



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

**AGENDA
MONDAY, JULY 24, 2023 – 6:00 P.M.**

How to participate in, or observe the Meeting:

- In person in the City Council Chambers and submit public comment when invited during the meeting.
- Remotely via WebEx by using the link below:

Meeting Link:

<https://cityofhughson.my.webex.com/cityofhughson.my/j.php?MTID=mdaf04d2ab37cd402d4295280c2c05675>

Meeting Number: 2558 552 4916

Meeting Password: bnPuFSH2A33
(26783742 from phones and video systems)

- Observe only via YouTube live, by accessing this link:
https://www.youtube.com/channel/UC-PwkdlrKoMmOJDzBSodu6A?view_as=subscriber

Should technology problems cause issues providing access to the meeting via WebEx and/or YouTube, the in-person meeting will proceed as scheduled.

- In addition, recorded City Council meetings are posted on the City's website the second business day following the meeting. Recorded videos can be accessed with the following link:
[Upcoming Meetings | Hughson CA](#)

CALL TO ORDER: Mayor George Carr

ROLL CALL: Mayor George Carr
Mayor Pro Tem Ramon Bawanan
Councilmember Samuel Rush
Councilmember Randy Crooker
Councilmember Julie Ann Strain

FLAG SALUTE: Mayor George Carr

INVOCATION: Hughson Ministerial Association

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

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

2. PRESENTATIONS: NONE.

3. CONSENT CALENDAR:

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

3.1: Approve the Minutes of the Meeting of July 10, 2023.

3.2: Approve the Warrants Register.

3.3: Adoption of Resolution No. 2023-35, 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.

3.4: Adoption of Resolution No. 2023-36, Approving the 2023-2024 Annual Allocation Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County.

3.5: A. Adopt Resolution No. 2023-37, Directing the Filing of the Annual Reports for Fiscal Year 2023-24 for the Special Assessment Districts (Landscaping and Lighting Districts, Benefit Assessment Districts, and Community Facilities Districts) in the City of Hughson.

B. Adopt Resolution No. 2023-38, Declaring the City Council's Intent to Levy and Collect Assessments for Fiscal Year 2023-24 for the City of Hughson Landscaping and Lighting Districts, Benefit Assessment Districts, and Community Facilities Districts; and Set the Public Hearing for the August 14, 2023 City Council Meeting.

4. UNFINISHED BUSINESS:

4.1: Approval to Award Sidewalk Repair Project to CLS Landscape and Concrete in an Amount Not to Exceed \$50,000.

4.2: Adoption of Resolution No. 2023-39, Awarding the Contract for the Lebright Restroom Site Preparation and Finish, to McFadden Construction in the Amount of \$65,726.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Introduce and Waive the First Reading of Ordinance No. 2023-03, Amending Chapter 15.12 – Flood Damage Prevention to Title 15 “Buildings and Construction” of the City Municipal Code.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

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

City Manager:

City Clerk:

Director of Finance:

Community Development Director:

Police Services:

City Attorney:**8.2:** Council Comments: (Information Only – No Action)**8.3:** Mayor's Comments: (Information Only – No Action)**9. CLOSED SESSION TO DISCUSS THE FOLLOWING:****9.1: PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Title: City Manager

ADJOURNMENT:

General Information: The Hughson City Council meets in the Council Chambers on the second and fourth Mondays of each month at 6:00 p.m., unless otherwise noticed.

