON NOMINATING
ROSA ESCUTIA-BRAATON, CITY OF MODESTO COUNCILMEMBER, TO THE
SPECIAL CITY SELECTION COMMITTEE FOR APPOINTMENT TO THE DISTRICT
GOVERNING BOARD**

WHEREAS, Health and Safety Code Section 40600.5 created a Special City Selection Committee for the appointment of city members of the San Joaquin Valley Air Pollution Control District (District) Governing Board; and

WHEREAS, the Special City Selection Committee has adopted procedures and a rotation schedule for making their appointments, and based upon the adopted rotation schedule a city council member representing a city with a population of 100,000 or more from Stanislaus County shall be appointed to the District Governing Board; and

WHEREAS, in selecting a nominee for appointment by the Special City Selection Committee to the District Governing Board, the City Council considered the application materials from the eligible candidates; and

WHEREAS, the vote to select a nominee took place as an item on the publicly noticed agenda and was discussed during the normal city council meeting with time for public comment.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson hereby nominates Rosa Escutia-Braaton, City of Modesto Councilmember, to the Special City Selection Committee for appointment to the District Governing Board.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof, held on March 27, 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION 2023-19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON SUPPORTING
THE APPROVAL OF THE FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (AAP)**

WHEREAS, Stanislaus County in partnership with the cities of Ceres, Hughson, Newman, Oakdale, Patterson and Waterford form the Stanislaus Urban County for purposes of developing the AAP and receiving federal Housing and Urban Development (HUD), Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Program funding in total of \$2,543,347.00; and

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

WHEREAS, the City of Hughson's allocation of CDBG funds is \$ 178,113.00 (\$168,013.00 for CDBG project activities and \$10,160 to administer) for 2023-2024 Fiscal Year; and,

WHEREAS, the development process of the AAP included several public meetings held at various locations and times throughout the urban county jurisdictions; and,

WHEREAS, the preparation of the AAP utilized consultation and coordination among various government agencies, private groups (for- and non-profit) and individuals; and,

WHEREAS, the following projects listed below have been selected as CDBG projects according to low to moderate income eligibility and existing health and safety issues in the project area(s): *Second Street Infrastructure Project (part 1), Walker Lane Infrastructure Project, Second Street Infrastructure Project (part 2), Tully Road Infrastructure Project, Charles Street Infrastructure Project, Elm Street Infrastructure Project, and Seventh Street Infrastructure Project.*

WHEREAS, the City of Hughson staff held local community meetings on the Walker Lane Improvement Project on March 15, 2019 and April 13, 2020, May 10, 2021 and March 29, 2022, and no public comments or input was received; and,

WHEREAS, the April 10th, 2023, City Council meeting was open to the public as an opportunity to provide comments on the Walker Lane Improvement Project; and,

WHEREAS, the City of Hughson, as shown in the 2023-2024 AAP, will utilize the City's CDBG allocations for the Walker Lane Improvement Project as well as future CDBG funding projected in the 2020-2025 Consolidated Plan (CP). As funding becomes available the City of Hughson will work within the CDBG income eligible areas of the City as indicated in the CP for additional projects that will be reported in future Annual Action Plans.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson hereby approves the Draft Fiscal Year 2023-2024 Annual Action Plan and authorizes the City Manager to execute the CDBG Subrecipient Agreement for FY 2023-2024.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May 2023, by the following vote:

AYES: MAYOR CARR, BAWANANM RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION 2023-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING A
MILITARY EQUIPMENT USE POLICY**

WHEREAS, Assembly Bill 481 (AB 481) (codified as Chapter 12.8 of the California Government Code and commencing with section 7070 et seq.), was approved by Governor Gavin Newsom on September 30, 2021, and requires all local law enforcement agencies to obtain approval from the applicable governing body via the adoption of a "military equipment" use policy by ordinance prior to requesting, seeking funding, acquiring, collaborating with other jurisdictions about the deployment of military equipment, or using military equipment; and

WHEREAS, the City of Hughson contracts with the Stanislaus County Sheriff's Department to provide police services within the City of Hughson and the contract language expressly states that any deputies assigned to work in Hughson will follow the policies of the Sheriff's Department; and,

WHEREAS, the Stanislaus County Board of Supervisors held public hearings on AB481 on December 6 and December 20, 2022, and adopted, by ordinance, the Military Equipment Use Policy attached hereto as Exhibit A; and,

WHEREAS, Exhibit A adheres to California Government section 7070 et seq. with respect to the approval, acquisition, and reporting requirements of military equipment and is consistent with industry best practices; and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson hereby approves the Military Equipment Use Policy attached hereto as Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May 2023, by the following vote:

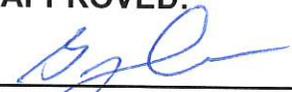
AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

Military Equipment

708.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, and reporting requirements of military equipment (Government Code § 7070; Government Code § 7071; Government Code § 7072).

708.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the [Department/Office].

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- TASER® Shockwave, microwave weapons, water cannons, and long-range acoustic devices (LRADs).
- Kinetic energy weapons and munitions.
- Any other equipment as determined by a governing body or a state agency to require additional oversight.

Stanislaus County Sheriff's Department

Stanislaus CO SD CA Policy Manual

Military Equipment

708.2 POLICY

It is the policy of the Stanislaus County Sheriff's Office that members of this [department/office] comply with the provisions of Government Code § 7071 with respect to military equipment.

708.3 MILITARY EQUIPMENT COORDINATOR

The Sheriff should designate a member of this [department/office] to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

- (a) Acting as liaison to the governing body for matters related to the requirements of this policy.
- (b) Identifying [department/office] equipment that qualifies as military equipment in the current possession of the [Department/Office], or the equipment the [Department/Office] intends to acquire that requires approval by the governing body.
- (c) Conducting an inventory of all military equipment at least annually.
- (d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Stanislaus County Sheriff's Office (Government Code § 7071).
- (e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:
 1. Publicizing the details of the meeting.
 2. Preparing for public questions regarding the [department/office]'s funding, acquisition, and use of equipment.
- (f) Preparing the annual military equipment report for submission to the Sheriff and ensuring that the report is made available on the [department/office] website (Government Code § 7072).
- (g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the [Department/Office] will respond in a timely manner.

708.4 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying equipment for the [Department/Office]:

[Insert attachment here]

708.5 APPROVAL

The Sheriff or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Sheriff or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the [department/office] website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

Stanislaus County Sheriff's Department

Stanislaus CO SD CA Policy Manual

Military Equipment

- (a) Requesting military equipment made available pursuant to 10 USC § 2576a.
- (b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.
- (c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.
- (d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this [department/office].
- (e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.
- (f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.
- (g) Acquiring military equipment through any means not provided above.

708.6 COORDINATION WITH OTHER JURISDICTIONS

Military equipment should not be used by any other law enforcement agency or member in this jurisdiction unless the military equipment is approved for use in accordance with this policy.

708.7 ANNUAL REPORT

Upon approval of a military equipment policy, the Sheriff or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Sheriff or the authorized designee should also make each annual military equipment report publicly available on the [department/office] website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in [department/office] inventory.

708.8 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the [Department/Office] shall hold at least one well-publicized and conveniently located community engagement meeting, at which the [Department/Office] should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

Stanislaus County Sheriff's Military Inventory

All Categories have authorized use and training as set forth in Department Policy, federal, state and local laws

This inventory is at a point in time as of June 2022 and may vary

Category	Category Description as stated in the Legislation	Equipment Description	Equipment Purpose	Quantity	Estimated Cost (per unit)	Life Span (in years)	Estimated Ongoing Costs
1	Unmanned, remotely piloted, powered aerial or ground vehicles	DJI Matrice 300 RTK	Unmanned Aerial Systems (UAS) are to be deployed when its use would assist officers or Incident Commanders with law enforcement and search and rescue related functions.	2	\$40,000.00	5	\$5,000.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	DJI Inspire 2	Unmanned Aerial Systems (UAS) are to be deployed when its use would assist officers or Incident Commanders with law enforcement and search and rescue related functions.	1	\$5,500.00	5	\$500.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	DJI Mavic 2 Dual	Unmanned Aerial Systems (UAS) are to be deployed when its use would assist officers or Incident Commanders with law enforcement and search and rescue related functions.	2	\$4,000.00	5	\$500.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	DJI Mavic 2 Zoom	Unmanned Aerial Systems (UAS) are to be deployed when its use would assist officers or Incident Commanders with law enforcement and search and rescue related functions.	4	\$3,000.00	5	\$500.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	DJI Mavic 2 Enterprise Advanced	Unmanned Aerial Systems (UAS) are to be deployed when its use would assist officers or Incident Commanders with law enforcement and search and rescue related functions.	3	\$8,000.00	5	\$2,000.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	Mavic Mini V1 & V2	Unmanned Aerial Systems (UAS) are to be deployed when its use would assist officers or Incident Commanders with law enforcement and search and rescue related functions.	8	\$500.00	5	\$500.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	Remotec F6B robot	Bomb Squad robots are used to investigate and render safe suspicious packages, and improvised explosive devices. Both robots have 2-way audio/video capabilities and can be used to communicate in dangerous situations, removing human life.	1	\$50,000.00	15	\$1,500.00
1	Unmanned, remotely piloted, powered aerial or ground vehicles	iRobot Pacbot robot	Bomb Squad robots are used to investigate and render safe suspicious packages, and improvised explosive devices. Both robots have 2-way audio/video capabilities and can be used to communicate in dangerous situations, removing human life.	1	\$50,000.00	15	\$1,500.00
2	Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers. However, police versions of standard consumer vehicles are specifically excluded from this subdivision	Armored Vehicle (Lenco)	Commercially produced wheeled Armored Personnel vehicles utilized for law enforcement purposes.	1	\$300,000.00	15	\$10,000.00
3	High mobility multipurpose wheeled vehicles (HMMWV), commonly referred to as Humvees, two and one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached. However, unarmored all-terrain vehicles (ATVs) and motorized dirt bikes are specifically excluded from this subdivision.	NONE					
4	Tracked armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion.	NONE					
5	Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.	Mobile Incident Command Post (Stationary)	Vehicles or truck and trailer used for a mobile office command center that provides shelter, access to department computer and communication systems during extended events.	1	\$250,000.00	10	\$10,000.00

Category	Category Description as stated in the Legislation	Equipment Description	Equipment Purpose	Quantity	Estimated Cost (per unit)	Life Span (in years)	Estimated Ongoing Costs
5	Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.	Mobile Incident Command Post (Crime Scene Van)	Vehicles or truck and trailer used for a mobile office command center that provides shelter, access to department computer and communication systems during extended events.	1	\$150,000.00	10	\$10,000.00
5	Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.	Mobile Incident Command Post (Sprinter Van)	Vehicles or truck and trailer used for a mobile office command center that provides shelter, access to department computer and communication systems during extended events.	2	\$150,000.00	10	\$10,000.00
6	Weaponized aircraft, vessels, or vehicles of any kind.	NONE					
7	Battering rams, slugs, and breaching apparatuses that are explosive in nature. However, items designed to remove a lock, such as bolt cutters, or a handheld ram designed to be operated by one person, are specifically excluded from this subdivision.	NONE					
8	Firearms of .50 caliber or greater. However, standard issue shotguns are specifically excluded from this subdivision.	NONE					
9	Ammunition of .50 caliber or greater. However, standard issue shotgun ammunition is specifically excluded from this subdivision.	NONE					
10	Specialized firearms and ammunition of less than .50 caliber, including assault weapons as defined in Sections 30510 and 30515 of the Penal Code, with the exception of standard issue service weapons and ammunition of less than .50 caliber that are issued to officers, agents, or employees of a law enforcement agency or a state agency.	NONE					
11	Any firearm or firearm accessory that is designed to launch explosive projectiles.	NONE					
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	PepperBall FTC Launcher	"Flashbangs" or Noise Flash Diversionary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	89	\$500.00	10	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	PepperBall VKS Launcher	"Flashbangs" or Noise Flash Diversionary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	8	\$1,000.00	10	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	PepperBall LIVE projectile	"Flashbangs" or Noise Flash Diversionary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	15,100	\$3.00	2	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	PepperBall Inert projectile	"Flashbangs" or Noise Flash Diversionary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	9,825	\$1.00	2	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	Noise Flash Diversionary Device	"Flashbangs" or Noise Flash Diversionary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	454	\$50.00	2	\$0.00

Category	Category Description as stated in the Legislation	Equipment Description	Equipment Purpose	Quantity	Estimated Cost (per unit)	Life Span (in years)	Estimated Ongoing Costs
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	CS/OC Gas Canister	"Flashbangs" or Noise Flash Diversionsary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	259	\$40.00	5	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	White Smoke Canister	"Flashbangs" or Noise Flash Diversionsary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	99	\$30.00	5	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	CTS Sting-ball	"Flashbangs" or Noise Flash Diversionsary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	287	\$50.00	5	\$0.00
12	"Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.	CTS Sting-ball with CS	"Flashbangs" or Noise Flash Diversionsary Devices are devices used to distract and disorientate dangerous persons. Chemical Agent (tear gas) canisters contain chemical agents that are released when deployed. Pepper balls are a non-lethal projectile that contain a chemical irritant.	48	\$50.00	5	\$0.00
13	Taser Shockwave, microwave weapons, water cannons, and the Long Range Acoustic Device (LRAD).	NONE					
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	Remington 870 Less Lethal Shotgun	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	192	\$800.00	10	\$500.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	CTS 12 gauge Super Sock Bean Bag Impact round	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	2,790	\$5.00	n/a	\$0.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	12 gauge Super Star rounds	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	1,203	\$5.00	n/a	\$0.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	12 gauge Muzzle Bang rounds	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	333	\$10.00	n/a	\$0.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	Defense Technology/LMT 40mm single shot launcher	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	18	\$500.00	10	\$500.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	Defense Technology/LMT 40mm four shot launcher	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	3	\$1,000.00	10	\$500.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	CTS/ Penn Arms 40mm single shot launcher	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	15	\$1,200.00	10	\$500.00

Category	Category Description as stated in the Legislation	Equipment Description	Equipment Purpose	Quantity	Estimated Cost (per unit)	Life Span (in years)	Estimated Ongoing Costs
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	40mm projectiles	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	658	\$5.00	n/a	\$0.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	CTS 40mm projectiles (Foam baton Rounds)	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	83	\$35.00	5	\$0.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	CTS 40mm projectiles (Stingball Rounds)	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	172	\$25.00	5	\$0.00
14	The following projectile launch platforms and their associated munitions: 40mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.	CTS 40mm projectiles (Aerial Flash Bang)	40mm Launchers are utilized as a tear gas delivery system and as a less lethal tool to launch impact rounds. The Less Lethal shotguns are used to deploy the less lethal 12-gauge beanbag impact round.	67	\$40.00	5	\$0.00
15	Any other equipment as determined by a governing body or a state agency to require additional oversight.	NONE					

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING
THE CITY MANAGER TO EXECUTE ALL; MASTER AGREEMENTS, PROGRAM
SUPPLEMENT AGREEMENTS, FUND EXCHANGE AGREEMENTS, FUND TRANSFER
AGREEMENTS AND ANY AMENDMENTS THERETO WITH THE CALIFORNIA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, the City of Hughson is eligible to receive federal and state funding for certain transportation projects through the California Department of Transportation; and

WHEREAS, Master Agreements, Program Supplement Agreements, Fund Exchange Agreements, and Fund Transfer Agreements need to be executed by the local agency and with the California Department of Transportation before such funds could be claimed; and

WHEREAS, the City wishes to delegate authorization to execute said agreements and any amendments thereto to the City Manager; and

WHEREAS, staff recommends that the City Council adopt a Resolution authorizing the City Manager to execute all; Master Agreements, Program Supplement Agreements, Fund Exchange Agreements, Fund Transfer Agreements and any amendments thereto with the California Department of Transportation; and

NOW, THEREFORE, BE IT RESOLVED that the Hughson City Council does hereby authorize the City Manager to execute all; Master Agreements, Program Supplement Agreements, Fund Exchange Agreements, Fund Agreements and any amendments thereto with the California Department of Transportation.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May 2023 by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

»
»
»
»

ATTEST:

A handwritten signature in blue ink, appearing to read "Ashton Gose", written over a horizontal line.

ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING
THE CITY MANAGER TO EXECUTE RIGHT-OF-WAY CERTIFICATIONS IN
CONNECTION WITH STATE AND FEDERALLY FUNDED ROAD PROJECTS WITH
THE CALIFORNIA DEPARTMENT OF TRANSPORTATION**

WHEREAS, the City of Hughson is eligible to receive Federal Funding for Transportation Projects, administered by the California Department of Transportation (Caltrans); and

WHEREAS, Caltrans requires right-of-way certification to be approved regardless of the need for right-of-way acquisition prior to encumbering federal funds; and

WHEREAS, the right-of-way certification must be executed by resolution of the City Council or by an authorized official of the City of Hughson; and

WHEREAS, the City Council wishes to delegate the authority to execute the right-of-way certification to the City Manager.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hughson as follows:

Section 1: The city Council of the City of Hughson does hereby authorize the City Manager to execute the right-of-way certification for federally funded projects.

Section 2: The City Clerk shall attest to the passage of this resolution and shall thereupon be in full force and effect.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May 2023 by the following roll call vote:

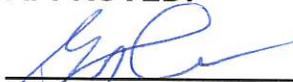
AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

»
»
»
»

ATTEST:

A handwritten signature in blue ink, appearing to read "Ashton Gose", written over a horizontal line.

ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION 2023-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING
THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT
WITH CAROLLO ENGINEERS, INC., TO PERFORM PROFESSIONAL SERVICES
ASSOCIATED WITH A SEWER SYSTEM MANAGEMENT PLAN UPDATE**

WHEREAS, on May 2, 2006, the State Water Resources Control Board issued Order NO. 2006-003-DWQ: Statewide General WDR for Wastewater Collection Agencies; and

WHEREAS, this order requires all California public agencies operating a sanitary sewer system greater than one mile in length to develop and implement a Sewer System Management Plan (SSMP) and update the plan every five years; and

WHEREAS, the most recent Sewer System Management Plan (SSMP) was updated in 2013; and

WHEREAS, the City is ten years into the most recent Sewer System Master Plan (SSMP) and is in need of an update to meet state requirements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson hereby authorizes the City Manager to execute a professional services agreement with Carollo Engineers, Inc. for professional services associated with a Sewer System Management Plan (SSMP) update.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May, 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

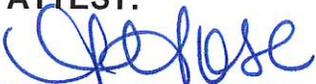
ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
APPROVING THE MID YEAR ADJUSTMENTS TO THE OPERATING BUDGET FOR
FISCAL YEAR 2021-22**

WHEREAS, on September 26, 2022, the City Council adopted the Fiscal Year 2022-23 City of Hughson Operating Budget, by adopting Resolution No. 2022-48; and

WHEREAS, City staff have reviewed the funds and accounts of the City Budget during a mid-year examination; and

WHEREAS, after conducting an extensive review and analysis of the entire operating budget, City staff recommends budget adjustments and fund transfers that decrease the estimated revenue by \$772,259 and increase estimated expense by \$493,463 as shown in "Exhibit A"; and

THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson hereby adopts Resolution No. 2023-24, approving the budget adjustments as shown in "Exhibit A" to increase the budget adopted by Resolution No. 2022-48, to \$20,058,441.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 8th day of May 2023, by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

Exhibit A

FY 2022-23 Mid-Year Budget Adjustments

	Revenues		Difference	Expenses		Difference	Variances
	Final	Mid-Year		Final	Mid-Year		
GF	\$ 4,319,009	\$ 4,187,851	\$ (131,158)	\$ 4,095,530	\$ 4,103,534	\$ 8,004	\$ (139,162)
Sewer	\$ 2,632,516	\$ 2,632,516	\$ -	\$ 2,632,516	\$ 2,614,637	\$ (17,879)	\$ 17,879
Water	\$ 2,144,100	\$ 2,147,100	\$ 3,000	\$ 1,530,124	\$ 1,591,493	\$ 61,369	\$ (58,369)
Other Funds	\$ 12,780,576	\$ 12,136,475	\$ (644,101)	\$ 11,306,808	\$ 11,748,777	\$ 441,969	\$ (1,086,070)
TOTALS	\$ 21,876,201	\$ 21,103,942	\$ (772,259)	\$ 19,564,978	\$ 20,058,441	\$ 493,463	\$ (1,265,722)

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH
MOSS, LEVY & HARTZHEIM, LLP, FOR INDEPENDENT AUDIT SERVICES**

WHEREAS, on June 8, 2020, the Hughson City Council approved the Professional Service Agreement with Moss, Levy & Hartzheim, LLP for independent audit services, which commenced on July 1, 2020, was executed; and

WHEREAS, the agreement is set to expire on June 30, 2023; and

WHEREAS, City staff seeks to extend the term of the agreement by three (3) fiscal years to June 30, 2025 by way of Amendment #1; and

WHEREAS, all provisions of the agreement, except for term length and the billing rate, which is indicated in the Cost Proposal, attached hereto at Exhibit A, are to remain per the original Professional Services Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby approve the First Amendment to the Professional Service Agreement with Moss, Levy & Hartzheim, LLP attached hereto as Attachment "A".

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May 2023, by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**FIRST AMENDMENT TO THE
PROFESSIONAL SERVICE AGREEMENT
(City of Hughson/Moss, Levy & Hartzheim, LLP)**

THIS FIRST AMENDMENT to the PROFESSIONAL SERVICE AGREEMENT (“**Amendment**”) is entered into this ____ day of _____ 2023, by and between the City of Hughson, a general law city organized under the laws of the state of California, (“**City**”) and Moss, Levy & Hartzheim, LLP (“**Consultant**”, and with City, the “**Parties**”).

WHEREAS, the Parties previously entered into the Professional Services Agreement (“**Agreement**”) commencing July 1, 2020, whereby Consultant was to provide professional services to the City as a consultant relative to independent audit services; and

WHEREAS, Consultant has advised City its rates have increased; and

WHEREAS, the Parties desire to amend the Agreement to provide for Consultant’s new rates, and to otherwise modify the Agreement as provided in this Amendment.

NOW, THEREFORE, the parties hereto mutually agree to amend the Agreement as follows:

- 1. The Approved Fee Schedule within Exhibit “B” is replaced with the attached.
- 2. All other terms and conditions of the Agreement shall remain in full force and effect.

Executed on this _____ day of _____, 2023, at Hughson, County of Stanislaus, California.

*****AMENDMENT CONTINUES AND
SIGNATURES APPEAR ON FOLLOWING PAGE*****

CITY OF HUGHSON
COST PROPOSAL FOR PROFESSIONAL AUDITING SERVICES
For the Fiscal Years Ending June 30, 2023, 2024, and 2025
(Optional Fiscal Years Ending June 30, 2026, and 2027)

Submitted By:

Moss, Levy & Hartzheim, LLP
5800 Hannum Avenue, Suite E
Culver City, California 90230
Phone: (310) 670-2745
Fax: (310) 670-1689
CA License No. 6998
Email: bzeng@mlhcpas.com
Website: www.mlhcpas.com

Submitted On:

January 26, 2023

Contact Person:

Craig A. Hartzheim, CPA: Partner
Hadley Y. Hui, CPA: Partner
Bin Zeng: Principal

Attachment A

AUDIT COST WORK PROPOSAL FORM

Name of Firm: Moss, Levy & Hartzheim, LLP
 Address: 5800 Hannum Avenue, Suite E
 City, State, Zip: Culver City, CA 90230
 Contact Name: Craig A. Hartzheim, CPA
 Contact Phone: (310) 670-2745 Fax#: (310) 670-1689
 Contact Email Address: chartzheim@mlhcpas.com

I, the undersigned, certify I am duly authorized to represent the above-named firm and am empowered to submit this bid. In addition, I certify I am authorized to contract with the City of Hughson on behalf of the above-named firm.

Craig A. Hartzheim, CPA Partner January 26, 2023
 Name Title Date



Signature

TOTAL ALL-INCLUSIVE MAXIMUM PRICE

Service	2022-23	2023-24	2024-25	Optional 2025-26	Optional 2026-27
City Audit and Basic Financial Statements and Related Reports	\$ 33,000	\$ 33,219	\$ 33,644	\$ 34,069	\$ 34,494
Single Audit and Related Reports*	\$ 2,500	\$ 2,515	\$ 2,530	\$ 2,545	\$ 2,560
State Controller's Clies Financial Transactions Report	\$ 2,575	\$ 2,590	\$ 2,605	\$ 2,620	\$ 2,635
GASB 68 reconciliation	\$ 1,500	\$ 1,505	\$ 1,510	\$ 1,515	\$ 1,520
Total for Fiscal Year (not-to exceed)	\$ 39,575	\$ 39,829	\$ 40,289	\$ 40,749	\$ 41,209

*Single Audit may not occur in every year of the contract term; we have priced one major program to test in this fee. It is subject to the City's expending of current federal awards granted and any new awards received and expended in future years. Therefore, a single audit with an additional major program required to be tested will be \$2,500 per additional program, if necessary. If no Single Audit is necessary, please subtract this amount.

Attachment B

AUDIT COST WORK PROPOSAL FORM

Name of Firm: Moss, Levy & Hartzheim, LLP
Address: 5800 Hannum Avenue, Suite E
City, State, Zip: Culver City, CA 90230
Contact Name: Craig A. Hartzheim, CPA
Contact Phone: (310) 670-2745 Fax#: (310) 670-1689
Contact Email Address: chartzheim@mlhcpas.com

DISCOUNT

Due to the current economic environment, Moss, Levy & Hartzheim, LLP has accepted the fact that in order for government entities to survive some of the revenue cutbacks, contractors will need to reassess their hourly fees or total estimate of costs. Therefore, we are reducing our blended hourly rate and maximum fee to assist the City in these challenging economic times.

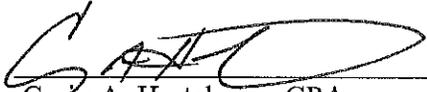
RATES FOR ADDITIONAL PROFESSIONAL SERVICES

Our firm is always willing to perform additional work, as long this does not impede our independence as the City's Auditors.

1. Auditors Standard Billing Rates

Auditors Standard Hourly Billing Rates					
POSITION	2022-23	2023-24	2024-25	2025-26	2026-27
Partner	\$ 175	\$ 176	\$ 177	\$ 178	\$ 179
Manager	\$ 135	\$ 136	\$ 137	\$ 138	\$ 139
Senior Accountant	\$ 115	\$ 116	\$ 117	\$ 118	\$ 119
Staff Accountant	\$ 95	\$ 96	\$ 97	\$ 98	\$ 99
Clerical	\$ 65	\$ 66	\$ 67	\$ 68	\$ 69

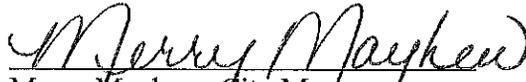
“CONSULTANT”:



Craig A. Hartzheim, CPA

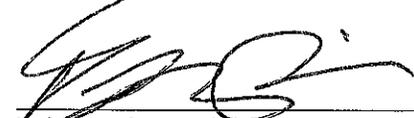
“CITY”:

CITY OF HUGHSON



Merry Mayhew, City Manager

APPROVED AS TO FORM



Eric J. Nims, City Attorney

ATTEST BY:



Ashton Gose, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH
CONDOR EARTH TECHNOLOGIES, INC. FOR SUPPORTIVE SERVICES FOR THE
CITY'S WASTEWATER TREATMENT PLANT**

WHEREAS, the City requires support and assistance complying with required semiannual groundwater monitoring and compliance services for the Wastewater Treatment Plant; and

WHEREAS, the City has used the services of Condor Earth Technologies, Inc. (Condor) for wastewater treatment services and has a separate Professional Services Agreement for services related to stormwater regulations; and

WHEREAS, Condor has an extensive history with the City and its groundwater monitoring and related wastewater treatment support services, and the City wishes to continue using their services; and

WHEREAS, the scope of services includes the semiannual groundwater monitoring, reporting, sampling, and compliance services for the Wastewater Treatment Plant and other regulatory requirements and all services rendered, not to exceed \$78,070 for the term of this Agreement; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby approve the Professional Services Agreement with Condor Earth Technologies, Inc. in an amount not to exceed \$78,070 for semiannual groundwater monitoring and to aid in compliance services for the wastewater treatment plant attached hereto as Attachment "A" and authorizes the City Manager to sign the agreement and approve a task order for the Salinity Study.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 8th day of May 2023 by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

»
»
»
»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk



CONDOR EARTH
 21663 Brian Lane, P.O. Box 3905
 Sonora, CA 95370
 209.532.0361
 Fax 209.532.0773
 www.condorearth.com

**TASK ORDER AGREEMENT
 FOR MASTER SERVICES**

We are pleased to acknowledge the following work assignment. CONDOR EARTH TECHNOLOGIES, INC., hereinafter referred to as CONDOR, agrees to perform, and CLIENT agrees to pay for services performed in accordance with the scope of work set forth in this WORK ORDER AGREEMENT (AGREEMENT) * This AGREEMENT supersedes any and all negotiations, correspondence, or agreements either written or oral.

Order Received by: John Lane Date: February 28, 2023

Authorized by: Jaime Velazquez, Utilities Superintendent Project No: 4685X

Invoice to: City of Hughson

PO Box 9, 7018 Pine Street, Hughson, CA 95326

Name of Job: Fiscal Years 2023-2025 Groundwater Monitoring and Reporting AND Salt Assessment

Location of Job: City of Hughson Wastewater Treatment Plant (WWTP)

Scope of Work: Conduct Semiannual Groundwater monitoring, sampling and reporting pursuant to MRP No. R5-2012-0003 for sampling in October 2023, April 2024, October 2024, and April 2025 (Tasks 1,2,3,4) AND

Conduct an assessment of sources of salinity at the WWTP and prepare a Technical Report that includes the following: evaluate potential sources of salinity to WWTP (source water, residential-commercial-industrial discharges, seawater/brackish infiltration, treatment processes, and to the extent feasible identify potential remedial actions to reduce the discharge of salinity into the wastewater system

Fees to be Charged**: Not-to-exceed \$78,070 - T&M using Condor's 2023 rate schedule.

The terms and conditions of "MASTER SERVICES AGREEMENT FOR CONSULTING SERVICES", dated April 26, 2012 is part of this AGREEMENT.

Client agrees to provide access to the job location identified above in accordance with paragraph 5 of the "MASTER SERVICES AGREEMENT FOR CONSULTING SERVICES".

* Fee schedule, if attached, is considered part of this AGREEMENT.

The parties have read the foregoing, understand completely the terms, and willingly enter into this AGREEMENT effective on the date signed below by CLIENT.

CLIENT CONDOR EARTH TECHNOLOGIES, INC.

By: By: *John P. Lane*

Printed Name: Printed Name: John Lane

Position: Position: Environmental Services Manager

Date: Date: February 28, 2023

License: PG 6795

COST ESTIMATE - FISCAL YEAR 2023--2025
City of Hughson Waste Water Treatment Plant
Stanislaus County, CA
Edited 02/28/2023

**SEMIANNUAL AND ANNUAL GROUND AND SURFACE WATER QUALITY MONITORING AND REPORTING
AND SALINITY SOURCE EVALUATION AND REPORT**

TASK 1	2023 Second Semiannual Monitoring and Reporting (Sampling of 10 monitoring wells and 2 surface water sites and Annual Groundwater Monitoring Report) October 2023 (Annual) Field Costs Lab Costs Reporting Costs	\$5,807.78 \$3,232.65 \$6,481.00	
			Total for Task 1: \$15,521.43
TASK 2	2024 First Semiannual Monitoring and Reporting (Sampling of 10 monitoring wells and 2 surface water sites and Reporting) April 2024 (Semiannual) Field Costs Lab Costs Reporting Costs	\$5,956.28 \$818.80 \$4,825.00	
			Total for Task 2: \$11,600.08
TASK 3	2024 Second Semiannual Monitoring and Reporting (Sampling of 10 monitoring wells and 2 surface water sites and Annual Groundwater Monitoring Report) October 2023 (Annual) Field Costs Lab Costs Reporting Costs	\$5,807.78 \$3,232.65 \$6,481.00	
			Total for Task 3: \$15,521.43
TASK 4	2025 First Semiannual Monitoring and Reporting (Sampling of 10 monitoring wells and 2 surface water sites and Reporting) April 2024 (Semiannual) Field Costs Lab Costs Reporting Costs	\$5,956.28 \$818.80 \$4,825.00	
			Total for Task 4: \$11,600.08
TASK 5	WWTP Salinity Assessment Work with City staff to Evaluate Sources of Salinity at WWTP (Source water, residential-commercial-industrial discharges, seawater/brackish intrusion, treatment processes) GIS Data Input and Evaluation Contingency sampling of 5 sewer locations for TDS, Cl, Ca, K, Mg, Na Salinity Assessment Report		
			Total for Task 5: \$23,827.00
			Grand total for the Services listed above: \$78,070.02

City of Hughson - Public Works Department
PO Box 9
Hughson, CA 95326
Phone: 209.883.4054

Condor Earth Technologies, Inc.
188 Frank West Circle, Suite 1
Stockton, CA 95206
Phone: 209.743.7443
email: jlane@condorearth.com

Condor Project No.:4685XP

COST BREAKDOWN - CONDOR EARTH TECHNOLOGIES, INC.
ANNUAL GROUNDWATER AND SURFACE WATER MONITORING AND REPORTING

Client: City of Hughson
 Site: Wastewater Treatment Plant

CET No. 4685X
 Revised 02/17/2023

ITEM	METHODS	COST/UNIT	UNITS	TOTAL COST	COMMENTS
TASK 1: 2023 ANNUAL MONITORING (Scheduled in October 2023)					
<u>Fieldwork - Per Event:</u>					
Senior Technician		\$111.00 /hr	28	\$3,108.00	2 hour prep, 24 hour field, 2 cleanup/rep bottle order, on-call help. on-call help.
Staff Geologist		\$144.00 /hr	2	\$288.00	
Associate Environmental Specialist (Supervision)		\$159.00 /hr	2	\$318.00	
Water Quality Field Kit (BF 513)		\$90.00 /day	3	\$270.00	
Portable Soil/Water Sampling Kit (BF 525)		\$30.00 /ea	3	\$90.00	
Bailers (S-valve) (BF 531)		\$11.00 /ea	2	\$22.00	
Pump Controller with Nitrogen supply (BF 579)		\$100.00 /day	3	\$300.00	
In-line Filter (45 micron) (BF 593)		\$30.00 /ea	10	\$300.00	GW Only
Deionized Water (BF 837)		\$17.00 /5 gal	4	\$68.00	
Misc Supplies [discharge tubing (BF 825), etc]		\$100.00 est	1	\$100.00	
Vehicle		\$60.00 /day	3	\$180.00	
Mileage		\$0.655 /mi	360	\$235.80	
			Subtotal	\$5,279.80	
			Contingencies (10%)	\$527.98	
			Field Costs per Event	\$5,807.78	
<u>Annual Laboratory Analyses - Per Event:</u>					
Total Coliform Organisms (TCO)	SM9221B	\$20.00 /ea	13	\$260.00	SW & GW
Total Dissolved Solids (TDS)	160.1	\$8.00 /ea	13	\$104.00	SW & GW(part of Gen. Min)
Nitrate as Nitrogen	300.0	\$8.00 /ea	13	\$104.00	SW & GW
Ammonia as Nitrogen	350.3	\$20.00 /ea	11	\$220.00	GW
Chloride	300.0	\$8.00 /ea	11	\$88.00	GW
Boron	6010B	\$8.00 /ea	11	\$88.00	GW
Bromide	300.0	\$8.00 /ea	11	\$88.00	GW
Calcium	6010B	\$8.00 /ea	11	\$88.00	GW
Fluoride	300.0	\$8.00 /ea	11	\$88.00	GW
Magnesium	6010B	\$8.00 /ea	11	\$88.00	GW
Phosphate	365.1	\$25.00 /ea	11	\$275.00	GW
Potassium	6010B	\$8.00 /ea	11	\$88.00	GW
Sodium	6010B	\$8.00 /ea	11	\$88.00	GW
Sulfate	300.0	\$8.00 /ea	11	\$88.00	GW
Total Alkalinity as CaCO3	310.1	\$8.00 /ea	11	\$88.00	GW
Carbonate	310.1	\$8.00 /ea	11	\$88.00	GW
Bicarbonate as CaCO3	310.1	\$8.00 /ea	11	\$88.00	GW
Hydroxide	310.1	\$8.00 /ea	11	\$88.00	GW
Hardness as CaCO3 (dissolved)	Calc	\$8.00 /ea	11	\$88.00	GW
Arsenic	200.8	\$8.00 /ea	11	\$88.00	GW
Copper	6010B	\$8.00 /ea	11	\$88.00	GW
Lead	200.8	\$8.00 /ea	11	\$88.00	GW
Iron	6010B	\$8.00 /ea	11	\$88.00	GW
Manganese	6010B	\$8.00 /ea	11	\$88.00	GW
nickel	200.8	\$8.00 /ea	11	\$88.00	GW
zinc	6010B	\$8.00 /ea	11	\$88.00	GW
General Minerals					
			Lab Fees	\$2,811.00	
			Handling Fee (15%)	\$421.65	
			Annual Lab Costs	\$3,232.65	
 ¹ General Minerals Analysis to include: Sodium, Calcium, Magnesium, Potassium, Alkalinity, Carbonate, Bicarbonate, Chloride, Sulfate, Iron, Manganese, Aluminum, Copper, Zinc, TDS, EC, Hardness)					
<u>Annual Monitoring Report Preparation:</u>					
Senior Geologist		\$197.00 /hr	10	\$1,970.00	
Associate Geologist/Environmental Specialist		\$159.00 /hr	12	\$1,908.00	
Staff Geologist		\$144.00 /hr	12	\$1,728.00	Compliance Statistic Calculations
Draftsperson		\$106.00 /hr	2.5	\$265.00	
Technical Editor		\$82.00 /hr	5	\$410.00	
Miscellaneous Office Charges		\$100.00 /ea	2	\$200.00	
			Annual Reporting Costs per Event	\$6,481.00	
ANNUAL MONITORING COST (PER YEAR):				\$15,521.43	

COST BREAKDOWN - CONDOR EARTH TECHNOLOGIES, INC.
SEMIANNUAL GROUNDWATER AND SURFACE WATER MONITORING AND REPORTING

Client: City of Hughson
 Site: Wastewater Treatment Plan

CET No. 4685X
 Revised 02/17/2023

ITEM	METHODS	COST/UNIT	UNITS	TOTAL COST	COMMENTS
TASK 2: 2024 SEMIANNUAL GROUNDWATER MONITORING (Scheduled in April 2024)					
<u>Fieldwork - Per Event:</u>					
Senior Technician		\$111.00 /hr	28	\$3,108.00	
Staff Geologist		\$144.00 /hr	2	\$288.00	
Associate Geologist (Supervision)		\$159.00 /hr	2	\$318.00	
Water Quality Field Kit (BF 513)		\$90.00 /day	3	\$270.00	
Portable Soil/Water Sampling Kit (BF 525)		\$30.00 /ea	3	\$90.00	
Bailers (S-valve) (BF 531)		\$11.00 /ea	2	\$22.00	
Pump Controller with Nitrogen supply (BF 579)		\$145.00 /day	3	\$435.00	
In-line Filter (0.45 micron) (BF 593)		\$30.00 /ea	10	\$300.00	GW Only
Deionized Water (BF 837)		\$17.00 /5 gal	4	\$68.00	
Misc Supplies [discharge tubing (BF 825), etc]		\$100.00 est	1	\$100.00	
Vehicle		\$60.00 /day	3	\$180.00	
Mileage		\$0.655 /mi	360	\$235.80	
			Subtotal	\$5,414.80	
			Contingencies (10%)	\$541.48	
			Semiannual Field Costs	\$5,956.28	
<u>Semiannual Laboratory Analyses - Per Event:</u>					
Total Coliform Organisms (TCO)		\$20.00 /ea	12	\$240.00	SW & GW
Nitrate as Nitrogen		\$8.00 /ea	12	\$96.00	SW & GW
Total Dissolved Solids		\$8.00 /ea	12	\$96.00	SW & GW
Ammonia as Nitrogen		\$20.00 /ea	10	\$200.00	GW
Chloride		\$8.00 /ea	10	\$80.00	GW
				\$712.00	
			Contingencies (15%)	\$106.80	
			Semiannual Lab Costs	\$818.80	
<u>Semiannual Monitoring Report Preparation - Per Report:</u>					
Senior Geologist		\$197.00 /hr	8	\$1,576.00	
Associate Geologist		\$159.00 /hr	8	\$1,272.00	
Staff Geologist		\$144.00 /hr	8	\$1,152.00	
Draftsperson		\$106.00 /hr	2.5	\$265.00	
Technical Editor		\$82.00 /hr	5	\$410.00	
Miscellaneous Office Charges		\$100.00 /ea	1.5	\$150.00	
			SEMIANNUAL Reporting Costs	\$4,825.00	
			SEMIANNUAL MONITORING COST (PER YEAR):	\$11,600.08	

COST BREAKDOWN - CONDOR EARTH TECHNOLOGIES, INC.
ANNUAL GROUNDWATER AND SURFACE WATER MONITORING AND REPORTING

Client: City of Hughson
 Site: Wastewater Treatment Plan

CET No. 4685X
 Revised 02/17/2023

ITEM	METHODS	COST/UNIT	UNITS	TOTAL COST	COMMENTS
------	---------	-----------	-------	------------	----------

TASK 3: 2024 ANNUAL MONITORING (Scheduled in October 2024)

Fieldwork - Per Event:

Senior Technician		\$111.00 /hr	28	\$3,108.00	2 hour prep, 24 hour field, 2 cleanup/rep bottle order, on-call help. on-call help.
Staff Geologist		\$144.00 /hr	2	\$288.00	
Associate Environmental Specialist (Supervision)		\$159.00 /hr	2	\$318.00	
Water Quality Field Kit (BF 513)		\$90.00 /day	3	\$270.00	
Portable Soil/Water Sampling Kit (BF 525)		\$30.00 /ea	3	\$90.00	
Bailers (S-valve) (BF 531)		\$11.00 /ea	2	\$22.00	
Pump Controller with Nitrogen supply (BF 579)		\$100.00 /day	3	\$300.00	
In-line Filter (45 micron) (BF 593)		\$30.00 /ea	10	\$300.00	GW Only
Deionized Water (BF 837)		\$17.00 /5 gal	4	\$68.00	
Misc Supplies [discharge tubing (BF 825), etc]		\$100.00 est	1	\$100.00	
Vehicle		\$60.00 /day	3	\$180.00	
Mileage		\$0.655 /mi	360	\$235.80	
			Subtotal	\$5,279.80	
			Contingencies (10%)	\$527.98	
			Field Costs per Event	\$5,807.78	

Annual Laboratory Analyses - Per Event:

Total Coliform Organisms (TCO)	SM9221B	\$20.00 /ea	13	\$260.00	SW & GW
Total Dissolved Solids (TDS)	160.1	\$8.00 /ea	13	\$104.00	SW & GW(part of Gen. Min)
Nitrate as Nitrogen	300.0	\$8.00 /ea	13	\$104.00	SW & GW
Ammonia as Nitrogen	350.3	\$20.00 /ea	11	\$220.00	GW
Chloride	300.0	\$8.00 /ea	11	\$88.00	GW
Boron	6010B	\$8.00 /ea	11	\$88.00	GW
Bromide	300.0	\$8.00 /ea	11	\$88.00	GW
Calcium	6010B	\$8.00 /ea	11	\$88.00	GW
Fluoride	300.0	\$8.00 /ea	11	\$88.00	GW
Magnesium	6010B	\$8.00 /ea	11	\$88.00	GW
Phosphate	365.1	\$25.00 /ea	11	\$275.00	GW
Potassium	6010B	\$8.00 /ea	11	\$88.00	GW
Sodium	6010B	\$8.00 /ea	11	\$88.00	GW
Sulfate	300.0	\$8.00 /ea	11	\$88.00	GW
Total Alkalinity as CaCO3	310.1	\$8.00 /ea	11	\$88.00	GW
Carbonate	310.1	\$8.00 /ea	11	\$88.00	GW
Bicarbonate as CaCO3	310.1	\$8.00 /ea	11	\$88.00	GW
Hydroxide	310.1	\$8.00 /ea	11	\$88.00	GW
Hardness as CaCO3 (dissolved)	Calc	\$8.00 /ea	11	\$88.00	GW
Arsenic	200.8	\$8.00 /ea	11	\$88.00	GW
Copper	6010B	\$8.00 /ea	11	\$88.00	GW
Lead	200.8	\$8.00 /ea	11	\$88.00	GW
Iron	6010B	\$8.00 /ea	11	\$88.00	GW
Manganese	6010B	\$8.00 /ea	11	\$88.00	GW
Nickel	200.8	\$8.00 /ea	11	\$88.00	GW
Zinc	6010B	\$8.00 /ea	11	\$88.00	GW
General Minerals					

Lab Fees	\$2,811.00
Handling Fee (15%)	\$421.65
Annual Lab Costs	\$3,232.65

¹ General Minerals Analysis to include: Sodium, Calcium, Magnesium, Potassium, Alkalinity, Carbonate, Bicarbonate, Chloride, Sulfate, Iron, Manganese, Aluminum, Copper, Zinc, TDS, EC, Hardness)

Annual Monitoring Report Preparation:

Senior Geologist	\$197.00 /hr	10	\$1,970.00	
Associate Geologist/Environmental Specialist	\$159.00 /hr	12	\$1,908.00	
Staff Geologist	\$144.00 /hr	12	\$1,728.00	Compliance Statistic Calculations
Draftsperson	\$106.00 /hr	2.5	\$265.00	
Technical Editor	\$82.00 /hr	5	\$410.00	
Miscellaneous Office Charges	\$100.00 /ea	2	\$200.00	
			Annual Reporting Costs per Event	\$6,481.00

ANNUAL MONITORING COST (PER YEAR): **\$15,521.43**

COST BREAKDOWN - CONDOR EARTH TECHNOLOGIES, INC.
SEMIANNUAL GROUNDWATER AND SURFACE WATER MONITORING AND REPORTING

Client: City of Hughson
 Site: Wastewater Treatment Plant

CET No. 4685X
 Revised 02/17/2023

ITEM	METHODS	COST/UNIT	UNITS	TOTAL COST	COMMENTS
TASK 4: 2025 SEMIANNUAL GROUNDWATER MONITORING (Scheduled in April 2025)					
<u>Fieldwork - Per Event:</u>					
Senior Technician		\$111.00 /hr	28	\$3,108.00	
Staff Geologist		\$144.00 /hr	2	\$288.00	
Associate Geologist (Supervision)		\$159.00 /hr	2	\$318.00	
Water Quality Field Kit (BF 513)		\$90.00 /day	3	\$270.00	
Portable Soil/Water Sampling Kit (BF 525)		\$30.00 /ea	3	\$90.00	
Bailers (S-valve) (BF 531)		\$11.00 /ea	2	\$22.00	
Pump Controller with Nitrogen supply (BF 579)		\$145.00 /day	3	\$435.00	
In-line Filter (0.45 micron) (BF 593)		\$30.00 /ea	10	\$300.00	GW Only
Deionized Water (BF 837)		\$17.00 /5 gal	4	\$68.00	
Misc Supplies [discharge tubing (BF 825), etc]		\$100.00 est	1	\$100.00	
Vehicle		\$60.00 /day	3	\$180.00	
Mileage		\$0.655 /mi	360	\$235.80	
			Subtotal	\$5,414.80	
			Contingencies (10%)	\$541.48	
			Semiannual Field Costs	\$5,956.28	
<u>Semiannual Laboratory Analyses - Per Event:</u>					
Total Coliform Organisms (TCO)		\$20.00 /ea	12	\$240.00	SW & GW
Nitrate as Nitrogen		\$8.00 /ea	12	\$96.00	SW & GW
Total Dissolved Solids		\$8.00 /ea	12	\$96.00	SW & GW
Ammonia as Nitrogen		\$20.00 /ea	10	\$200.00	GW
Chloride		\$8.00 /ea	10	\$80.00	GW
				\$712.00	
			Contingencies (15%)	\$106.80	
			Semiannual Lab Costs	\$818.80	
<u>Semiannual Monitoring Report Preparation - Per Report:</u>					
Senior Geologist		\$197.00 /hr	8	\$1,576.00	
Associate Geologist		\$159.00 /hr	8	\$1,272.00	
Staff Geologist		\$144.00 /hr	8	\$1,152.00	
Draftsperson		\$106.00 /hr	2.5	\$265.00	
Technical Editor		\$82.00 /hr	5	\$410.00	
Miscellaneous Office Charges		\$100.00 /ea	1.5	\$150.00	
			SEMIANNUAL Reporting Costs	\$4,825.00	
			SEMIANNUAL MONITORING COST (PER YEAR):	\$11,600.08	

**COST BREAKDOWN - CONDOR EARTH TECHNOLOGIES, INC.
SALINITY SOURCE ASSESSMENT**

Client: City of Hughson
Site: Wastewater Treatment Plan

CET No. 4685X
Revised 02/17/2023

ITEM	METHODS	COST/UNIT	UNITS	TOTAL COST	COMMENTS
TASK 5A: CONSULT WITH CITY STAFF ON SALINITY SOURCES AND DISTRIBUTION					
Senior Geologist		\$197.00 /hr	16	\$3,152.00	
Staff Geologist/Environmental Specialist		\$144.00 /ea	16	\$2,304.00	
Miscellaneous Expenses (Travel, copying, etc.)		\$500.00 /ea	1	\$500.00	
		Task 5A Estimate		\$5,956.00	
TASK 5B: GIS DATA ENTRY, DRAFTING, AND EVALUATION					
Senior Geologist		\$197.00 /hr	8	\$1,576.00	
GIS Analyst		\$156.00 /ea	24	\$3,744.00	
Miscellaneous Expenses (Travel, copying, etc.)		\$250.00 /ea	1	\$250.00	
		Task 5B Estimate		\$5,570.00	
TASK 5C: CONTINGENCY FIELD SAMPLING AND ANALYSIS					
Senior Geologist		\$197.00 /hr	1	\$197.00	
Staff Geologist/Environmental Specialist		\$144.00 /ea	12	\$1,728.00	
Laboratory analysis for TDS, Ca, Mg, K, Na, Cl		\$60.00 /ea	5	\$300.00	
Miscellaneous Expenses (Travel, sampling equipment, etc.)		\$250.00 /ea	1	\$250.00	
		Task 5C Estimate		\$2,475.00	
TASK 5D: REPORT PREPARATION					
Senior Geologist		\$197.00 /hr	24	\$4,728.00	
Associate Geologist/Environmental Specialist		\$159.00 /ea	16	\$2,544.00	
Staff Geologist/Environmental Specialist		\$144.00 /ea	16	\$2,304.00	
Miscellaneous Expenses		\$250.00 /ea	1	\$250.00	
		Task 5D Estimate		\$9,826.00	
SALINITY SOURCE EVALUATION AND REPORTING COST ESTIMATE:				\$23,827.00	

**CONDOR EARTH
SCHEDULE OF FEES
2023**

<u>STAFF MEMBER</u>	<u>RATE PER HOUR (\$)</u>
PRINCIPALS/PROJECT MANAGEMENT	
Senior Principal	255.00
Principal Engineer/Geologist.....	228.00
Project Director	217.00
Project/Senior Manager	191.00
TECHNICAL	
Senior Geotechnical Engineer	217.00
Registered Geotechnical Engineer	207.00
Certified Hydrogeologist/Engineering Geologist.....	207.00
Senior Geologist/Engineer/Environmental Specialist	197.00
Senior Process Safety Management Specialist.....	197.00
Unmanned Aerial System (UAS) Specialist.....	159.00
GIS Programmer/Analyst	159.00
Process Safety Management Specialist	159.00
Resident Construction Inspector.....	159.00
Associate Geologist/Engineer/Environmental Specialist	159.00
Aboveground Storage Tank (AST) Certified Inspector.....	159.00
Staff Geologist/Engineer/Environmental Specialist.....	144.00
GIS Technician.....	133.00
Engineering Assistant.....	117.00
Senior Technician.....	111.00
Draftsperson	106.00
Technician	91.00
MATERIALS TESTING *	
MTSI Project/Laboratory Manager	133.00
Certified Welding Inspector	127.00
Special Inspector	106.00
Senior Materials Technician.....	101.00
Materials Technician	85.00
SUPPORT STAFF	
Senior Project Administrator.....	138.00
Administrative Specialist.....	111.00
Project Coordinator	111.00
Technical Editor	82.00
Administrative Assistant	76.00
MISCELLANEOUS	
Overtime (all Saturday work is overtime).....	(1.3 times rate)
Double-time (all Sundays and Holidays).....	(1.7 times rate)
Litigation Support.....	300.00 – 400.00
NON-LABOR CHARGES	
Vehicle charge	\$60 per day plus 65.5 cents per mile
Unit Charges per Condor Unit Fee Schedule	
Billable Field Equipment per Condor Billable Field Equipment Schedule	
Laboratory Charges per Condor Laboratory Fee Schedule	
*A 2-hour minimum charge will be applied to all field services, and a 4-hour minimum will be applied for the cancellation of work within 24 hours of scheduled field work.	
OUT-OF-POCKET EXPENSES	
Billed at cost plus 15% and includes such items as travel expenses, equipment rental, laboratory fees, subcontractors, postage and freight, subcontracted printing or reproduction fees, supplies, etc.	
PREVAILING WAGE	
Refer to Condor Prevailing Wage Schedule of Fees	



**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH BARTLE WELLS
ASSOCIATES TO UPDATE THE 2021 CAPACITY FEE NEXUS STUDY**

WHEREAS, Gov. Code Section 66013(a)(3) authorizes California cities to impose fees for water and sewer connections, which shall not exceed the estimated reasonable cost of providing the service; and

WHEREAS, Capacity Fees are defined in Gov. Code Section 66013(a)(3) as charges for public facilities in existence at the time the fee is imposed or charges for new public facilities to be acquired in the future.

WHEREAS, the City last updated its water and sewer connection fees through Resolution No. 06-113 in 2006 and Resolution No. 07-199 in 2007; and

WHEREAS, Bartle and Wells proposed a fee of \$7,500 to update the City of Hughson's sewer and water capacity fee nexus study.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Hughson adopted Resolution No. 2023-27 approving a Professional Services Agreement with Bartle Wells, in the amount of \$7,500, to update the City of Hughson's Capacity Fee Nexus Study.

PASSED AND ADOPTED, by the City Council of the City of Hughson at its regular meeting held on this 8th day of May 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE HUGHSON CITY COUNCIL'S 2023-2028 STRATEGIC PRIORITIES**

WHEREAS, on January 23, 2023, the Hughson City Council approved the Professional Service Agreement with Sloan Sakai Yeung & Wong LLP for Strategic Planning Services; and

WHEREAS, the strategic planning process included two strategic planning workshops held on March 9, 2023 and March 15, 2023, where the City Council and staff conducted a review of the 2022 calendar year's progress toward the current goals set by the City Council; a current environmental scan was reviewed to assist the City Council and staff in understanding internal and external factors that influence the City; a situational analysis was discussed during the workshop reviewing the strengths, weaknesses (challenges), opportunities, and threats (SWOT Analysis), and community feedback received in 2021 during the General Plan Update Process was reviewed, this feedback was received through surveys and in-person workshops; and

WHEREAS, further discussion by the City Council centered around a new set of Goals, Strategies, and Actions, listed in Attachment A.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby approve the 2023-2028 Strategic Priorities in Attachment A.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 22nd day of May 2023, by the following roll call vote:

AYES: MAYOR CARR, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: BAWANAN

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

CITY OF HUGHSON

City Council Strategic Priorities

On May 22, 2023, the Hughson City Council adopted the City's Vision, Mission, Values, and Strategic Priorities, which outline organizational goals and objectives to be accomplished in 2023-2028.



Background:

In 2023, the City of Hughson held two Council workshops on March 9, and 15, led by consulting firm Sloan, Sakai Yeung & Wong and the City Manager, to discuss the topics of Governance, Fiscal Sustainability, and Strategic Priorities.

On March 9, the first workshop focused on roles in strategic planning, an Environmental Scan and Situational Analysis, and updating the City's current Vision and Mission Statement and Values.

On March 15, the second workshop was held with a focus on preparation and prioritization of the City's Goals, Strategies, and Actions.

The priority-setting discussion was grounded on the idea that it is important to keep the long-term view in focus while establishing what can be reasonably accomplished in the short term.

Vision

To preserve Hughson's unique spirit, heritage, and character, while creating an undeniably great place to be.

Mission

Improving Hughson every day through fiscal responsibility, customer focused service and an emphasis on creating and strengthening partnerships.

Values

Fiscal Responsibility

Customer Focused

Partnership Building

Results Oriented

Open and Accessible

Public Safety

Innovative

Five Strategic Priorities

Good Governance

Economic Development

Infrastructure

Ensure Fiscal Health

Promote Quality of Life

Governance

* 2023-2025 Short-term Priorities

Strategy #1

Model Good Governance and Transparency

- Transparency in all public meetings.
- Continue to provide new Council Member orientations.
- Continue to maintain proper Fair Political Practices Commission (FPPC) reporting, AB1234 Ethics Training and AB1825 Sexual Harassment Training.
- Increase public awareness around City projects and other civic matters.
- Increase public awareness around City Council meetings and agenda items.

Strategy #2

Provide Adequate Resources for Efficient Government Services*

- Conduct a staffing assessment.
- Review opportunities to outsource services.
- Provide employee development opportunities.

Economic Development

Strategy #1

Support Resources for Businesses through:

- Continuing to support the Hughson Chamber of Commerce.
- Continuing to support Opportunity Stanislaus.
- Continuing to support the Valley Sierra Small Business Development Center.

Strategy #2

Complete the General Plan Update and Housing Element Project*

Strategy #3

Revitalize Downtown Hughson*

Examples include:

- Shadow Art
- Murals
- Pedestrian crosswalks

Strategy #4

Annexation of Industrial Zoned Land*

Provide Infrastructure to Promote Industrial Business

(in combination with Strategy 2 General Plan Update)

Strategy #5

Review Business Leases at the Incubation Center (located in the City Hall Annex)

- Review business leases to determine if businesses can move to a permanent Hughson Avenue location.
- Advertise Incubation Center vacancies and opportunities.
- Incentivize business opportunities within the City.

Maintain Infrastructure and Leverage Funds

Strategy #1

Maintain Streets and City-owned Sidewalk Infrastructure

- Complete the Measure L Annual Plan. *
- Continued maintenance of streets (potholes and annual street striping).
- Complete the Whitmore Pedestrian Crossing Project in coordination with BNSF. *
- Review traffic calming measures in priority areas.
- Complete CDBG Projects
 - Walker Lane*
 - Tully Road
 - 7th Street
- Replace the ADA parking on 3rd Street. *
- Create ADA Parking on Hughson Avenue. *

Strategy #2

Maintain Stormwater Infrastructure

- Finalize a trash capture system.
- Tie in 2-3 dry wells to the stormwater system.

Strategy #3

Maintain Wastewater Treatment Facility and Sewer

- Proactively maintain Wastewater Treatment Plant facilities and sewer infrastructure, by replacing aging infrastructure, and maintaining infrastructure.
- Ensure technical backing for a Salt Ordinance is approved for wastewater. *

Strategy #4

Maintain Water Infrastructure

- TCP Treatment at Well 8 (City back-up well). *
- Drought Contingency Plan.
- Riverview Consolidation Project.
- Whitmore Consolidation Project.
- Proactively maintain water facilities and infrastructure and replacing aging infrastructure.
- Coordinate with Duarte Nursery for water connection.

Strategy #5

Maintain Parks Infrastructure

- Complete a restroom and concession stand project and ADA walkways at Lebright Fields. *
- Pave the Lebright Fields parking lot and install a tie in to the storm drain system. *
- Replace lighting at Lebright Fields with LED.

Ensure Fiscal Health

Strategy #1

Maintain a Structurally Sound Budget

- Develop a Capital Improvement Plan.
- Develop Water, Wastewater Treatment Plant, Sewer, and Stormwater maintenance plans.
- Conduct a comprehensive review of the City's fees for service, for City Council review. *
- Develop a Deferred Maintenance Plan, and Vehicle Replacement Plan. *
- Conduct a review of current Development Impact Fees and Capacity Fees.
- Continue to maintain a 33% Contingency Reserve.

Strategy #2

Provide Adequate Resources for Efficient Government Operations

- This strategy was a duplicate and is removed from the Ensure Fiscal Health Goal and listed under the Good Governance strategies.

Strategy #3

Provide Efficient Government Operations Using Technology

- Acquire a public-facing permit system including the state-mandated solar permitting system.
- Conduct a review and update of Code Enforcement regulations and nuisance procedures.

Promote Quality of Life

Strategy #1

Strengthen Community Safety Through Crime Prevention Reduction Activities

- Implement and enhance the use of technology. Using social media, cameras, and crime analytics to generate evidence-based intelligence.
- Continue to work with Hughson Police Services to ensure they have the tools necessary for the provision of law enforcement services.

Strategy #2

Support the Hughson Volunteer Fire Protection District with its Efforts to Generate Revenue to Support the Current and Increasing Level of Service

- Continue City/Fire 2+2 Committee bi-monthly meetings.

Strategy #3

Strengthen Emergency Operations Preparedness

- Ensure all employees are trained in the appropriate FEMA National Incident Management System (NIMS) level for their position. *
- Continue to partner with Stanislaus County and other cities on the Multi-Jurisdictional Hazard Mitigation Plan (every five (5) years).

Strategy #4

Research and Development for Potential Recreational Activities

- Conduct a Community Survey to determine interest in recreational activities.
- Research on how other cities hold recreational activities and funding sources.
- Develop programs, secure funding, and hire instructors.
- Continue to support family friendly events in Hughson:
 - Hughson Fruit and Nut Festival
 - Christmas Parade
 - Hughson has Heart
 - National Night Out
 - Trunk, or Tent and Treat
 - Operation Santa and Light Up the Town



WE HAVE A
**STRATEGIC
PLAN**
IT'S CALLED
**DOING
THINGS.**



**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-29**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING A CONTRACT FOR THE PURCHASE AND DELIVERY OF THE RESTROOM AND CONCESSION STAND AT LEBRIGHT FIELDS TO STRUCTURE CAST IN THE AMOUNT OF \$322,656.25 WITH A 10% CONTINGENCY AND A CONTRACT FOR THE CONSTRUCTION OF ADA WALKWAYS AT LEBRIGHT FIELDS TO MHK CONSTRUCTION IN THE AMOUNT OF \$138,814 WITH A 10% CONTINGENCY

WHEREAS, on March 27, 2023, the City Council approved the Lebright Renovation project including the new restroom/concession stand, paving and striping the parking lot including required storm drains, an ADA pathway around the outside of the park with cutouts that will allow a wheelchair to turn around, and rebuilding the park's main electrical backboard and upgrades needed to the existing electrical; and

WHEREAS, additional work is needed to complete the project including the demotion of the old concession stand, grading, moving the utilities, pouring concrete around the new restroom and tie-in to the existing monument area, and replacing electrical units and the backboard that the electrical components are mounted on; and

WHEREAS, the request for bids for the restroom/concession stand project, and the request for bids for the ADA walkways project was posted on March 30, 2023; and

WHEREAS, Structure Cast is the lowest responsible bidder for the restroom/concession stand project in the amount of \$322,656.25, and MHK Construction is the lowest responsible bidder for the ADA walkways project in the amount of \$138,814.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby award a contract for the purchase and delivery of the restroom and concession stand at Lebright Fields to Structure Cast in the amount of \$322,656.25 with a 10% contingency and a contract for the construction of ADA walkways at Lebright Fields to MHK Construction in the amount of \$138,814 with a 10% contingency and authorize the City Manager to execute both contracts inclusive of final edits by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 12th day of June 2023, by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, CROOKER, RUSH

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: STRAIN

»
»
»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-30**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE RECONSTRUCTION OF THE RESTROOMS AND RESTROOM ENTRYWAY AT THE SENIOR COMMUNITY CENTER TO THOMPSON WOOLLEY BUILDERS, IN THE AMOUNT OF \$129,350 WITH A 10% CONTINGENCY; AND AWARDING THE PAINTING OF THE MAIN HALL IN THE SENIOR COMMUNITY CENTER TO JOAQUIN PAINTING, IN THE AMOUNT OF \$7,700 WITH A 10% CONTINGENCY

WHEREAS, on January 8, 2023, a fire started in the men's restroom at the Senior Community Center; and

WHEREAS, City staff notified the City's Risk Management Agency (CSJVRMA) and were told to proceed with getting bids for clean-up, an adjuster toured the facility on January 27, 2023 to view the damage and the estimate for the clean-up was given to the adjuster at that time; and

WHEREAS, the request for bids for the restroom reconstruction project was posted on March 6, 2023 and the request for bids to paint the main hall was posted on May 15, 2023; and

WHEREAS, Thomson Woolley Builders is the lowest responsible bidder for the restroom reconstruction project in the amount of \$129,500, and Joaquin Painting is the lowest responsible bidder for the painting of the main hall project in the amount of \$7,700.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby award the reconstruction of the restrooms and restrooms entryway at the Senior Community Center, to Thompson Woolley Builders in the amount of \$129,350 with a 10% contingency, and award of the painting of the Main Hall in the Senior Community Center to Joaquin Painting, in the amount of \$7,700 with a 10% contingency, and authorize the City Manager to execute the agreement with Thompson Woolley Builders inclusive of final edits by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 12th day of June 2023, by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, CROOKER, RUSH

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: STRAIN

»
»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-31**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON SETTING
THE APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2023-24**

WHEREAS, annually, the City of Hughson is required to prepare a statement of appropriations limit in compliance with Section XIII B of the California Constitution and Section 7910 of the California Government Code; and

WHEREAS, new per capita personal income and population factors have been established for determining the City's appropriation limit; and

WHEREAS, the method and basis of calculating these limits was revised by Proposition 111, amending Article XIII B of the State Constitution, and the implementing legislations, to allow election of the basis for population adjustment between the change in population in either the city or the county.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hughson that:

1. The adjustment factor shall be based on either the City's population or the County's population change, whichever is higher, to determine the appropriations limit for the fiscal year 2023-24.
2. Said appropriations limit for fiscal year 2023-24 is \$4,459,698, and the total appropriations subject to limitation are \$2,979,113.
3. In the computation of such limitation, the price factor used is the percentage change in California per capita personal income over the prior year, 4.44%.
4. In the computation of such limitation, the population factor used is the percentage change in the City of Hughson's population over the prior year or 0.91%.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 26th day of June 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, CROOKER, STRAIN, RUSH

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

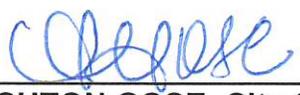
»
»
»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING
THE STARN PARK DRIVEWAY GRADING IMPROVEMENT PROJECT AND
AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

WHEREAS, at its regularly scheduled meeting of November 14, 2022, the Hughson City Council awarded a contract for the Starn Park Driveway Grading Improvements Project to low bidder Dirt Dynasty, Inc., in the amount of \$42,000.00 and the City Council authorized a 10% construction contingency; and

WHEREAS, the Starn Park Driveway Grading Improvement Project consisted of corrections being made to the slope and grading of the existing driveways to mitigate potential damage to property in the future; and

WHEREAS, the work performed by Dirt Dynasty, Inc. has been inspected and found to be complete and in compliance with the scope and specifications of the project.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council hereby accepts the Starn Park Driveway Grading Improvement Project and authorizes the City Clerk to File a Notice of Completion with the Stanislaus County Clerk-Recorder.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 10th day of July 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, STRAIN, CROOKER, RUSH

NOES: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

APPROVED:



GEORGE CARR, Mayor



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-34**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING
THE WELL 8 DRIVEWAY GRADING IMPROVEMENT PROJECT AND AUTHORIZING
THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

WHEREAS, at its regularly scheduled meeting of September 12, 2022, the Hughson City Council awarded a contract for the Well 8 driveway grading improvements project to low bidder Dirt Dynasty, Inc., in the amount of \$33,740.00. The City Council authorized a 10% construction contingency and a 10% set-aside for construction testing and inspection; and

WHEREAS, the Well 8 Grading Improvement Project consisted of corrections being made to the grading of the driveway to match the existing grading and conform to the existing curb, gutter, and sidewalk; and

WHEREAS, the work performed by Dirt Dynasty, Inc. has been inspected and found to be complete and in compliance with the scope and specifications of the project.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council hereby accepts the Well 8 Driveway Grading Improvement Project and authorizes the City Clerk to File a Notice of Completion with the Stanislaus County Clerk-Recorder.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 10th day of July 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, STRAIN, CROOKER, RUSH

NOES: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

APPROVED:



GEORGE CARR, Mayor



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE FIRST AMENDMENT TO THE STANISLAUS ANIMAL SERVICES AGENCY JOINT
POWERS AGENCY AGREEMENT BY AND BETWEEN THE CITY OF HUGHSON AND
THE COUNTY OF STANISLAUS**

WHEREAS, the Joint Powers Agency (JPA) Agreement establishing the Stanislaus Animal Services Agency (SASA) was made and entered into by and among the cities of Ceres, Hughson, Modesto, Patterson, Waterford, and the County of Stanislaus on October 27, 2009; and

WHEREAS, on March 16, 2023, the JPA board voted to direct staff to bring a draft amendment to section 3.3 of the SASA JPA Agreement with respect to the Agency's manner of exercising its powers currently subject to the restrictions applicable to the City of Modesto being replaced by restrictions applicable to the County of Stanislaus. The proposed draft amendment was presented to the SASA JPA board and unanimously approved on May 18, 2023; and

WHEREAS, Section 6.11 of the Joint Powers Agency Agreement between the cities of Ceres, Hughson, Modesto, Patterson, Waterford, and the County of Stanislaus state that the agreement may be amended by the mutual consent of a 2/3 majority of the parties to the Agreement.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council hereby approve the First Amendment to the Joint Powers Agency Agreement, attached hereto as Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 24th day of July 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

APPROVED:



GEORGE CARR, Mayor

»
»
»

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-36**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ALLOCATION
AGREEMENT BETWEEN THE COUNTY OF STANISLAUS AND THE CITY OF
HUGHSON FOR FISCAL YEAR 2023-2024 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 \$1,629,188 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 \$178,173 for Fiscal Year 2023-2024; and

WHEREAS, on May 8, 2023, 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 2023-2024 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 24th day of July 2023, by the following roll call vote:

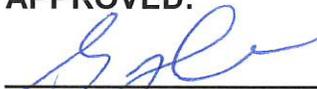
AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

»
»
»

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DIRECTING
THE FILING OF THE ANNUAL REPORTS FOR FISCAL YEAR 2023-24 FOR SPECIAL
ASSESSMENT DISTRICTS IN THE CITY OF HUGHSON**

WHEREAS, the City of Hughson has established Landscape and Lighting Districts and Benefit Assessment Districts, as identified in Exhibit A and Exhibit B; and

WHEREAS, the Annual Reports provide the costs to maintain and operate the streetlights, landscape maintenance, drainage systems, detention basins irrigation, electrical facilities and provide other improvements as prescribed in the formation documents; and

WHEREAS, the Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982, require the filing of an annual report pursuant to §22622 of the Streets and Highways Code, §54703 of the California Government Code, and §53321 of the California Government Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby direct the Engineer of Work to file the Annual Reports for Fiscal Year 2023-24 for the Landscape and Lighting Districts and the Benefit Assessment Districts identified in Exhibit A and Exhibit B.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hughson this 24th day of July 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

City of Hughson California



Harris & Associates

CITY OF HUGHSON

ENGINEER'S REPORT

FISCAL YEAR 2023-24

LANDSCAPE & LIGHTING MAINTENANCE DISTRICTS

July 2023

PREPARED BY

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

(949) 655-3900

www.weareharris.com



ENGINEER'S REPORT FOR
FISCAL YEAR 2023-24
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 _____, 2023.

CITY CLERK
CITY OF HUGHSON
STATE OF CALIFORNIA



Table of Contents

Summary of District Assessments	1
Statement of Assessment Engineer	2
Part I – Plans and Specifications	4
Part II – Estimate of Costs	5
Part III – District Diagrams	20
Part IV – Method of Apportionment	21

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	2022-23 Maximum Rate per EDU	2022-23 Applied Rate per EDU	2023-24 Maximum Rate per EDU	2023-24 Proposed Rate per EDU	2023-24 Estimated Budget	2023-24 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	50	\$444.58	\$311.10	\$482.20	\$323.80	\$16,190.00	\$24,110.00
Euclid South LLD	69	\$284.20	\$274.72	\$308.25	\$288.08	\$19,877.52	\$21,269.25
Feathers Glen LLD	42	\$535.16	\$522.78	\$580.44	\$553.78	\$23,258.76	\$24,378.48
Fontana Ranch North LLD	91	\$323.57	\$311.78	\$350.94	\$329.98	\$30,028.18	\$31,935.54
Fontana Ranch South LLD	56	\$311.77	\$311.76	\$311.77	\$311.76	\$17,458.56	\$17,459.12
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	\$282.46	\$260.70	\$282.48	\$269.50	\$15,900.50	\$16,666.32
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	\$345.55	\$327.00	\$374.79	\$345.26	\$25,203.98	\$27,359.67
Sterling Glen III Annex LLD	1.67	\$541.74	\$541.74	\$587.58	\$587.58	\$981.70	\$981.70
Sun Glow Estates LLD	91	\$106.37	\$106.36	\$106.37	\$106.36	\$9,678.76	\$9,679.67
Walnut Haven III LLD	55	\$108.40	\$108.40	\$108.40	\$108.40	\$5,962.00	\$5,962.00

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.

The Euclid North LLD was assessed for the first time 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 2023 CPI was 5.3023939%. % (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 2023-24

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 2023-24.

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 XIII D, 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 2023-24.