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

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

UPCOMING EVENTS:

July 24	▪ Economic Development Committee Meeting, City Council Chambers, 4:30 PM
August 1	▪ National Night Out, City Wide Event
August 2	▪ City/Fire 2+2 Committee Meeting, Hughson Fire Station, 5:30 PM
August 8	▪ Parks, Recreation and Entertainment Commission Meeting, City Council Chambers, 6:00 PM
August 14	▪ City Council Meeting, City Council Chambers/WebEx Videoconference/YouTube Live Stream, 6:00 PM
August 15	▪ Planning Commission Meeting, City Council Chambers, 6:00 PM

August 28	▪ Economic Development Committee Meeting, City Council Chambers, 4:30 PM
August 28	▪ City Council Meeting, City Council Chambers/WebEx Videoconference/YouTube Live Stream, 6:00 PM

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Hughson City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

WAIVER WARNING

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

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

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

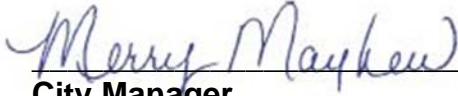
Disabled or Special needs Accommodation: In compliance with the Americans with Disabilities Act, persons requesting a disability related modification or accommodation in order to participate in the meeting and/or if you need assistance to attend or participate in a City Council meeting, please contact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

AFFIDAVIT OF POSTING

Date: July 21, 2023	Time: 2:00 PM
Name: Ashton Gose	Title: Executive Assistant/City Clerk



CITY COUNCIL AGENDA ITEM NO. 3.1 SECTION 3: CONSENT CALENDAR

Meeting Date: July 24, 2023
Subject: Approval of the City Council Minutes
Presented By: Ashton Gose, Executive Assistant/City Clerk
Approved By: 
City Manager

Staff Recommendation:

Approve the Minutes of the Regular Meeting of July 10, 2023.

Background and Overview:

The draft minutes of the July 10, 2023 meeting are prepared for the Council's review.



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

MINUTES
MONDAY, JULY 10, 2023 – 6:00 P.M.

CALL TO ORDER: Mayor George Carr

ROLL CALL:

Present: Mayor George Carr
Mayor Pro Tem Ramon Bawanan
Councilmember Samuel Rush
Councilmember Randy Crooker
Councilmember Julie Ann Strain

Staff Present: Merry Mayhew, City Manager
Ashton Gose, City Clerk
Tom Terpstra, Deputy City Attorney
Carla Jauregui, Community Development Director
Kim Weimer, Director of Finance
Jose Vasquez, Public Works Superintendent
Sarah Chavarin, Accounting Manager
Robert Delarm, Maintenance Worker
Neil Raya, Interim Utilities Superintendent
Fidel Landeros, Chief of Police
Corbin Alanis, Sheriff's Deputy

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

Hughson resident Mike Walker provided comments regarding the use of Lebright Fields by Hughson Youth Football and Cheer during construction.

2. PRESENTATIONS:

2.1: Recognition of Robert Delarm for Five Years of Service.

Mayor Carr recognized Robert Delarm for five years of service.

2.2: Proclaim August 1, 2023, as National Night Out.

Mayor Carr proclaimed August 1, 2023 as National Night Out.

2.3: Major Accident Investigation Team (M.A.I.T.) Cannabis Tax Fund Grant, Result of Proposition 64 – Deputy Corbin Alanis.

Deputy Alanis presented on behalf of the (M.A.I.T.) on the Cannabis Tax Fund Grant.

3. CONSENT CALENDAR:

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

3.1: Approve the Minutes of the Meeting of June 26, 2023.

3.2: Approve the Warrants Register.

3.3: Waive the Second Reading and Adopt Ordinance No. 2023-02, Amending Title 15 Building and Construction of the Hughson Municipal Code, and Adopting by Reference, the California Building Standards, 2022 Edition, Title 24 of the California Code Regulations, with Amendments and Uniform Codes.

3.4: Adopt Resolution No. 2023-33, Accepting the Starn Park Driveways Grading Improvements Project, and Authorizing the City Clerk to File a Notice of Completion.

3.5: Adopt Resolution No. 2023-34, Accepting the Well 8 Driveway Grading Improvements Project and Authorizing the City Clerk to File a Notice of Completion.

3.6: Approve Claim Settlement Authority in the Amount of \$328.00 – Cynthia Cagley (Date of Loss 3/8/2023).