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 2023-24 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:** Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 16 streetlights, street tree maintenance and graffiti removal.
- **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 the community park, irrigation systems, street lighting maintenance and energy costs for 13 streetlights, street tree maintenance and 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 2023-24 BUDGET	
Direct Costs	
Labor	\$4,068.55
Utilities	\$4,098.53
Miscellaneous (Includes the below)	<u>\$1,920.87</u>
Landscape Maintenance	\$10,087.95
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,513.19
District Consulting Charge	\$565.00
Contingency	\$504.40
County Collection Charge	\$41.41
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,624.00
Total Direct and Administration Costs	\$12,711.95
Operating Reserve Collection/(Reduction)	(\$4,651.95)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$8,060.00
Number of Lots	65
2023-24 Proposed Assessment Per Parcel	\$124.00
2023-24 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 - 7/1/2023	\$2,671.25
Operating Reserve Fund Collection/(Reduction) - 2023/24	(\$4,651.95)
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$1,980.70)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00

CENTRAL HUGHSON ZONE 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$6,786.68
Utilities	\$941.55
Miscellaneous (Includes the below)	<u>\$7,041.18</u>
Landscape Maintenance	\$14,769.42
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$2,215.41
District Consulting Charge	\$547.00
Contingency	\$738.47
County Collection Charge	\$37.81
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,538.69
Total Direct and Administration Costs	\$18,308.11
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,693.67)</u>
Total Balance to Levy 2023-24	\$14,614.44
Number of Lots	47
2023-24 Proposed Assessment Per Parcel	Varies*
2023-24 Maximum Allowable Assessment	N/A
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
* The rates established at the time of formation vary by parcel type.	
Stanislaus County Tax Code 57121	

CENTRAL HUGHSON Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2023	\$9,154.06
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$9,154.06
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$53,119.77
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,693.67)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$49,426.10

EUCLID NORTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,802.52
Utilities	\$3,736.38
Miscellaneous (Includes the below)	<u>\$3,961.71</u>
Landscape Maintenance	\$10,500.61
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,575.09
District Consulting Charge	\$550.00
Contingency	\$525.03
County Collection Charge	\$38.41
Rounding Adjustment ¹	<u>\$0.86</u>
	\$2,689.39
Total Direct and Administration Costs	\$13,190.00
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$3,000.00</u>
Total Balance to Levy 2023-24	\$16,190.00
Number of Lots	50
2023-24 Proposed Assessment Per Parcel	\$323.80
2023-24 Maximum Allowable Assessment	\$482.20
¹ Rounding adjustment is to ensure an even penny for assessment purposes Stanislaus County Tax Code 57119	

EUCLID NORTH Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2023	\$8,095.00
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$8,095.00
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$7,368.87
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$3,000.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$10,368.87



EUCLID SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$4,068.55
Utilities	\$5,424.26
Miscellaneous (Includes the below)	<u>\$5,751.38</u>
Landscape Maintenance	\$15,244.19
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$2,286.63
District Consulting Charge	\$569.00
Contingency	\$762.21
County Collection Charge	\$42.21
Rounding Adjustment ¹	<u>\$0.57</u>
	\$3,660.62
Total Direct and Administration Costs	\$18,904.81
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$972.71</u>
Total Balance to Levy 2023-24	\$19,877.52
Number of Lots	69
2023-24 Proposed Assessment Per Parcel	\$288.08
2023-24 Maximum Allowable Assessment	\$308.25
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 - 7/1/2023	\$9,938.76
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$9,938.76
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$34,444.53
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$972.71</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$35,417.24

FEATHERS GLEN LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$13,850.38
Utilities	\$1,135.40
Miscellaneous (Includes the below)	<u>\$6,556.27</u>
Landscape Maintenance	\$21,542.05
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
City Administrative Costs	\$3,231.31
District Consultant Costs	\$542.00
Contingency	\$1,077.10
County Collection Charge	\$36.81
Rounding Adjustment ¹	<u>\$0.32</u>
	\$4,887.54
Total Direct and Administration Costs	\$26,429.60
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,170.84)</u>
Total Balance to Levy 2023-24	\$23,258.76
Number of Lots	42
2023-24 Proposed Assessment Per Parcel	\$553.78
2023-24 Maximum Allowable Assessment	\$580.44
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 - 7/1/2023	\$13,214.80
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$13,214.80
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$15,377.64
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,170.84)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$12,206.80

FONTANA RANCH NORTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$3,462.60
Utilities	\$14,566.41
Miscellaneous (Includes the below)	<u>\$9,379.13</u>
Landscape Maintenance	\$27,408.13
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$4,111.22
District Consulting Charge	\$591.00
Contingency	\$1,370.41
County Collection Charge	\$46.61
Rounding Adjustment ¹	<u>\$0.81</u>
	\$6,120.05
Total Direct and Administration Costs	\$33,528.18
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,500.00)</u>
Total Balance to Levy 2023-24	\$30,028.18
Number of Lots	91
2023-24 Proposed Assessment Per Parcel	\$329.98
2023-24 Maximum Allowable Assessment	\$350.94
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 - 7/1/2023	\$16,764.09
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$16,764.09
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$29,474.32
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,500.00)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$25,974.32

FONTANA RANCH SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$3,462.60
Utilities	\$4,873.93
Miscellaneous (Includes the below)	<u>\$5,298.55</u>
Landscape Maintenance	\$13,635.08
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$2,045.26
District Consulting Charge	\$556.00
Contingency	\$681.75
County Collection Charge	\$39.61
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,322.63
Total Direct and Administration Costs	\$16,957.70
Operating Reserve Collection/(Reduction)	\$1,978.14
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$18,935.84
Number of Lots	56
2023-24 Proposed Assessment Per Parcel	\$338.14
2023-24 Maximum Allowable Assessment	\$338.15
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 - 7/1/2023	(\$29,350.20)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$1,978.14</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$27,372.06)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00



RHAPSODY UNIT NO. 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,042.93
Utilities	\$2,259.73
Miscellaneous (Includes the below)	<u>\$4,592.88</u>
Landscape Maintenance	\$8,895.54
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,334.33
District Consulting Charge	\$579.00
Contingency	\$444.78
County Collection Charge	\$44.21
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,402.32
Total Direct and Administration Costs	\$11,297.86
Operating Reserve Collection/(Reduction)	(\$2,478.34)
Capital Reserve Collection/(Reduction)	<u>(\$2,025.52)</u>
Total Balance to Levy 2023-24	\$6,794.00
Number of Lots	79
2023-24 Proposed Assessment Per Parcel	\$86.00
2023-24 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 - 7/1/2023	\$5,648.93
Operating Reserve Fund Collection/(Reduction) - 2023/24	(\$2,478.34)
Estimated Reserve Fund Ending Balance - 6/30/2024	\$3,170.59
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$2,025.52
Operating Capital Fund Collection/(Reduction) - 2023/24	(\$2,025.52)
Estimated Capital Reserve Ending Balance - 6/30/2024	(\$0.00)

RHAPSODY UNIT NO. 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,042.93
Utilities	\$2,464.66
Miscellaneous (Includes the below)	<u>\$4,079.20</u>
Landscape Maintenance	\$8,586.79
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,288.02
District Consulting Charge	\$559.00
Contingency	\$429.34
County Collection Charge	\$40.21
Rounding Adjustment ¹	<u>\$0.50</u>
	\$2,317.07
Total Direct and Administration Costs	\$10,903.86
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$4,996.64</u>
Total Balance to Levy 2023-24	\$15,900.50
Number of Lots	59
2023-24 Proposed Assessment Per Parcel	\$269.50
2023-24 Maximum Allowable Assessment	\$282.48
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 - 7/1/2023	\$5,451.93
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$5,451.93
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$35,754.69
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$4,996.64</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$40,751.33

SANTA FE ESTATES PHASE 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$12,059.94
Utilities	\$5,856.46
Miscellaneous (Includes the below)	<u>\$1,170.55</u>
Landscape Maintenance	\$19,086.96
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$500.76
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$39.41
Rounding Adjustment ¹	<u>\$0.00</u>
	\$1,095.17
Total Direct and Administration Costs	\$20,182.13
Operating Reserve Collection/(Reduction)	(\$12,922.13)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$7,260.00
Number of Lots	55
2023-24 Proposed Assessment Per Parcel	\$132.00
2023-24 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 - 7/1/2023	(\$84,435.40)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>(\$12,922.13)</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$97,357.53)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00

SANTA FE ESTATES PHASE 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$12,059.94
Utilities	\$775.40
Miscellaneous (Includes the below)	<u>\$1,320.38</u>
Landscape Maintenance	\$14,155.72
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$551.00
Contingency	\$0.00
County Collection Charge	\$38.61
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,089.61
Total Direct and Administration Costs	\$16,245.33
Operating Reserve Collection/(Reduction)	(\$9,595.95)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$6,649.38
Number of Lots	51
2023-24 Proposed Assessment Per Parcel	\$130.38
2023-24 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 - 7/1/2023	(\$54,579.49)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>(\$9,595.95)</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$64,175.44)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00



STARN ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,042.93
Utilities	\$2,270.81
Miscellaneous (Includes the below)	<u>\$4,423.51</u>
Landscape Maintenance	\$8,737.25
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,310.59
District Consulting Charge	\$577.00
Contingency	\$436.86
County Collection Charge	\$43.81
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,368.26
Total Direct and Administration Costs	\$11,105.51
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,416.29)</u>
Total Balance to Levy 2023-24	\$7,689.22
Number of Lots	77
2023-24 Proposed Assessment Per Parcel	\$99.86
2023-24 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 - 7/1/2023	\$5,552.76
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$5,552.76
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$22,206.40
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,416.29)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$18,790.11

STERLING GLEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$8,130.40
Utilities	\$5,227.75
Miscellaneous (Includes the below)	<u>\$8,696.31</u>
Landscape Maintenance	\$22,054.46
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
City Administrative Costs	\$3,308.17
District Consultant Costs	\$536.30
Contingency	\$1,102.72
County Collection Charge	\$28.31
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,975.50
Total Direct and Administration Costs	\$27,029.96
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,825.98)</u>
Total Balance to Levy 2023-24	\$25,203.98
Number of Lots	73
2023-24 Proposed Assessment Per Parcel	\$345.26
2023-24 Maximum Allowable Assessment	\$374.79
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 - 7/1/2023	\$13,514.98
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$13,514.98
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$45,107.56
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$1,825.98)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$43,281.58

STERLING GLEN III ANNEX LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$632.41
Utilities	\$406.30
Miscellaneous (Includes the below)	<u>\$820.11</u>
Landscape Maintenance	\$1,858.82
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$278.82
District Consultant Costs	\$41.07
Contingency	\$92.94
County Collection Charge	\$1.22
Rounding Adjustment ¹	<u>\$0.00</u>
	\$414.05
Total Direct and Administration Costs	\$2,272.87
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,291.17)</u>
Total Balance to Levy 2023-24	\$981.70
Total Acres (Five Parcels)	1.67
2023-24 Proposed Assessment Per Parcel	\$587.58
2023-24 Maximum Allowable Assessment	\$587.58
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 - 7/1/2023	\$1,136.44
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$1,136.44
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$3,421.17
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$1,291.17)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$2,130.00

SUN GLOW ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$5,090.01
Utilities	\$1,739.27
Miscellaneous (Includes the below)	<u>\$5,143.81</u>
Landscape Maintenance	\$11,973.10
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,795.96
District Consulting Charge	\$591.00
Contingency	\$598.65
County Collection Charge	\$46.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,032.08
Total Direct and Administration Costs	\$15,005.18
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$5,326.42)</u>
Total Balance to Levy 2023-24	\$9,678.76
Number of Lots	91
2023-24 Proposed Assessment Per Parcel	\$106.36
2023-24 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 - 7/1/2023	\$7,502.59
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$7,502.59
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$19,901.12
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$5,326.42)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$14,574.70



WALNUT HAVEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$4,328.24
Utilities	\$1,744.65
Miscellaneous (Includes the below)	<u>\$2,977.04</u>
Landscape Maintenance	\$9,049.93
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$0.00
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$39.26
Rounding Adjustment ¹	<u>\$0.00</u>
	\$594.26
Total Direct and Administration Costs	\$9,644.19
Operating Reserve Collection/(Reduction)	(\$3,682.19)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$5,962.00
Number of Lots	55
2023-24 Proposed Assessment Per Parcel	\$108.40
2023-24 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 - 7/1/2023	(\$2,259.51)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>(\$3,682.19)</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$5,941.70)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00



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 2023 is 5.30% (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 2022-23. The 2023-24 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 2023-24, 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll**

Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll**

Assessment #	APN	Acres	Parcel Type	2023-24 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	0.44	SFR	\$24.40
		143.2742		\$14,614.44

**Euclid North Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-096-001	SFR	\$482.20	\$323.80
2	018-096-002	SFR	\$482.20	\$323.80
3	018-096-003	SFR	\$482.20	\$323.80
4	018-096-004	SFR	\$482.20	\$323.80
5	018-096-005	SFR	\$482.20	\$323.80
6	018-096-006	SFR	\$482.20	\$323.80
7	018-096-007	SFR	\$482.20	\$323.80
8	018-096-008	SFR	\$482.20	\$323.80
9	018-096-009	SFR	\$482.20	\$323.80
10	018-096-010	SFR	\$482.20	\$323.80
11	018-096-011	SFR	\$482.20	\$323.80
12	018-096-012	SFR	\$482.20	\$323.80
13	018-096-013	SFR	\$482.20	\$323.80

Euclid North Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
14	018-096-014	SFR	\$482.20	\$323.80
15	018-096-015	SFR	\$482.20	\$323.80
16	018-096-016	SFR	\$482.20	\$323.80
17	018-096-017	SFR	\$482.20	\$323.80
18	018-096-018	SFR	\$482.20	\$323.80
19	018-096-019	SFR	\$482.20	\$323.80
20	018-096-020	SFR	\$482.20	\$323.80
21	018-096-021	SFR	\$482.20	\$323.80
22	018-096-022	SFR	\$482.20	\$323.80
23	018-096-023	SFR	\$482.20	\$323.80
24	018-096-024	SFR	\$482.20	\$323.80
25	018-096-025	SFR	\$482.20	\$323.80
26	018-096-026	SFR	\$482.20	\$323.80
27	018-096-027	SFR	\$482.20	\$323.80
28	018-096-028	SFR	\$482.20	\$323.80
29	018-096-029	SFR	\$482.20	\$323.80
30	018-096-030	SFR	\$482.20	\$323.80
31	018-096-031	SFR	\$482.20	\$323.80
32	018-096-032	SFR	\$482.20	\$323.80
33	018-096-033	SFR	\$482.20	\$323.80
34	018-096-034	SFR	\$482.20	\$323.80
35	018-096-035	SFR	\$482.20	\$323.80
36	018-096-036	SFR	\$482.20	\$323.80
37	018-096-037	SFR	\$482.20	\$323.80
38	018-096-038	SFR	\$482.20	\$323.80
39	018-096-039	SFR	\$482.20	\$323.80
40	018-096-040	SFR	\$482.20	\$323.80
41	018-096-041	SFR	\$482.20	\$323.80
42	018-096-042	SFR	\$482.20	\$323.80
43	018-096-043	SFR	\$482.20	\$323.80
44	018-096-044	SFR	\$482.20	\$323.80
45	018-096-045	SFR	\$482.20	\$323.80
46	018-096-046	SFR	\$482.20	\$323.80
47	018-096-047	SFR	\$482.20	\$323.80
48	018-096-048	SFR	\$482.20	\$323.80
49	018-096-049	SFR	\$482.20	\$323.80
50	018-096-050	SFR	\$482.20	\$323.80

Euclid North Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
51	018-096-051	Basin	\$482.20	\$0.00
52	018-096-052	Easement	\$482.20	\$0.00
53	018-096-053	Park	\$482.20	\$0.00
54	018-096-054	Pump	\$482.20	\$0.00
55	018-096-055	Easement	\$482.20	\$0.00
56	018-096-056	Easement	\$482.20	<u>\$0.00</u>
				\$16,190.00

Euclid South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-095-001	SFR	\$308.25	\$288.08
2	018-095-002	SFR	\$308.25	\$288.08
3	018-095-003	SFR	\$308.25	\$288.08
4	018-095-004	SFR	\$308.25	\$288.08
5	018-095-005	SFR	\$308.25	\$288.08
6	018-095-006	SFR	\$308.25	\$288.08
7	018-095-007	SFR	\$308.25	\$288.08
8	018-095-008	SFR	\$308.25	\$288.08
9	018-095-009	SFR	\$308.25	\$288.08
10	018-095-010	SFR	\$308.25	\$288.08
11	018-095-011	SFR	\$308.25	\$288.08
12	018-095-012	SFR	\$308.25	\$288.08
13	018-095-013	SFR	\$308.25	\$288.08
14	018-095-014	SFR	\$308.25	\$288.08
15	018-095-015	SFR	\$308.25	\$288.08
16	018-095-016	SFR	\$308.25	\$288.08
17	018-095-017	SFR	\$308.25	\$288.08
18	018-095-018	SFR	\$308.25	\$288.08
19	018-095-019	SFR	\$308.25	\$288.08
20	018-095-020	SFR	\$308.25	\$288.08

Euclid South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
21	018-095-021	SFR	\$308.25	\$288.08
22	018-095-022	SFR	\$308.25	\$288.08
23	018-095-023	SFR	\$308.25	\$288.08
24	018-095-024	SFR	\$308.25	\$288.08
25	018-095-025	SFR	\$308.25	\$288.08
26	018-095-026	SFR	\$308.25	\$288.08
27	018-095-027	SFR	\$308.25	\$288.08
28	018-095-028	SFR	\$308.25	\$288.08
29	018-095-029	SFR	\$308.25	\$288.08
30	018-095-030	SFR	\$308.25	\$288.08
31	018-095-031	SFR	\$308.25	\$288.08
32	018-095-032	SFR	\$308.25	\$288.08
33	018-095-033	SFR	\$308.25	\$288.08
34	018-095-034	SFR	\$308.25	\$288.08
35	018-095-035	SFR	\$308.25	\$288.08
36	018-095-036	SFR	\$308.25	\$288.08
37	018-095-037	SFR	\$308.25	\$288.08
38	018-095-038	SFR	\$308.25	\$288.08
39	018-095-039	SFR	\$308.25	\$288.08
40	018-095-040	SFR	\$308.25	\$288.08
41	018-095-041	SFR	\$308.25	\$288.08
42	018-095-042	SFR	\$308.25	\$288.08
43	018-095-043	SFR	\$308.25	\$288.08
44	018-095-044	SFR	\$308.25	\$288.08
45	018-095-045	SFR	\$308.25	\$288.08
46	018-095-046	SFR	\$284.20	\$288.08
47	018-095-047	SFR	\$284.20	\$288.08
48	018-095-048	SFR	\$284.20	\$288.08
49	018-095-049	SFR	\$284.20	\$288.08
50	018-095-050	SFR	\$284.20	\$288.08
51	018-095-051	SFR	\$284.20	\$288.08
52	018-095-052	SFR	\$284.20	\$288.08
53	018-095-053	SFR	\$284.20	\$288.08
54	018-095-054	SFR	\$284.20	\$288.08
55	018-095-055	SFR	\$284.20	\$288.08
56	018-095-056	SFR	\$284.20	\$288.08
57	018-095-057	SFR	\$284.20	\$288.08

Euclid South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
58	018-095-058	SFR	\$308.25	\$288.08
59	018-095-059	SFR	\$308.25	\$288.08
60	018-095-060	SFR	\$308.25	\$288.08
61	018-095-061	SFR	\$308.25	\$288.08
62	018-095-062	SFR	\$308.25	\$288.08
63	018-095-063	SFR	\$308.25	\$288.08
64	018-095-064	SFR	\$308.25	\$288.08
65	018-095-065	SFR	\$308.25	\$288.08
66	018-095-066	SFR	\$308.25	\$288.08
67	018-095-067	SFR	\$308.25	\$288.08
68	018-095-068	SFR	\$308.25	\$288.08
69	018-095-069	SFR	\$308.25	\$288.08
70	018-095-070	Basin	\$308.25	\$0.00
71	018-095-071	Easement	\$308.25	\$0.00
72	018-095-072	Easement	\$308.25	\$0.00
				\$19,877.52

Feathers Glen Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-090-003	SFR	\$580.44	\$553.78
2	018-090-004	SFR	\$580.44	\$553.78
3	018-090-005	SFR	\$580.44	\$553.78
4	018-090-006	SFR	\$580.44	\$553.78
5	018-090-007	SFR	\$580.44	\$553.78
6	018-090-008	SFR	\$580.44	\$553.78
7	018-090-009	SFR	\$580.44	\$553.78
8	018-090-010	SFR	\$580.44	\$553.78
9	018-090-011	SFR	\$580.44	\$553.78
10	018-090-012	SFR	\$580.44	\$553.78
11	018-090-013	SFR	\$580.44	\$553.78

Feathers Glen Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
12	018-090-014	SFR	\$580.44	\$553.78
13	018-090-015	SFR	\$580.44	\$553.78
14	018-090-016	SFR	\$580.44	\$553.78
15	018-090-017	SFR	\$580.44	\$553.78
16	018-090-018	SFR	\$580.44	\$553.78
17	018-090-019	SFR	\$580.44	\$553.78
18	018-090-020	SFR	\$580.44	\$553.78
19	018-090-021	SFR	\$580.44	\$553.78
20	018-090-022	SFR	\$580.44	\$553.78
21	018-090-023	SFR	\$580.44	\$553.78
22	018-090-024	SFR	\$580.44	\$553.78
23	018-090-025	SFR	\$580.44	\$553.78
24	018-090-026	SFR	\$580.44	\$553.78
25	018-090-027	SFR	\$580.44	\$553.78
26	018-090-028	SFR	\$580.44	\$553.78
27	018-090-029	SFR	\$580.44	\$553.78
28	018-090-030	SFR	\$580.44	\$553.78
29	018-090-031	SFR	\$580.44	\$553.78
30	018-090-032	SFR	\$580.44	\$553.78
31	018-090-033	SFR	\$580.44	\$553.78
32	018-090-034	SFR	\$580.44	\$553.78
33	018-090-035	SFR	\$580.44	\$553.78
34	018-090-036	SFR	\$580.44	\$553.78
35	018-090-037	SFR	\$580.44	\$553.78
36	018-090-038	SFR	\$580.44	\$553.78
37	018-090-039	SFR	\$580.44	\$553.78
38	018-090-040	SFR	\$580.44	\$553.78
39	018-090-041	SFR	\$580.44	\$553.78
40	018-090-042	SFR	\$580.44	\$553.78
41	018-090-043	SFR	\$580.44	\$553.78
42	018-090-044	SFR	\$580.44	\$553.78
				\$23,258.76

**Fontana Ranch North Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-091-001	SFR	\$350.94	\$329.98
2	018-091-002	SFR	\$350.94	\$329.98
3	018-091-003	SFR	\$350.94	\$329.98
4	018-091-004	SFR	\$350.94	\$329.98
5	018-091-005	SFR	\$350.94	\$329.98
6	018-091-006	SFR	\$350.94	\$329.98
7	018-091-007	SFR	\$350.94	\$329.98
8	018-091-008	SFR	\$350.94	\$329.98
9	018-091-009	SFR	\$350.94	\$329.98
10	018-091-010	SFR	\$350.94	\$329.98
11	018-091-013	SFR	\$350.94	\$329.98
12	018-091-014	SFR	\$350.94	\$329.98
13	018-091-015	SFR	\$350.94	\$329.98
14	018-091-016	SFR	\$350.94	\$329.98
16	018-091-018	SFR	\$350.94	\$329.98
17	018-091-019	SFR	\$350.94	\$329.98
18	018-091-020	SFR	\$350.94	\$329.98
19	018-091-021	SFR	\$350.94	\$329.98
20	018-091-022	SFR	\$350.94	\$329.98
21	018-091-023	SFR	\$350.94	\$329.98
22	018-091-024	SFR	\$350.94	\$329.98
23	018-091-025	SFR	\$350.94	\$329.98
24	018-091-026	SFR	\$350.94	\$329.98
25	018-091-027	SFR	\$350.94	\$329.98
26	018-091-028	SFR	\$350.94	\$329.98
27	018-091-029	SFR	\$350.94	\$329.98
28	018-091-030	SFR	\$350.94	\$329.98
29	018-091-031	SFR	\$350.94	\$329.98
30	018-091-032	SFR	\$350.94	\$329.98
31	018-091-033	SFR	\$350.94	\$329.98
32	018-091-034	SFR	\$350.94	\$329.98
33	018-091-035	SFR	\$350.94	\$329.98
34	018-091-036	SFR	\$350.94	\$329.98
35	018-091-037	SFR	\$350.94	\$329.98
36	018-091-038	SFR	\$350.94	\$329.98
37	018-091-039	SFR	\$350.94	\$329.98
38	018-091-040	SFR	\$350.94	\$329.98

**Fontana Ranch North Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
39	018-091-042	SFR	\$350.94	\$329.98
40	018-091-043	SFR	\$350.94	\$329.98
41	018-091-044	SFR	\$350.94	\$329.98
42	018-091-045	SFR	\$350.94	\$329.98
15	018-091-046	SFR	\$350.94	\$329.98
43	018-092-001	SFR	\$350.94	\$329.98
44	018-092-002	SFR	\$350.94	\$329.98
45	018-092-003	SFR	\$350.94	\$329.98
46	018-092-004	SFR	\$350.94	\$329.98
47	018-092-005	SFR	\$350.94	\$329.98
48	018-092-006	SFR	\$350.94	\$329.98
49	018-092-007	SFR	\$350.94	\$329.98
50	018-092-008	SFR	\$350.94	\$329.98
51	018-092-009	SFR	\$350.94	\$329.98
52	018-092-010	SFR	\$350.94	\$329.98
53	018-092-011	SFR	\$350.94	\$329.98
54	018-092-012	SFR	\$350.94	\$329.98
55	018-092-013	SFR	\$350.94	\$329.98
56	018-092-014	SFR	\$350.94	\$329.98
57	018-092-015	SFR	\$350.94	\$329.98
58	018-092-016	SFR	\$350.94	\$329.98
59	018-092-017	SFR	\$350.94	\$329.98
60	018-092-018	SFR	\$350.94	\$329.98
61	018-092-019	SFR	\$350.94	\$329.98
62	018-092-020	SFR	\$350.94	\$329.98
63	018-092-021	SFR	\$350.94	\$329.98
64	018-092-022	SFR	\$350.94	\$329.98
65	018-092-023	SFR	\$350.94	\$329.98
66	018-092-024	SFR	\$350.94	\$329.98
67	018-092-025	SFR	\$350.94	\$329.98
68	018-092-026	SFR	\$350.94	\$329.98
69	018-092-027	SFR	\$350.94	\$329.98
70	018-092-028	SFR	\$350.94	\$329.98
71	018-092-029	SFR	\$350.94	\$329.98
72	018-092-030	SFR	\$350.94	\$329.98
73	018-092-031	SFR	\$350.94	\$329.98
74	018-092-032	SFR	\$350.94	\$329.98

Fontana Ranch North Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
75	018-092-033	SFR	\$350.94	\$329.98
76	018-092-034	SFR	\$350.94	\$329.98
77	018-092-035	SFR	\$350.94	\$329.98
78	018-092-036	SFR	\$350.94	\$329.98
79	018-092-037	SFR	\$350.94	\$329.98
80	018-092-040	SFR	\$350.94	\$329.98
81	018-092-041	SFR	\$350.94	\$329.98
82	018-092-042	SFR	\$350.94	\$329.98
83	018-092-043	SFR	\$350.94	\$329.98
84	018-092-044	SFR	\$350.94	\$329.98
85	018-092-045	SFR	\$350.94	\$329.98
86	018-092-046	SFR	\$350.94	\$329.98
87	018-092-047	SFR	\$350.94	\$329.98
88	018-092-048	SFR	\$350.94	\$329.98
89	018-092-049	SFR	\$350.94	\$329.98
90	018-092-050	SFR	\$350.94	\$329.98
91	018-092-051	SFR	\$350.94	\$329.98
				\$30,028.18

Fontana Ranch South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-093-001	SFR	\$338.15	\$338.14
2	018-093-002	SFR	\$338.15	\$338.14
3	018-093-003	SFR	\$338.15	\$338.14
4	018-093-004	SFR	\$338.15	\$338.14
5	018-093-005	SFR	\$338.15	\$338.14
6	018-093-006	SFR	\$338.15	\$338.14
7	018-093-007	SFR	\$338.15	\$338.14
8	018-093-008	SFR	\$338.15	\$338.14
9	018-093-009	SFR	\$338.15	\$338.14

**Fontana Ranch South Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
10	018-093-010	SFR	\$338.15	\$338.14
11	018-093-011	SFR	\$338.15	\$338.14
12	018-093-012	SFR	\$338.15	\$338.14
13	018-093-013	SFR	\$338.15	\$338.14
14	018-093-016	SFR	\$338.15	\$338.14
15	018-093-017	SFR	\$338.15	\$338.14
16	018-093-018	SFR	\$338.15	\$338.14
17	018-093-023	SFR	\$338.15	\$338.14
18	018-093-024	SFR	\$338.15	\$338.14
19	018-093-025	SFR	\$338.15	\$338.14
20	018-093-026	SFR	\$338.15	\$338.14
21	018-093-027	SFR	\$338.15	\$338.14
22	018-093-028	SFR	\$338.15	\$338.14
23	018-093-029	SFR	\$338.15	\$338.14
24	018-093-030	SFR	\$338.15	\$338.14
25	018-093-031	SFR	\$338.15	\$338.14
26	018-093-032	SFR	\$338.15	\$338.14
27	018-093-033	SFR	\$338.15	\$338.14
28	018-093-034	SFR	\$338.15	\$338.14
29	018-093-035	SFR	\$338.15	\$338.14
30	018-093-036	SFR	\$338.15	\$338.14
31	018-093-037	SFR	\$338.15	\$338.14
32	018-093-038	SFR	\$338.15	\$338.14
33	018-093-039	SFR	\$338.15	\$338.14
34	018-093-040	SFR	\$338.15	\$338.14
35	018-093-041	SFR	\$338.15	\$338.14
36	018-093-042	SFR	\$338.15	\$338.14
37	018-093-043	SFR	\$338.15	\$338.14
38	018-093-044	SFR	\$338.15	\$338.14
39	018-093-045	SFR	\$338.15	\$338.14
40	018-093-046	SFR	\$338.15	\$338.14
41	018-093-047	SFR	\$338.15	\$338.14
42	018-093-048	SFR	\$338.15	\$338.14
43	018-093-049	SFR	\$338.15	\$338.14
44	018-093-050	SFR	\$338.15	\$338.14
45	018-093-051	SFR	\$338.15	\$338.14
46	018-093-052	SFR	\$338.15	\$338.14

Fontana Ranch South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
47	018-093-053	SFR	\$338.15	\$338.14
48	018-093-054	SFR	\$338.15	\$338.14
49	018-093-055	SFR	\$338.15	\$338.14
50	018-093-056	SFR	\$338.15	\$338.14
51	018-093-058	SFR	\$338.15	\$338.14
52	018-093-059	SFR	\$338.15	\$338.14
53	018-093-060	SFR	\$338.15	\$338.14
54	018-093-061	SFR	\$338.15	\$338.14
55	018-093-062	SFR	\$338.15	\$338.14
56	018-093-063	SFR	\$338.15	\$338.14
				\$18,935.84

Rhapsody Unit No. 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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

**Rhapsody Unit No. 1 Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Rhapsody Unit No. 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-086-044	SFR	\$282.48	\$269.50
2	018-086-045	SFR	\$282.48	\$269.50
3	018-086-046	SFR	\$282.48	\$269.50
4	018-086-047	SFR	\$282.48	\$269.50
5	018-086-048	SFR	\$282.48	\$269.50
6	018-086-049	SFR	\$282.48	\$269.50
7	018-086-050	SFR	\$282.48	\$269.50
8	018-086-051	SFR	\$282.48	\$269.50
9	018-086-052	SFR	\$282.48	\$269.50
10	018-086-053	SFR	\$282.48	\$269.50
11	018-086-054	SFR	\$282.48	\$269.50
12	018-086-055	SFR	\$282.48	\$269.50
13	018-086-056	SFR	\$282.48	\$269.50
14	018-086-057	SFR	\$282.48	\$269.50
15	018-086-058	SFR	\$282.48	\$269.50
16	018-086-059	SFR	\$282.48	\$269.50
17	018-086-060	SFR	\$282.48	\$269.50
18	018-086-061	SFR	\$282.48	\$269.50
19	018-086-062	SFR	\$282.48	\$269.50
20	018-086-063	SFR	\$282.48	\$269.50
21	018-086-064	SFR	\$282.48	\$269.50
22	018-086-065	SFR	\$282.48	\$269.50
23	018-086-066	SFR	\$282.48	\$269.50
24	018-086-067	SFR	\$282.48	\$269.50
25	018-086-068	SFR	\$282.48	\$269.50
26	018-086-069	SFR	\$282.48	\$269.50
27	018-086-070	SFR	\$282.48	\$269.50
28	018-086-071	SFR	\$282.48	\$269.50
29	018-086-072	SFR	\$282.48	\$269.50
30	018-086-073	SFR	\$282.48	\$269.50
31	018-086-074	SFR	\$282.48	\$269.50
32	018-086-075	SFR	\$282.48	\$269.50
33	018-086-076	SFR	\$282.48	\$269.50
34	018-086-077	SFR	\$282.48	\$269.50
35	018-086-078	SFR	\$282.48	\$269.50
36	018-087-039	SFR	\$282.48	\$269.50
37	018-087-040	SFR	\$282.48	\$269.50



Rhapsody Unit No. 2 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
38	018-087-041	SFR	\$282.48	\$269.50
39	018-087-042	SFR	\$282.48	\$269.50
40	018-087-043	SFR	\$282.48	\$269.50
41	018-087-044	SFR	\$282.48	\$269.50
42	018-087-045	SFR	\$282.48	\$269.50
43	018-087-046	SFR	\$282.48	\$269.50
44	018-087-047	SFR	\$282.48	\$269.50
45	018-087-048	SFR	\$282.48	\$269.50
46	018-087-049	SFR	\$282.48	\$269.50
47	018-087-050	SFR	\$282.48	\$269.50
48	018-087-051	SFR	\$282.48	\$269.50
49	018-087-052	SFR	\$282.48	\$269.50
50	018-087-053	SFR	\$282.48	\$269.50
51	018-087-054	SFR	\$282.48	\$269.50
52	018-087-055	SFR	\$282.48	\$269.50
53	018-087-056	SFR	\$282.48	\$269.50
54	018-087-057	SFR	\$282.48	\$269.50
55	018-087-058	SFR	\$282.48	\$269.50
56	018-087-059	SFR	\$282.48	\$269.50
57	018-087-060	SFR	\$282.48	\$269.50
58	018-087-061	SFR	\$282.48	\$269.50
59	018-087-062	SFR	\$282.48	\$269.50
				\$15,900.50

Santa Fe Estates, Phase 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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

**Santa Fe Estates, Phase 1 Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Santa Fe Estates, Phase 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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	<u>\$132.00</u>
				\$7,260.00

Santa Fe Estates, Phase 2 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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



**Santa Fe Estates, Phase 2 Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Santa Fe Estates, Phase 2 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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
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

Starn Estates Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Starn Estates Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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
65	018-081-080	SFR	\$99.87	\$99.86
				\$7,689.22

Sterling Glen III Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
4	018-089-011	SFR	\$374.79	\$345.26
5	018-089-013	SFR	\$374.79	\$345.26
6	018-089-014	SFR	\$374.79	\$345.26
7	018-089-015	SFR	\$374.79	\$345.26
8	018-089-016	SFR	\$374.79	\$345.26
9	018-089-017	SFR	\$374.79	\$345.26
10	018-089-018	SFR	\$374.79	\$345.26

**Sterling Glen III Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
11	018-089-019	SFR	\$374.79	\$345.26
12	018-089-020	SFR	\$374.79	\$345.26
13	018-089-021	SFR	\$374.79	\$345.26
14	018-089-022	SFR	\$374.79	\$345.26
15	018-089-023	SFR	\$374.79	\$345.26
16	018-089-024	SFR	\$374.79	\$345.26
17	018-089-025	SFR	\$374.79	\$345.26
18	018-089-026	SFR	\$374.79	\$345.26
19	018-089-027	SFR	\$374.79	\$345.26
20	018-089-028	SFR	\$374.79	\$345.26
21	018-089-030	SFR	\$374.79	\$345.26
22	018-089-031	SFR	\$374.79	\$345.26
23	018-089-032	SFR	\$374.79	\$345.26
24	018-089-033	SFR	\$374.79	\$345.26
25	018-089-034	SFR	\$374.79	\$345.26
26	018-089-035	SFR	\$374.79	\$345.26
27	018-089-036	SFR	\$374.79	\$345.26
28	018-089-037	SFR	\$374.79	\$345.26
29	018-089-038	SFR	\$374.79	\$345.26
30	018-089-039	SFR	\$374.79	\$345.26
31	018-089-040	SFR	\$374.79	\$345.26
32	018-089-041	SFR	\$374.79	\$345.26
33	018-089-042	SFR	\$374.79	\$345.26
34	018-089-043	SFR	\$374.79	\$345.26
35	018-089-044	SFR	\$374.79	\$345.26
36	018-089-045	SFR	\$374.79	\$345.26
37	018-089-046	SFR	\$374.79	\$345.26
38	018-089-047	SFR	\$374.79	\$345.26
39	018-089-048	SFR	\$374.79	\$345.26
40	018-089-049	SFR	\$374.79	\$345.26
41	018-089-050	SFR	\$374.79	\$345.26
42	018-089-051	SFR	\$374.79	\$345.26
43	018-089-052	SFR	\$374.79	\$345.26
44	018-089-053	SFR	\$374.79	\$345.26
45	018-089-054	SFR	\$374.79	\$345.26
46	018-089-055	SFR	\$374.79	\$345.26
47	018-089-056	SFR	\$374.79	\$345.26

**Sterling Glen III Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
48	018-089-057	SFR	\$374.79	\$345.26
49	018-089-058	SFR	\$374.79	\$345.26
50	018-089-059	SFR	\$374.79	\$345.26
51	018-089-060	SFR	\$374.79	\$345.26
52	018-089-061	SFR	\$374.79	\$345.26
53	018-089-062	SFR	\$374.79	\$345.26
54	018-089-063	SFR	\$374.79	\$345.26
55	018-089-064	SFR	\$374.79	\$345.26
56	018-089-065	SFR	\$374.79	\$345.26
57	018-089-066	SFR	\$374.79	\$345.26
58	018-089-067	SFR	\$374.79	\$345.26
59	018-089-068	SFR	\$374.79	\$345.26
60	018-089-069	SFR	\$374.79	\$345.26
61	018-089-070	SFR	\$374.79	\$345.26
62	018-089-071	SFR	\$374.79	\$345.26
63	018-089-072	SFR	\$374.79	\$345.26
64	018-089-073	SFR	\$374.79	\$345.26
65	018-089-074	SFR	\$374.79	\$345.26
66	018-089-075	SFR	\$374.79	\$345.26
67	018-089-076	SFR	\$374.79	\$345.26
68	018-089-077	SFR	\$374.79	\$345.26
69	018-089-078	SFR	\$374.79	\$345.26
70	018-089-079	SFR	\$374.79	\$345.26
71	018-089-080	SFR	\$374.79	\$345.26
72	018-089-081	SFR	\$374.79	\$345.26
73	018-089-082	SFR	\$374.79	\$345.26
74	018-089-083	SFR	\$374.79	\$345.26
77	018-089-087	SFR	\$374.79	\$345.26
78	018-089-088	SFR	\$374.79	\$345.26
				\$25,203.98

Sterling Glen Annex - Benefit Assessment District Fiscal Year 2023-24 Assessment Roll						
Assessment #	APN	Acres	Parcel Type	Maximum Assessment Rate	Proposed Rate	2023-24 Proposed Assessment
1	018-089-003	0.43	SFR	\$587.58	\$587.57	\$232.94
2	018-089-004	0.35	SFR	\$587.58	\$587.58	\$189.60
3	018-089-005	0.36	SFR	\$587.58	\$587.58	\$195.02
75	018-089-085	0.23	SFR	\$587.58	\$587.58	\$122.56
76	018-089-086	<u>0.30</u>	SFR	\$587.58	\$587.58	<u>\$164.98</u>
		1.67				\$981.70

Sun Glow Estates Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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



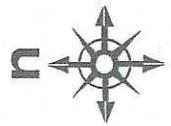
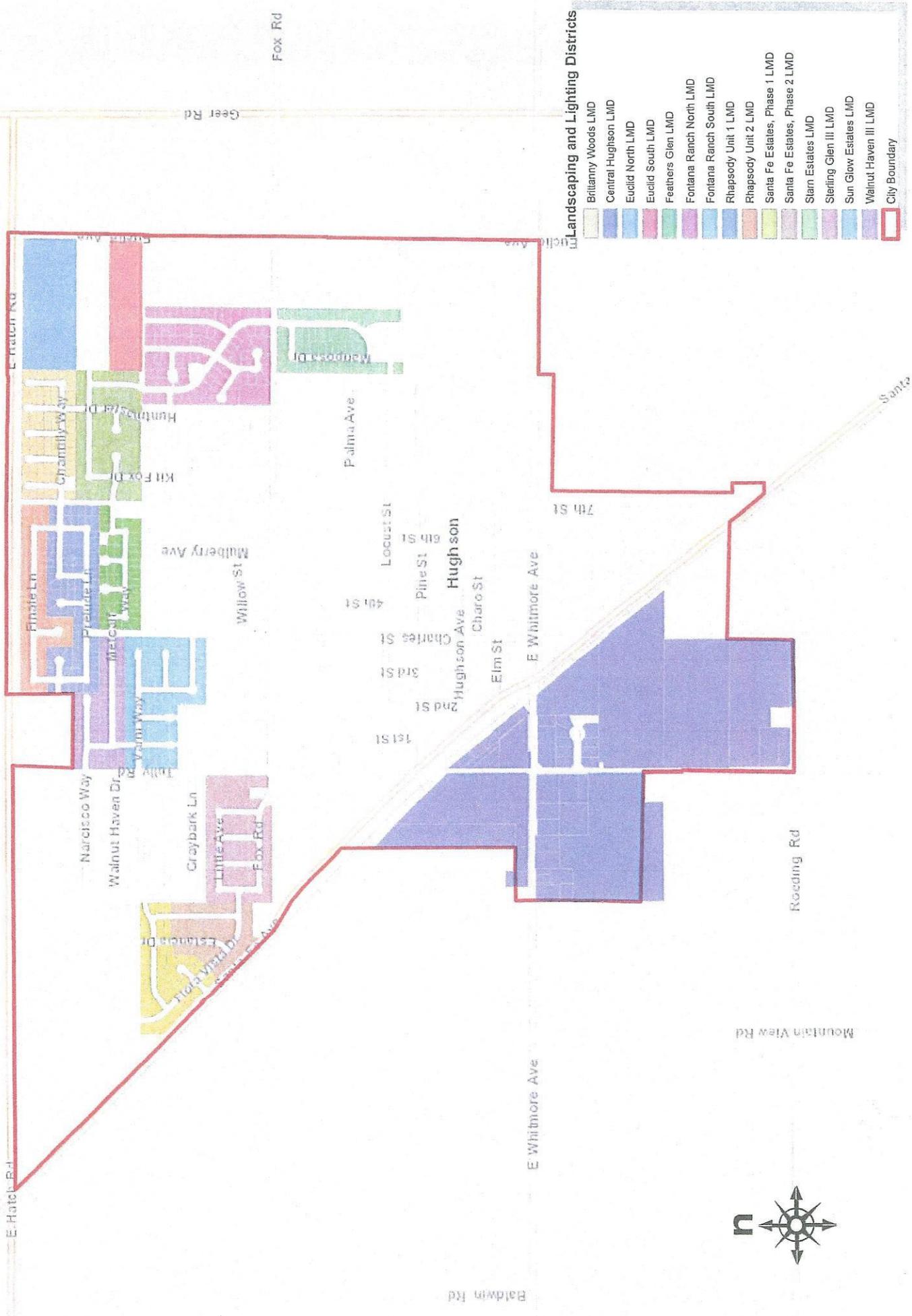
APPENDIX B – DISTRICT DIAGRAMS

District Diagrams

The following page shows the location of each Zone within the 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

Lighting and Landscaping Districts



Baldwin Rd

E Whitmore Ave

Mountain View Rd

Rooding Rd

E Whitmore Ave

Hughson

1st St

2nd St

3rd St

Charles St

4th St

Pine St

6th St

Locust St

Willow St

Mulberry Ave

Palma Ave

7th St

Santa Fe Ave

Fox Rd

Geer Rd

E Hatch Rd

Charles St

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

Little Ave

Fox Rd

Narcisco Way

Walnut Haven Dr

High View Dr

Craybark Ln

City of Hughson California



Harris & Associates

CITY OF HUGHSON

ENGINEER'S REPORT

FISCAL YEAR 2023-24

BENEFIT ASSESSMENT DISTRICTS

July 2023

PREPARED BY

Harris & Associates

1401 Willow Pass Road, Suite 500

Concord, CA 94520

www.weareharris.com



ENGINEER'S REPORT FOR
FISCAL YEAR 2023-24
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 _____, 2023.

CITY CLERK
CITY OF HUGHSON

TABLE OF CONTENTS

Table of Contents

Summary of District Assessments	1
Statement of Assessment Engineer	2
Part I – Plans and Specifications	4
Part II – Estimate of Costs	14
Part III – District Diagram	22
Part IV – Method of Apportionment	15

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	2022-23 Maximum Rate per EDU	2022-23 Applied Rate per EDU	2023-24 Maximum Rate per EDU	2023-24 Proposed Rate per EDU	2023-24 Estimated Budget	2023-24 Budget at Maximum
Central Hughson BAD ¹	215	Varies	Varies	Varies	Varies	\$6,771.26	\$32,500.00
Euclid North BAD	50	\$387.67	\$264.10	\$420.47	\$275.08	\$13,754.00	\$21,023.50
Euclid South BAD	69	\$310.11	\$286.22	\$336.35	\$294.74	\$20,337.06	\$23,208.15
Feathers Glen BAD	42	\$315.35	\$300.00	\$342.03	\$313.14	\$13,151.88	\$14,365.26
Fontana Ranch North BAD	91	\$331.55	\$260.00	\$359.61	\$271.52	\$24,708.32	\$32,724.51
Fontana Ranch South BAD	56	\$275.48	\$275.48	\$298.78	\$298.78	\$16,731.68	\$16,731.68
Sterling Glen III BAD	73	\$238.02	\$232.54	\$258.16	\$246.36	\$17,984.28	\$18,845.68
Sterling Glen III Annex BAD	1.67	\$396.71	\$396.71	\$430.28	\$430.28	\$718.90	\$718.90

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.

The Euclid North BAD was assessed for the first time 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 2023 CPI was 5.3023939%. 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 2023-24

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 2023-24.

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 2023-24.

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 2023-24 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:** Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **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 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$6,786.69
Street Sweeping	\$3,935.33
Miscellaneous (Includes items below)	<u>\$5,506.11</u>
Stormwater Management	\$16,228.13
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$2,434.22
District Consulting Costs	\$715.00
Contingency	\$811.41
County Collection Charge	\$71.26
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,031.89
Total Direct and Administration Costs	\$20,260.02
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$10,981.11)</u>
Total Balance to Levy 2023-24	\$9,278.91
Number of Lots	215
2023-24 Proposed Assessment Per Parcel-Acre	Varies
2023-24 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 - 7/1/2023	\$10,130.01
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$10,130.01
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$64,279.39
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$10,981.11)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$53,298.28

EUCLID NORTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$2,802.52
Utilities	\$2,412.67
Street Sweeping	\$555.72
Miscellaneous (Includes items below)	<u>\$1,449.76</u>
Stormwater Management	\$7,220.67
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,083.10
District Consulting Costs	\$550.00
Contingency	\$361.03
County Collection Charge	\$38.26
Rounding Adjustment ¹	<u>\$0.94</u>
	\$2,033.33
Total Direct and Administration Costs	\$9,254.00
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$4,500.00</u>
Total Balance to Levy 2023-24	\$13,754.00
Number of Lots	50
2023-24 Proposed Assessment Per Parcel	\$275.08
2023-24 Maximum Allowable Assessment	\$420.47
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 50030	

EUCLID NORTH BENEFIT ASSESSMENT DISTRICT Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2023	\$4,627.00
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$4,627.00
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$8,517.60
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$4,500.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$13,017.60

EUCLID SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$4,068.55
Utilities	\$3,502.58
Street Sweeping	\$806.76
Miscellaneous (Includes items below)	<u>\$1,340.33</u>
Stormwater Management	\$9,718.22
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,457.73
District Consulting Costs	\$569.00
Contingency	\$485.91
County Collection Charge	\$42.06
Rounding Adjustment ¹	<u>\$1.21</u>
	\$2,555.91
Total Direct and Administration Costs	\$12,274.14
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$8,062.92</u>
Total Balance to Levy 2023-24	\$20,337.06
Number of Lots	69
2023-24 Proposed Assessment Per Parcel	\$294.74
2023-24 Maximum Allowable Assessment	\$336.35
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 - 7/1/2023	\$6,137.07
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$6,137.07
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$43,729.51
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$8,062.92</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$51,792.43

FEATHERS GLEN BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$7,427.26
Street Sweeping	\$356.62
Miscellaneous (Includes items below)	<u>\$1,340.54</u>
Stormwater Management	\$9,124.42
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,368.66
District Consulting Costs	\$542.00
Contingency	\$456.22
County Collection Charge	\$36.66
Rounding Adjustment ¹	<u>\$0.53</u>
	\$2,404.07
Total Direct and Administration Costs	\$11,528.50
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$1,623.38</u>
Total Balance to Levy 2023-24	\$13,151.88
Number of Lots	42
2023-24 Proposed Assessment Per Parcel	\$313.14
2023-24 Maximum Allowable Assessment	\$342.03
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 - 7/1/2023	\$5,764.25
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$5,764.25
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$8,440.30
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$1,623.38</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$10,063.68

FONTANA RANCH NORTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$7,383.06
Utilities	\$6,836.32
Street Sweeping	\$1,057.20
Miscellaneous (Includes items below)	<u>\$2,072.56</u>
Stormwater Management	\$17,349.14
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$2,602.37
District Consulting Costs	\$591.00
Contingency	\$867.46
County Collection Charge	\$46.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,107.29
Total Direct and Administration Costs	\$21,456.43
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$3,251.89</u>
Total Balance to Levy 2023-24	\$24,708.32
Number of Lots	91
2023-24 Maximum Allowable Assessment	\$271.52
2022-23 Maximum Allowable Assessment	\$359.61
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 - 7/1/2023	\$10,728.21
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$10,728.21
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$144,404.18
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$3,251.89</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$147,656.07

FONTANA RANCH SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$8,129.38
Utilities	\$0.00
Street Sweeping	\$531.04
Miscellaneous (Includes items below)	<u>\$1,482.56</u>
Stormwater Management	\$10,142.98
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,521.45
District Consulting Costs	\$556.00
Contingency	\$0.00
County Collection Charge	\$39.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,116.91
Total Direct and Administration Costs	\$12,259.89
Operating Reserve Collection/(Reduction)	\$4,471.79
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$16,731.68
Number of Lots	56
2023-24 Proposed Assessment Per Parcel	\$298.78
2023-24 Maximum Allowable Assessment	\$298.79
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 - 7/1/2023	(\$167.56)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$4,471.79</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$4,304.23
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$4,016.02
Street Sweeping	\$612.85
Storm Pump	\$3,237.59
Miscellaneous (Includes items below)	<u>\$8,819.88</u>
Stormwater Management	\$16,686.33
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
Administration and Operations	\$2,502.95
District Consulting Costs	\$573.00
Contingency	\$834.32
County Administration Fee	\$30.36
Rounding Adjustment ¹	<u>\$0.59</u>
	\$3,941.22
Total Direct and Administration Costs	\$20,627.55
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$2,643.27)</u>
Total Balance to Levy 2023-24	\$17,984.28
Number of Lots	73
2023-24 Proposed Assessment Per Parcel	\$246.36
2023-24 Maximum Allowable Assessment	\$258.16
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 - 7/1/2023	\$7,964.29
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$7,964.29
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$33,583.10
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$2,643.27)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$30,939.83

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT - ANNEXATION FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$312.23
Street Sweeping	\$64.34
Storm Pump	\$251.70
Miscellaneous (Includes items below)	<u>\$925.85</u>
Stormwater Management	\$1,554.13
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
Administration and Operations	\$233.12
Contingency	\$77.71
County Administration Fee	\$16.76
Rounding Adjustment ¹	<u>\$0.01</u>
	\$327.60
Total Direct and Administration Costs	\$1,881.72
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,162.72)</u>
Total Balance to Levy 2023-24	\$719.00
Number of Lots	1.671
2023-24 Proposed Assessment Per Unit/Acre	\$430.32
2023-24 Maximum Allowable Assessment	\$430.28
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 - 7/1/2023	\$940.86
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$940.86
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$4,061.99
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$1,162.72)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$2,899.27



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 2023 is 5.30% (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 2023-24.

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 2023-24.

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 five 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 2023-24, 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll					
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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>
				\$9,278.91

Euclid North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-096-001	SFR	\$420.47	\$275.08
2	018-096-002	SFR	\$420.47	\$275.08
3	018-096-003	SFR	\$420.47	\$275.08
4	018-096-004	SFR	\$420.47	\$275.08
5	018-096-005	SFR	\$420.47	\$275.08
6	018-096-006	SFR	\$420.47	\$275.08
7	018-096-007	SFR	\$420.47	\$275.08
8	018-096-008	SFR	\$420.47	\$275.08
9	018-096-009	SFR	\$420.47	\$275.08
10	018-096-010	SFR	\$420.47	\$275.08
11	018-096-011	SFR	\$420.47	\$275.08
12	018-096-012	SFR	\$420.47	\$275.08
13	018-096-013	SFR	\$420.47	\$275.08
14	018-096-014	SFR	\$420.47	\$275.08
15	018-096-015	SFR	\$420.47	\$275.08
16	018-096-016	SFR	\$420.47	\$275.08
17	018-096-017	SFR	\$420.47	\$275.08
18	018-096-018	SFR	\$420.47	\$275.08
19	018-096-019	SFR	\$420.47	\$275.08
20	018-096-020	SFR	\$420.47	\$275.08
21	018-096-021	SFR	\$420.47	\$275.08
22	018-096-022	SFR	\$420.47	\$275.08
23	018-096-023	SFR	\$420.47	\$275.08
24	018-096-024	SFR	\$420.47	\$275.08
25	018-096-025	SFR	\$420.47	\$275.08
26	018-096-026	SFR	\$420.47	\$275.08
27	018-096-027	SFR	\$420.47	\$275.08
28	018-096-028	SFR	\$420.47	\$275.08
29	018-096-029	SFR	\$420.47	\$275.08
30	018-096-030	SFR	\$420.47	\$275.08
31	018-096-031	SFR	\$420.47	\$275.08
32	018-096-032	SFR	\$420.47	\$275.08
33	018-096-033	SFR	\$420.47	\$275.08
34	018-096-034	SFR	\$420.47	\$275.08
35	018-096-035	SFR	\$420.47	\$275.08
36	018-096-036	SFR	\$420.47	\$275.08
37	018-096-037	SFR	\$420.47	\$275.08

Euclid North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
38	018-096-038	SFR	\$420.47	\$275.08
39	018-096-039	SFR	\$420.47	\$275.08
40	018-096-040	SFR	\$420.47	\$275.08
41	018-096-041	SFR	\$420.47	\$275.08
42	018-096-042	SFR	\$420.47	\$275.08
43	018-096-043	SFR	\$420.47	\$275.08
44	018-096-044	SFR	\$420.47	\$275.08
45	018-096-045	SFR	\$420.47	\$275.08
46	018-096-046	SFR	\$420.47	\$275.08
47	018-096-047	SFR	\$420.47	\$275.08
48	018-096-048	SFR	\$420.47	\$275.08
49	018-096-049	SFR	\$420.47	\$275.08
50	018-096-050	SFR	\$420.47	\$275.08
51	018-096-051	Basin	\$420.47	\$0.00
52	018-096-052	Easement	\$420.47	\$0.00
53	018-096-053	Park	\$420.47	\$0.00
54	018-096-054	Pump	\$420.47	\$0.00
55	018-096-055	Easement	\$420.47	\$0.00
56	018-096-056	Easement	\$420.47	<u>\$0.00</u>
				\$13,754.00

Euclid South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-095-001	SFR	\$336.35	\$294.74
2	018-095-002	SFR	\$336.35	\$294.74
3	018-095-003	SFR	\$336.35	\$294.74
4	018-095-004	SFR	\$336.35	\$294.74
5	018-095-005	SFR	\$336.35	\$294.74

Euclid South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
6	018-095-006	SFR	\$336.35	\$294.74
7	018-095-007	SFR	\$336.35	\$294.74
8	018-095-008	SFR	\$336.35	\$294.74
9	018-095-009	SFR	\$336.35	\$294.74
10	018-095-010	SFR	\$336.35	\$294.74
11	018-095-011	SFR	\$336.35	\$294.74
12	018-095-012	SFR	\$336.35	\$294.74
13	018-095-013	SFR	\$336.35	\$294.74
14	018-095-014	SFR	\$336.35	\$294.74
15	018-095-015	SFR	\$336.35	\$294.74
16	018-095-016	SFR	\$336.35	\$294.74
17	018-095-017	SFR	\$336.35	\$294.74
18	018-095-018	SFR	\$336.35	\$294.74
19	018-095-019	SFR	\$336.35	\$294.74
20	018-095-020	SFR	\$336.35	\$294.74
21	018-095-021	SFR	\$336.35	\$294.74
22	018-095-022	SFR	\$336.35	\$294.74
23	018-095-023	SFR	\$336.35	\$294.74
24	018-095-024	SFR	\$336.35	\$294.74
25	018-095-025	SFR	\$336.35	\$294.74
26	018-095-026	SFR	\$336.35	\$294.74
27	018-095-027	SFR	\$336.35	\$294.74
28	018-095-028	SFR	\$336.35	\$294.74
29	018-095-029	SFR	\$336.35	\$294.74
30	018-095-030	SFR	\$336.35	\$294.74
31	018-095-031	SFR	\$336.35	\$294.74
32	018-095-032	SFR	\$336.35	\$294.74
33	018-095-033	SFR	\$336.35	\$294.74
34	018-095-034	SFR	\$336.35	\$294.74
35	018-095-035	SFR	\$336.35	\$294.74
36	018-095-036	SFR	\$336.35	\$294.74
37	018-095-037	SFR	\$336.35	\$294.74
38	018-095-038	SFR	\$336.35	\$294.74
39	018-095-039	SFR	\$336.35	\$294.74
40	018-095-040	SFR	\$336.35	\$294.74
41	018-095-041	SFR	\$336.35	\$294.74

Euclid South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
42	018-095-042	SFR	\$336.35	\$294.74
43	018-095-043	SFR	\$336.35	\$294.74
44	018-095-044	SFR	\$336.35	\$294.74
45	018-095-045	SFR	\$336.35	\$294.74
46	018-095-046	SFR	\$336.35	\$294.74
47	018-095-047	SFR	\$336.35	\$294.74
48	018-095-048	SFR	\$336.35	\$294.74
49	018-095-049	SFR	\$336.35	\$294.74
50	018-095-050	SFR	\$336.35	\$294.74
51	018-095-051	SFR	\$336.35	\$294.74
52	018-095-052	SFR	\$336.35	\$294.74
53	018-095-053	SFR	\$336.35	\$294.74
54	018-095-054	SFR	\$336.35	\$294.74
55	018-095-055	SFR	\$336.35	\$294.74
56	018-095-056	SFR	\$336.35	\$294.74
57	018-095-057	SFR	\$336.35	\$294.74
58	018-095-058	SFR	\$336.35	\$294.74
59	018-095-059	SFR	\$336.35	\$294.74
60	018-095-060	SFR	\$336.35	\$294.74
61	018-095-061	SFR	\$336.35	\$294.74
62	018-095-062	SFR	\$336.35	\$294.74
63	018-095-063	SFR	\$336.35	\$294.74
64	018-095-064	SFR	\$336.35	\$294.74
65	018-095-065	SFR	\$336.35	\$294.74
66	018-095-066	SFR	\$336.35	\$294.74
67	018-095-067	SFR	\$336.35	\$294.74
68	018-095-068	SFR	\$336.35	\$294.74
69	018-095-069	SFR	\$336.35	\$294.74
70	018-095-070	Basin	\$336.35	\$0.00
71	018-095-071	Easement	\$336.35	\$0.00
72	018-095-072	Easement	\$336.35	<u>\$0.00</u>
				\$20,337.06

Feathers Glen Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-090-003	SFR	\$342.03	\$313.14
2	018-090-004	SFR	\$342.03	\$313.14
3	018-090-005	SFR	\$342.03	\$313.14
4	018-090-006	SFR	\$342.03	\$313.14
5	018-090-007	SFR	\$342.03	\$313.14
6	018-090-008	SFR	\$342.03	\$313.14
7	018-090-009	SFR	\$342.03	\$313.14
8	018-090-010	SFR	\$342.03	\$313.14
9	018-090-011	SFR	\$342.03	\$313.14
10	018-090-012	SFR	\$342.03	\$313.14
11	018-090-013	SFR	\$342.03	\$313.14
12	018-090-014	SFR	\$342.03	\$313.14
13	018-090-015	SFR	\$342.03	\$313.14
14	018-090-016	SFR	\$342.03	\$313.14
15	018-090-017	SFR	\$342.03	\$313.14
16	018-090-018	SFR	\$342.03	\$313.14
17	018-090-019	SFR	\$342.03	\$313.14
18	018-090-020	SFR	\$342.03	\$313.14
19	018-090-021	SFR	\$342.03	\$313.14
20	018-090-022	SFR	\$342.03	\$313.14
21	018-090-023	SFR	\$342.03	\$313.14
22	018-090-024	SFR	\$342.03	\$313.14
23	018-090-025	SFR	\$342.03	\$313.14
24	018-090-026	SFR	\$342.03	\$313.14
25	018-090-027	SFR	\$342.03	\$313.14
26	018-090-028	SFR	\$342.03	\$313.14
27	018-090-029	SFR	\$342.03	\$313.14
28	018-090-030	SFR	\$342.03	\$313.14
29	018-090-031	SFR	\$342.03	\$313.14
30	018-090-032	SFR	\$342.03	\$313.14
31	018-090-033	SFR	\$342.03	\$313.14
32	018-090-034	SFR	\$342.03	\$313.14
33	018-090-035	SFR	\$342.03	\$313.14
34	018-090-036	SFR	\$342.03	\$313.14
35	018-090-037	SFR	\$342.03	\$313.14
36	018-090-038	SFR	\$342.03	\$313.14

Feathers Glen Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
37	018-090-039	SFR	\$342.03	\$313.14
38	018-090-040	SFR	\$342.03	\$313.14
39	018-090-041	SFR	\$342.03	\$313.14
40	018-090-042	SFR	\$342.03	\$313.14
41	018-090-043	SFR	\$342.03	\$313.14
42	018-090-044	SFR	\$342.03	\$313.14
				\$13,151.88

Fontana Ranch North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-091-001	SFR	\$359.61	\$271.52
2	018-091-002	SFR	\$359.61	\$271.52
3	018-091-003	SFR	\$359.61	\$271.52
4	018-091-004	SFR	\$359.61	\$271.52
5	018-091-005	SFR	\$359.61	\$271.52
6	018-091-006	SFR	\$359.61	\$271.52
7	018-091-007	SFR	\$359.61	\$271.52
8	018-091-008	SFR	\$359.61	\$271.52
9	018-091-009	SFR	\$359.61	\$271.52
10	018-091-010	SFR	\$359.61	\$271.52
11	018-091-013	SFR	\$359.61	\$271.52
12	018-091-014	SFR	\$359.61	\$271.52
13	018-091-015	SFR	\$359.61	\$271.52
14	018-091-016	SFR	\$359.61	\$271.52
15	018-091-017	SFR	\$359.61	\$271.52
16	018-091-018	SFR	\$359.61	\$271.52
17	018-091-019	SFR	\$359.61	\$271.52
18	018-091-020	SFR	\$359.61	\$271.52
19	018-091-021	SFR	\$359.61	\$271.52
20	018-091-022	SFR	\$359.61	\$271.52
21	018-091-023	SFR	\$359.61	\$271.52

Fontana Ranch North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
22	018-091-024	SFR	\$359.61	\$271.52
23	018-091-025	SFR	\$359.61	\$271.52
24	018-091-026	SFR	\$359.61	\$271.52
25	018-091-027	SFR	\$359.61	\$271.52
26	018-091-028	SFR	\$359.61	\$271.52
27	018-091-029	SFR	\$359.61	\$271.52
28	018-091-030	SFR	\$359.61	\$271.52
29	018-091-031	SFR	\$359.61	\$271.52
30	018-091-032	SFR	\$359.61	\$271.52
31	018-091-033	SFR	\$359.61	\$271.52
32	018-091-034	SFR	\$359.61	\$271.52
33	018-091-035	SFR	\$359.61	\$271.52
34	018-091-036	SFR	\$359.61	\$271.52
35	018-091-037	SFR	\$359.61	\$271.52
36	018-091-038	SFR	\$359.61	\$271.52
37	018-091-039	SFR	\$359.61	\$271.52
38	018-091-040	SFR	\$359.61	\$271.52
39	018-091-042	SFR	\$359.61	\$271.52
40	018-091-043	SFR	\$359.61	\$271.52
41	018-091-044	SFR	\$359.61	\$271.52
42	018-091-045	SFR	\$359.61	\$271.52
43	018-092-001	SFR	\$359.61	\$271.52
44	018-092-002	SFR	\$359.61	\$271.52
45	018-092-003	SFR	\$359.61	\$271.52
46	018-092-004	SFR	\$359.61	\$271.52
47	018-092-005	SFR	\$359.61	\$271.52
48	018-092-006	SFR	\$359.61	\$271.52
49	018-092-007	SFR	\$359.61	\$271.52
50	018-092-008	SFR	\$359.61	\$271.52
51	018-092-009	SFR	\$359.61	\$271.52
52	018-092-010	SFR	\$359.61	\$271.52
53	018-092-011	SFR	\$359.61	\$271.52
54	018-092-012	SFR	\$359.61	\$271.52
55	018-092-013	SFR	\$359.61	\$271.52
56	018-092-014	SFR	\$359.61	\$271.52
57	018-092-015	SFR	\$359.61	\$271.52

Fontana Ranch North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
58	018-092-016	SFR	\$359.61	\$271.52
59	018-092-017	SFR	\$359.61	\$271.52
60	018-092-018	SFR	\$359.61	\$271.52
61	018-092-019	SFR	\$359.61	\$271.52
62	018-092-020	SFR	\$359.61	\$271.52
63	018-092-021	SFR	\$359.61	\$271.52
64	018-092-022	SFR	\$359.61	\$271.52
65	018-092-023	SFR	\$359.61	\$271.52
66	018-092-024	SFR	\$359.61	\$271.52
67	018-092-025	SFR	\$359.61	\$271.52
68	018-092-026	SFR	\$359.61	\$271.52
69	018-092-027	SFR	\$359.61	\$271.52
70	018-092-028	SFR	\$359.61	\$271.52
71	018-092-029	SFR	\$359.61	\$271.52
72	018-092-030	SFR	\$359.61	\$271.52
73	018-092-031	SFR	\$359.61	\$271.52
74	018-092-032	SFR	\$359.61	\$271.52
75	018-092-033	SFR	\$359.61	\$271.52
76	018-092-034	SFR	\$359.61	\$271.52
77	018-092-035	SFR	\$359.61	\$271.52
78	018-092-036	SFR	\$359.61	\$271.52
79	018-092-037	SFR	\$359.61	\$271.52
80	018-092-040	SFR	\$359.61	\$271.52
81	018-092-041	SFR	\$359.61	\$271.52
82	018-092-042	SFR	\$359.61	\$271.52
83	018-092-043	SFR	\$359.61	\$271.52
84	018-092-044	SFR	\$359.61	\$271.52
85	018-092-045	SFR	\$359.61	\$271.52
86	018-092-046	SFR	\$359.61	\$271.52
87	018-092-047	SFR	\$359.61	\$271.52
88	018-092-048	SFR	\$359.61	\$271.52
89	018-092-049	SFR	\$359.61	\$271.52
90	018-092-050	SFR	\$359.61	\$271.52
91	018-092-051	SFR	\$359.61	\$271.52
				\$24,708.32

Fontana Ranch South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-093-001	SFR	\$298.78	\$298.78
2	018-093-002	SFR	\$298.78	\$298.78
3	018-093-003	SFR	\$298.78	\$298.78
4	018-093-004	SFR	\$298.78	\$298.78
5	018-093-005	SFR	\$298.78	\$298.78
6	018-093-006	SFR	\$298.78	\$298.78
7	018-093-007	SFR	\$298.78	\$298.78
8	018-093-008	SFR	\$298.78	\$298.78
9	018-093-009	SFR	\$298.78	\$298.78
10	018-093-010	SFR	\$298.78	\$298.78
11	018-093-011	SFR	\$298.78	\$298.78
12	018-093-012	SFR	\$298.78	\$298.78
13	018-093-013	SFR	\$298.78	\$298.78
14	018-093-016	SFR	\$298.78	\$298.78
15	018-093-017	SFR	\$298.78	\$298.78
16	018-093-018	SFR	\$298.78	\$298.78
17	018-093-023	SFR	\$298.78	\$298.78
18	018-093-024	SFR	\$298.78	\$298.78
19	018-093-025	SFR	\$298.78	\$298.78
20	018-093-026	SFR	\$298.78	\$298.78
21	018-093-027	SFR	\$298.78	\$298.78
22	018-093-028	SFR	\$298.78	\$298.78
23	018-093-029	SFR	\$298.78	\$298.78
24	018-093-030	SFR	\$298.78	\$298.78
25	018-093-031	SFR	\$298.78	\$298.78
26	018-093-032	SFR	\$298.78	\$298.78
27	018-093-033	SFR	\$298.78	\$298.78
28	018-093-034	SFR	\$298.78	\$298.78
29	018-093-035	SFR	\$298.78	\$298.78
30	018-093-036	SFR	\$298.78	\$298.78
31	018-093-037	SFR	\$298.78	\$298.78
32	018-093-038	SFR	\$298.78	\$298.78
33	018-093-039	SFR	\$298.78	\$298.78
34	018-093-040	SFR	\$298.78	\$298.78
35	018-093-041	SFR	\$298.78	\$298.78
36	018-093-042	SFR	\$298.78	\$298.78

Fontana Ranch South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
37	018-093-043	SFR	\$298.78	\$298.78
38	018-093-044	SFR	\$298.78	\$298.78
39	018-093-045	SFR	\$298.78	\$298.78
40	018-093-046	SFR	\$298.78	\$298.78
41	018-093-047	SFR	\$298.78	\$298.78
42	018-093-048	SFR	\$298.78	\$298.78
43	018-093-049	SFR	\$298.78	\$298.78
44	018-093-050	SFR	\$298.78	\$298.78
45	018-093-051	SFR	\$298.78	\$298.78
46	018-093-052	SFR	\$298.78	\$298.78
47	018-093-053	SFR	\$298.78	\$298.78
48	018-093-054	SFR	\$298.78	\$298.78
49	018-093-055	SFR	\$298.78	\$298.78
50	018-093-056	SFR	\$298.78	\$298.78
51	018-093-058	SFR	\$298.78	\$298.78
52	018-093-059	SFR	\$298.78	\$298.78
53	018-093-060	SFR	\$298.78	\$298.78
54	018-093-061	SFR	\$298.78	\$298.78
55	018-093-062	SFR	\$298.78	\$298.78
56	018-093-063	SFR	\$298.78	\$298.78
				\$16,731.68

Sterling Glen III Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
4	018-089-011	SFR	\$258.16	\$246.36
5	018-089-013	SFR	\$258.16	\$246.36
6	018-089-014	SFR	\$258.16	\$246.36
7	018-089-015	SFR	\$258.16	\$246.36
8	018-089-016	SFR	\$258.16	\$246.36

Sterling Glen III Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
9	018-089-017	SFR	\$258.16	\$246.36
10	018-089-018	SFR	\$258.16	\$246.36
11	018-089-019	SFR	\$258.16	\$246.36
12	018-089-020	SFR	\$258.16	\$246.36
13	018-089-021	SFR	\$258.16	\$246.36
14	018-089-022	SFR	\$258.16	\$246.36
15	018-089-023	SFR	\$258.16	\$246.36
16	018-089-024	SFR	\$258.16	\$246.36
17	018-089-025	SFR	\$258.16	\$246.36
18	018-089-026	SFR	\$258.16	\$246.36
19	018-089-027	SFR	\$258.16	\$246.36
20	018-089-028	SFR	\$258.16	\$246.36
21	018-089-030	SFR	\$258.16	\$246.36
22	018-089-031	SFR	\$258.16	\$246.36
23	018-089-032	SFR	\$258.16	\$246.36
24	018-089-033	SFR	\$258.16	\$246.36
25	018-089-034	SFR	\$258.16	\$246.36
26	018-089-035	SFR	\$258.16	\$246.36
27	018-089-036	SFR	\$258.16	\$246.36
28	018-089-037	SFR	\$258.16	\$246.36
29	018-089-038	SFR	\$258.16	\$246.36
30	018-089-039	SFR	\$258.16	\$246.36
31	018-089-040	SFR	\$258.16	\$246.36
32	018-089-041	SFR	\$258.16	\$246.36
33	018-089-042	SFR	\$258.16	\$246.36
34	018-089-043	SFR	\$258.16	\$246.36
35	018-089-044	SFR	\$258.16	\$246.36
36	018-089-045	SFR	\$258.16	\$246.36
37	018-089-046	SFR	\$258.16	\$246.36
38	018-089-047	SFR	\$258.16	\$246.36
39	018-089-048	SFR	\$258.16	\$246.36
40	018-089-049	SFR	\$258.16	\$246.36
41	018-089-050	SFR	\$258.16	\$246.36
42	018-089-051	SFR	\$258.16	\$246.36
43	018-089-052	SFR	\$258.16	\$246.36
44	018-089-053	SFR	\$258.16	\$246.36

Sterling Glen III Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
45	018-089-054	SFR	\$258.16	\$246.36
46	018-089-055	SFR	\$258.16	\$246.36
47	018-089-056	SFR	\$258.16	\$246.36
48	018-089-057	SFR	\$258.16	\$246.36
49	018-089-058	SFR	\$258.16	\$246.36
50	018-089-059	SFR	\$258.16	\$246.36
51	018-089-060	SFR	\$258.16	\$246.36
52	018-089-061	SFR	\$258.16	\$246.36
53	018-089-062	SFR	\$258.16	\$246.36
54	018-089-063	SFR	\$258.16	\$246.36
55	018-089-064	SFR	\$258.16	\$246.36
56	018-089-065	SFR	\$258.16	\$246.36
57	018-089-066	SFR	\$258.16	\$246.36
58	018-089-067	SFR	\$258.16	\$246.36
59	018-089-068	SFR	\$258.16	\$246.36
60	018-089-069	SFR	\$258.16	\$246.36
61	018-089-070	SFR	\$258.16	\$246.36
62	018-089-071	SFR	\$258.16	\$246.36
63	018-089-072	SFR	\$258.16	\$246.36
64	018-089-073	SFR	\$258.16	\$246.36
65	018-089-074	SFR	\$258.16	\$246.36
66	018-089-075	SFR	\$258.16	\$246.36
67	018-089-076	SFR	\$258.16	\$246.36
68	018-089-077	SFR	\$258.16	\$246.36
69	018-089-078	SFR	\$258.16	\$246.36
70	018-089-079	SFR	\$258.16	\$246.36
71	018-089-080	SFR	\$258.16	\$246.36
72	018-089-081	SFR	\$258.16	\$246.36
73	018-089-082	SFR	\$258.16	\$246.36
74	018-089-083	SFR	\$258.16	\$246.36
77	018-089-087	SFR	\$258.16	\$246.36
78	018-089-088	SFR	\$258.16	\$246.36
				\$17,984.28



Sterling Glen Annex - Benefit Assessment District Fiscal Year 2023-24 Assessment Roll						
Assessment #	APN	Acres	Parcel Type	Maximum Assessment Rate	Proposed Rate	2023-24 Proposed Assessment
1	018-089-003	0.43	SFR	\$430.28	\$430.28	\$185.02
2	018-089-004	0.35	SFR	\$430.28	\$430.28	\$150.60
3	018-089-004	0.36	SFR	\$430.28	\$430.28	\$154.90
75	018-089-085	0.23	SFR	\$430.28	\$430.28	\$97.34
76	018-089-086	<u>0.30</u>	SFR	\$430.28	\$430.28	<u>\$131.04</u>
		1.670762				\$718.90



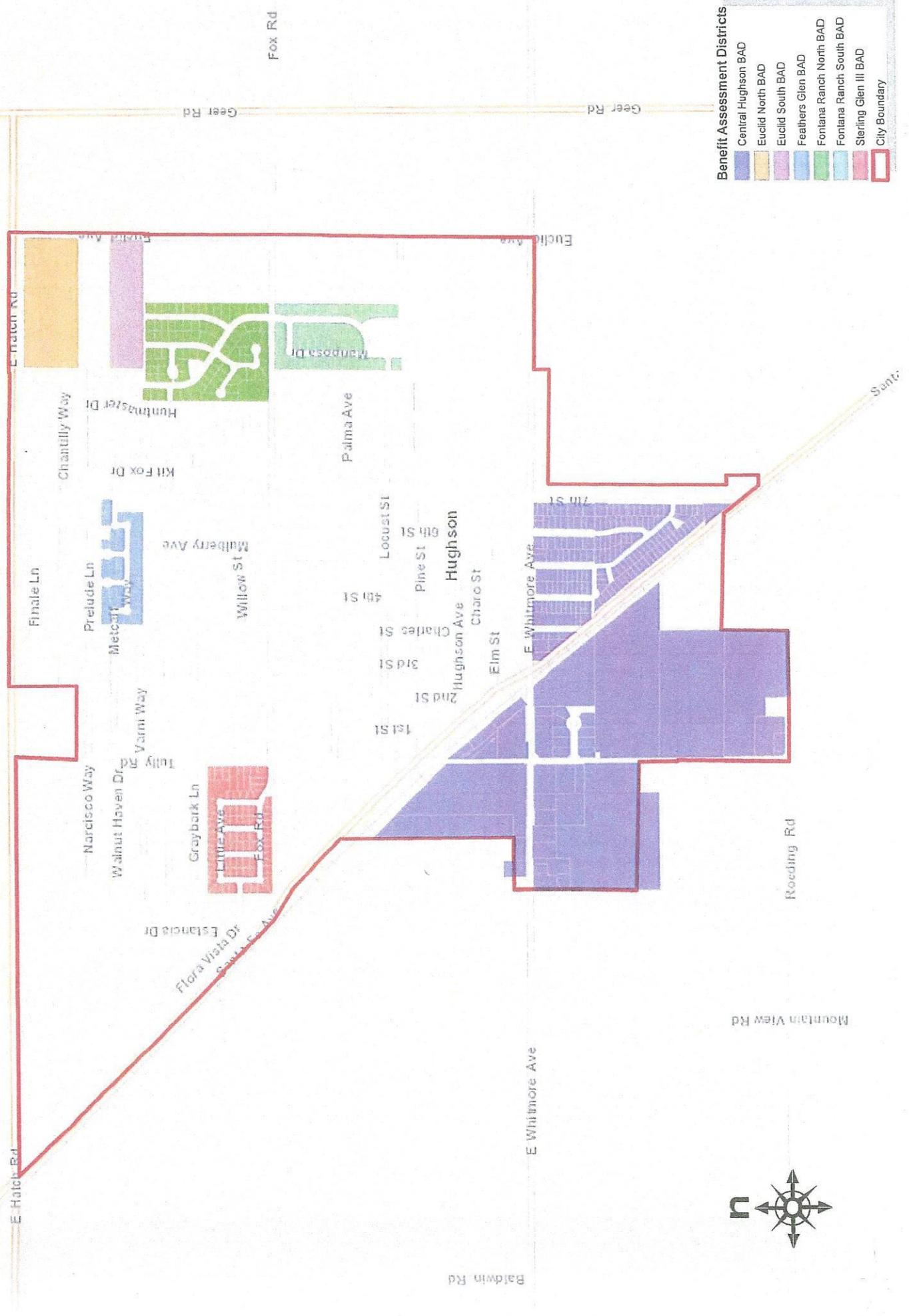
APPENDIX B – DISTRICT DIAGRAMS

District Assessment Diagrams

The following page shows the location of each Zone within the Hughson Benefit Assessment 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
CITY COUNCIL
RESOLUTION NO. 2023-38**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CONSIDERING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023-24 FOR THE CITY'S ASSESSMENT DISTRICTS AND SET THE PUBLIC HEARING ON THE QUESTION OF THE LEVY OF THE PROPOSED ANNUAL ASSESSMENT FOR EACH DISTRICT

WHEREAS, the City Council of the City of Hughson intends to levy and collect assessments within assessment districts in the City of Hughson for Fiscal Year 2023-24, pursuant to the Landscaping and Lighting Act of 1972, Benefit Assessment Act of 1982 and the Mello-Roos Community Facilities Act of 1982; and

WHEREAS, the improvement to be made in each district are generally described in Exhibit A and Exhibit B, which are made a part of this resolution; and

WHEREAS, in accordance with this City Council's Resolution No. 2022-37 directing the filing of an annual report, K. Dennis Klingelhofer, Assessment Engineer, has filed an annual report with the City Clerk, as required by the Landscaping and Lighting Act of 1972, Benefit Assessment Act of 1982 and the Mello-Roos Community Facilities Act of 1982; and

WHEREAS, all interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of each assessment district, and the proposed assessments upon assessable lots and parcels within each assessment district; and

WHEREAS, on Monday, the 14th day of August, at the hour of 6:00 p.m., the City Council of the City of Hughson will conduct a public hearing on the question of the levy of the proposed annual assessment for each district; and

WHEREAS, the public hearing will be held at Hughson City Hall located at 7018 Pine Street in Hughson, California.

NOW, THEREFORE, BE IT RESOLVED that the City Clerk is authorized and directed to give the notice of hearing for August 14 2023, at 6:00 p.m. as required by the Landscaping and Lighting Act of 1972 and the Benefit Assessment Act of 1982.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hughson this 24th day of July 2023, by the following vote:

<
<
<
<
<
<

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

City of Hughson California



Harris & Associates

CITY OF HUGHSON

ENGINEER'S REPORT

FISCAL YEAR 2023-24

LANDSCAPE & LIGHTING MAINTENANCE DISTRICTS

July 2023

PREPARED BY

Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

(949) 655-3900

www.weareharris.com



ENGINEER'S REPORT FOR
FISCAL YEAR 2023-24
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 _____, 2023.

CITY CLERK
CITY OF HUGHSON
STATE OF CALIFORNIA



Table of Contents

Summary of District Assessments	1
Statement of Assessment Engineer	2
Part I – Plans and Specifications	4
Part II – Estimate of Costs	5
Part III – District Diagrams	20
Part IV – Method of Apportionment	21

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	2022-23 Maximum Rate per EDU	2022-23 Applied Rate per EDU	2023-24 Maximum Rate per EDU	2023-24 Proposed Rate per EDU	2023-24 Estimated Budget	2023-24 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	50	\$444.58	\$311.10	\$482.20	\$323.80	\$16,190.00	\$24,110.00
Euclid South LLD	69	\$284.20	\$274.72	\$308.25	\$288.08	\$19,877.52	\$21,269.25
Feathers Glen LLD	42	\$535.16	\$522.78	\$580.44	\$553.78	\$23,258.76	\$24,378.48
Fontana Ranch North LLD	91	\$323.57	\$311.78	\$350.94	\$329.98	\$30,028.18	\$31,935.54
Fontana Ranch South LLD	56	\$311.77	\$311.76	\$311.77	\$311.76	\$17,458.56	\$17,459.12
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	\$282.46	\$260.70	\$282.48	\$269.50	\$15,900.50	\$16,666.32
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	\$345.55	\$327.00	\$374.79	\$345.26	\$25,203.98	\$27,359.67
Sterling Glen III Annex LLD	1.67	\$541.74	\$541.74	\$587.58	\$587.58	\$981.70	\$981.70
Sun Glow Estates LLD	91	\$106.37	\$106.36	\$106.37	\$106.36	\$9,678.76	\$9,679.67
Walnut Haven III LLD	55	\$108.40	\$108.40	\$108.40	\$108.40	\$5,962.00	\$5,962.00

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.

The Euclid North LLD was assessed for the first time 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 2023 CPI was 5.3023939%. % (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 2023-24

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 2023-24.

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 XIII D, 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 2023-24.