STRAIN/CROOKER 5-0-0-0 motion passes to approve the Consent Calendar as presented, with the following roll call vote:

BAWANAN	RUSH	STRAIN	CROOKER	CARR
AYE	AYE	AYE	AYE	AYE

4. UNFINISHED BUSINESS:

4.1: Approval of the Senior Community Center Kitchen Remodel Project.

Superintendent Vasquez presented the staff report on this item.

Mayor Carr opened public comment at 6:29 PM. There was no public comment.
Mayor Carr closed public comment at 6:30 PM.

CARR/STRAIN 5-0-0-0 motion passes to approve the Senior Center Kitchen Remodel Project and the construction contract with Thompson/Woolley for an amount not to exceed \$78,100 with a 10% contingency and authorize the City Manager to execute the contract inclusive of final edits by the City Attorney, with the following roll call vote:

BAWANAN	RUSH	STRAIN	CROOKER	CARR
AYE	AYE	AYE	AYE	AYE

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.**6. NEW BUSINESS:**

6.1: Approval to Contract with General Code to Provide Codification Services in the Amount of \$8,650.

City Clerk Gose presented the staff report on this item.

Mayor Carr opened public comment at 6:34 PM. There was no public comment. Mayor Carr closed public comment at 6:34 PM.

BAWANAN/CROOKER 5-0-0-0 motion passes to approve to contract with General Code to provide codification services in the amount of \$8,650 and authorize the City Manager to execute the agreement for service, with the following roll call vote:

BAWANAN	RUSH	STRAIN	CROOKER	CARR
AYE	AYE	AYE	AYE	AYE

7. CORRESPONDENCE: NONE.**8. COMMENTS:**

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

City Manager:

City Manager Mayhew provided an update regarding the Electric Vehicle Charging Station in the City Hall parking lot. She also informed the City Council that there is a tentative Well 9 Grand Opening event on July 20, 2023.

Community Development Director:

Director Jauregui provided updates regarding two project bid openings.

Police Services:

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

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

Councilmember Crooker acknowledged Hughson 8U baseball.

Councilmember Rush thanked Hughson Police Services for their presence on the 4th of July holiday.

Councilmember Strain attended the Parched Goat Grand Opening on July 1, 2023. She thanked City staff and Hughson Police Services for their continued hard work.

Mayor Pro Tem Bawanan attended the Parched Goat Grand Opening on July 1, 2023. He requested that the illegal firework fine be brought back to the City Council to approve an increase.

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

Mayor Carr announced the Hughson FFA swine results from the Stanislaus County Fair. He also encouraged residents to attend a National Night Out event.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:

9.1: CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representative: Mayor George Carr

Unrepresented employee: City Manager

No reportable action.

ADJOURNMENT:

STRAIN/CROOKER 5-0-0-0 motion passes to adjourn the regular meeting of July 10, 2023, at 7:10 PM with the following roll call vote:

BAWANAN	RUSH	STRAIN	CROOKER	CARR
AYE	AYE	AYE	AYE	AYE

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, Executive Assistant/City Clerk



CITY COUNCIL AGENDA ITEM NO. 3.2

SECTION 3: CONSENT CALENDAR

Meeting Date: July 24, 2023
Subject: Approval of Warrants Register
Enclosure: Warrants Register
Presented By: Kim Weimer, Director of Finance
Approved By: Merry Mayken
City Manager

Staff Recommendation:

Approve the Warrants Register as presented.

Background and Overview:

The warrants register presented to the City Council is a listing of all expenditures paid from July 6, 2023, through July 19, 2023.

Fiscal Impact:

There are reductions in various funds for payment of expenses.