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 2023-24 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:** Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 16 streetlights, street tree maintenance and graffiti removal.
- **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 the community park, irrigation systems, street lighting maintenance and energy costs for 13 streetlights, street tree maintenance and 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 2023-24 BUDGET	
Direct Costs	
Labor	\$4,068.55
Utilities	\$4,098.53
Miscellaneous (Includes the below)	<u>\$1,920.87</u>
Landscape Maintenance	\$10,087.95
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,513.19
District Consulting Charge	\$565.00
Contingency	\$504.40
County Collection Charge	\$41.41
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,624.00
Total Direct and Administration Costs	\$12,711.95
Operating Reserve Collection/(Reduction)	(\$4,651.95)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$8,060.00
Number of Lots	65
2023-24 Proposed Assessment Per Parcel	\$124.00
2023-24 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 - 7/1/2023	\$2,671.25
Operating Reserve Fund Collection/(Reduction) - 2023/24	(\$4,651.95)
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$1,980.70)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00

CENTRAL HUGHSON ZONE 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$6,786.68
Utilities	\$941.55
Miscellaneous (Includes the below)	<u>\$7,041.18</u>
Landscape Maintenance	\$14,769.42
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$2,215.41
District Consulting Charge	\$547.00
Contingency	\$738.47
County Collection Charge	\$37.81
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,538.69
Total Direct and Administration Costs	\$18,308.11
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,693.67)</u>
Total Balance to Levy 2023-24	\$14,614.44
Number of Lots	47
2023-24 Proposed Assessment Per Parcel	Varies*
2023-24 Maximum Allowable Assessment	N/A
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
* The rates established at the time of formation vary by parcel type.	
Stanislaus County Tax Code 57121	

CENTRAL HUGHSON Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2023	\$9,154.06
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$9,154.06
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$53,119.77
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,693.67)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$49,426.10

EUCLID NORTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,802.52
Utilities	\$3,736.38
Miscellaneous (Includes the below)	<u>\$3,961.71</u>
Landscape Maintenance	\$10,500.61
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,575.09
District Consulting Charge	\$550.00
Contingency	\$525.03
County Collection Charge	\$38.41
Rounding Adjustment ¹	<u>\$0.86</u>
	\$2,689.39
Total Direct and Administration Costs	\$13,190.00
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$3,000.00</u>
Total Balance to Levy 2023-24	\$16,190.00
Number of Lots	50
2023-24 Proposed Assessment Per Parcel	\$323.80
2023-24 Maximum Allowable Assessment	\$482.20
¹ Rounding adjustment is to ensure an even penny for assessment purposes Stanislaus County Tax Code 57119	

EUCLID NORTH Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2023	\$8,095.00
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$8,095.00
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$7,368.87
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$3,000.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$10,368.87

EUCLID SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$4,068.55
Utilities	\$5,424.26
Miscellaneous (Includes the below)	<u>\$5,751.38</u>
Landscape Maintenance	\$15,244.19
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$2,286.63
District Consulting Charge	\$569.00
Contingency	\$762.21
County Collection Charge	\$42.21
Rounding Adjustment ¹	<u>\$0.57</u>
	\$3,660.62
Total Direct and Administration Costs	\$18,904.81
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$972.71</u>
Total Balance to Levy 2023-24	\$19,877.52
Number of Lots	69
2023-24 Proposed Assessment Per Parcel	\$288.08
2023-24 Maximum Allowable Assessment	\$308.25
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 - 7/1/2023	\$9,938.76
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$9,938.76
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$34,444.53
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$972.71</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$35,417.24

FEATHERS GLEN LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$13,850.38
Utilities	\$1,135.40
Miscellaneous (Includes the below)	<u>\$6,556.27</u>
Landscape Maintenance	\$21,542.05
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
City Administrative Costs	\$3,231.31
District Consultant Costs	\$542.00
Contingency	\$1,077.10
County Collection Charge	\$36.81
Rounding Adjustment ¹	<u>\$0.32</u>
	\$4,887.54
Total Direct and Administration Costs	\$26,429.60
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,170.84)</u>
Total Balance to Levy 2023-24	\$23,258.76
Number of Lots	42
2023-24 Proposed Assessment Per Parcel	\$553.78
2023-24 Maximum Allowable Assessment	\$580.44
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 - 7/1/2023	\$13,214.80
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$13,214.80
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$15,377.64
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,170.84)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$12,206.80

FONTANA RANCH NORTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$3,462.60
Utilities	\$14,566.41
Miscellaneous (Includes the below)	<u>\$9,379.13</u>
Landscape Maintenance	\$27,408.13
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$4,111.22
District Consulting Charge	\$591.00
Contingency	\$1,370.41
County Collection Charge	\$46.61
Rounding Adjustment ¹	<u>\$0.81</u>
	\$6,120.05
Total Direct and Administration Costs	\$33,528.18
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,500.00)</u>
Total Balance to Levy 2023-24	\$30,028.18
Number of Lots	91
2023-24 Proposed Assessment Per Parcel	\$329.98
2023-24 Maximum Allowable Assessment	\$350.94
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 - 7/1/2023	\$16,764.09
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$16,764.09
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$29,474.32
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,500.00)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$25,974.32

FONTANA RANCH SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$3,462.60
Utilities	\$4,873.93
Miscellaneous (Includes the below)	<u>\$5,298.55</u>
Landscape Maintenance	\$13,635.08
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Program Administration	\$2,045.26
District Consulting Charge	\$556.00
Contingency	\$681.75
County Collection Charge	\$39.61
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,322.63
Total Direct and Administration Costs	\$16,957.70
Operating Reserve Collection/(Reduction)	\$1,978.14
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$18,935.84
Number of Lots	56
2023-24 Proposed Assessment Per Parcel	\$338.14
2023-24 Maximum Allowable Assessment	\$338.15
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 - 7/1/2023	(\$29,350.20)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$1,978.14</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$27,372.06)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00



RHAPSODY UNIT NO. 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,042.93
Utilities	\$2,259.73
Miscellaneous (Includes the below)	<u>\$4,592.88</u>
Landscape Maintenance	\$8,895.54
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,334.33
District Consulting Charge	\$579.00
Contingency	\$444.78
County Collection Charge	\$44.21
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,402.32
Total Direct and Administration Costs	\$11,297.86
Operating Reserve Collection/(Reduction)	(\$2,478.34)
Capital Reserve Collection/(Reduction)	<u>(\$2,025.52)</u>
Total Balance to Levy 2023-24	\$6,794.00
Number of Lots	79
2023-24 Proposed Assessment Per Parcel	\$86.00
2023-24 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 - 7/1/2023	\$5,648.93
Operating Reserve Fund Collection/(Reduction) - 2023/24	(\$2,478.34)
Estimated Reserve Fund Ending Balance - 6/30/2024	\$3,170.59
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$2,025.52
Operating Capital Fund Collection/(Reduction) - 2023/24	(\$2,025.52)
Estimated Capital Reserve Ending Balance - 6/30/2024	(\$0.00)

RHAPSODY UNIT NO. 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,042.93
Utilities	\$2,464.66
Miscellaneous (Includes the below)	<u>\$4,079.20</u>
Landscape Maintenance	\$8,586.79
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,288.02
District Consulting Charge	\$559.00
Contingency	\$429.34
County Collection Charge	\$40.21
Rounding Adjustment ¹	<u>\$0.50</u>
	\$2,317.07
Total Direct and Administration Costs	\$10,903.86
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$4,996.64</u>
Total Balance to Levy 2023-24	\$15,900.50
Number of Lots	59
2023-24 Proposed Assessment Per Parcel	\$269.50
2023-24 Maximum Allowable Assessment	\$282.48
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 - 7/1/2023	\$5,451.93
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$5,451.93
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$35,754.69
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$4,996.64</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$40,751.33

SANTA FE ESTATES PHASE 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$12,059.94
Utilities	\$5,856.46
Miscellaneous (Includes the below)	<u>\$1,170.55</u>
Landscape Maintenance	\$19,086.96
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$500.76
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$39.41
Rounding Adjustment ¹	<u>\$0.00</u>
	\$1,095.17
Total Direct and Administration Costs	\$20,182.13
Operating Reserve Collection/(Reduction)	(\$12,922.13)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$7,260.00
Number of Lots	55
2023-24 Proposed Assessment Per Parcel	\$132.00
2023-24 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 - 7/1/2023	(\$84,435.40)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>(\$12,922.13)</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$97,357.53)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00

SANTA FE ESTATES PHASE 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$12,059.94
Utilities	\$775.40
Miscellaneous (Includes the below)	<u>\$1,320.38</u>
Landscape Maintenance	\$14,155.72
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$551.00
Contingency	\$0.00
County Collection Charge	\$38.61
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,089.61
Total Direct and Administration Costs	\$16,245.33
Operating Reserve Collection/(Reduction)	(\$9,595.95)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$6,649.38
Number of Lots	51
2023-24 Proposed Assessment Per Parcel	\$130.38
2023-24 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 - 7/1/2023	(\$54,579.49)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>(\$9,595.95)</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$64,175.44)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00



STARN ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$2,042.93
Utilities	\$2,270.81
Miscellaneous (Includes the below)	<u>\$4,423.51</u>
Landscape Maintenance	\$8,737.25
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,310.59
District Consulting Charge	\$577.00
Contingency	\$436.86
County Collection Charge	\$43.81
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,368.26
Total Direct and Administration Costs	\$11,105.51
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$3,416.29)</u>
Total Balance to Levy 2023-24	\$7,689.22
Number of Lots	77
2023-24 Proposed Assessment Per Parcel	\$99.86
2023-24 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 - 7/1/2023	\$5,552.76
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$5,552.76
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$22,206.40
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$3,416.29)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$18,790.11

STERLING GLEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$8,130.40
Utilities	\$5,227.75
Miscellaneous (Includes the below)	<u>\$8,696.31</u>
Landscape Maintenance	\$22,054.46
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
City Administrative Costs	\$3,308.17
District Consultant Costs	\$536.30
Contingency	\$1,102.72
County Collection Charge	\$28.31
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,975.50
Total Direct and Administration Costs	\$27,029.96
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,825.98)</u>
Total Balance to Levy 2023-24	\$25,203.98
Number of Lots	73
2023-24 Proposed Assessment Per Parcel	\$345.26
2023-24 Maximum Allowable Assessment	\$374.79
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 - 7/1/2023	\$13,514.98
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$13,514.98
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$45,107.56
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$1,825.98)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$43,281.58

STERLING GLEN III ANNEX LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$632.41
Utilities	\$406.30
Miscellaneous (Includes the below)	<u>\$820.11</u>
Landscape Maintenance	\$1,858.82
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$278.82
District Consultant Costs	\$41.07
Contingency	\$92.94
County Collection Charge	\$1.22
Rounding Adjustment ¹	<u>\$0.00</u>
	\$414.05
Total Direct and Administration Costs	\$2,272.87
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,291.17)</u>
Total Balance to Levy 2023-24	\$981.70
Total Acres (Five Parcels)	1.67
2023-24 Proposed Assessment Per Parcel	\$587.58
2023-24 Maximum Allowable Assessment	\$587.58
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 - 7/1/2023	\$1,136.44
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$1,136.44
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$3,421.17
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$1,291.17)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$2,130.00

SUN GLOW ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$5,090.01
Utilities	\$1,739.27
Miscellaneous (Includes the below)	<u>\$5,143.81</u>
Landscape Maintenance	\$11,973.10
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$1,795.96
District Consulting Charge	\$591.00
Contingency	\$598.65
County Collection Charge	\$46.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,032.08
Total Direct and Administration Costs	\$15,005.18
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$5,326.42)</u>
Total Balance to Levy 2023-24	\$9,678.76
Number of Lots	91
2023-24 Proposed Assessment Per Parcel	\$106.36
2023-24 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 - 7/1/2023	\$7,502.59
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$7,502.59
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$19,901.12
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$5,326.42)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$14,574.70



WALNUT HAVEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Labor	\$4,328.24
Utilities	\$1,744.65
Miscellaneous (Includes the below)	<u>\$2,977.04</u>
Landscape Maintenance	\$9,049.93
Equipment/Materials	
Graffiti Abatement	
Administration Costs	
Administration and Operations	\$0.00
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$39.26
Rounding Adjustment ¹	<u>\$0.00</u>
	\$594.26
Total Direct and Administration Costs	\$9,644.19
Operating Reserve Collection/(Reduction)	(\$3,682.19)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$5,962.00
Number of Lots	55
2023-24 Proposed Assessment Per Parcel	\$108.40
2023-24 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 - 7/1/2023	(\$2,259.51)
Operating Reserve Fund Collection/(Reduction) - 2023/24	(\$3,682.19)
Estimated Reserve Fund Ending Balance - 6/30/2024	(\$5,941.70)
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00



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 2023 is 5.30% (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 2022-23. The 2023-24 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 2023-24, 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll**

Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll**

Assessment #	APN	Acres	Parcel Type	2023-24 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	0.44	SFR	\$24.40
		143.2742		\$14,614.44

**Euclid North Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-096-001	SFR	\$482.20	\$323.80
2	018-096-002	SFR	\$482.20	\$323.80
3	018-096-003	SFR	\$482.20	\$323.80
4	018-096-004	SFR	\$482.20	\$323.80
5	018-096-005	SFR	\$482.20	\$323.80
6	018-096-006	SFR	\$482.20	\$323.80
7	018-096-007	SFR	\$482.20	\$323.80
8	018-096-008	SFR	\$482.20	\$323.80
9	018-096-009	SFR	\$482.20	\$323.80
10	018-096-010	SFR	\$482.20	\$323.80
11	018-096-011	SFR	\$482.20	\$323.80
12	018-096-012	SFR	\$482.20	\$323.80
13	018-096-013	SFR	\$482.20	\$323.80

Euclid North Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
14	018-096-014	SFR	\$482.20	\$323.80
15	018-096-015	SFR	\$482.20	\$323.80
16	018-096-016	SFR	\$482.20	\$323.80
17	018-096-017	SFR	\$482.20	\$323.80
18	018-096-018	SFR	\$482.20	\$323.80
19	018-096-019	SFR	\$482.20	\$323.80
20	018-096-020	SFR	\$482.20	\$323.80
21	018-096-021	SFR	\$482.20	\$323.80
22	018-096-022	SFR	\$482.20	\$323.80
23	018-096-023	SFR	\$482.20	\$323.80
24	018-096-024	SFR	\$482.20	\$323.80
25	018-096-025	SFR	\$482.20	\$323.80
26	018-096-026	SFR	\$482.20	\$323.80
27	018-096-027	SFR	\$482.20	\$323.80
28	018-096-028	SFR	\$482.20	\$323.80
29	018-096-029	SFR	\$482.20	\$323.80
30	018-096-030	SFR	\$482.20	\$323.80
31	018-096-031	SFR	\$482.20	\$323.80
32	018-096-032	SFR	\$482.20	\$323.80
33	018-096-033	SFR	\$482.20	\$323.80
34	018-096-034	SFR	\$482.20	\$323.80
35	018-096-035	SFR	\$482.20	\$323.80
36	018-096-036	SFR	\$482.20	\$323.80
37	018-096-037	SFR	\$482.20	\$323.80
38	018-096-038	SFR	\$482.20	\$323.80
39	018-096-039	SFR	\$482.20	\$323.80
40	018-096-040	SFR	\$482.20	\$323.80
41	018-096-041	SFR	\$482.20	\$323.80
42	018-096-042	SFR	\$482.20	\$323.80
43	018-096-043	SFR	\$482.20	\$323.80
44	018-096-044	SFR	\$482.20	\$323.80
45	018-096-045	SFR	\$482.20	\$323.80
46	018-096-046	SFR	\$482.20	\$323.80
47	018-096-047	SFR	\$482.20	\$323.80
48	018-096-048	SFR	\$482.20	\$323.80
49	018-096-049	SFR	\$482.20	\$323.80
50	018-096-050	SFR	\$482.20	\$323.80

Euclid North Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
51	018-096-051	Basin	\$482.20	\$0.00
52	018-096-052	Easement	\$482.20	\$0.00
53	018-096-053	Park	\$482.20	\$0.00
54	018-096-054	Pump	\$482.20	\$0.00
55	018-096-055	Easement	\$482.20	\$0.00
56	018-096-056	Easement	\$482.20	<u>\$0.00</u>
				\$16,190.00

Euclid South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-095-001	SFR	\$308.25	\$288.08
2	018-095-002	SFR	\$308.25	\$288.08
3	018-095-003	SFR	\$308.25	\$288.08
4	018-095-004	SFR	\$308.25	\$288.08
5	018-095-005	SFR	\$308.25	\$288.08
6	018-095-006	SFR	\$308.25	\$288.08
7	018-095-007	SFR	\$308.25	\$288.08
8	018-095-008	SFR	\$308.25	\$288.08
9	018-095-009	SFR	\$308.25	\$288.08
10	018-095-010	SFR	\$308.25	\$288.08
11	018-095-011	SFR	\$308.25	\$288.08
12	018-095-012	SFR	\$308.25	\$288.08
13	018-095-013	SFR	\$308.25	\$288.08
14	018-095-014	SFR	\$308.25	\$288.08
15	018-095-015	SFR	\$308.25	\$288.08
16	018-095-016	SFR	\$308.25	\$288.08
17	018-095-017	SFR	\$308.25	\$288.08
18	018-095-018	SFR	\$308.25	\$288.08
19	018-095-019	SFR	\$308.25	\$288.08
20	018-095-020	SFR	\$308.25	\$288.08

Euclid South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
21	018-095-021	SFR	\$308.25	\$288.08
22	018-095-022	SFR	\$308.25	\$288.08
23	018-095-023	SFR	\$308.25	\$288.08
24	018-095-024	SFR	\$308.25	\$288.08
25	018-095-025	SFR	\$308.25	\$288.08
26	018-095-026	SFR	\$308.25	\$288.08
27	018-095-027	SFR	\$308.25	\$288.08
28	018-095-028	SFR	\$308.25	\$288.08
29	018-095-029	SFR	\$308.25	\$288.08
30	018-095-030	SFR	\$308.25	\$288.08
31	018-095-031	SFR	\$308.25	\$288.08
32	018-095-032	SFR	\$308.25	\$288.08
33	018-095-033	SFR	\$308.25	\$288.08
34	018-095-034	SFR	\$308.25	\$288.08
35	018-095-035	SFR	\$308.25	\$288.08
36	018-095-036	SFR	\$308.25	\$288.08
37	018-095-037	SFR	\$308.25	\$288.08
38	018-095-038	SFR	\$308.25	\$288.08
39	018-095-039	SFR	\$308.25	\$288.08
40	018-095-040	SFR	\$308.25	\$288.08
41	018-095-041	SFR	\$308.25	\$288.08
42	018-095-042	SFR	\$308.25	\$288.08
43	018-095-043	SFR	\$308.25	\$288.08
44	018-095-044	SFR	\$308.25	\$288.08
45	018-095-045	SFR	\$308.25	\$288.08
46	018-095-046	SFR	\$284.20	\$288.08
47	018-095-047	SFR	\$284.20	\$288.08
48	018-095-048	SFR	\$284.20	\$288.08
49	018-095-049	SFR	\$284.20	\$288.08
50	018-095-050	SFR	\$284.20	\$288.08
51	018-095-051	SFR	\$284.20	\$288.08
52	018-095-052	SFR	\$284.20	\$288.08
53	018-095-053	SFR	\$284.20	\$288.08
54	018-095-054	SFR	\$284.20	\$288.08
55	018-095-055	SFR	\$284.20	\$288.08
56	018-095-056	SFR	\$284.20	\$288.08
57	018-095-057	SFR	\$284.20	\$288.08

Euclid South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
58	018-095-058	SFR	\$308.25	\$288.08
59	018-095-059	SFR	\$308.25	\$288.08
60	018-095-060	SFR	\$308.25	\$288.08
61	018-095-061	SFR	\$308.25	\$288.08
62	018-095-062	SFR	\$308.25	\$288.08
63	018-095-063	SFR	\$308.25	\$288.08
64	018-095-064	SFR	\$308.25	\$288.08
65	018-095-065	SFR	\$308.25	\$288.08
66	018-095-066	SFR	\$308.25	\$288.08
67	018-095-067	SFR	\$308.25	\$288.08
68	018-095-068	SFR	\$308.25	\$288.08
69	018-095-069	SFR	\$308.25	\$288.08
70	018-095-070	Basin	\$308.25	\$0.00
71	018-095-071	Easement	\$308.25	\$0.00
72	018-095-072	Easement	\$308.25	\$0.00
				\$19,877.52

Feathers Glen Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-090-003	SFR	\$580.44	\$553.78
2	018-090-004	SFR	\$580.44	\$553.78
3	018-090-005	SFR	\$580.44	\$553.78
4	018-090-006	SFR	\$580.44	\$553.78
5	018-090-007	SFR	\$580.44	\$553.78
6	018-090-008	SFR	\$580.44	\$553.78
7	018-090-009	SFR	\$580.44	\$553.78
8	018-090-010	SFR	\$580.44	\$553.78
9	018-090-011	SFR	\$580.44	\$553.78
10	018-090-012	SFR	\$580.44	\$553.78
11	018-090-013	SFR	\$580.44	\$553.78

Feathers Glen Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
12	018-090-014	SFR	\$580.44	\$553.78
13	018-090-015	SFR	\$580.44	\$553.78
14	018-090-016	SFR	\$580.44	\$553.78
15	018-090-017	SFR	\$580.44	\$553.78
16	018-090-018	SFR	\$580.44	\$553.78
17	018-090-019	SFR	\$580.44	\$553.78
18	018-090-020	SFR	\$580.44	\$553.78
19	018-090-021	SFR	\$580.44	\$553.78
20	018-090-022	SFR	\$580.44	\$553.78
21	018-090-023	SFR	\$580.44	\$553.78
22	018-090-024	SFR	\$580.44	\$553.78
23	018-090-025	SFR	\$580.44	\$553.78
24	018-090-026	SFR	\$580.44	\$553.78
25	018-090-027	SFR	\$580.44	\$553.78
26	018-090-028	SFR	\$580.44	\$553.78
27	018-090-029	SFR	\$580.44	\$553.78
28	018-090-030	SFR	\$580.44	\$553.78
29	018-090-031	SFR	\$580.44	\$553.78
30	018-090-032	SFR	\$580.44	\$553.78
31	018-090-033	SFR	\$580.44	\$553.78
32	018-090-034	SFR	\$580.44	\$553.78
33	018-090-035	SFR	\$580.44	\$553.78
34	018-090-036	SFR	\$580.44	\$553.78
35	018-090-037	SFR	\$580.44	\$553.78
36	018-090-038	SFR	\$580.44	\$553.78
37	018-090-039	SFR	\$580.44	\$553.78
38	018-090-040	SFR	\$580.44	\$553.78
39	018-090-041	SFR	\$580.44	\$553.78
40	018-090-042	SFR	\$580.44	\$553.78
41	018-090-043	SFR	\$580.44	\$553.78
42	018-090-044	SFR	\$580.44	\$553.78
				\$23,258.76

**Fontana Ranch North Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-091-001	SFR	\$350.94	\$329.98
2	018-091-002	SFR	\$350.94	\$329.98
3	018-091-003	SFR	\$350.94	\$329.98
4	018-091-004	SFR	\$350.94	\$329.98
5	018-091-005	SFR	\$350.94	\$329.98
6	018-091-006	SFR	\$350.94	\$329.98
7	018-091-007	SFR	\$350.94	\$329.98
8	018-091-008	SFR	\$350.94	\$329.98
9	018-091-009	SFR	\$350.94	\$329.98
10	018-091-010	SFR	\$350.94	\$329.98
11	018-091-013	SFR	\$350.94	\$329.98
12	018-091-014	SFR	\$350.94	\$329.98
13	018-091-015	SFR	\$350.94	\$329.98
14	018-091-016	SFR	\$350.94	\$329.98
16	018-091-018	SFR	\$350.94	\$329.98
17	018-091-019	SFR	\$350.94	\$329.98
18	018-091-020	SFR	\$350.94	\$329.98
19	018-091-021	SFR	\$350.94	\$329.98
20	018-091-022	SFR	\$350.94	\$329.98
21	018-091-023	SFR	\$350.94	\$329.98
22	018-091-024	SFR	\$350.94	\$329.98
23	018-091-025	SFR	\$350.94	\$329.98
24	018-091-026	SFR	\$350.94	\$329.98
25	018-091-027	SFR	\$350.94	\$329.98
26	018-091-028	SFR	\$350.94	\$329.98
27	018-091-029	SFR	\$350.94	\$329.98
28	018-091-030	SFR	\$350.94	\$329.98
29	018-091-031	SFR	\$350.94	\$329.98
30	018-091-032	SFR	\$350.94	\$329.98
31	018-091-033	SFR	\$350.94	\$329.98
32	018-091-034	SFR	\$350.94	\$329.98
33	018-091-035	SFR	\$350.94	\$329.98
34	018-091-036	SFR	\$350.94	\$329.98
35	018-091-037	SFR	\$350.94	\$329.98
36	018-091-038	SFR	\$350.94	\$329.98
37	018-091-039	SFR	\$350.94	\$329.98
38	018-091-040	SFR	\$350.94	\$329.98

**Fontana Ranch North Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
39	018-091-042	SFR	\$350.94	\$329.98
40	018-091-043	SFR	\$350.94	\$329.98
41	018-091-044	SFR	\$350.94	\$329.98
42	018-091-045	SFR	\$350.94	\$329.98
15	018-091-046	SFR	\$350.94	\$329.98
43	018-092-001	SFR	\$350.94	\$329.98
44	018-092-002	SFR	\$350.94	\$329.98
45	018-092-003	SFR	\$350.94	\$329.98
46	018-092-004	SFR	\$350.94	\$329.98
47	018-092-005	SFR	\$350.94	\$329.98
48	018-092-006	SFR	\$350.94	\$329.98
49	018-092-007	SFR	\$350.94	\$329.98
50	018-092-008	SFR	\$350.94	\$329.98
51	018-092-009	SFR	\$350.94	\$329.98
52	018-092-010	SFR	\$350.94	\$329.98
53	018-092-011	SFR	\$350.94	\$329.98
54	018-092-012	SFR	\$350.94	\$329.98
55	018-092-013	SFR	\$350.94	\$329.98
56	018-092-014	SFR	\$350.94	\$329.98
57	018-092-015	SFR	\$350.94	\$329.98
58	018-092-016	SFR	\$350.94	\$329.98
59	018-092-017	SFR	\$350.94	\$329.98
60	018-092-018	SFR	\$350.94	\$329.98
61	018-092-019	SFR	\$350.94	\$329.98
62	018-092-020	SFR	\$350.94	\$329.98
63	018-092-021	SFR	\$350.94	\$329.98
64	018-092-022	SFR	\$350.94	\$329.98
65	018-092-023	SFR	\$350.94	\$329.98
66	018-092-024	SFR	\$350.94	\$329.98
67	018-092-025	SFR	\$350.94	\$329.98
68	018-092-026	SFR	\$350.94	\$329.98
69	018-092-027	SFR	\$350.94	\$329.98
70	018-092-028	SFR	\$350.94	\$329.98
71	018-092-029	SFR	\$350.94	\$329.98
72	018-092-030	SFR	\$350.94	\$329.98
73	018-092-031	SFR	\$350.94	\$329.98
74	018-092-032	SFR	\$350.94	\$329.98



Fontana Ranch North Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
75	018-092-033	SFR	\$350.94	\$329.98
76	018-092-034	SFR	\$350.94	\$329.98
77	018-092-035	SFR	\$350.94	\$329.98
78	018-092-036	SFR	\$350.94	\$329.98
79	018-092-037	SFR	\$350.94	\$329.98
80	018-092-040	SFR	\$350.94	\$329.98
81	018-092-041	SFR	\$350.94	\$329.98
82	018-092-042	SFR	\$350.94	\$329.98
83	018-092-043	SFR	\$350.94	\$329.98
84	018-092-044	SFR	\$350.94	\$329.98
85	018-092-045	SFR	\$350.94	\$329.98
86	018-092-046	SFR	\$350.94	\$329.98
87	018-092-047	SFR	\$350.94	\$329.98
88	018-092-048	SFR	\$350.94	\$329.98
89	018-092-049	SFR	\$350.94	\$329.98
90	018-092-050	SFR	\$350.94	\$329.98
91	018-092-051	SFR	\$350.94	\$329.98
				\$30,028.18

Fontana Ranch South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-093-001	SFR	\$338.15	\$338.14
2	018-093-002	SFR	\$338.15	\$338.14
3	018-093-003	SFR	\$338.15	\$338.14
4	018-093-004	SFR	\$338.15	\$338.14
5	018-093-005	SFR	\$338.15	\$338.14
6	018-093-006	SFR	\$338.15	\$338.14
7	018-093-007	SFR	\$338.15	\$338.14
8	018-093-008	SFR	\$338.15	\$338.14
9	018-093-009	SFR	\$338.15	\$338.14

**Fontana Ranch South Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
10	018-093-010	SFR	\$338.15	\$338.14
11	018-093-011	SFR	\$338.15	\$338.14
12	018-093-012	SFR	\$338.15	\$338.14
13	018-093-013	SFR	\$338.15	\$338.14
14	018-093-016	SFR	\$338.15	\$338.14
15	018-093-017	SFR	\$338.15	\$338.14
16	018-093-018	SFR	\$338.15	\$338.14
17	018-093-023	SFR	\$338.15	\$338.14
18	018-093-024	SFR	\$338.15	\$338.14
19	018-093-025	SFR	\$338.15	\$338.14
20	018-093-026	SFR	\$338.15	\$338.14
21	018-093-027	SFR	\$338.15	\$338.14
22	018-093-028	SFR	\$338.15	\$338.14
23	018-093-029	SFR	\$338.15	\$338.14
24	018-093-030	SFR	\$338.15	\$338.14
25	018-093-031	SFR	\$338.15	\$338.14
26	018-093-032	SFR	\$338.15	\$338.14
27	018-093-033	SFR	\$338.15	\$338.14
28	018-093-034	SFR	\$338.15	\$338.14
29	018-093-035	SFR	\$338.15	\$338.14
30	018-093-036	SFR	\$338.15	\$338.14
31	018-093-037	SFR	\$338.15	\$338.14
32	018-093-038	SFR	\$338.15	\$338.14
33	018-093-039	SFR	\$338.15	\$338.14
34	018-093-040	SFR	\$338.15	\$338.14
35	018-093-041	SFR	\$338.15	\$338.14
36	018-093-042	SFR	\$338.15	\$338.14
37	018-093-043	SFR	\$338.15	\$338.14
38	018-093-044	SFR	\$338.15	\$338.14
39	018-093-045	SFR	\$338.15	\$338.14
40	018-093-046	SFR	\$338.15	\$338.14
41	018-093-047	SFR	\$338.15	\$338.14
42	018-093-048	SFR	\$338.15	\$338.14
43	018-093-049	SFR	\$338.15	\$338.14
44	018-093-050	SFR	\$338.15	\$338.14
45	018-093-051	SFR	\$338.15	\$338.14
46	018-093-052	SFR	\$338.15	\$338.14



Fontana Ranch South Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
47	018-093-053	SFR	\$338.15	\$338.14
48	018-093-054	SFR	\$338.15	\$338.14
49	018-093-055	SFR	\$338.15	\$338.14
50	018-093-056	SFR	\$338.15	\$338.14
51	018-093-058	SFR	\$338.15	\$338.14
52	018-093-059	SFR	\$338.15	\$338.14
53	018-093-060	SFR	\$338.15	\$338.14
54	018-093-061	SFR	\$338.15	\$338.14
55	018-093-062	SFR	\$338.15	\$338.14
56	018-093-063	SFR	\$338.15	\$338.14
				\$18,935.84

Rhapsody Unit No. 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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

**Rhapsody Unit No. 1 Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Rhapsody Unit No. 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-086-044	SFR	\$282.48	\$269.50
2	018-086-045	SFR	\$282.48	\$269.50
3	018-086-046	SFR	\$282.48	\$269.50
4	018-086-047	SFR	\$282.48	\$269.50
5	018-086-048	SFR	\$282.48	\$269.50
6	018-086-049	SFR	\$282.48	\$269.50
7	018-086-050	SFR	\$282.48	\$269.50
8	018-086-051	SFR	\$282.48	\$269.50
9	018-086-052	SFR	\$282.48	\$269.50
10	018-086-053	SFR	\$282.48	\$269.50
11	018-086-054	SFR	\$282.48	\$269.50
12	018-086-055	SFR	\$282.48	\$269.50
13	018-086-056	SFR	\$282.48	\$269.50
14	018-086-057	SFR	\$282.48	\$269.50
15	018-086-058	SFR	\$282.48	\$269.50
16	018-086-059	SFR	\$282.48	\$269.50
17	018-086-060	SFR	\$282.48	\$269.50
18	018-086-061	SFR	\$282.48	\$269.50
19	018-086-062	SFR	\$282.48	\$269.50
20	018-086-063	SFR	\$282.48	\$269.50
21	018-086-064	SFR	\$282.48	\$269.50
22	018-086-065	SFR	\$282.48	\$269.50
23	018-086-066	SFR	\$282.48	\$269.50
24	018-086-067	SFR	\$282.48	\$269.50
25	018-086-068	SFR	\$282.48	\$269.50
26	018-086-069	SFR	\$282.48	\$269.50
27	018-086-070	SFR	\$282.48	\$269.50
28	018-086-071	SFR	\$282.48	\$269.50
29	018-086-072	SFR	\$282.48	\$269.50
30	018-086-073	SFR	\$282.48	\$269.50
31	018-086-074	SFR	\$282.48	\$269.50
32	018-086-075	SFR	\$282.48	\$269.50
33	018-086-076	SFR	\$282.48	\$269.50
34	018-086-077	SFR	\$282.48	\$269.50
35	018-086-078	SFR	\$282.48	\$269.50
36	018-087-039	SFR	\$282.48	\$269.50
37	018-087-040	SFR	\$282.48	\$269.50



Rhapsody Unit No. 2 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
38	018-087-041	SFR	\$282.48	\$269.50
39	018-087-042	SFR	\$282.48	\$269.50
40	018-087-043	SFR	\$282.48	\$269.50
41	018-087-044	SFR	\$282.48	\$269.50
42	018-087-045	SFR	\$282.48	\$269.50
43	018-087-046	SFR	\$282.48	\$269.50
44	018-087-047	SFR	\$282.48	\$269.50
45	018-087-048	SFR	\$282.48	\$269.50
46	018-087-049	SFR	\$282.48	\$269.50
47	018-087-050	SFR	\$282.48	\$269.50
48	018-087-051	SFR	\$282.48	\$269.50
49	018-087-052	SFR	\$282.48	\$269.50
50	018-087-053	SFR	\$282.48	\$269.50
51	018-087-054	SFR	\$282.48	\$269.50
52	018-087-055	SFR	\$282.48	\$269.50
53	018-087-056	SFR	\$282.48	\$269.50
54	018-087-057	SFR	\$282.48	\$269.50
55	018-087-058	SFR	\$282.48	\$269.50
56	018-087-059	SFR	\$282.48	\$269.50
57	018-087-060	SFR	\$282.48	\$269.50
58	018-087-061	SFR	\$282.48	\$269.50
59	018-087-062	SFR	\$282.48	\$269.50
				\$15,900.50

Santa Fe Estates, Phase 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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

**Santa Fe Estates, Phase 1 Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Santa Fe Estates, Phase 1 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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	<u>\$132.00</u>
				\$7,260.00

Santa Fe Estates, Phase 2 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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

**Santa Fe Estates, Phase 2 Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Santa Fe Estates, Phase 2 Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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
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

Starn Estates Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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

Starn Estates Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
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
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
65	018-081-080	SFR	\$99.87	\$99.86
				\$7,689.22

Sterling Glen III Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
4	018-089-011	SFR	\$374.79	\$345.26
5	018-089-013	SFR	\$374.79	\$345.26
6	018-089-014	SFR	\$374.79	\$345.26
7	018-089-015	SFR	\$374.79	\$345.26
8	018-089-016	SFR	\$374.79	\$345.26
9	018-089-017	SFR	\$374.79	\$345.26
10	018-089-018	SFR	\$374.79	\$345.26

**Sterling Glen III Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
11	018-089-019	SFR	\$374.79	\$345.26
12	018-089-020	SFR	\$374.79	\$345.26
13	018-089-021	SFR	\$374.79	\$345.26
14	018-089-022	SFR	\$374.79	\$345.26
15	018-089-023	SFR	\$374.79	\$345.26
16	018-089-024	SFR	\$374.79	\$345.26
17	018-089-025	SFR	\$374.79	\$345.26
18	018-089-026	SFR	\$374.79	\$345.26
19	018-089-027	SFR	\$374.79	\$345.26
20	018-089-028	SFR	\$374.79	\$345.26
21	018-089-030	SFR	\$374.79	\$345.26
22	018-089-031	SFR	\$374.79	\$345.26
23	018-089-032	SFR	\$374.79	\$345.26
24	018-089-033	SFR	\$374.79	\$345.26
25	018-089-034	SFR	\$374.79	\$345.26
26	018-089-035	SFR	\$374.79	\$345.26
27	018-089-036	SFR	\$374.79	\$345.26
28	018-089-037	SFR	\$374.79	\$345.26
29	018-089-038	SFR	\$374.79	\$345.26
30	018-089-039	SFR	\$374.79	\$345.26
31	018-089-040	SFR	\$374.79	\$345.26
32	018-089-041	SFR	\$374.79	\$345.26
33	018-089-042	SFR	\$374.79	\$345.26
34	018-089-043	SFR	\$374.79	\$345.26
35	018-089-044	SFR	\$374.79	\$345.26
36	018-089-045	SFR	\$374.79	\$345.26
37	018-089-046	SFR	\$374.79	\$345.26
38	018-089-047	SFR	\$374.79	\$345.26
39	018-089-048	SFR	\$374.79	\$345.26
40	018-089-049	SFR	\$374.79	\$345.26
41	018-089-050	SFR	\$374.79	\$345.26
42	018-089-051	SFR	\$374.79	\$345.26
43	018-089-052	SFR	\$374.79	\$345.26
44	018-089-053	SFR	\$374.79	\$345.26
45	018-089-054	SFR	\$374.79	\$345.26
46	018-089-055	SFR	\$374.79	\$345.26
47	018-089-056	SFR	\$374.79	\$345.26

**Sterling Glen III Landscape and Lighting District
 Fiscal Year 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
48	018-089-057	SFR	\$374.79	\$345.26
49	018-089-058	SFR	\$374.79	\$345.26
50	018-089-059	SFR	\$374.79	\$345.26
51	018-089-060	SFR	\$374.79	\$345.26
52	018-089-061	SFR	\$374.79	\$345.26
53	018-089-062	SFR	\$374.79	\$345.26
54	018-089-063	SFR	\$374.79	\$345.26
55	018-089-064	SFR	\$374.79	\$345.26
56	018-089-065	SFR	\$374.79	\$345.26
57	018-089-066	SFR	\$374.79	\$345.26
58	018-089-067	SFR	\$374.79	\$345.26
59	018-089-068	SFR	\$374.79	\$345.26
60	018-089-069	SFR	\$374.79	\$345.26
61	018-089-070	SFR	\$374.79	\$345.26
62	018-089-071	SFR	\$374.79	\$345.26
63	018-089-072	SFR	\$374.79	\$345.26
64	018-089-073	SFR	\$374.79	\$345.26
65	018-089-074	SFR	\$374.79	\$345.26
66	018-089-075	SFR	\$374.79	\$345.26
67	018-089-076	SFR	\$374.79	\$345.26
68	018-089-077	SFR	\$374.79	\$345.26
69	018-089-078	SFR	\$374.79	\$345.26
70	018-089-079	SFR	\$374.79	\$345.26
71	018-089-080	SFR	\$374.79	\$345.26
72	018-089-081	SFR	\$374.79	\$345.26
73	018-089-082	SFR	\$374.79	\$345.26
74	018-089-083	SFR	\$374.79	\$345.26
77	018-089-087	SFR	\$374.79	\$345.26
78	018-089-088	SFR	\$374.79	\$345.26
				\$25,203.98

Sterling Glen Annex - Benefit Assessment District Fiscal Year 2023-24 Assessment Roll						
Assessment #	APN	Acres	Parcel Type	Maximum Assessment Rate	Proposed Rate	2023-24 Proposed Assessment
1	018-089-003	0.43	SFR	\$587.58	\$587.57	\$232.94
2	018-089-004	0.35	SFR	\$587.58	\$587.58	\$189.60
3	018-089-005	0.36	SFR	\$587.58	\$587.58	\$195.02
75	018-089-085	0.23	SFR	\$587.58	\$587.58	\$122.56
76	018-089-086	<u>0.30</u>	SFR	\$587.58	\$587.58	<u>\$164.98</u>
		1.67				\$981.70

Sun Glow Estates Landscape and Lighting District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll**

Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 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



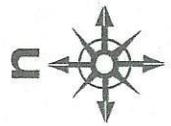
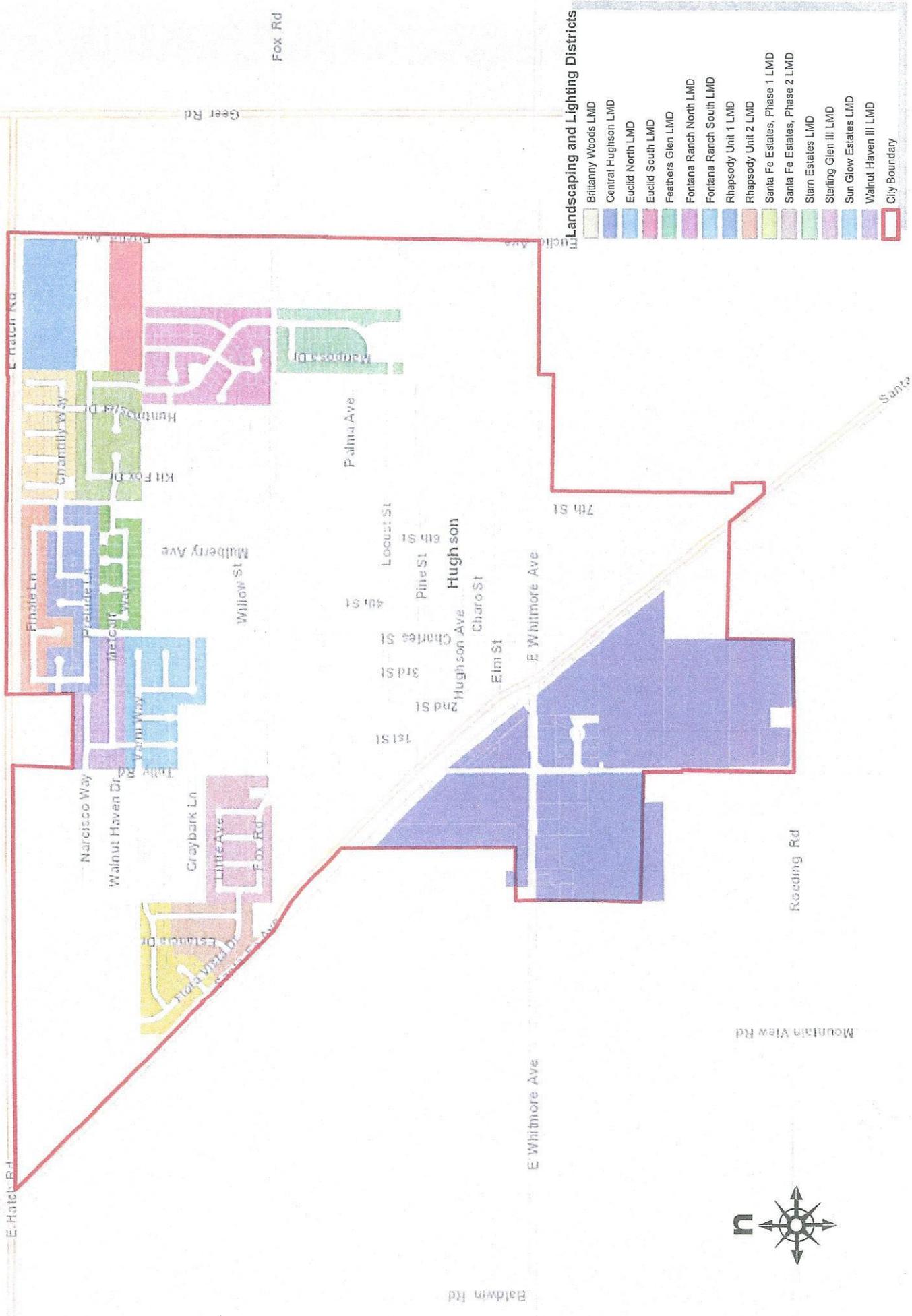
APPENDIX B – DISTRICT DIAGRAMS

District Diagrams

The following page shows the location of each Zone within the 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

Lighting and Landscaping Districts



City of Hughson California



Harris & Associates

CITY OF HUGHSON

ENGINEER'S REPORT

FISCAL YEAR 2023-24

BENEFIT ASSESSMENT DISTRICTS

July 2023

PREPARED BY

Harris & Associates

1401 Willow Pass Road, Suite 500

Concord, CA 94520

www.weareharris.com



ENGINEER'S REPORT FOR
FISCAL YEAR 2023-24
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 _____, 2023.