Hughson

Check Report

By Check Number

Date Range: - 07/19/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Payable Bank-Payable Bank						
00862	P.E.R.S.	06/30/2023	Regular	0.00	376.80	56875
100000017210072	Invoice	06/30/2023	1959 Survivor	0.00	376.80	
00862	P.E.R.S.	06/30/2023	Regular	0.00	-376.80	56875
01780	The Grey Wire LLC	07/13/2023	Regular	0.00	204.73	56876
INV0009470	Invoice	07/11/2023	Banner for National Night Out - Reusable	0.00	204.73	
01722	A.R.F. Fire Extinguisher Co., Inc	07/17/2023	Regular	0.00	2,023.73	56877
23-1180	Invoice	06/28/2023	Fire Ext. Annual Service	0.00	964.96	
23-1181	Invoice	06/28/2023	fire extinguishers	0.00	639.79	
23-1182	Invoice	06/28/2023	fire extinguishers	0.00	193.94	
23-1183	Invoice	06/28/2023	fire extinguishers	0.00	225.04	
00016	ABS PRESORT	07/17/2023	Regular	0.00	1,544.97	56878
132461	Invoice	06/30/2023	CCR 2022	0.00	1,544.97	
00064	AMERINE SYSTEMS, INC.	07/17/2023	Regular	0.00	1,800.00	56879
1044554	Invoice	06/30/2023	Hatch Rd.Lift Station	0.00	1,800.00	
01893	Ana Madrigal	07/17/2023	Regular	0.00	460.00	56880
INV0009495	Invoice	06/27/2023	Canceled Per Renter	0.00	460.00	
00109	BADGER METER, INC	07/17/2023	Regular	0.00	2,268.60	56881
80130146	Invoice	06/29/2023	Water Meter Service	0.00	2,268.60	
01585	Bay City Equipment Industries Inc	07/17/2023	Regular	0.00	2,036.52	56882
W278581	Invoice	06/29/2023	Genset PM	0.00	2,036.52	
01817	Black Castle Construction	07/17/2023	Regular	0.00	6,830.00	56883
INV-0476	Invoice	06/30/2023	toilet rental (christian school)	0.00	6,830.00	
01538	Colonial Life	07/17/2023	Regular	0.00	484.42	56884
5405907-0601708	Invoice	06/01/2023	Colonial Life	0.00	484.42	
00332	CONDOR EARTH TECHNOLOGIES	07/17/2023	Regular	0.00	3,151.41	56885
89301	Invoice	05/31/2023	FY22-24 MS4 Storm Water Supp. April24-...	0.00	1,673.63	
89390	Invoice	06/30/2023	OVTA Mapping 2021-2023 April 24-June 2...	0.00	144.75	
89395	Invoice	06/30/2023	FY22-24 MS4 Storm Water Supp. May 24-J...	0.00	1,333.03	
01570	CSG Consultants	07/17/2023	Regular	0.00	7,892.03	56886
51474	Invoice	06/13/2023	Hughson in house building services & fire p..	0.00	4,655.00	
B230805	Invoice	06/01/2023	Building Plan Review Services	0.00	1,339.53	
F230401	Invoice	06/01/2023	Fire Plan Review	0.00	1,897.50	
01262	CUSTOM LOCKSMITH AND ALARM, INC.	07/17/2023	Regular	0.00	218.57	56887
0000047558	Invoice	06/30/2023	Lock repair	0.00	218.57	
01892	Dirt Dynasty, Inc.	07/17/2023	Regular	0.00	78,195.82	56888
2603	Invoice	03/30/2023	Starn driveway improvement	0.00	42,000.00	
2619	Invoice	03/30/2023	Well site driveway repairs	0.00	36,195.82	
00448	ELITE IRON FENCING	07/17/2023	Regular	0.00	325.00	56889
12733	Invoice	06/30/2023	Gate PM	0.00	325.00	
00462	EWING IRRIGATION PRODUCTS	07/17/2023	Regular	0.00	161.82	56890
18191325	Invoice	06/30/2023	hand water pumps and leaf cans	0.00	161.82	
00463	EXPRESS PERSONNEL SERVICE	07/17/2023	Regular	0.00	3,117.60	56891