CITY CLERK
CITY OF HUGHSON

TABLE OF CONTENTS

Table of Contents

Summary of District Assessments	1
Statement of Assessment Engineer	2
Part I – Plans and Specifications	4
Part II – Estimate of Costs	14
Part III – District Diagram	22
Part IV – Method of Apportionment	15

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	2022-23	2022-23	2023-24	2023-24	2023-24	2023-24
		Maximum Rate per EDU	Applied Rate per EDU	Maximum Rate per EDU	Proposed Rate per EDU	Estimated Budget	Budget at Maximum
Central Hughson BAD ¹	215	Varies	Varies	Varies	Varies	\$6,771.26	\$32,500.00
Euclid North BAD	50	\$387.67	\$264.10	\$420.47	\$275.08	\$13,754.00	\$21,023.50
Euclid South BAD	69	\$310.11	\$286.22	\$336.35	\$294.74	\$20,337.06	\$23,208.15
Feathers Glen BAD	42	\$315.35	\$300.00	\$342.03	\$313.14	\$13,151.88	\$14,365.26
Fontana Ranch North BAD	91	\$331.55	\$260.00	\$359.61	\$271.52	\$24,708.32	\$32,724.51
Fontana Ranch South BAD	56	\$275.48	\$275.48	\$298.78	\$298.78	\$16,731.68	\$16,731.68
Sterling Glen III BAD	73	\$238.02	\$232.54	\$258.16	\$246.36	\$17,984.28	\$18,845.68
Sterling Glen III Annex BAD	1.67	\$396.71	\$396.71	\$430.28	\$430.28	\$718.90	\$718.90

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.

The Euclid North BAD was assessed for the first time 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 2023 CPI was 5.3023939%. 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 2023-24

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 2023-24.

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 2023-24.

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 2023-24 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:** Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **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 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$6,786.69
Street Sweeping	\$3,935.33
Miscellaneous (Includes items below)	<u>\$5,506.11</u>
Stormwater Management	\$16,228.13
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$2,434.22
District Consulting Costs	\$715.00
Contingency	\$811.41
County Collection Charge	\$71.26
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,031.89
Total Direct and Administration Costs	\$20,260.02
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$10,981.11)</u>
Total Balance to Levy 2023-24	\$9,278.91
Number of Lots	215
2023-24 Proposed Assessment Per Parcel-Acre	Varies
2023-24 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 - 7/1/2023	\$10,130.01
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$10,130.01
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$64,279.39
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$10,981.11)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$53,298.28

EUCLID NORTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$2,802.52
Utilities	\$2,412.67
Street Sweeping	\$555.72
Miscellaneous (Includes items below)	<u>\$1,449.76</u>
Stormwater Management	\$7,220.67
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,083.10
District Consulting Costs	\$550.00
Contingency	\$361.03
County Collection Charge	\$38.26
Rounding Adjustment ¹	<u>\$0.94</u>
	\$2,033.33
Total Direct and Administration Costs	\$9,254.00
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$4,500.00</u>
Total Balance to Levy 2023-24	\$13,754.00
Number of Lots	50
2023-24 Proposed Assessment Per Parcel	\$275.08
2023-24 Maximum Allowable Assessment	\$420.47
¹ Rounding adjustment is to ensure an even penny for assessment purposes	
Stanislaus County Tax Code 50030	

EUCLID NORTH BENEFIT ASSESSMENT DISTRICT Reserve Fund Balances	
Operating Reserve Fund	
Estimated Reserve Fund Beginning Balance - 7/1/2023	\$4,627.00
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$4,627.00
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$8,517.60
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$4,500.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$13,017.60

EUCLID SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$4,068.55
Utilities	\$3,502.58
Street Sweeping	\$806.76
Miscellaneous (Includes items below)	<u>\$1,340.33</u>
Stormwater Management	\$9,718.22
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,457.73
District Consulting Costs	\$569.00
Contingency	\$485.91
County Collection Charge	\$42.06
Rounding Adjustment ¹	<u>\$1.21</u>
	\$2,555.91
Total Direct and Administration Costs	\$12,274.14
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$8,062.92</u>
Total Balance to Levy 2023-24	\$20,337.06
Number of Lots	69
2023-24 Proposed Assessment Per Parcel	\$294.74
2023-24 Maximum Allowable Assessment	\$336.35
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 - 7/1/2023	\$6,137.07
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$6,137.07
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$43,729.51
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$8,062.92</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$51,792.43

FEATHERS GLEN BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$7,427.26
Street Sweeping	\$356.62
Miscellaneous (Includes items below)	<u>\$1,340.54</u>
Stormwater Management	\$9,124.42
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,368.66
District Consulting Costs	\$542.00
Contingency	\$456.22
County Collection Charge	\$36.66
Rounding Adjustment ¹	<u>\$0.53</u>
	\$2,404.07
Total Direct and Administration Costs	\$11,528.50
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$1,623.38</u>
Total Balance to Levy 2023-24	\$13,151.88
Number of Lots	42
2023-24 Proposed Assessment Per Parcel	\$313.14
2023-24 Maximum Allowable Assessment	\$342.03
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 - 7/1/2023	\$5,764.25
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$5,764.25
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$8,440.30
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$1,623.38</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$10,063.68

FONTANA RANCH NORTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$7,383.06
Utilities	\$6,836.32
Street Sweeping	\$1,057.20
Miscellaneous (Includes items below)	<u>\$2,072.56</u>
Stormwater Management	\$17,349.14
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$2,602.37
District Consulting Costs	\$591.00
Contingency	\$867.46
County Collection Charge	\$46.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$4,107.29
Total Direct and Administration Costs	\$21,456.43
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>\$3,251.89</u>
Total Balance to Levy 2023-24	\$24,708.32
Number of Lots	91
2023-24 Maximum Allowable Assessment	\$271.52
2022-23 Maximum Allowable Assessment	\$359.61
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 - 7/1/2023	\$10,728.21
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$10,728.21
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$144,404.18
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$3,251.89</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$147,656.07

FONTANA RANCH SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$8,129.38
Utilities	\$0.00
Street Sweeping	\$531.04
Miscellaneous (Includes items below)	<u>\$1,482.56</u>
Stormwater Management	\$10,142.98
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
City Administration Costs	\$1,521.45
District Consulting Costs	\$556.00
Contingency	\$0.00
County Collection Charge	\$39.46
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,116.91
Total Direct and Administration Costs	\$12,259.89
Operating Reserve Collection/(Reduction)	\$4,471.79
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2023-24	\$16,731.68
Number of Lots	56
2023-24 Proposed Assessment Per Parcel	\$298.78
2023-24 Maximum Allowable Assessment	\$298.79
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 - 7/1/2023	(\$167.56)
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$4,471.79</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$4,304.23
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$0.00
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$0.00

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$4,016.02
Street Sweeping	\$612.85
Storm Pump	\$3,237.59
Miscellaneous (Includes items below)	<u>\$8,819.88</u>
Stormwater Management	\$16,686.33
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
Administration and Operations	\$2,502.95
District Consulting Costs	\$573.00
Contingency	\$834.32
County Administration Fee	\$30.36
Rounding Adjustment ¹	<u>\$0.59</u>
	\$3,941.22
Total Direct and Administration Costs	\$20,627.55
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$2,643.27)</u>
Total Balance to Levy 2023-24	\$17,984.28
Number of Lots	73
2023-24 Proposed Assessment Per Parcel	\$246.36
2023-24 Maximum Allowable Assessment	\$258.16
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 - 7/1/2023	\$7,964.29
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$7,964.29
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$33,583.10
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$2,643.27)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$30,939.83

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT - ANNEXATION FISCAL YEAR 2023-24 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Labor	\$312.23
Street Sweeping	\$64.34
Storm Pump	\$251.70
Miscellaneous (Includes items below)	<u>\$925.85</u>
Stormwater Management	\$1,554.13
Street-Sidewalk Maintenance	
Graffiti Abatement	
Equipment Replacement	
Administration Costs	
Administration and Operations	\$233.12
Contingency	\$77.71
County Administration Fee	\$16.76
Rounding Adjustment ¹	<u>\$0.01</u>
	\$327.60
Total Direct and Administration Costs	\$1,881.72
Operating Reserve Collection/(Reduction)	\$0.00
Capital Reserve Collection/(Reduction)	<u>(\$1,162.72)</u>
Total Balance to Levy 2023-24	\$719.00
Number of Lots	1.671
2023-24 Proposed Assessment Per Unit/Acre	\$430.32
2023-24 Maximum Allowable Assessment	\$430.28
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 - 7/1/2023	\$940.86
Operating Reserve Fund Collection/(Reduction) - 2023/24	<u>\$0.00</u>
Estimated Reserve Fund Ending Balance - 6/30/2024	\$940.86
Capital Reserve Fund	
Estimated Capital Fund Beginning Balance - 7/1/2023	\$4,061.99
Operating Capital Fund Collection/(Reduction) - 2023/24	<u>(\$1,162.72)</u>
Estimated Capital Reserve Ending Balance - 6/30/2024	\$2,899.27



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 2023 is 5.30% (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 2023-24.

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 2023-24.

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 five 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 2023-24, 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll					
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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 2023-24 Assessment Roll				
Assessment #	APN	Acres	Parcel Type	2023-24 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>
				\$9,278.91

Euclid North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-096-001	SFR	\$420.47	\$275.08
2	018-096-002	SFR	\$420.47	\$275.08
3	018-096-003	SFR	\$420.47	\$275.08
4	018-096-004	SFR	\$420.47	\$275.08
5	018-096-005	SFR	\$420.47	\$275.08
6	018-096-006	SFR	\$420.47	\$275.08
7	018-096-007	SFR	\$420.47	\$275.08
8	018-096-008	SFR	\$420.47	\$275.08
9	018-096-009	SFR	\$420.47	\$275.08
10	018-096-010	SFR	\$420.47	\$275.08
11	018-096-011	SFR	\$420.47	\$275.08
12	018-096-012	SFR	\$420.47	\$275.08
13	018-096-013	SFR	\$420.47	\$275.08
14	018-096-014	SFR	\$420.47	\$275.08
15	018-096-015	SFR	\$420.47	\$275.08
16	018-096-016	SFR	\$420.47	\$275.08
17	018-096-017	SFR	\$420.47	\$275.08
18	018-096-018	SFR	\$420.47	\$275.08
19	018-096-019	SFR	\$420.47	\$275.08
20	018-096-020	SFR	\$420.47	\$275.08
21	018-096-021	SFR	\$420.47	\$275.08
22	018-096-022	SFR	\$420.47	\$275.08
23	018-096-023	SFR	\$420.47	\$275.08
24	018-096-024	SFR	\$420.47	\$275.08
25	018-096-025	SFR	\$420.47	\$275.08
26	018-096-026	SFR	\$420.47	\$275.08
27	018-096-027	SFR	\$420.47	\$275.08
28	018-096-028	SFR	\$420.47	\$275.08
29	018-096-029	SFR	\$420.47	\$275.08
30	018-096-030	SFR	\$420.47	\$275.08
31	018-096-031	SFR	\$420.47	\$275.08
32	018-096-032	SFR	\$420.47	\$275.08
33	018-096-033	SFR	\$420.47	\$275.08
34	018-096-034	SFR	\$420.47	\$275.08
35	018-096-035	SFR	\$420.47	\$275.08
36	018-096-036	SFR	\$420.47	\$275.08
37	018-096-037	SFR	\$420.47	\$275.08

Euclid North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
38	018-096-038	SFR	\$420.47	\$275.08
39	018-096-039	SFR	\$420.47	\$275.08
40	018-096-040	SFR	\$420.47	\$275.08
41	018-096-041	SFR	\$420.47	\$275.08
42	018-096-042	SFR	\$420.47	\$275.08
43	018-096-043	SFR	\$420.47	\$275.08
44	018-096-044	SFR	\$420.47	\$275.08
45	018-096-045	SFR	\$420.47	\$275.08
46	018-096-046	SFR	\$420.47	\$275.08
47	018-096-047	SFR	\$420.47	\$275.08
48	018-096-048	SFR	\$420.47	\$275.08
49	018-096-049	SFR	\$420.47	\$275.08
50	018-096-050	SFR	\$420.47	\$275.08
51	018-096-051	Basin	\$420.47	\$0.00
52	018-096-052	Easement	\$420.47	\$0.00
53	018-096-053	Park	\$420.47	\$0.00
54	018-096-054	Pump	\$420.47	\$0.00
55	018-096-055	Easement	\$420.47	\$0.00
56	018-096-056	Easement	\$420.47	<u>\$0.00</u>
				\$13,754.00

Euclid South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-095-001	SFR	\$336.35	\$294.74
2	018-095-002	SFR	\$336.35	\$294.74
3	018-095-003	SFR	\$336.35	\$294.74
4	018-095-004	SFR	\$336.35	\$294.74
5	018-095-005	SFR	\$336.35	\$294.74

Euclid South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
6	018-095-006	SFR	\$336.35	\$294.74
7	018-095-007	SFR	\$336.35	\$294.74
8	018-095-008	SFR	\$336.35	\$294.74
9	018-095-009	SFR	\$336.35	\$294.74
10	018-095-010	SFR	\$336.35	\$294.74
11	018-095-011	SFR	\$336.35	\$294.74
12	018-095-012	SFR	\$336.35	\$294.74
13	018-095-013	SFR	\$336.35	\$294.74
14	018-095-014	SFR	\$336.35	\$294.74
15	018-095-015	SFR	\$336.35	\$294.74
16	018-095-016	SFR	\$336.35	\$294.74
17	018-095-017	SFR	\$336.35	\$294.74
18	018-095-018	SFR	\$336.35	\$294.74
19	018-095-019	SFR	\$336.35	\$294.74
20	018-095-020	SFR	\$336.35	\$294.74
21	018-095-021	SFR	\$336.35	\$294.74
22	018-095-022	SFR	\$336.35	\$294.74
23	018-095-023	SFR	\$336.35	\$294.74
24	018-095-024	SFR	\$336.35	\$294.74
25	018-095-025	SFR	\$336.35	\$294.74
26	018-095-026	SFR	\$336.35	\$294.74
27	018-095-027	SFR	\$336.35	\$294.74
28	018-095-028	SFR	\$336.35	\$294.74
29	018-095-029	SFR	\$336.35	\$294.74
30	018-095-030	SFR	\$336.35	\$294.74
31	018-095-031	SFR	\$336.35	\$294.74
32	018-095-032	SFR	\$336.35	\$294.74
33	018-095-033	SFR	\$336.35	\$294.74
34	018-095-034	SFR	\$336.35	\$294.74
35	018-095-035	SFR	\$336.35	\$294.74
36	018-095-036	SFR	\$336.35	\$294.74
37	018-095-037	SFR	\$336.35	\$294.74
38	018-095-038	SFR	\$336.35	\$294.74
39	018-095-039	SFR	\$336.35	\$294.74
40	018-095-040	SFR	\$336.35	\$294.74
41	018-095-041	SFR	\$336.35	\$294.74

Euclid South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
42	018-095-042	SFR	\$336.35	\$294.74
43	018-095-043	SFR	\$336.35	\$294.74
44	018-095-044	SFR	\$336.35	\$294.74
45	018-095-045	SFR	\$336.35	\$294.74
46	018-095-046	SFR	\$336.35	\$294.74
47	018-095-047	SFR	\$336.35	\$294.74
48	018-095-048	SFR	\$336.35	\$294.74
49	018-095-049	SFR	\$336.35	\$294.74
50	018-095-050	SFR	\$336.35	\$294.74
51	018-095-051	SFR	\$336.35	\$294.74
52	018-095-052	SFR	\$336.35	\$294.74
53	018-095-053	SFR	\$336.35	\$294.74
54	018-095-054	SFR	\$336.35	\$294.74
55	018-095-055	SFR	\$336.35	\$294.74
56	018-095-056	SFR	\$336.35	\$294.74
57	018-095-057	SFR	\$336.35	\$294.74
58	018-095-058	SFR	\$336.35	\$294.74
59	018-095-059	SFR	\$336.35	\$294.74
60	018-095-060	SFR	\$336.35	\$294.74
61	018-095-061	SFR	\$336.35	\$294.74
62	018-095-062	SFR	\$336.35	\$294.74
63	018-095-063	SFR	\$336.35	\$294.74
64	018-095-064	SFR	\$336.35	\$294.74
65	018-095-065	SFR	\$336.35	\$294.74
66	018-095-066	SFR	\$336.35	\$294.74
67	018-095-067	SFR	\$336.35	\$294.74
68	018-095-068	SFR	\$336.35	\$294.74
69	018-095-069	SFR	\$336.35	\$294.74
70	018-095-070	Basin	\$336.35	\$0.00
71	018-095-071	Easement	\$336.35	\$0.00
72	018-095-072	Easement	\$336.35	<u>\$0.00</u>
				\$20,337.06

Feathers Glen Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-090-003	SFR	\$342.03	\$313.14
2	018-090-004	SFR	\$342.03	\$313.14
3	018-090-005	SFR	\$342.03	\$313.14
4	018-090-006	SFR	\$342.03	\$313.14
5	018-090-007	SFR	\$342.03	\$313.14
6	018-090-008	SFR	\$342.03	\$313.14
7	018-090-009	SFR	\$342.03	\$313.14
8	018-090-010	SFR	\$342.03	\$313.14
9	018-090-011	SFR	\$342.03	\$313.14
10	018-090-012	SFR	\$342.03	\$313.14
11	018-090-013	SFR	\$342.03	\$313.14
12	018-090-014	SFR	\$342.03	\$313.14
13	018-090-015	SFR	\$342.03	\$313.14
14	018-090-016	SFR	\$342.03	\$313.14
15	018-090-017	SFR	\$342.03	\$313.14
16	018-090-018	SFR	\$342.03	\$313.14
17	018-090-019	SFR	\$342.03	\$313.14
18	018-090-020	SFR	\$342.03	\$313.14
19	018-090-021	SFR	\$342.03	\$313.14
20	018-090-022	SFR	\$342.03	\$313.14
21	018-090-023	SFR	\$342.03	\$313.14
22	018-090-024	SFR	\$342.03	\$313.14
23	018-090-025	SFR	\$342.03	\$313.14
24	018-090-026	SFR	\$342.03	\$313.14
25	018-090-027	SFR	\$342.03	\$313.14
26	018-090-028	SFR	\$342.03	\$313.14
27	018-090-029	SFR	\$342.03	\$313.14
28	018-090-030	SFR	\$342.03	\$313.14
29	018-090-031	SFR	\$342.03	\$313.14
30	018-090-032	SFR	\$342.03	\$313.14
31	018-090-033	SFR	\$342.03	\$313.14
32	018-090-034	SFR	\$342.03	\$313.14
33	018-090-035	SFR	\$342.03	\$313.14
34	018-090-036	SFR	\$342.03	\$313.14
35	018-090-037	SFR	\$342.03	\$313.14
36	018-090-038	SFR	\$342.03	\$313.14

Feathers Glen Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
37	018-090-039	SFR	\$342.03	\$313.14
38	018-090-040	SFR	\$342.03	\$313.14
39	018-090-041	SFR	\$342.03	\$313.14
40	018-090-042	SFR	\$342.03	\$313.14
41	018-090-043	SFR	\$342.03	\$313.14
42	018-090-044	SFR	\$342.03	\$313.14
				\$13,151.88

Fontana Ranch North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-091-001	SFR	\$359.61	\$271.52
2	018-091-002	SFR	\$359.61	\$271.52
3	018-091-003	SFR	\$359.61	\$271.52
4	018-091-004	SFR	\$359.61	\$271.52
5	018-091-005	SFR	\$359.61	\$271.52
6	018-091-006	SFR	\$359.61	\$271.52
7	018-091-007	SFR	\$359.61	\$271.52
8	018-091-008	SFR	\$359.61	\$271.52
9	018-091-009	SFR	\$359.61	\$271.52
10	018-091-010	SFR	\$359.61	\$271.52
11	018-091-013	SFR	\$359.61	\$271.52
12	018-091-014	SFR	\$359.61	\$271.52
13	018-091-015	SFR	\$359.61	\$271.52
14	018-091-016	SFR	\$359.61	\$271.52
15	018-091-017	SFR	\$359.61	\$271.52
16	018-091-018	SFR	\$359.61	\$271.52
17	018-091-019	SFR	\$359.61	\$271.52
18	018-091-020	SFR	\$359.61	\$271.52
19	018-091-021	SFR	\$359.61	\$271.52
20	018-091-022	SFR	\$359.61	\$271.52
21	018-091-023	SFR	\$359.61	\$271.52

Fontana Ranch North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
22	018-091-024	SFR	\$359.61	\$271.52
23	018-091-025	SFR	\$359.61	\$271.52
24	018-091-026	SFR	\$359.61	\$271.52
25	018-091-027	SFR	\$359.61	\$271.52
26	018-091-028	SFR	\$359.61	\$271.52
27	018-091-029	SFR	\$359.61	\$271.52
28	018-091-030	SFR	\$359.61	\$271.52
29	018-091-031	SFR	\$359.61	\$271.52
30	018-091-032	SFR	\$359.61	\$271.52
31	018-091-033	SFR	\$359.61	\$271.52
32	018-091-034	SFR	\$359.61	\$271.52
33	018-091-035	SFR	\$359.61	\$271.52
34	018-091-036	SFR	\$359.61	\$271.52
35	018-091-037	SFR	\$359.61	\$271.52
36	018-091-038	SFR	\$359.61	\$271.52
37	018-091-039	SFR	\$359.61	\$271.52
38	018-091-040	SFR	\$359.61	\$271.52
39	018-091-042	SFR	\$359.61	\$271.52
40	018-091-043	SFR	\$359.61	\$271.52
41	018-091-044	SFR	\$359.61	\$271.52
42	018-091-045	SFR	\$359.61	\$271.52
43	018-092-001	SFR	\$359.61	\$271.52
44	018-092-002	SFR	\$359.61	\$271.52
45	018-092-003	SFR	\$359.61	\$271.52
46	018-092-004	SFR	\$359.61	\$271.52
47	018-092-005	SFR	\$359.61	\$271.52
48	018-092-006	SFR	\$359.61	\$271.52
49	018-092-007	SFR	\$359.61	\$271.52
50	018-092-008	SFR	\$359.61	\$271.52
51	018-092-009	SFR	\$359.61	\$271.52
52	018-092-010	SFR	\$359.61	\$271.52
53	018-092-011	SFR	\$359.61	\$271.52
54	018-092-012	SFR	\$359.61	\$271.52
55	018-092-013	SFR	\$359.61	\$271.52
56	018-092-014	SFR	\$359.61	\$271.52
57	018-092-015	SFR	\$359.61	\$271.52

Fontana Ranch North Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
58	018-092-016	SFR	\$359.61	\$271.52
59	018-092-017	SFR	\$359.61	\$271.52
60	018-092-018	SFR	\$359.61	\$271.52
61	018-092-019	SFR	\$359.61	\$271.52
62	018-092-020	SFR	\$359.61	\$271.52
63	018-092-021	SFR	\$359.61	\$271.52
64	018-092-022	SFR	\$359.61	\$271.52
65	018-092-023	SFR	\$359.61	\$271.52
66	018-092-024	SFR	\$359.61	\$271.52
67	018-092-025	SFR	\$359.61	\$271.52
68	018-092-026	SFR	\$359.61	\$271.52
69	018-092-027	SFR	\$359.61	\$271.52
70	018-092-028	SFR	\$359.61	\$271.52
71	018-092-029	SFR	\$359.61	\$271.52
72	018-092-030	SFR	\$359.61	\$271.52
73	018-092-031	SFR	\$359.61	\$271.52
74	018-092-032	SFR	\$359.61	\$271.52
75	018-092-033	SFR	\$359.61	\$271.52
76	018-092-034	SFR	\$359.61	\$271.52
77	018-092-035	SFR	\$359.61	\$271.52
78	018-092-036	SFR	\$359.61	\$271.52
79	018-092-037	SFR	\$359.61	\$271.52
80	018-092-040	SFR	\$359.61	\$271.52
81	018-092-041	SFR	\$359.61	\$271.52
82	018-092-042	SFR	\$359.61	\$271.52
83	018-092-043	SFR	\$359.61	\$271.52
84	018-092-044	SFR	\$359.61	\$271.52
85	018-092-045	SFR	\$359.61	\$271.52
86	018-092-046	SFR	\$359.61	\$271.52
87	018-092-047	SFR	\$359.61	\$271.52
88	018-092-048	SFR	\$359.61	\$271.52
89	018-092-049	SFR	\$359.61	\$271.52
90	018-092-050	SFR	\$359.61	\$271.52
91	018-092-051	SFR	\$359.61	\$271.52
				\$24,708.32

Fontana Ranch South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
1	018-093-001	SFR	\$298.78	\$298.78
2	018-093-002	SFR	\$298.78	\$298.78
3	018-093-003	SFR	\$298.78	\$298.78
4	018-093-004	SFR	\$298.78	\$298.78
5	018-093-005	SFR	\$298.78	\$298.78
6	018-093-006	SFR	\$298.78	\$298.78
7	018-093-007	SFR	\$298.78	\$298.78
8	018-093-008	SFR	\$298.78	\$298.78
9	018-093-009	SFR	\$298.78	\$298.78
10	018-093-010	SFR	\$298.78	\$298.78
11	018-093-011	SFR	\$298.78	\$298.78
12	018-093-012	SFR	\$298.78	\$298.78
13	018-093-013	SFR	\$298.78	\$298.78
14	018-093-016	SFR	\$298.78	\$298.78
15	018-093-017	SFR	\$298.78	\$298.78
16	018-093-018	SFR	\$298.78	\$298.78
17	018-093-023	SFR	\$298.78	\$298.78
18	018-093-024	SFR	\$298.78	\$298.78
19	018-093-025	SFR	\$298.78	\$298.78
20	018-093-026	SFR	\$298.78	\$298.78
21	018-093-027	SFR	\$298.78	\$298.78
22	018-093-028	SFR	\$298.78	\$298.78
23	018-093-029	SFR	\$298.78	\$298.78
24	018-093-030	SFR	\$298.78	\$298.78
25	018-093-031	SFR	\$298.78	\$298.78
26	018-093-032	SFR	\$298.78	\$298.78
27	018-093-033	SFR	\$298.78	\$298.78
28	018-093-034	SFR	\$298.78	\$298.78
29	018-093-035	SFR	\$298.78	\$298.78
30	018-093-036	SFR	\$298.78	\$298.78
31	018-093-037	SFR	\$298.78	\$298.78
32	018-093-038	SFR	\$298.78	\$298.78
33	018-093-039	SFR	\$298.78	\$298.78
34	018-093-040	SFR	\$298.78	\$298.78
35	018-093-041	SFR	\$298.78	\$298.78
36	018-093-042	SFR	\$298.78	\$298.78

Fontana Ranch South Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
37	018-093-043	SFR	\$298.78	\$298.78
38	018-093-044	SFR	\$298.78	\$298.78
39	018-093-045	SFR	\$298.78	\$298.78
40	018-093-046	SFR	\$298.78	\$298.78
41	018-093-047	SFR	\$298.78	\$298.78
42	018-093-048	SFR	\$298.78	\$298.78
43	018-093-049	SFR	\$298.78	\$298.78
44	018-093-050	SFR	\$298.78	\$298.78
45	018-093-051	SFR	\$298.78	\$298.78
46	018-093-052	SFR	\$298.78	\$298.78
47	018-093-053	SFR	\$298.78	\$298.78
48	018-093-054	SFR	\$298.78	\$298.78
49	018-093-055	SFR	\$298.78	\$298.78
50	018-093-056	SFR	\$298.78	\$298.78
51	018-093-058	SFR	\$298.78	\$298.78
52	018-093-059	SFR	\$298.78	\$298.78
53	018-093-060	SFR	\$298.78	\$298.78
54	018-093-061	SFR	\$298.78	\$298.78
55	018-093-062	SFR	\$298.78	\$298.78
56	018-093-063	SFR	\$298.78	\$298.78
				\$16,731.68

Sterling Glen III Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
4	018-089-011	SFR	\$258.16	\$246.36
5	018-089-013	SFR	\$258.16	\$246.36
6	018-089-014	SFR	\$258.16	\$246.36
7	018-089-015	SFR	\$258.16	\$246.36
8	018-089-016	SFR	\$258.16	\$246.36

Sterling Glen III Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
9	018-089-017	SFR	\$258.16	\$246.36
10	018-089-018	SFR	\$258.16	\$246.36
11	018-089-019	SFR	\$258.16	\$246.36
12	018-089-020	SFR	\$258.16	\$246.36
13	018-089-021	SFR	\$258.16	\$246.36
14	018-089-022	SFR	\$258.16	\$246.36
15	018-089-023	SFR	\$258.16	\$246.36
16	018-089-024	SFR	\$258.16	\$246.36
17	018-089-025	SFR	\$258.16	\$246.36
18	018-089-026	SFR	\$258.16	\$246.36
19	018-089-027	SFR	\$258.16	\$246.36
20	018-089-028	SFR	\$258.16	\$246.36
21	018-089-030	SFR	\$258.16	\$246.36
22	018-089-031	SFR	\$258.16	\$246.36
23	018-089-032	SFR	\$258.16	\$246.36
24	018-089-033	SFR	\$258.16	\$246.36
25	018-089-034	SFR	\$258.16	\$246.36
26	018-089-035	SFR	\$258.16	\$246.36
27	018-089-036	SFR	\$258.16	\$246.36
28	018-089-037	SFR	\$258.16	\$246.36
29	018-089-038	SFR	\$258.16	\$246.36
30	018-089-039	SFR	\$258.16	\$246.36
31	018-089-040	SFR	\$258.16	\$246.36
32	018-089-041	SFR	\$258.16	\$246.36
33	018-089-042	SFR	\$258.16	\$246.36
34	018-089-043	SFR	\$258.16	\$246.36
35	018-089-044	SFR	\$258.16	\$246.36
36	018-089-045	SFR	\$258.16	\$246.36
37	018-089-046	SFR	\$258.16	\$246.36
38	018-089-047	SFR	\$258.16	\$246.36
39	018-089-048	SFR	\$258.16	\$246.36
40	018-089-049	SFR	\$258.16	\$246.36
41	018-089-050	SFR	\$258.16	\$246.36
42	018-089-051	SFR	\$258.16	\$246.36
43	018-089-052	SFR	\$258.16	\$246.36
44	018-089-053	SFR	\$258.16	\$246.36

Sterling Glen III Benefit Assessment District Fiscal Year 2023-24 Assessment Roll				
Assessment #	APN	Parcel Type	Maximum Assessment Rate	2023-24 Proposed Assessment
45	018-089-054	SFR	\$258.16	\$246.36
46	018-089-055	SFR	\$258.16	\$246.36
47	018-089-056	SFR	\$258.16	\$246.36
48	018-089-057	SFR	\$258.16	\$246.36
49	018-089-058	SFR	\$258.16	\$246.36
50	018-089-059	SFR	\$258.16	\$246.36
51	018-089-060	SFR	\$258.16	\$246.36
52	018-089-061	SFR	\$258.16	\$246.36
53	018-089-062	SFR	\$258.16	\$246.36
54	018-089-063	SFR	\$258.16	\$246.36
55	018-089-064	SFR	\$258.16	\$246.36
56	018-089-065	SFR	\$258.16	\$246.36
57	018-089-066	SFR	\$258.16	\$246.36
58	018-089-067	SFR	\$258.16	\$246.36
59	018-089-068	SFR	\$258.16	\$246.36
60	018-089-069	SFR	\$258.16	\$246.36
61	018-089-070	SFR	\$258.16	\$246.36
62	018-089-071	SFR	\$258.16	\$246.36
63	018-089-072	SFR	\$258.16	\$246.36
64	018-089-073	SFR	\$258.16	\$246.36
65	018-089-074	SFR	\$258.16	\$246.36
66	018-089-075	SFR	\$258.16	\$246.36
67	018-089-076	SFR	\$258.16	\$246.36
68	018-089-077	SFR	\$258.16	\$246.36
69	018-089-078	SFR	\$258.16	\$246.36
70	018-089-079	SFR	\$258.16	\$246.36
71	018-089-080	SFR	\$258.16	\$246.36
72	018-089-081	SFR	\$258.16	\$246.36
73	018-089-082	SFR	\$258.16	\$246.36
74	018-089-083	SFR	\$258.16	\$246.36
77	018-089-087	SFR	\$258.16	\$246.36
78	018-089-088	SFR	\$258.16	\$246.36
				\$17,984.28



Sterling Glen Annex - Benefit Assessment District Fiscal Year 2023-24 Assessment Roll						
Assessment #	APN	Acres	Parcel Type	Maximum Assessment Rate	Proposed Rate	2023-24 Proposed Assessment
1	018-089-003	0.43	SFR	\$430.28	\$430.28	\$185.02
2	018-089-004	0.35	SFR	\$430.28	\$430.28	\$150.60
3	018-089-004	0.36	SFR	\$430.28	\$430.28	\$154.90
75	018-089-085	0.23	SFR	\$430.28	\$430.28	\$97.34
76	018-089-086	<u>0.30</u>	SFR	\$430.28	\$430.28	<u>\$131.04</u>
		1.670762				\$718.90