Check Report

Date Range: - 07/19/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
29251448	Invoice	06/28/2023	Extra Help- PW	0.00	3,117.60	
00464	EZ NETWORK SOLUTIONS	07/17/2023	Regular	0.00	1,147.29	56892
42749	Invoice	06/30/2023	IT SERVICES - May 2023	0.00	1,147.29	
00474	FERGUSON ENTERPRISES,INC	07/17/2023	Regular	0.00	506.20	56893
1797169	Invoice	06/30/2023	sewer and water tools	0.00	506.20	
00498	FRANTZ WHOLESALE NURSERY	07/17/2023	Regular	0.00	592.72	56894
620266	Invoice	06/30/2023	trees and supplies for euclid Lld	0.00	592.72	
00527	GIBBS MAINTENANCE CO	07/17/2023	Regular	0.00	330.00	56895
13178	Invoice	06/30/2023	JANITOR SERVICES	0.00	330.00	
00528	GILTON SOLID WASTE MANAGE	07/17/2023	Regular	0.00	1,895.07	56896
HUGHSS-083	Invoice	06/30/2023	STREET SWEEPING - June 2023	0.00	1,895.07	
01612	GreatAmerica Financial Svcs.	07/17/2023	Regular	0.00	358.92	56897
34363251	Invoice	06/29/2023	LEASE	0.00	358.92	
01891	Guillermina Rodriguez	07/17/2023	Regular	0.00	150.00	56898
INV0009386	Invoice	06/27/2023	Canceled due to no insurance	0.00	150.00	
00594	HINDERLITER, dELLAMAS &	07/17/2023	Regular	0.00	768.62	56899
SIN026493	Invoice	06/30/2023	Contract Services- Sales Tax 1st Qtr	0.00	768.62	
00614	HUGHSON FARM SUPPLY	07/17/2023	Regular	0.00	2,470.68	56900
H459634	Invoice	06/01/2023	blanket PO hughson farm	0.00	18.00	
H459636	Invoice	06/01/2023	blanket PO hughson farm	0.00	21.55	
H459657	Invoice	06/30/2023	parts	0.00	77.63	
H459693	Invoice	06/30/2023	parts	0.00	49.70	
H459733	Invoice	06/30/2023	parts	0.00	12.06	
H459935	Invoice	06/05/2023	blanket PO hughson farm	0.00	61.46	
H459942	Invoice	06/05/2023	blanket PO hughson farm	0.00	36.66	
H459996	Invoice	06/05/2023	blanket PO hughson farm	0.00	60.20	
H460085	Invoice	06/06/2023	blanket PO hughson farm	0.00	45.27	
H460094	Invoice	06/06/2023	blanket PO hughson farm	0.00	9.26	
H460105	Invoice	06/06/2023	blanket PO hughson farm	0.00	69.20	
H460108	Invoice	06/30/2023	parts	0.00	152.87	
H460129	Invoice	06/30/2023	parts	0.00	7.11	
H460220	Invoice	06/07/2023	blanket PO hughson farm	0.00	12.88	
H460249	Invoice	06/30/2023	parts	0.00	34.26	
H460251	Invoice	06/07/2023	blanket PO hughson farm	0.00	28.36	
H460402	Invoice	06/08/2023	blanket PO hughson farm	0.00	19.40	
H460408	Invoice	06/08/2023	blanket PO hughson farm	0.00	10.97	
H460448	Invoice	06/08/2023	blanket PO hughson farm	0.00	49.59	
H460530	Invoice	06/09/2023	blanket PO hughson farm	0.00	10.77	
H460609	Invoice	06/09/2023	blanket PO hughson farm	0.00	25.87	
H460958	Invoice	06/13/2023	blanket PO hughson farm	0.00	103.41	
H460992	Invoice	06/30/2023	syn oil	0.00	43.13	
H461384	Invoice	06/30/2023	buiding maint.	0.00	83.02	
H461446	Invoice	06/16/2023	blanket PO hughson farm	0.00	3.22	
H461910	Invoice	06/30/2023	safetry glasses	0.00	32.01	
H462081	Invoice	06/22/2023	blanket PO hughson farm	0.00	59.50	
H462084	Invoice	06/22/2023	blanket PO hughson farm	0.00	4.08	
H462181	Invoice	06/30/2023	tree auger	0.00	1,072.99	
H462441	Invoice	06/30/2023	Parts	0.00	124.16	
H462458	Invoice	06/26/2023	blanket PO hughson farm	0.00	20.63	
H462719	Invoice	06/28/2023	blanket PO hughson farm	0.00	71.38	
H462845	Invoice	06/30/2023	Water parts	0.00	40.08	
	Void	07/17/2023	Regular	0.00	0.00	56901
00627	HUGHSON NAPA AUTO & TRUCK	07/17/2023	Regular	0.00	234.09	56902

Check Report

Date Range: - 07/19/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
363048	Invoice	06/02/2023	Blanket PO	0.00	26.47	
363068	Invoice	06/02/2023	Blanket PO Napa	0.00	90.08	
363158	Credit Memo	06/05/2023	Blanket PO	0.00	-9.70	
363213	Invoice	06/05/2023	Blanket PO Napa	0.00	5.29	
363338	Invoice	06/07/2023	Blanket PO	0.00	5.38	
363364	Invoice	06/07/2023	Blanket PO Napa	0.00	7.54	
363820	Invoice	06/14/2023	Blanket PO Napa	0.00	25.04	
363924	Invoice	06/16/2023	Blanket PO Napa	0.00	7.65	
364340	Invoice	06/23/2023	Blanket PO Napa	0.00	71.17	
364638	Invoice	06/28/2023	Water repair parts	0.00	5.17	
00659	J.B. Anderson Land Use Planning	07/17/2023	Regular	0.00	11,697.00	56903
050123HUGH	Invoice	05/01/2023	General Planning Services	0.00	5,785.50	
060123HUGH	Invoice	06/01/2023	General Planning Services	0.00	2,628.50	
070123HUGH	Invoice	06/30/2023	General Planning Services Through 06-30...	0.00	3,283.00	
01596	JHC LLC	07/17/2023	Regular	0.00	3,069.00	56904
23-0014-QWR-H	Invoice	05/02/2023	SB1383-Related Expenses	0.00	926.00	
23-0056-QWR-H	Invoice	06/30/2023	SB1383-Related Expenses	0.00	2,143.00	
01875	LOZANO SMITH ATTORNEY AT LAW	07/17/2023	Regular	0.00	845.00	56905
2194071	Invoice	06/30/2023	Legal Services through June 30, 2023	0.00	845.00	
00755	MCR ENGINEERING, INC	07/17/2023	Regular	0.00	36,405.00	56906
18436	Invoice	06/30/2023	Well 7 Site Improvements	0.00	24,880.00	
18441	Invoice	06/30/2023	Hughson City Engineer Services Through 5...	0.00	11,525.00	
01759	Mechanical Analysis Repair Inc	07/17/2023	Regular	0.00	15,634.92	56907
11006	Invoice	06/28/2023	Fox Storage Tank	0.00	15,634.92	
00611	Mid Valley Publications	07/17/2023	Regular	0.00	2,706.55	56908
341519	Invoice	06/21/2023	Resident Sidewalk Repair	0.00	867.65	
341520	Invoice	06/28/2023	Quarterly Publications	0.00	777.00	
341521	Invoice	06/21/2023	Lebright Restroom/Concession	0.00	1,061.90	
00775	MISSION UNIFORM SERVICE	07/17/2023	Regular	0.00	1,642.28	56909
519421389	Invoice	06/30/2023	Uniform Services (Blanket PO)	0.00	536.65	
519424694	Invoice	06/05/2023	Uniform Services (Blanket PO)	0.00	131.74	
519424695	Invoice	06/05/2023	Uniform Services (Blanket PO)	0.00	65.37	
519424696	Invoice	06/05/2023	Uniform Services (Blanket PO)	0.00	61.10	
519464657	Invoice	06/12/2023	Uniform Services (Blanket PO)	0.00	74.99	
519464658	Invoice	06/12/2023	Uniform Services (Blanket PO)	0.00	188.32	
519464659	Invoice	06/12/2023	Uniform Services (Blanket PO)	0.00	61.10	
519466431	Invoice	06/19/2023	Uniform Services (Blanket PO)	0.00	77.00	
519508140	Invoice	06/19/2023	Uniform Services (Blanket PO)	0.00	70.04	
519508141	Invoice	06/19/2023	Uniform Services (Blanket PO)	0.00	69.72	
519508143	Invoice	06/19/2023	Uniform Services (Blanket PO)	0.00	61.10	
519542180	Invoice	06/26/2023	Uniform Services (Blanket PO)	0.00	70.04	
519542181	Invoice	06/26/2023	Uniform Services (Blanket PO)	0.00	114.01	
519542182	Invoice	06/26/2023	Uniform Services (Blanket PO)	0.00	61.10	
00824	NEUMILLER & BEARDSLEE	07/17/2023	Regular	0.00	4,385.31	56910
342623	Invoice	06/28/2023	LEGAL SERVICES	0.00	1,600.00	
342624	Invoice	06/27/2023	LEGAL SERVICES	0.00	900.00	
342982	Invoice	06/28/2023	LEGAL SERVICES	0.00	1,885.31	
01435	North Valley Labor Compliance Services	07/17/2023	Regular	0.00	187.50	56911
005128	Invoice	06/29/2023	Phase II, Tank Construcion	0.00	187.50	
01884	PACIFIC STORAGE COMPANY	07/17/2023	Regular	0.00	660.84	56912
2133526	Invoice	06/30/2023	RECORDS STORAGE - June	0.00	660.84	
00879	PG & E	07/17/2023	Regular	0.00	110.15	56913