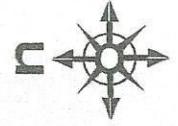
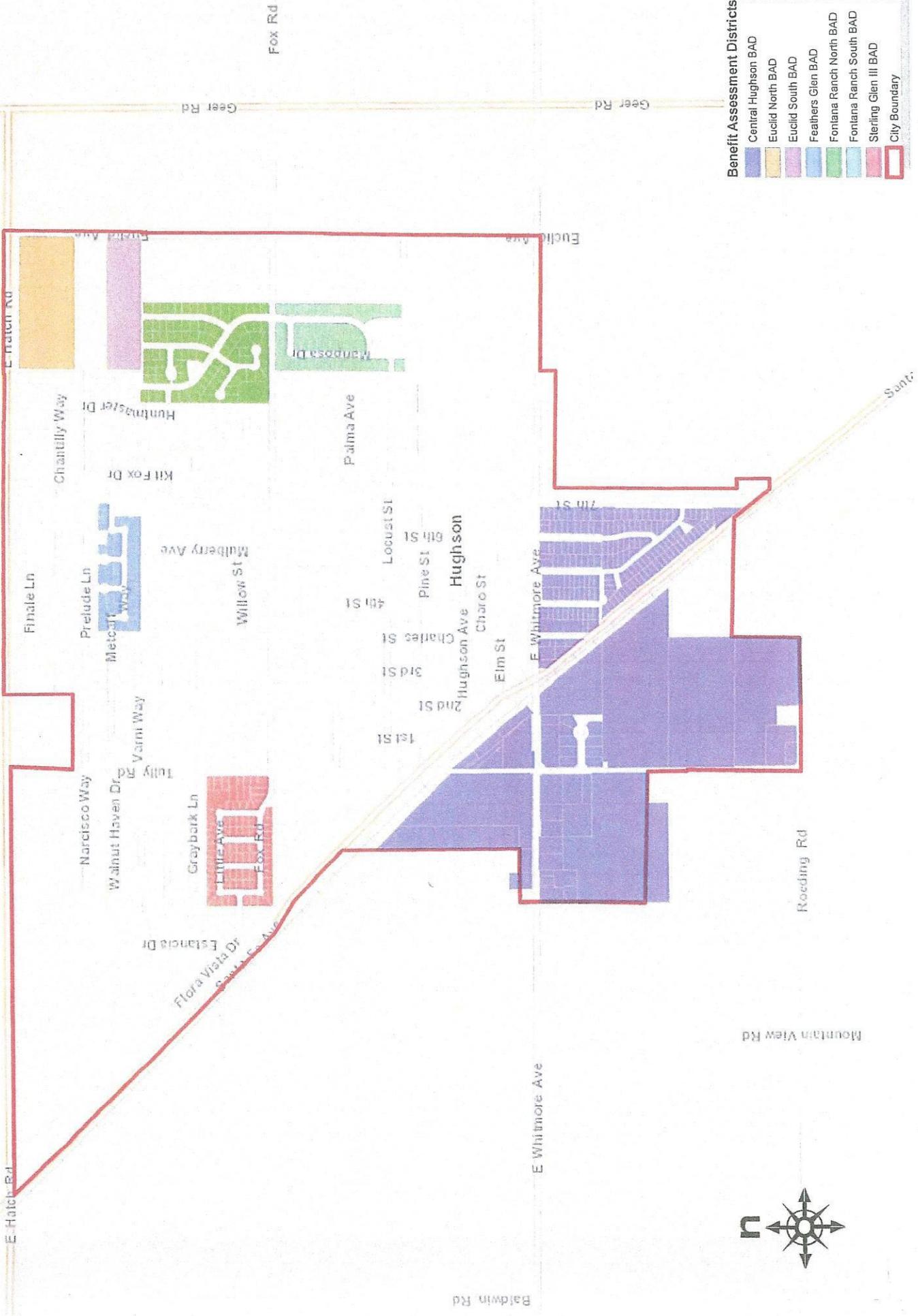
APPENDIX B – DISTRICT DIAGRAMS

District Assessment Diagrams

The following page shows the location of each Zone within the Hughson Benefit Assessment 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



Benefit Assessment Districts	
[Blue Box]	Central Hughson BAD
[Orange Box]	Euclid North BAD
[Purple Box]	Euclid South BAD
[Green Box]	Feathers Glen BAD
[Light Blue Box]	Fontana Ranch North BAD
[Light Green Box]	Fontana Ranch South BAD
[Red Box]	Sterling Glen III BAD
[Red Outline Box]	City Boundary

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-39**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE CONTRACT FOR THE LEBRIGHT RESTROOM SITE PREPARATION AND FINISH TO MCFADDON CONSTRUCTION IN THE AMOUNT OF \$65,726, WITH A 10% CONTINGENCY, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT

WHEREAS, on March 27, 2023, the City Council approved the Lebright Renovation project including the new restroom/concession stand, paving, and striping the parking lot including required storm drains, an ADA pathway around the outside of the park with cutouts that will allow a wheelchair to turn around, and rebuilding the park's main electrical backboard and upgrades needed to the existing electrical; and

WHEREAS, additional work is needed to complete the project including demolition of existing concession stand, grading, moving the utilities, pouring concrete around the new restroom and tie-in to the existing monument area; and

WHEREAS, on June 14, 2023, the scope for the restroom site preparation and finish was posted in the Valley Builders Exchange, in the Hughson Chronicle, and on the City's website. Two proposals were received with McFadden Construction as the lowest responsible bidder.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council hereby awards the contract for the Lebright restroom site preparation and finish to McFaddon Construction in the amount of \$65,726, with a 10% contingency, and authorize the City Manager to execute the contract, inclusive of any final edits by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 24th day of July 2023 by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-40**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE WALKER LANE IMPROVEMENT PROJECT TO RESPONSIBLE LOW BIDDER HENSLEY PAVING & GENERAL ENGINEERING, INC., IN THE AMOUNT OF \$327,497.73, AUTHORIZING A 10% CONSTRUCTION CONTINGENCY AS WELL AS A 10% SET-ASIDE FOR CONSTRUCTION TESTING AND INSPECTION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FINAL CONSTRUCTION CONTRACT

WHEREAS, the Walker Lane Improvement Project was competitively bid pursuant to Public Contract Code §22032(b); and

WHEREAS, six sealed bids were received and opened on July 26, 2023, and the responsible low bidder was Hensley Paving & General Engineering, Inc., with a bid of \$327,497.73 and

WHEREAS, the Engineer's estimate for the project was \$350,000.00; and

WHEREAS, the bid has been analyzed and determined to meet the City of Hughson's request for the Walker Lane Improvement Project; and

WHEREAS, funding for the project is available through the Community Development Block Grant (CDBG) Program, of which the City receives an annual allocation; and

WHEREAS, a 10% construction contingency as well as a 10% construction testing and inspection set-aside is needed for the project budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby award the Walker Lane Improvement Project to responsible low bidder Hensley Paving & General Engineering, Inc. in the amount of \$327,497.73, authorizes a 10% construction contingency as well as a 10% set-aside for construction testing and inspection, for a total project cost of \$392,997.27, and authorizes the City Manager to execute the final construction contract with Hensley Paving & General Engineering Inc., inclusive of any final edits by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 14th day of August 2023 by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

»
»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-41**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING THE 2023 SURFACE IMPROVEMENTS PROJECT TO RESPONSIBLE LOW BIDDER DRYCO CONSTRUCTION, INC., IN THE AMOUNT OF \$1,355,158.60, AUTHORIZING A 10% CONSTRUCTION CONTINGENCY AND A 10% SET-ASIDE FOR CONSTRUCTION TESTING AND INSPECTION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FINAL CONSTRUCTION CONTRACT

WHEREAS, the 2023 Surface Improvements Project was competitively bid pursuant to Public Contract Code §22032(b); and

WHEREAS, six sealed bids were received and opened on July 19, 2023, and the responsible low bidder was Dryco Construcion, Inc., with a bid of \$1,355,158.60 and

WHEREAS, the Engineer's estimate for the project was \$1,400,000.00; and

WHEREAS, the bid has been analyzed and determined to meet the City of Hughson's request for the 2023 Surface Improvements Project; and

WHEREAS, funding for the project is available through Measure L Local Streets and Roads Tax, Street Development Impact Fees, Trench Cut Fees, Gas Tax 2103 funds and Gas Tax 2105 funds; and

WHEREAS, a 10% construction contingency as well as a 10% construction testing and inspection set-aside is needed for the project budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby award the Walker Lane Improvement Project to responsible low bidder Dryco Construction, Inc., in the amount of \$1,355,158.60 authorizes a 10% construction contingency and a 10% set-aside for construction testing and inspection, for a total project cost of \$1,626,190.32, and authorizes the City Manager to execute the final construction contract with Dryco Construction Inc., inclusive of any final edits by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 14th day of August 2023 by the following roll call vote:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

»

»

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-42**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CONFIRMING
DIAGRAMS, ASSESSMENTS AND REPORTS AND LEVYING ASSESSMENTS FOR
FISCAL YEAR 2023-24 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 Harris & Associates, Assessment Engineers, to prepare and file annual reports for Fiscal Year 2023-24, 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 July 24, 2023, 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 2023-24 and set a public hearing to be held August 14, 2023, 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 14th day of August 2023, at the hour of 6:00 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 2023-24.

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 14th day of August 2023, by the following vote:

AYES: MAYOR CARR, BAWANAN, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GÉORGE CARR, Mayor

ATTEST:



ASHTON GOSE, 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.
Euclid North, 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.
Fontana Ranch North, 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.
Fontana Ranch South, 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.
Rhapsody Unit No. 1, LLD	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. 2, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for streetlights.
Santa Fe Estates Phase 1, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 streetlights.
Santa Fe Estates Phase 2, LLD	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 streetlights.
Starn Estates	Maintenance of landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 streetlights.
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.

Assessment District	Description of Improvements
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 OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-43**

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF HUGHSON
APPROVING AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE,
TO EXECUTE THE PROPOSED AMERICAN RESCUE PLAN ACT (ARPA) SPENDING
PLAN IN ACCORDANCE WITH THE CITY'S PURCHASING POLICY**

WHEREAS, the State and Local Coronavirus Fiscal Recovery Funds legislation, part of the American Rescue Plan Act (ARPA), was signed into law by President Biden on March 11, 2021. The bill includes \$350 billion in funds allocated to recovering from the pandemic and restoring the economy. \$65.1 billion is allocated to states, metropolitan cities, and non-entitlement units of local government and of that, \$19.5 billion is allocated to non-entitlement units of government; and

WHEREAS, the U.S. Department of the Treasury will oversee and administer these payments to the State of California for non-entitlement cities (population less than 50,000), which includes the City of Hughson; and

WHEREAS, the City of Hughson received \$1,809,708 through ARPA; and

WHEREAS, the City of Hughson desires to spend the ARPA funding in the most careful and advantageous manner to the City and on June 27, 2022, the City Council adopted Resolution 2022-31, approving the 2022 ARPA Project Listing (Exhibit B), to identify priority project needs for the City; and

WHEREAS, the City of Hughson has identified additional projects and created Exhibit A, 2023 ARPA Projects Listing.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Hughson hereby approves and authorizes the City Manager, or designee, to execute the proposed American Rescue Plan Act (ARPA) Spending Plan in accordance with the City's Purchasing Policy.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 14th day of August 2023, by the following roll call votes:

AYES: MAYOR CARR, BAWANAN, RUSH, CROOKER, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

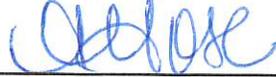
ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

EXHIBIT A

2023 ARPA Projects Listing

Estimated Cost

Infrastructure

Hughson Civic Center (Rendering, design, CEQA)	\$	100,000
Sr. Community Center and City Hall Outside Paint	\$	30,000
Sr. Community Center and City Hall New Gutters	\$	5,000
Starn Shade Replacement	\$	5,000
Repaint Starn Patio Frame (Concession)	\$	4,100
Euclid Playground Shade	\$	23,000

Equipment

Concrete Cutter		\$7,000
Asphalt Grinder		\$17,000

Economic and Workforce Development

VOLT Scholarships	\$	25,000
-------------------	----	--------

Total Estimated \$ 216,100

2022 ARPA Projects Listing		% of	Exhibit B
Project & Description		ARPA Total	Gen Fund
Infrastructure - \$674,000		38%	Paid by ARPA
Senior Center - \$315,000			
	Ceiling tiles / lights		\$100,000.00 *
	Air Conditioning Unit replacement		\$15,000.00 *
	Flooring		\$150,000.00 *
	Replacement toilets, microwave, cabinet and door replacement, ice machine, prep table, refrigerator, steam table, microwave, tables and chairs		Incl. in above \$
	Remove turf and replace with acceptable drought resistant options		\$50,000.00 *
3rd Street Center - \$60,000			
	ADA Survey (Consultant)		\$10,000.00 *
	ADA Corrections		\$50,000.00 *
Public Works/Parks/Corp Yard - \$189,000			
	Lift Stations (Starn=Tully) Upgrade 2 pumps due to growth		\$80,000.00 *
	Starn Park Restroom Doors/Frame/Timer Locks		\$20,000.00 *
	Starn Park Camera System - 4 Cameras		\$5,000.00 *
	A/C units - 2		\$30,000.00 *
	Carport (3) 1-Corp Yard e-vehicles 1-WWTP Equip 1-City Hall Prius		\$20,000.00 *
	Trailer with Generator (Old DUI Trailer) - safety issues roof falling in		\$30,000.00 *
	Concrete Cutter		\$4,000.00 *
City Hall - \$110,000			
	Planning Room furniture (5X\$4,000)		\$20,000.00 *
	A/C units -2		\$30,000.00 *
	Windows		\$10,000.00 *
	Remove turf and replace with acceptable drought resistant options		\$50,000.00 *
Economic and Workforce Development - \$495,000		28%	
	Downtown Project		\$200,000.00
	Hughson Avenue ADA		\$100,000.00
	Stanislaus Community Foundation		\$5,000.00 ***
	Opportunity Stanislaus (\$5,000 additional x 5 years)		\$25,000.00 ***
	Christmas Tree - Events related City sponsored		\$15,000.00 *
	ADA Program to assist businesses with ADA repairs/corrections		\$100,000.00
	Assistance to residents for sidewalk repair		\$50,000.00
City Operations Investment - \$595,000		34%	
	Project Coordinator (PSC)		\$140,000.00 **
	Master Fee Schedule Consultant / Cost Allocation Plan***		\$75,000.00
	Employee Premium Pay		\$120,000.00 ***
Imaging Project ***			
	Scanners		\$10,000.00
	one-time historical documents (service or temps) -Admin Records		\$250,000.00

ARPA Projects Listing		% of	
Project & Description	ARPA Total	Gen Fund	
ESTIMATED COST	100%	\$1,764,000.00	
*Contingency		\$ 124,400.00	<u>10%</u>
		\$ 1,888,400.00	
* Projects with a 10% contingency added		\$ 1,244,000.00	*
** Estimated costs - need project coordinator to get RFQs/ RFPs out and manage ARPA projects.			
*** Previously approved by Council and portions have been paid out.			

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-44**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DECLARING
CITY PROPERTY TO BE SURPLUS AND AUTHORIZING THE SALE OF THE CITY
SURPLUS PROPERTY TO BE CONDUCTED ON THE WEBSITE MUNICIPALBID.COM**

WHEREAS, Chapter 3.08 of the Hughson Municipal Code (HMC) requires property belonging to the City, of whatever kind, to be declared by resolution of the City Council to be surplus property; and

WHEREAS, this chapter also requires that property belonging to the City declared to be surplus, shall be sold at public auction, and the auction shall be held every third Saturday in July every year at 2:00 p.m., except otherwise authorized by resolution of the City Council; and

WHEREAS, Municibid is an auction website exclusively used by government agencies, schools, authorities, and utilities to sell surplus and forfeitures directly to the public and was used by the City of Hughson in 2020; and

WHEREAS, City staff is recommending an exception to the requirement of property belonging to the City declared to be surplus, be sold at public auction, and the auction shall be held every third Saturday in July every year at 2:00 p.m., given the ability to auction surplus items electronically, and the simplicity it provides to bidders.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby declare the items listed in "Exhibit A", attached hereto, as surplus property and authorizes the sale of the City surplus property to be conducted on the website Municibid.com.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 28th day of August 2023 by the following roll call vote:

AYES: MAYOR CARR, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: BAWANAN

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

Surplus Property

Description	Quantity
CookRite 60" Gas Restaurant Ranges (Senior Center)	1
2012 GEM Electric Vehicle (4 Seater)	2
2012 GEM Electric Vehicle (2 Seater)	1
Power Trim Egder	1
STIHL Blower (Not Running)	2
HS 81R Hedge Trimmer	1
STIHL Backpack Trimmer	1
Target Asphalt Cut Off Saw	1
13HP Pressure Washer	1
Kawasaki Generator	1
8HP Honda Trash Pump (Not Running)	1
2001 Ford F150 Gas Engine	1
PZ 6029 Husqvarna Zero Turn Mower	1
DUI Trailer with Onan 5000-Watt Generator	1
Honda Push Mower	1
Bobcat Tires and Wheels	4
2004 Ford F150 Natural Gas Engine	1
Outpost Sewer Camera (Not Running)	1
Radar Speed Trailer	1
Well Motor (Removed from Well 5)	1

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-45**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING
THE LEBRIGHT ADA WALKWAY CONSTRUCTION PROJECT AND AUTHORIZING
THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

WHEREAS, at its regularly scheduled meeting of June 12, 2023, the Hughson City Council awarded a contract for the Lebright ADA Walkway Construction project to low bidder MHK Construction, in the amount of \$138,814.00; and

WHEREAS, the Lebright ADA Construction Project consisted of the construction of an ADA pathway around the outside of the park with cutouts that will allow a wheelchair to turn around, and:

WHEREAS, the work performed by MHK Construction has been inspected and found to be complete and in compliance with the scope and specifications of the project.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council hereby accepts the Lebright ADA Walkway Construction Project and authorizes the City Clerk to File a Notice of Completion with the Stanislaus County Clerk-Recorder.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 28th day of August 2023 by the following roll call votes:

AYES: MAYOR CARR, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSENT: BAWANAN

ABSTENTIONS: NONE.

APPROVED:



GEORGE CARR, Mayor



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-46**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE FINAL MAP FOR VESTING TENTATIVE SUBDIVISION MAP NO. 2020-01-
PARKWOOD**

WHEREAS, on November 9, 2020, the Hughson City Council adopted Resolution No.2020-58, approving with conditions, Vesting Tentative Subdivision Map No.2020-01 for the Parkwood Subdivision Project, a 56.04-acre property, subdividing the site into 299 residential lots and 3 parks, located within the southeast corner of Santa Fe Avenue and East Hatch Road; and

WHEREAS, KB Homes, North Bay purchased the development known as Parkwood from Parkwood Hughson, LLC; and

WHEREAS, KB Homes, North Bay has requested approval of the Final Map of the Vesting Tentative Subdivision Map for the Parkwood 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 final 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 November 9, 2020; 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. 2020-01.

PASSED AND ADOPTED by the City Council of the City of Hughson at a regularly scheduled meeting on this 11th day of September 2023 by the following roll call vote:

AYES: MAYOR CARR, RUSH, CROOKER

NOES: STRAIN

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-47**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF
CONCURRENCE AND SUPPORT OF THE CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR (FY)
2022-2023 PREPARED FOR THE STANISLAUS URBAN COUNTY**

WHEREAS, the Stanislaus Urban County which includes the Cities of Oakdale, Hughson, Newman, Patterson, Ceres, Riverbank, Waterford and the unincorporated areas of Stanislaus County have received and expended CDBG funds from the U.S. Department of Housing and Urban Development (HUD) for FY 2022-2023; and

WHEREAS, the Stanislaus County CDBG Consortium is required by HUD to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to document progress made in accomplishing goals set forth in the Consolidated Plan and Annual Action Plan; and

WHEREAS, the Draft CAPER is available for a 15-day public review period from August 28, 2023 to September 8, 2023 to allow the public the opportunity to review and provide comments prior to the public hearing by the Stanislaus County Board of Supervisors on September 12, 2023.

NOW, THEREFORE, BE IT RESOLVED that the Hughson City Council does adopt a Resolution of Concurrence and Support of the Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2022-2023 prepared for the Stanislaus Urban County.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of September 2023 by the following roll call vote:

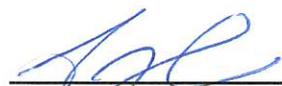
AYES: MAYOR CARR, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

»
»
»

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-48**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING THE ADDITION OF A MAINTENANCE WORKER POSITION, CREATING A SENIOR MAINTENANCE WORKER POSITION AND ADDING A POSITION, AND CREATING A UTILITY WORKER JOB CLASSIFICATION SERIES AND ADDING A UTILITY WORKER I/II AND A SENIOR UTILITY WORKER TO THE ANNUALLY BUDGETED POSITIONS, EFFECTIVE IMMEDIATELY

WHEREAS, the Hughson City Council has adopted a Classification Plan for all positions; and

WHEREAS, through ongoing analyses in all municipal departments, City staff strive to improve operations, implement best practices, and identify any departmental needs, including staffing levels, which could have potential impacts on operations and customer service; and

WHEREAS, City staff have identified staffing deficiencies within the organization that impact deliverables to the community and optimal levels of internal and external customer service; and

WHEREAS, to assist in mitigating these impacts, staff recommend the addition of a maintenance worker position, and creation of a Senior Maintenance Worker position in the Public Works Department, and the creation of a Utility Worker Job Classification Series in the Utility Department, to include a Utility Worker I/II position, and a Senior Utility Worker position.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson hereby approves the addition of a Maintenance Worker position, creating a Senior Maintenance Worker position and adding a position, and creating a Utility Worker Job Classification Series with a Utility Worker I/II positions and a Senior Utility Worker position, to the annually budgeted positions, and approves the new job descriptions effective immediately.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of September 2023 by the following roll call vote:

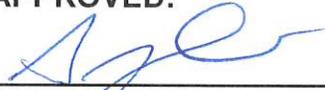
AYES

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-49**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING
THE FINAL ANNUAL BUDGET FOR FISCAL YEAR 2023-24**

WHEREAS, City Staff has submitted the Fiscal Year 2023-24 Final Budget to the City Council for review and consideration in accordance with established policies and objectives; and

WHEREAS, the Fiscal Year 2023-24 Budget is based on public comment, significant analysis of the City's needs and direction of the City Council after budget review sessions.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hughson that the Fiscal Year 2023-24 Final Budget is hereby approved and the General Fund, Special Revenue, Capital Project Funds, Low Income Housing, Debt Service Fund, Enterprise Funds and Redevelopment Agency Funds Budget for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024 is hereby adopted as reflected in the attachment Fiscal Year 2023-24 Final Budget, in the total amount of \$18,206,223.

PASSED AND ADOPTED, by the City Council of the City of Hughson at its regular meeting held on this 11th day of September 2023, by the following roll call votes:

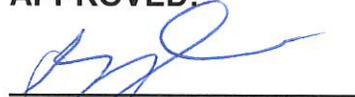
AYES: MAYOR CARR, CROOKER, RUSH, STRAIN

NOES: NONE.

ABSTENTIONS: NONE.

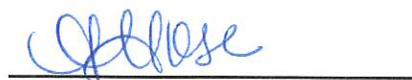
ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-50**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING
AMENDMENTS TO THE PERSONNEL MANUAL FOR EMPLOYEES OF THE CITY OF
HUGHSON**

WHEREAS, the City Council of the City of Hughson has established a Personnel Manual governing the administration of personnel matters of the City (except where a memorandum of Understanding with represented employee groups supersedes such Personnel Policy Manual); and,

WHEREAS, on June 27, 2016 the City Council of the City of Hughson adopted Resolution No. 2016-22, adopting amendments to the personnel manual for employees of the City of Hughson to be consistent with the Memorandum of Understanding (MOU); and,

WHEREAS, at that time City staff planned to complete a thorough review of the Personnel Manual and work with the labor negotiating team, and the City Attorney to complete the project; and,

WHEREAS, amendments to the Personnel Manual were identified, and must be approved by the City Council; and,

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Hughson does hereby approve the Personnel Manual for the City of Hughson attached hereto as Exhibit A, superseding all previous Personnel Manuals.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof held on October 23, 2023, by the following vote:

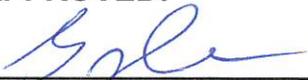
AYES: MAYOR CARR, STRAIN, CROOKER, MCFADON, RUSH

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-51**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF INTENT TO
AMEND THE AUTHORIZED SERVICES PROVIDED IN THE HUGHSON CITYWIDE
PUBLIC SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES
DISTRICT**

THE CITY OF HUGHSON CITY COUNCIL DOES HEREBY RESOLVE THAT:

WHEREAS, In January 2023, the City Council finalized proceedings under the Mello-Roos Community Facilities Act of 1982, set forth at Government Code sections 53311 through 53368.3 (the "Act"), to form the "City of Hughson Citywide Public Safety and Maintenance Services Community Facilities District No. 2022-01 (the "CFD"), to authorize the levy of special taxes upon the taxable properties within the CFD, pursuant to the rate and Method of Apportionment detailed in a Report filed with the City Clerk; and

WHEREAS, at the request of the owner of all of the land in the CFD, the City Council wishes to undertake change proceedings under the Act to amend the rate and method of apportionment of special taxes (the "Rate and Method") to include additional Authorized Services; and

WHEREAS, the City has received a petition, a copy of which is on file with the City Clerk, from the owner of all of the land within the CFD that is not exempt from the special tax, requesting that the City undertake change proceedings under the Act to amend the Rate and Method, resulting in an increase to the applicable maximum special tax rate; and

WHEREAS, the City Council has duly considered the advisability and necessity of conducting change proceedings the CFD under the Act, and desires to change the Rate and Method as requested, subject to approval by the qualified electors of at a special election called for such purpose; and

WHEREAS, the proposed changes to the Rate and Method may only be considered by this City Council following a public hearing, and must be approved by two-thirds of the votes cast on the proposed changes at an election of the qualified electors within the CFD; and

WHEREAS, the City Council has determined that the proposed change proceedings for the CFD are consistent with and follow the local goals and policies concerning the use of the Act that have been adopted by the City Council and are now in effect.

NOW, THEREFORE, IT IS ORDERED as follows:

Section 1. The City Council finds that the above statements are true and correct.

Section 2. The proposed amendment to the Rate and Method for the CFD, in the form attached hereto as Exhibit A and incorporated herein by reference, are hereby approved by this City Council, subject to

approval by two-thirds of the votes cast on the proposition at an election of the qualified electors.

Section 3. The City Council hereby fixes December 11, 2023 (which is at least 30 days and not more than 60 days after the date of this Resolution), at 6:00 p.m. or as soon thereafter as possible, in the City Council Chambers, 7018 Pine Street, Hughson, California, and by such telephonic and electronic access as shall be noticed by the City Clerk, as the date, time and place for the public hearings on the questions of the proposed amendment to the Rate and Method for the CFD. At the public hearing, any interested persons, may appear and be heard, and the testimony of all interested persons for or against the matters set forth in this resolution.

- a. Any protests may be made orally or in writing by any interested persons, except that protests pertaining to the regularity or sufficiency of the proceedings must be in writing and must clearly set forth the irregularities and defects to which the objection is made. The City Council may waive any irregularities in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. All written protests must be filed with the City Clerk at or before the time fixed for the public hearing, and any written protest may be withdrawn in writing before the conclusion of the public hearing.
- b. If, at the conclusion of the public hearing, the City Council determines to proceed with the proposed changes, then the following questions will be submitted separately to the qualified electors of the CFD in an election conducted under section 53326 of the Act: the question of changing the Rate and Method to include additional services. The election must be conducted not less than 90 days or more than 180 days after adoption of this resolution unless appropriate waivers under section 53326 of the Act have been filed with the City Clerk.
- c. The City Council may continue the public hearing from time to time so long as the hearing is completed within 30 days except that the hearing may be continued for up to six months if the City Council finds that the complexity of the proposed changes or the need for public participation requires additional time.

Section 4. The City Council expects that the election will be by landowners, as the City Clerk has determined that on at least one day during the 90 days before the date set for the public hearing there have been fewer than 12 registered voters residing within the area comprising the CFD. Thus, the City Council expects that the proposed voting procedure will be by mail or hand-delivered ballot to the owners of land within the CFD that is not exempt from the special tax, each owner having one vote for each such acre or portion of an acre owned.

Section 5. The City Clerk is directed to give notice of the hearing in accordance with sections 53322, 53322.4, and 53335 of the Act, by publishing in a newspaper of general circulation published in the area of the CFD, notice of public hearing in the form required by the Act. The City Clerk shall do this in accordance with Government Code section 6061, and the publication must be completed at least seven days before the date set for the public hearing.

Section 6. Exhibits A & B are part of this resolution.

Section 7. This resolution takes effect when adopted.

Attachments:

Exhibit A – Amended Description of Services

Exhibit B – Amended and Restated Rate and Method

Exhibit C – Boundary Map

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 9th day of October, 2023 by the following roll call vote:

AYES: MAYOR CARR, CROOKER, STRAIN, RUSH, MCFADON

NOES: NONE.

ABSENTIONS: NONE.

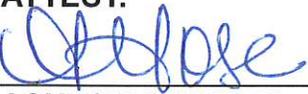
ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

Exhibit A

DESCRIPTION OF AUTHORIZED SERVICES

The Authorized Services shown below ("Authorized Services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982) are proposed to be funded by the CFD, including all related administrative costs, expenses and related reserves for proper and continued maintenance and replacement.

- Police services,
- Fire protection and suppression services,
- Emergency medical services,
- Street maintenance and repairs including curbs, gutters, sidewalks and ramps,
- Parks and park amenities,
- Streetlights – maintenance and electrical/utility costs,
- Storm Drain facilities including catch basins, detention basins, pipes, drains, etc.,
- Landscaping, including utilities for irrigation systems.

The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the City to fund future repairs and/or replacement of the facilities/improvements described above, as determined by the City.

AMENDED RATE AND METHOD OF APPORTIONMENT

A Special Tax applicable to each Assessor Parcel in the CFD shall be levied and collected according to the tax liability determined by the City of Hughson or its designee, through the application of this rate and method of apportionment of Special Tax. All of the property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD, unless otherwise provided for the annexed property.

The City of Hughson (the "City") initiated proceedings to establish the Hughson Citywide Public Safety and Maintenance Services Community Facilities District, on December 12, 2022, by Resolution No. 22-63 (herein after referred to as "the District" or "CFD") for the purpose of funding the ongoing operation, maintenance and servicing of certain improvements, as detailed in this Rate and Method of Apportionment of Special Tax (herein after referred to as the "RMA").

Properties within the CFD's future annexation area shall be annexed into the CFD as new development occurs, unless exempted by law or by the provisions set forth in Section E below. The CFD's future annexation area shall be defined as the boundaries of the City. A boundary map showing the future annexation area, as well as all Parcels initially proposed to be within the CFD, are included in Exhibit A of this RMA. In compliance with the proceedings governing the formation of the CFD and according to the provisions of the adoption of this RMA, the Special Tax is proposed to be levied on each taxable Parcel within the boundaries of the CFD, except those exempted by law or the express provisions set forth in this RMA.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map or secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the Parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and Geographic Information Systems (GIS). The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or reasonably estimated costs incurred by the Administrator acting for and on behalf of the CFD, to determine, levy and collect the Special Taxes, in responding to public inquiries regarding the Special Taxes, including general administrative costs, fees of consultants and legal counsel providing services related to the administration of the CFD; any amounts estimated or advanced by the City or CFD for any other administrative purposes; and, any other costs required to administer the CFD as determined by the Administrator.

"Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“Annual Tax Escalation Factor” means in each Fiscal Year following the Base Year, an increase in the Maximum Special Tax in effect in the prior Fiscal Year by an amount equal to the Consumer Price Index (CPI), for San Francisco-Oakland-Hayward, All Urban Consumers (CPI-U) (month of February) as published by the Department of Labor’s Bureau of Labor Statistics, plus three percent (3.0%). If the CPI listed above is no longer published, the Administrator shall select a new index that is reasonably comparable to the CPI that is no longer published for purposes of calculating the Annual Tax Escalation Factor.

“Annual Special Tax” means the total Special Tax actually levied against all Taxable Properties in the CFD for a particular fiscal year.

“Assessor’s Parcel” means a lot or parcel shown on a Stanislaus County Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel Number.

“Assessor’s Parcel Number” or “APN” means a unique number assigned to an Assessor’s Parcel by the County Assessor for purposes of identifying a property.

“Authorized Services” means those authorized maintenance activities and/or services, and expenses that may be funded by the CFD pursuant to the Act as amended, including, without limitation, those services authorized to be funded by the CFD as set forth in the documents adopted by the City Council at the time the CFD was formed.

“Base Year” means the Fiscal Year beginning July 1, 2023 and ending June 30, 2024.

“Building Permit” means a single permit or set of permits required to construct an entire residential or non-residential structure, which is issued by the City prior to July 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Capital Replacement Reserve Fund” means a fund that shall be maintained for the CFD for each Fiscal Year to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

“CFD” means the City of Hughson Citywide Public Safety and Maintenance Services Community Facilities District.

“City” means the City of Hughson.

“City Council” means the City Council of the City of Hughson, acting as the legislative body of the CFD.

“City Manager” means the City Manager of the City of Hughson or his or her designee.

“Commercial Property” means, in any fiscal year, all Developed Property for which a building permit or use permit has been issued for a commercial (non-residential) establishment which includes, but is not limited to, retail stores, clothing stores, book stores, convenience stores, drug

stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronics stores, home supply stores, auto parts stores, and other retail uses. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Stanislaus, State of California.

“County Assessor” means the Assessor of the County or his or her designee.

“County Recorder” means the Recorder of the County or his or her designee.

“Developed Property” means all Taxable Property for which a building permit was issued prior to the July 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Dwelling Unit” means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to law or Section E herein.

“Final Subdivision Map” means a subdivision of property creating residential or non-residential buildable lots by recordation of a Final Subdivision Map or Parcel Map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to the California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period starting July 1st and ending on the following June 30th.

“Industrial Property” means, in any Fiscal Year, a Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

“Land Use Class” means any of the parcel types listed in Table 1.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Maximum Special Tax” means the Maximum Special Tax, determined in accordance with Section C herein, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Operating Fund” means a fund that shall be maintained for the CFD each Fiscal Year to provide for the maintenance and administration of the CFD, including a reserve fund to pay for delinquencies in the payment of Special Taxes.

“Operating Fund Requirement” means, for any Fiscal Year, an amount equal to costs associated with providing the Authorized Services and managing the CFD. In no event shall the Operating Fund Requirement in any Fiscal Year exceed the Special Tax Requirement for the CFD, without crediting

the property owner's annual special tax levy in an amount equal to the funds available that are in excess of the Special Tax Requirement.

"Operating Reserve Fund" means the amount held in a fund that is used to pay for delinquencies in the payment of Special Taxes and any insufficiencies in funds to pay for the maintenance and administrative costs of the CFD for the first half of a Fiscal Year.

"Proportionately" means for Taxable Property that the ratio of the Annual Special Tax to the Maximum Special Tax is equal for all Taxable Property levied within each parcel classification as identified in Table 1 herein and within the boundaries of the CFD.

"Public Property" means any property within the boundaries of the CFD which (i) is owned by a public agency or expected to be owned by the federal government, State of California, County, City, or other public agency at the time of formation, (ii) has been irrevocably offered for dedication to a public agency, or (iii) is designated with specific boundaries and acreage on a Final Subdivision Map as property which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County and/or the City.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) or more Units that share common walls, have separate Assessor's Parcel numbers assigned to them, and are offered as for-sale Units, including such residential structures that meet the statutory definition of a condominium contained in California Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Special Tax" means the Special Tax levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement.

"Special Tax Requirement" means the amount, as determined by the Administrator for any Fiscal Year, to: (i) pay the costs of providing the Authorized Services during such fiscal year, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund, (v) pay incidental expenses related to the Authorized Services as authorized pursuant to the Act, (vi) fund the shortfall, if any, in the Special Tax revenues collected in the preceding Fiscal Year where such shortfall resulted from delinquencies in the payment of Special Taxes in such Fiscal Year that exceeded the estimated Special Tax delinquency amount included in the Special Tax Requirement for the preceding Fiscal Year, less (vii) any excess funds available in the Operating Reserve Fund, Capital Replacement Reserve Fund, or other funds associated with the CFD as determined by the Administrator.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD that are not Exempt Property.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. Additional Tax Zones may be created when property is annexed to the CFD and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. All of the property within the proposed boundaries of the CFD and at the time of formation of the CFD are in Tax Zone No. 1.

“Tax Zone No. 1” means all property located within the area identified as Tax Zone No. 1, shown in Exhibit A of this RMA, subject to the interpretation of the Administrator as described in Section B.

“Undeveloped Property” means, in any Fiscal Year, all parcels of Taxable Property in the CFD for which a building permit for new construction was not issued prior to July 1st of the preceding Fiscal Year.

“Unit” means an individual single-family detached unit, or an individual attached residential unit within a duplex, triplex, four-plex, townhome, condominium, or apartment structure.

B. ASSIGNMENT TO CATEGORIES OF SPECIAL TAX

Each Fiscal Year, beginning with Fiscal Year 2023/24, using the definitions above, each Assessor’s Parcel within the boundaries of the CFD shall be classified by the Administrator as Taxable Property or Exempt Property. Commencing with Fiscal Year 2023/24 and for each subsequent fiscal year, Taxable Property shall be subject to the levy of Special Taxes pursuant to Section C below. In addition, in each such Fiscal Year, each Assessor’s Parcel of Taxable Property shall be further classified by the Administrator as Developed Property or Undeveloped Property.

C. MAXIMUM SPECIAL TAX RATE

The Maximum Special Tax for any Assessor’s Parcel classified as Developed Property or Undeveloped Property shall be determined by reference to the following table:

TABLE 1
Tax Zone No. 1 – Parkwood
Maximum Special Tax Rates By Land Use
Citywide Public Safety and Maintenance Services Community
Facilities District
Fiscal Year 2023/24

Taxable Property Type	Maximum Special Tax
-----------------------	---------------------

Single-Family Attached	\$1,156.40 per parcel
Single-Family Detached	\$1,156.40 per parcel
Multi-Family Residential	\$693.84 per unit
Condominium-Townhome	\$1,156.40 per parcel/unit
Commercial	\$4,625.60 per acre
Industrial	\$2,312.80 per acre
Undeveloped	\$289.10 per acre (1 acre minimum)

Multi-Family parcels are taxed at 60% of a single-family or condominium rate.

Commercial parcels are taxed at four times the single-family rate, per acre.

Industrial parcels are taxed at two times the single-family rate, per acre.

Undeveloped parcels are taxed at 25% of a single-family rate, per acre.

Under no circumstances will the Special Tax levied against any Assessor's Parcel be increased because of delinquency or default by the owner of any other Assessor's Parcel within the CFD by more than ten percent (10%) above what such Special Tax would have been in the absence of delinquencies.

Escalation of the Maximum Special Tax

Each Fiscal Year following the Base Year, the Maximum Special Tax shall be increased in accordance with the Annual Tax Escalation Factor as provided in this Rate and Method of Apportionment of Special Tax.

D. METHOD OF APPORTIONMENT OF SPECIAL TAX

Commencing with Fiscal Year 2023/24, and for each subsequent Fiscal Year, the Administrator shall levy the Special Tax at the rates established in Section C on all Taxable Property within the boundaries of the CFD until the total amount of Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

1. The Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Property up to one hundred percent (100%) of the applicable Maximum Special Tax.
2. If additional monies are needed to satisfy the Special Tax Requirement after Developed Property has been levied one hundred percent (100%) of their Maximum Special Tax, the remaining amount needed to satisfy the Special Tax Requirement shall be levied proportionately on each Assessor's Parcel of Undeveloped Property at up to one hundred percent (100%) of the Maximum Special Tax.

E. EXEMPTIONS

The Administrator shall classify the following as Exempt Property: Public Property and Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as Exempt Property under this section, such Assessor's Parcel shall be deemed to be Taxable Property.

F. PREPAYMENT OF SPECIAL TAX

The Maximum Special Tax may not be prepaid and shall continue to be levied in accordance with Section D of this Rate and Method of Apportionment of Special Tax on an annual basis on all Taxable Property in the CFD for the purpose of funding the ongoing Authorized Services.

G. TERM OF THE SPECIAL TAX

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and the City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

H. REVIEW/APPEALS

The Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal of any property owner. The Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner who believes that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the Administrator regarding such error. If following such consultation, the Administrator determines that an error has occurred, the Administrator or designee shall take any of the following actions to correct the error:

- Amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current fiscal year,
- Require the CFD to reimburse the property owner for the amount of an overpayment to the extent of available CFD funds, or,
- Grant a credit against, eliminate or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) for overpayment for the current fiscal year.

If following such consultation and action (if any by the Administrator), the property owner believes such error still exists, such person may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor's Parcel.

If the City Manager, City Council or designee determines an error exists, the CFD Administrator shall take any actions as described in this section, in order to correct the error. The decision of the City Council shall be final and binding to all persons.

I. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that does not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

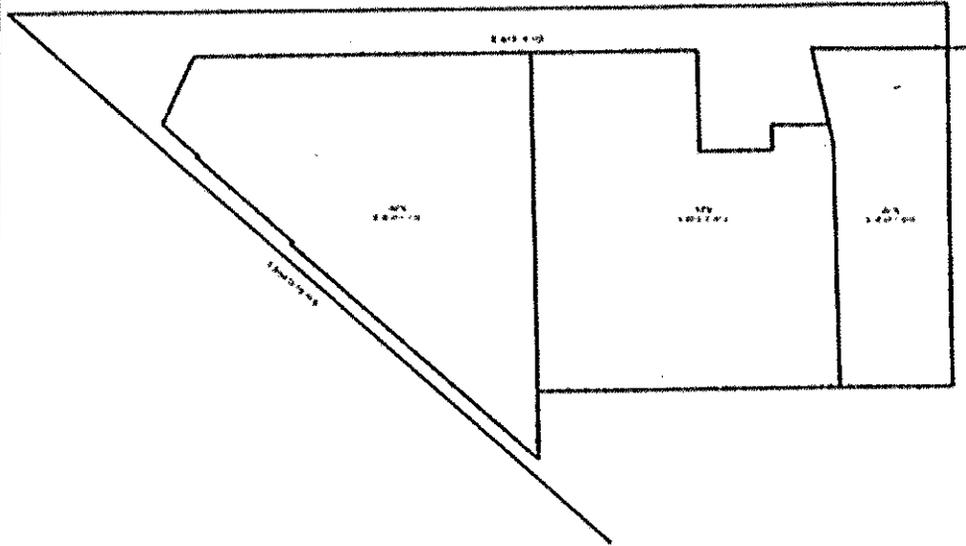
J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the Administrator, may, at the sole discretion of the City, directly bill the Special Tax, and may collect the Special Taxes at a different time or in a different manner as necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the Administrator.

K. REPEAL OF SPECIAL TAX

If the levy of the Special Tax is repealed by initiative or any other action participated in by the property owners of Assessor's Parcels in the CFD, the City shall cease to levy the Special Tax and shall cease to be obligated to provide the Authorized Services for which the Special Tax was levied. The obligation to provide the Authorized Services previously funded by the repealed Special Tax shall become the joint obligations of the property owners of Assessor's Parcels within the CFD.

**PROPOSED BOUNDARY OF
CITY OF HUGHSON
PUBLIC SAFETY AND MAINTENANCE SERVICES
COMMUNITY FACILITIES DISTRICT
COUNTY OF STANISLAUS, STATE OF CALIFORNIA**

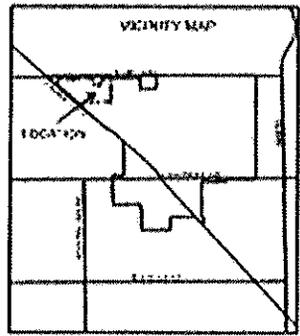


CITY OF HUGHSON STATEMENT
I, _____ Mayor of the City of Hughson, do hereby certify that the above described boundary is the proposed boundary of the City of Hughson, California.

CITY OF HUGHSON STATEMENT
I, _____ Mayor of the City of Hughson, do hereby certify that the above described boundary is the proposed boundary of the City of Hughson, California.

CITY OF HUGHSON STATEMENT
I, _____ Mayor of the City of Hughson, do hereby certify that the above described boundary is the proposed boundary of the City of Hughson, California.

COUNTY OF STANISLAUS STATEMENT
I, _____ County Clerk of Stanislaus County, do hereby certify that the above described boundary is the proposed boundary of the City of Hughson, California.



PROPOSED BOUNDARY MAP

City of Hughson
Community Facilities District
Public Safety and Maintenance Services
County of Stanislaus, California

Sheet 1 of 1

Legend

City Boundary
 County Boundary
 State Boundary

HAVE A HAPPY 150TH BIRTHDAY
 THE FOLLOWING STATE OF
 CALIFORNIA 1850

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-52**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON CALLING FOR
A SPECIAL ELECTION SUBMITTING TO QUALIFIED VOTERS WITHIN THE
HUGHSON CITYWIDE PUBLIC SAFETY AND MAINTENANCE SERVICES
COMMUNITY FACILITIES DISTRICT, PROPOSITIONS REGARDING AMENDMENT OF
THE AUTHORIZED SERVICES AND THE ANNUAL LEVY OF SPECIAL TAXES
THEREIN**

WHEREAS, pursuant to Section 53325.1 of the California Government Code, the City Council (hereafter referred to as the "City Council") of the City of Hughson (the "City") did, subject to a protest vote pursuant to Section 53324 of the California Government Code, adopt a resolution authorizing the formation of a Community Facilities District, (the "CFD ") immediately following the close of the public hearing on January 23, 2023; and

WHEREAS, by that resolution, the City Council called for a special election on the propositions to be submitted to the voters of the proposed CFD with respect to the levy of special taxes therein for the financing of certain services (the "Authorized Services") within the CFD; and

WHEREAS, the City Council received a petition from 100% of the land owners in the CFD, requesting an Amendment to the CFD by including additional Authorized Services as part of the Method of Apportionment; and

WHEREAS, the City Clerk of the City of Hughson (the "City Clerk") has advised the City Council that there are less than 12 persons registered to vote within proposed boundaries of the CFD;

NOW, THEREFORE, BE IT RESOLVED, determined and ordered by the City Council for the City of Hughson Citywide Community Facilities District as follows:

SECTION 1. Findings. The City Council finds that: (i) the foregoing recitals are true and correct; (ii) 12 persons have not been registered to vote within the territory of the proposed District for each of the 90 days preceding the close of the public hearing on **December 11, 2023**; (iii) pursuant to Section 53326 of the California Government Code, as a result of the findings set forth in clause (ii) above, the vote in the special election called by this resolution shall be by the landowners of the CFD, whose property is subject to the special taxes, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within the CFD which are subject to the proposed special taxes; (iv) the owners of all of the land in proposed CFD, by written consent (a) waived the time election called by this resolution and the election on the propositions; (b) consented to the holding of the election on December 11, 2023; and (c) waived notice and mailed notice of the time and date of the election.

SECTION 2. Call for Special Election. The City Council hereby calls and schedules a special election for December 11, 2023, on the proposition of the Amendment to

the Rate and Method of Apportionment within the CFD to finance additional Authorized Services within the CFD.

SECTION 3. Proposition. The proposition to be submitted to the voters of the District at such special election shall be as follows:

Proposition: "Shall special taxes be levied annually on taxable property within the City of Hughson Citywide Public Safety and Maintenance Services Community Facilities District, pursuant to the Amended and Restated Rate and Method of Apportionment of Special Taxes as set forth in the Resolution of Intention adopted by the City Council of the City of Hughson on October 9, 2023, and subject to the accountability measures set forth in such resolution?"

SECTION 4. Conduct of Election. The special election shall be conducted by the City Clerk in accordance with the provisions of the California Elections Code governing mail ballot elections of cities, and in particular the provisions of Division 4 (commencing with Section 4000), of that Code, insofar as they may be applicable.

SECTION 5. Election Procedures. The procedures to be followed in conducting a special election on the proposition with respect to the amendment to the CFD and the levy of special taxes on taxable property within the CFD to pay for certain maintenance and services, shall be as follows:

(a) Pursuant to Section 53326 of the California Government Code, ballots for the special election shall be distributed to the qualified electors by the City Clerk by mail or by personal service.

(b) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, and in particular Division 4 (commencing with Section 4000) of that Code with respect to election conducted by mail, the City Clerk, or designated official, shall mail or deliver to each qualified elector an official ballot in the appropriate form, and shall also mail or deliver to all such qualified electors a ballot pamphlet, instructions to voter, and a return identification envelope addressed to the City Clerk for the return of voted official ballots.

(c) The official ballot to be mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of, or other person affiliated with, the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the propositions set forth in the official ballot as marked thereon in the voting square opposite

each such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the proposed CFD.

(d) The official mail ballot shall also have printed or typed thereon the following: (i) the address of the landowner, (ii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iii) the printed name and signature of the voter, (iv) the address of the voter, (v) the date of signing and place of execution of the declaration.

(e) The return identification envelope mailed or delivered by the City Clerk to each landowner-voter shall have printed or typed thereon a notice that the envelope contains an official ballot and is to be opened only by the City Clerk at the Public Hearing.

(f) The information to voter to be delivered by the City Clerk to the landowner-voter shall inform them that the official ballot shall be returned to the City Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return envelope provided.

(g) Upon receipt of the return identification envelope, which are returned prior to the voting deadline on the date of the election, the City Clerk shall canvass the votes cast in the election, and shall file a statement with the City Council as to the results of such canvass and the election on each proposition set forth in the official ballot.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 9th day of October, 2023 by the following roll call vote:

AYES: MAYOR CARR, CROOKER, STRAIN, RUSH, MCFADON

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:


GEORGE CARR, Mayor

APPROVED:


ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-53**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ACCEPTING
THE PUBLIC IMPROVEMENTS FOR THE EUCLID NORTH SUBDIVISION**

WHEREAS, the City Council of the City of Hughson seeks to provide for the public good through the installation of public improvements; and

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 common area lot as submitted by Fitzpatrick 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; and,

WHEREAS, 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; and,

WHEREAS, at its regularly scheduled meeting on April 12, 2021, the Hughson City Council adopted Ordinance No. 21-01 amending 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, between the City of Hughson and Fitzpatrick Homes for the development known as Euclid North for 51 single-family homes; and

WHEREAS, the developers of the Euclid North Subdivision, KB Homes, have offered public improvements for dedication to the public for public use, all public utility easements, all street rights-of-way (Drives, Ways, Places, Lanes, and Courts), and all other dedications as shown on the exterior boundary of the land being divided on the Final Map approved by the City Council on September 11, 2023; and

WHEREAS, the City's inspection consultants have determined the public improvements have been properly made and have recommended acceptance.

NOW THEREFORE BE IT RESOLVED that the Hughson City Council hereby accepts the dedication of the public improvements identified in the approved public improvement plans, consistent with the project conditions of approval and Development Agreement for the Euclid North Subdivision.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 23rd day of October 2023 by the following roll call votes:

AYES: MAYOR CARR, MCFADON, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-54**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON FINDING THERE REMAINS A REASONABLE RELATIONSHIP BETWEEN CURRENT NEEDS FOR THE CITY'S DEVELOPMENT IMPACT FEES AND THE PURPOSES FOR WHICH THEY WERE ORIGINALLY CHARGED (GOVERNMENT CODE SECTION 66000 ET. SEQ.) RELATED TO THE CITY'S ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR THE FISCAL YEAR ENDED JUNE 30, 2023

WHEREAS, the City of Hughson has been authorized by Resolution to establish and collect development impact fees; and

WHEREAS, the City has established discrete accounts and fees to finance the construction of improvements as mitigation measures for continued development within the City; and

WHEREAS, the City prioritizes improvements and allocates funds during the budget cycle to construct improvements as mitigation for continued development in the City; and

WHEREAS, improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, there continues to be a distinct nexus between continued development and the necessity to mitigate development impacts; and

WHEREAS, fees collected in Storm Drain, Community Enhancement, Facility Development, Park In-Lieu, Parks Development, Sewer Capacity, Public Facility Streets, and Water Capacity fund accounts have not been expended in a timeframe exceeding five years, however are still necessary pursuant to AB1600 for the purpose in which they are collected, as project costs exceed current available resources and it will thus take longer to collect the necessary funds.

NOW, THEREFORE, BE IT RESOLVED that the Hughson City Council hereby:

Find and accepts the above Recitals as fact, approves the City's AB1600 Report for Fiscal Year 2022-23, as reflected in Exhibit "A", and does find there remains a reasonable relationship between the current need for the impact fees and the purposes for which they were originally collected.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof held on November 13, 2023 by the following vote:

»
»
»

AYES: MAYOR CARR, McFADON, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



GEORGE CARR, Mayor

ATTEST:



ASHTON GOSE, City Clerk

City of Hughson, California
Development Impact Fees and Water Capacity Fees
Report
2022-2023

Made Pursuant to Government Code
Section 66000 et seq.

On July 24, 2006, the Hughson City Council held a public hearing and adopted Resolution No. 06-114, a Resolution of the Hughson City Council accepting and adopting the Development Impact Fee Nexus Study prepared by the firm of Bartle Wells. The Resolution and the Nexus Study is available at: [1306 \(cityofhughsonca.gov\)](http://cityofhughsonca.gov).

The Nexus Study, dated July 18, 2006, outlines the existing development impact fees, a brief description of the type of fee, growth projections, capital improvements, existing assets, a listing of insured capital assets, and each Impact Fee: Public Facilities, Storm Drainage, Sewer, Water, Street Improvement, Park Development, Park In-Lieu, and Community Enhancement Fees. In addition, on August 13, 2007, Resolution No. 07-198 updated the Wastewater Development Impact Fee

The Nexus Study recommends that all fees be updated annually to account for changes in the cost of materials and labor, indexing them to changes in the Engineering News Record-Construction Cost Index (ENR-CCI) This index measures changes in the relative cost of building public infrastructure such as roads, sewers, and water systems. The ENR-CCI for the Bay Area as of June 2006 was 8440.73. To calculate the change, the ENR-CCI for the Bay Area each June should be used to adjust the fees by the percent change in the index from the previous June. Through the years, fees have not been adjusted by the ENR-CCI; however, in July 2023 the ENR-CCI is 15369.76, an increase of 82%.

Resolution 07-198 adopted a new Nexus Study for Wastewater Development Impact Fee, the study is available at: [1301 \(cityofhughsonca.gov\)](http://cityofhughsonca.gov)

Within 180 days after the last day of each fiscal year, the local agency must make available to the public the following information:

- A brief description of the type of fee in the fund
- the Amount of the fee
- The beginning and ending balance of the fund
- The amount of the fees collected, and the interest earned
- identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost
- Approximate date by which construction will commence if sufficient funds have been collected
- Description of each interfund transfer or loan
- Amount of any refunds

Link to the City of Hughson's Fee Schedule: <https://www.cityofhughsonca.gov/media/886>

Development Impact Fees and Capacity Fees Fund Listing

Community Enhancement Impact Fee – The purpose of this fee is to fund improvements to the City’s visual and aesthetic appeal. In particular, it would be collected to provide new landscaping, signs, statues, and other visible improvements that bring older areas of the City more in line with the newly developed sections.

Park Development Impact Fee – The fee is assessed to recover the costs of providing parks for future residents.

Park In-Lieu Impact Fee – The Quimby Act allows the City to require that new development set aside some amount of land (between 3 and 5 acres/1,000 people) for the purpose of providing park land.

Public Facilities – The public facilities impact fee is designed to recover the costs of providing general civic facilities such as City Hall and community centers, including future improvements, extensive renovations, and remodeling.

Sewer Capacity – The Sewer fee is assessed to recover the costs of infrastructure associated with necessary to extending sewer service related to increased development and the Nexus Study adopted on August 13, 2007 updated the fee to ensure that new growth is adequately mitigating its impacts on the City by providing for adequate capacity in the wastewater treatment plant.

Storm Drainage – The storm drainage impact fee is designed to recover the costs associated with the provision and expansion of storm drainage infrastructure.

Street Improvement – the street improvement impact fee is assessed to recover the costs associated with providing street and traffic improvements related to increased population and vehicle trips due to new development.

Water Capacity – The water fee is assessed to recover the costs of the infrastructure associated with extending water service related to increased development.

Community Enhancement Impact Fee

A brief description of the type of fee in the fund

The purpose of this fee is to fund improvements to the City's visual and aesthetic appeal. In particular, it would be collected to provide new landscaping, signs, statues, and other visible improvements that bring older areas of the City more in line with the newly developed sections.

The amount of the fee

Single-family residence	\$ 1,008
Multi-family residence	\$ 605
Commercial/retail, per 1000 square feet	\$ 593
Industrial/office, per 1,000 square feet	\$ 336

The beginning and ending balance of the fund

Beginning Balance \$251,351
Ending Balance \$281,785

The amount of the fees collected, and the interest earned

Fees Collected \$30,240
Interest Earned \$194

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

No fees were expended in 2022/23

Approximate date by which construction will commence if sufficient funds have been collected

1. Downtown Improvement Project estimated start date 2024/25 Fiscal Year.

Description of each interfund transfer or loan

No interfund transfers or loans were from this account or fund.

Amount of any refunds

No refunds made.

Park Development Impact Fee

A brief description of the type of fee in the fund

This fee is assessed to recover the costs of providing parks for future residents

The amount of the fee

Single-family residence	\$ 2,667
Multi-family residence	\$ 1,600

The beginning and ending balance of the fund

Beginning Balance \$794,011

Ending Balance \$576,561

The amount of the fees collected, and the interest earned

Fees Collected \$80,010

Interest Earned \$452

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1. Amount of Fees Expended \$297,913 Total Cost of Improvement \$297,913

Monies were spent on the Lebright Field backstops

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Lebright parking, storm drainage, paving and striping, estimated start date of October 2023
2. Lebright restroom and concession stand project, estimated start date of October 2023
3. Lebright ADA walkways, start date of July 2023
4. Lighting for Lebright, estimated start date of December 2024

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

Amount of any refunds

No refunds made.

Park In-Lieu Impact Fee

A brief description of the type of fee in the fund

The Quimby Act allows the City to require that new development set aside some amount of land (between 3 and 5 acres/1,000 people) for the purpose of providing parkland.

The amount of the fee

Single-family residence	\$ 1,991
Multi-family residence	\$ 1,194

The beginning and ending balance of the fund

Beginning Balance	\$621,953
Ending Balance	\$682,153

The amount of the fees collected, and the interest earned

Fees Collected	\$59,730
Interest Earned	\$470

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

No fees were expended in 2022/23

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Purchase of land for parks, estimated construction will begin when enough funds have been collected.

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account.

Amount of any refunds

No refunds made.

Public Facilities

A brief description of the type of fee in the fund

The public facilities impact fee is designed to recover the costs of providing general civic facilities such as City Hall and community centers, including future improvements, extensive renovations and remodeling.

The amount of the fee

Single-family residence	\$ 3,050
Multi-family residence	\$ 3,050
Commercial/retail, per 1000 square feet	\$ 1,794
Industrial/office, per 1,000 square feet	\$ 1,017

The beginning and ending balance of the fund

Beginning Balance	\$1,675,454
Ending Balance	\$1,772,781

The amount of the fees collected, and the interest earned

Fees Collected	\$97,252
Interest Earned	\$1,225

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1. Amount of Fees Expended \$1,150.00 Total Cost of Improvement \$0.00 - Purchase not yet completed

Fees spent in 2022/23 were for legal expenses surrounding the purchase of property.

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Property purchase, estimated start date of January 2024

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

Amount of any refunds

No refunds made.

Sewer Capacity

A brief description of the type of fee in the fund

The Sewer fee is assessed to recover the costs of infrastructure associated with necessary to extending sewer service related to increased development and the Nexus Study adopted on August 13, 2007 updated the fee to ensure that new growth is adequately mitigating its impacts on the City by providing for adequate capacity in the wastewater treatment plant.

The amount of the fee

Single-family residence	\$ 13,755
Multi-family residence	\$ 9,628
Retail/services (per 1000 square feet)	\$ 11,967
Offices (per 1,000 square feet)	\$ 7,290
Service Commercial (per 1,000 square feet)	\$ 6,877
Industrial (per 1,000 square feet)	\$ 6,465

The beginning and ending balance of the fund

Beginning Balance \$177,345
Ending Balance \$637,485

The amount of the fees collected, and the interest earned

Fees Collected \$459,943
Interest Earned \$359

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

Legal fees of \$163 were paid in 2022/23.

1. Amount of Fees Expended \$163 Total Cost of Improvement \$ _____
2. Amount of Fees Expended \$0.00 Total Cost of Improvement \$ _____

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Debt service payment
2. Sewer upgrades to provide adequate capacity for Wells 9 & 10, estimated start date of 2025

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

Amount of any refunds

No refunds made.

Storm Drainage

A brief description of the type of fee in the fund

The storm drainage impact fee is designed to recover the costs associated with the provision and expansion of storm drainage infrastructure.

The amount of the fee

Single-family residential, per dwelling unit	\$ 2,814
Multiple-family residential, per dwelling unit	\$ 2,189
Commercial/retail, per 1,000 square feet	\$ 3,272
Industrial/office, per 1,000 square feet	\$ 1,781

The beginning and ending balance of the fund

Beginning Balance \$789,749
Ending Balance \$854,343

The amount of the fees collected, and the interest earned

Fees Collected \$95,126
Interest Earned \$600

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1. Amount of Fees Expended \$31,132 Total Cost of Improvement \$_____

Fees paid in 2022/23 were to assess what trash capture systems will be needed. These On Land Visual Trash Assessments (OVTA) will be used to determine the trash capture systems needed to comply with the State of California requirements.

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Trash capture systems, estimated start date of June 2025

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

Amount of any refunds

No refunds made.

Street Improvement

A brief description of the type of fee in the fund

The street improvement impact fee is assessed to recover the costs associated with providing street and traffic improvements related to increased population and vehicle trips due to new development.

The amount of the fee

Single-family residential, per unit	\$ 4,101
Multiple-family residential, per unit	\$ 2,778
Commercial/retail, per 1,000 square feet	\$ 6,625
Industrial/office, per 1,000 square feet	\$ 2,760

The beginning and ending balance of the fund

Beginning Balance \$482,781

Ending Balance \$605,811

The amount of the fees collected, and the interest earned

Fees Collected \$123,030

Interest Earned \$0

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

No fees were expended in 2022/23.

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Street surface improvement project, estimated start date of December 2023
2. Whitmore pedestrian crossing, estimated start date of December 2024
3. Whitmore reconstruction, estimated start date of June 2025

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

Amount of any refunds

No refunds made.

Water Capacity

A brief description of the type of fee in the fund

The water fee is assessed to recover the costs of the infrastructure associated with extending water service related to increased development.

The amount of the fee

Meter Size	Fee
5/8 x 3/4"	\$ 3,803
3/4"	\$ 5,705
1"	\$ 9,508
1-1/2"	\$ 19,015
2	\$ 30,424
3	\$ 57,045
4	\$ 95,075
6	\$ 190,150
8	\$ 304,240
10" & 12"	\$ 437,345

The beginning and ending balance of the fund

Beginning Balance	-\$477,359
Ending Balance	-\$312,091
Debt Service – Water Tank ¹	\$872,237
Cash Balance of Water Capacity	\$560,265

¹Debt Service for the Water Tank Loan which will be paid in full in March 2026

The amount of the fees collected, and the interest earned

Fees Collected \$165,431

Interest Earned \$0

Identification of each of the public improvements on which the fees were expended and the amount of fees expended on the improvement compared to the total cost

1. Amount of Fees Expended \$163 Total Cost of Improvement \$ _____

In 2022/23 \$163 were spent in legal fees for assessing capacity.

Approximate date by which construction will commence if sufficient funds have been collected

Capital Improvements with Estimated Dates of Construction:

1. Debt service payment annually

Description of each interfund transfer or loan

No interfund transfers or loans were made from this account

Amount of any refunds

No refunds made.

City of Hughson
For the Year Ending June 30, 2023
Report of Sources and Uses of
Development Impact Fees

Fund Name	Fund #	Beginning Balance as of 7/1/2022	Prior Period Adjustment	(Plus) Revenues		(Less) Equipment/Projects/Expenses	Description of Expense	Ending Balance as of 6/30/2023
				Fees	Interest			
Sewer Capacity Fee Fund	220	179,633.36	(2,288.11)	459,943	359	163	Legal fees for capacity study	637,484.91
Water Capacity Fee Fund ¹	250	(472,898.09)	(4,461.40)	165,431	-	163	Legal fees for capacity study	(312,091.49)
Community Enhancement Development	370	251,350.99		30,240	194			281,784.67
Storm Drain Fund	450	789,748.96		95,126	600	31,132	On land visual assessments to determine trash system needed	854,342.55
Facility Development Fund	451	1,679,915.40	(4,461.74)	97,252	1,225	1,150	Legal fees paid for property purchase	1,772,781.12
Public Facility Streets	452	482,780.51		123,030				605,810.51
Parks Development Fund	453	794,011.61		80,010	452	297,913	Lebright field backstops	576,560.55
Parkland In Lieu Fund	454	621,952.78		59,730	470			682,152.78

TOTALS		\$ 4,326,496		\$ 1,110,762	\$ 3,299	\$ 330,520		\$ 5,098,826
---------------	--	---------------------	--	---------------------	-----------------	-------------------	--	---------------------

¹ Debt service for the Water Tank Loan from fund 250 is \$872,327. This loan will be paid in full by March of 2026. Cash balance of Fund 250 is \$560,265

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-55**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON TO ESTABLISH
ADMINISTRATIVE FINES FOR VIOLATION OF HUGHSON MUNICIPAL CODE CHAPTER 8.18
- FIREWORKS**

WHEREAS, the City of Hughson adopted Ordinance 2018-05 creating Chapter 8.18 – Fireworks, of the Hughson Municipal Code; and

WHEREAS, Section 8.18.110 authorizes the City Council to adopt administrative fines for violations of Chapter 8.18 by adoption of a Resolution; and

WHEREAS, the City desires to adopt said administrative fines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council hereby rescinds Resolution 2019-02 Establishing Administrative Fines for Violation of Hughson Municipal Code Chapter 8.18 – Fireworks.

BE IT FURTHER RESOLVED THAT:

2. The City Council hereby adopts the following Administrative Fines for a violation of Hughson Municipal Code Chapter 8.18:
 - a. A violation of Hughson Municipal Code Chapter 8.18 for failure to pay an administrative fee, such a permit fee, and related costs shall be an infraction.
 - b. Any other violations of Hughson Municipal Code Chapter 8.18, which are not characterized as an infraction, shall be a misdemeanor.
 - c. Any violation of Hughson Municipal Code Chapter 8.18 involving the sale, use, possession, manufacture, or discharge of illegal fireworks is categorized as a Level A violation and punishable by a \$1,000 administrative fine to any person or property address.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular scheduled meeting held on this 27th day of November 2023 by the following vote:

AYES: MAYOR CARR, McFADON, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

APPROVED:



RANDY CROOKER, Mayor Pro Tem

ATTEST:



ASHTON GOSE, City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-56**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON ADOPTING
THE HUGHSON FIRE PROTECTION DISTRICT DEVELOPMENT IMPACT FEE NEXUS
STUDY AND PROPOSED FEES PREPARED BY NBS GOVERNMENT FINANCE
GROUP**

WHEREAS, the City Council seeks to ensure that new development pays for the impacts of new development; and

WHEREAS, in 2023 the Hughson Fire Protection District Board retained the firm NBS Government Finance Group to prepare a Development Impact Fee Study and directed the fees of the study in accordance with Government Code Section 66017; and

WHEREAS, the Hughson Fire Protection District Board approved the NBS Development Impact Fee Study, dated April 14, 2023; and

WHEREAS, the Hughson Fire Protection District Board approved the 2023 Capital Improvement Plan for years 2023 – 2028; and

WHEREAS, the City Council adopted the NBS Government Finance Group Development Impact Fee Study for the Hughson Fire Protection District; and

WHEREAS, the study has been presented for public comment at the regular meeting of November 27, 2023, following appropriate public noticing requirements, pursuant to Government Code Section 66017.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson accepts and adopts the Hughson Fire Protection District Development Impact Fee Study, dated April 14, 2023, and proposed fees and directs that the fees of this study be applied upon the effective date as prescribed by Government Code Section 66017.

PASSED AND ADOPTED by the Hughson City Council at a regular meeting thereof, held on November 27, 2023, by the following vote:

AYES: MAYOR CARR, McFADON, RUSH, STRAIN, CROOKER

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: NONE.

v
v
v
v

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2023-57**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AUTHORIZING
SUBMITTAL OF INDIVIDUAL GRANT APPLICATIONS FOR ALL GRANT PROGRAMS
FOR WHICH THE CITY OF HUGHSON IS ELIGIBLE**

WHEREAS, Public Resources Code sections 48000 et seq. authorize the Department of Resources Recycling and Recovery (CalRecycle) to administer various grant programs (grants) in furtherance of the State of California's (state) efforts to reduce, recycle and reuse solid waste generated in the state thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish procedures governing the application, awarding, and management of the grants; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson authorizes the submittal of applications to CalRecycle for all grants for which the City of Hughson is eligible; and

BE IT FURTHER RESOLVED that the City Manager, or their designee, is hereby authorized and empowered to execute in the name of the City of Hughson all grant documents, including but not limited to, applications, agreements, amendments and requests for payment, necessary to secure grant funds and implement the approved grant project; and that these authorizations are effective for five years from the date of adoption.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regular meeting held on this 11th day of December 2023, by the following roll call vote:

AYES: CROOKER, STRAIN, McFADON

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR, RUSH

APPROVED:


RANDY CROOKER, Mayor Pro Tem

>>
>>
>>

ATTEST:

A handwritten signature in blue ink, appearing to read "Ashton Gose". The signature is fluid and cursive, with the first name "Ashton" and last name "Gose" clearly distinguishable.

ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-58**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON FOR THE
AMENDMENT OF AN EXISTING COMMUNITY FACILITIES DISTRICT AND TO LEVY A
SPECIAL TAX THEREIN**

THE CITY OF HUGHSON CITY COUNCIL DOES HEREBY RESOLVE THAT:

WHEREAS, on October 9, 2023, the City Council (the "City Council") adopted Resolution No. 2023-51 "Resolution of Consideration to Amend the Authorized Services in the City of Hughson Citywide Public Safety and Maintenance Services Community Facilities District, ("the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Consideration to Amend the Authorized Services is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Authorized Services to be provided, are set forth in *Exhibit A* attached hereto and hereby made a part hereof; and

WHEREAS, the City Council noticed a public hearing held on December 11, 2023, pursuant to the Act and the Resolution of Consideration to Amend the CFD, relating to the proposed Amendment to the Authorized Services within the CFD; and

WHEREAS, at the public hearing all interested persons desiring to be heard on all matters pertaining to the Amendment of the CFD were heard, and a full and fair public hearing was held; and

WHEREAS, at the public hearing, evidence was presented to this Council on said matters before it, including the Amended CFD Report (the "Report") as to the Authorized Services to be provided within the CFD and the costs thereof and incidental expenses related thereto, a copy of which is on file with the City Clerk, and the City Council, at the conclusion of said hearing, is fully advised in the premises; and

WHEREAS, written protests with respect to the Amendment of the CFD, the Amended Authorized Services were not filed with the City Clerk by two-thirds or more of the registered voters residing within the territory of the CFD or property owners of one-half or more of the area of land within the CFD and not exempt from the proposed special tax; and

NOW THEREFORE, the City Council resolves as follows:

SECTION 1. Recitals Correct. The foregoing recitals are true and correct.

SECTION 2. No Protest. The proposed Amendment to the Authorized Services provided within the CFD has not been precluded by a two-thirds protest pursuant to Section 53324 of the Act.

SECTION 3. Description of Services. The type of Authorized Services proposed to be financed by the CFD, and pursuant to the Act, shall consist of those items listed as the Services in Exhibit A, attached hereto, and by this reference are incorporated herein.

SECTION 4. Prior Proceedings Valid. The City Council now finds and determines that all proceedings up to and including the adoption of this Resolution were and are valid and in conformity with the requirements of the Act. This determination and finding is final and conclusive in accordance with Government Code Section 53325.1.

SECTION 5. Effectiveness. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of December 2023 by the following roll call vote:

AYES: CROOKER, STRAIN, McFADON

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR, RUSH

APPROVED:



RANDY CROOKER, Mayor Pro Tem

ATTEST:



ASHTON GOSE, City Clerk

EXHIBIT A

**CITY OF HUGHSON
CITYWIDE PUBLIC SAFETY AND MAINTENANCE SERVICES
COMMUNITY FACILITIES DISTRICT**

AMENDED DESCRIPTION OF SERVICES

The City of Hughson, Citywide Public Safety and Maintenance Services Community Facilities District will levy an Annual Special Tax within the area for the purposes of providing funding for public services including, police services, fire protection and emergency services, landscape maintenance, streets, streetlights, sidewalks, curbs, gutters, storm drain facilities, and parks. Funding will also include the costs of personnel, equipment replacement, maintenance, and professional contract and administration services, and other services related thereto, including collection and accumulation of funds to pay for anticipated operating cost shortfalls and reserves for repair and replacement of improvements and equipment.

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-59**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
DECLARING THE RESULTS OF A SPECIAL ELECTION FOR THE AMENDMENT
OF AUTHORIZED SERVICES WITHIN CITY OF HUGHSON CITYWIDE PUBLIC
SAFETY AND MAINTENANCE SERVICES COMMUNITY FACILITIES DISTRICT**

WHEREAS, on December 11, 2023, the City Council of the City of Hughson (the "City Council") adopted Resolution No. 2023-58 "Resolution for the Amendment of the City of Hughson Citywide Public Safety and Maintenance Services Community Facilities District (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, under the provisions of the Resolution for the Amendment of the Authorized Services previously adopted by the City Council, the propositions of the amendment were submitted to the qualified electors of the CFD as required by provisions of the Act; and

WHEREAS, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election (the "Canvass"), a copy of which is attached as *Exhibit A*; and

WHEREAS, the City Council has reviewed the Canvass, finds it appropriate and wishes to complete its proceedings for the CFD.

NOW THEREFORE, the City Council resolves as follows:

SECTION 1. Recitals. The foregoing recitals are all true and correct.

SECTION 2. Issues Presented. The issues presented at the special election were the amendment of authorized services within the CFD, pursuant to the Resolution for the Amendment of Authorized Services.

SECTION 3. Canvass and Issues Approved. The hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds of the votes cast at the special election.

SECTION 4. Proceedings Approved. Pursuant to the voter approval, the CFD is hereby declared to be fully formed with the authority to levy the special tax, as provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by the City Council with respect to the CFD were valid and in conformity with the Act.

SECTION 5. Amended Notice of Special Tax Lien. The City Clerk is hereby directed to complete, execute and cause to be recorded in the Office of the County Recorder of the County of Stanislaus, an amended notice of special tax lien in the form required by the Act, such recording to occur no later than 15 days following the adoption of this resolution by the City Council.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of December 2023 by the following roll call vote:

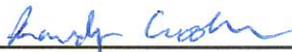
AYES: CROOKER, STRAIN, McFADON

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR, RUSH

APPROVED:



RANDY CROOKER, Mayor Pro Tem

ATTEST:



ASHTON GOSE, City Clerk

EXHIBIT A

**CERTIFICATE OF CITY CLERK
CANVASS AND STATEMENT OF RESULTS OF ELECTION**

**CITYWIDE PUBLIC SAFETY AND MAINTENANCE SERVICES
COMMUNITY FACILITIES DISTRICT**

I, Ashton Gose, City Clerk of the City of Hughson (the "City") hereby certify:

I have personally received and assembled all ballots eligible to be cast in the special mailed-ballot, landowner election called by the City Council in its Resolution Calling for a Special Election in the City of Hughson Citywide Public Safety and Maintenance Services Community Facilities District, adopted October 9th, 2023, and in accordance with my instructions contained in that resolution, I hereby declare the election closed.

I personally, in the presence of the City Council, members of the public and city staff, counted the returned ballots and certify the results of that count to be as follows:

TOTAL VOTES THAT COULD BE CAST: 57

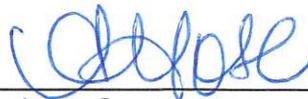
TOTAL VOTES CAST "YES" 57

TOTAL VOTES CAST "NO" 0

TOTAL VOTES CAST 57

THE VOTES CAST "YES" EQUAL 100 % OF THE TOTAL VOTES CAST.

I make this Certification on December 11, 2023.



Ashton Gose
City Clerk
City of Hughson

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-60**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
THE PUBLIC ACCESS EASEMENT AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE AGREEMENT FOR PARKING LOT IMPROVEMENTS AT LEBRIGHT
FIELDS**

WHEREAS, Lebright Fields is a very important recreational asset to the community. Given the continued growth of the community, and the increase in participation within the local sports community, namely baseball and football recreation programs, the City has worked diligently to upgrade the facility to continue to provide residents with a top-notch recreational experience and support the thriving sports programs that bring our community together; and

WHEREAS, Lebright Fields was purchased from Hughson Unified School District (HUSD) in October 2019, becoming a deed-restricted City asset. A component of the purchase agreement included a lot line adjustment to adjust property lines for the 1.47-acre parcel that houses the Billy Joe Dickens Continuation School. The parcel was reduced to a .58-acre parcel with the surplus property being added to the existing 7.06-acre lot, Lebright Fields, increasing it to 7.93 acres. When the parcels were resized, a portion of the existing parking lot as well as one of the baseball diamonds were left as part of the school district property, to potentially provide for future growth should the need arise; and

WHEREAS, on March 27, 2023, the City Council approved the Lebright Renovation project including the new restroom/concession stand, paving and striping the parking lot including required storm drains, an ADA pathway around the outside of the park with cutouts that will allow a wheelchair to turn around, and rebuilding the park's main electrical backboard and upgrades needed to the existing electrical; and

WHEREAS, the paving of the parking lot at Lebright, will serve a triple purpose: improving drainage in the area, ensuring ADA accessibility, and municipal code compliance. The current parking facilities at the park do not conform to the municipal code, specifically HMC Chapter 17.03.060 Section 4c, which prohibits parking on unimproved surfaces.

WHEREAS, In order to pave the entirety of the parking lot, including the portion within the HUSD property, the City will need to establish a public access easement for the portion of the existing lot that belongs to HUSD; and

WHEREAS, the portion of the property being used is described in the deed packet attached as Exhibit A;

WHEREAS, the City and School District have come to an agreement on the continued use and construction of the improvements for the betterment of the overall community;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of

Hughson does hereby authorize the City Manager to execute the Public Access Easement and Agreement with the Hughson Unified School District authorizing the construction and continued use of a portion of District property outlined in the deed packet attached as Exhibit A, currently used as the parking lot for Lebright Fields.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of December 2023, by the following roll call vote:

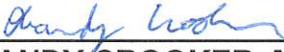
AYES: CROOKER, STRAIN, McFADON

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR, RUSH

APPROVED:



RANDY CROOKER, Mayor Pro Tem

ATTEST:



ASHTON GOSE, City Clerk

**CITY COUNCIL
CITY OF HUGHSON
RESOLUTION NO. 2023-61**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON AWARDING
A CONTRACT FOR THE CONSTRUCTION OF THE PARKING LOT
IMPROVEMENTS AT LEBRIGHT FIELDS IN THE AMOUNT OF \$318,922.00 TO MHK
CONSTRUCTION WITH A 10% CONTINGENCY**

WHEREAS, on March 27, 2023, the City Council approved the Lebright Renovation project including the new restroom/concession stand, paving and striping the parking lot including required storm drains, an ADA pathway around the outside of the park with cutouts that will allow a wheelchair to turn around, and rebuilding the park's main electrical backboard and upgrades needed to the existing electrical; and

WHEREAS, the request for bids for the Parking Lot Improvement Project was posted on November 2, 2023; and

WHEREAS, MHK Construction is the lowest responsible bidder for the Parking Lot Improvement project in the amount of \$318,922.00,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hughson does hereby award a contract for the construction of the Parking Lot Improvements at Lebright Fields to MHK Construction in the amount of \$318,922.00 with a 10% contingency and authorize the City Manager to execute the contract inclusive of final edits by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Hughson at its regularly scheduled meeting on this 11th day of December 2023, by the following roll call vote:

AYES: CROOKER, STRAIN, McFADON

NOES: NONE.

ABSTENTIONS: NONE.

ABSENT: MAYOR CARR, RUSH

APPROVED:



RANDY CROOKER, Mayor Pro Tem

»
»
»

ATTEST:



ASHTON GOSE, City Clerk