Check Report

Date Range: - 07/19/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0009385	Invoice	06/25/2023	UTILITIES	0.00	110.15	
00906	PROVOST & PRITCHARD CONSU	07/17/2023	Regular	0.00	2,644.00	56914
101220	Invoice	06/13/2023	TCP Treatment Design	0.00	2,644.00	
00972	SAFE-T-LITE	07/17/2023	Regular	0.00	634.22	56915
391646	Invoice	06/30/2023	marking paint and speed dots	0.00	634.22	
01360	SHORELINE ENVIRONMENTAL ENGINEERING	07/17/2023	Regular	0.00	2,640.00	56916
964	Invoice	06/30/2023	City 2022 Comsumer Confidence Report	0.00	2,640.00	
01599	SMILE BUSINESS PRODUCTS, INC	07/17/2023	Regular	0.00	68.03	56917
1128912	Invoice	06/27/2023	COPIES	0.00	68.03	
01115	THE HOME DEPOT CRC	07/17/2023	Regular	0.00	5,167.58	56918
13002	Invoice	06/30/2023	drain auger	0.00	464.93	
244160	Credit Memo	06/30/2023	MISC SUPPLIES	0.00	-54.16	
244161	Credit Memo	06/21/2023	MISC SUPPLIES	0.00	-107.30	
2853368	Invoice	06/14/2023	Senior Nutrition Infrastruc. Grant (Reimbu...	0.00	776.97	
4011231	Invoice	06/30/2023	tools and supplies b&g/parks	0.00	544.35	
4011232	Invoice	06/30/2023	streets dept tools and parts	0.00	469.00	
6604571	Invoice	06/15/2023	Senior Nutrition Infrastruc. Grant (Reimbu...	0.00	3,073.79	
01820	Thompson Woolley Builders, Inc	07/17/2023	Regular	0.00	49,535.50	56919
I-23-667	Invoice	06/26/2023	Senior Center Bathrooms	0.00	42,685.50	
INV0009384	Invoice	06/29/2023	Acoustic Panels in Plan room	0.00	3,250.00	
P-23-488	Invoice	06/29/2023	Starn bathroom door painting- Prime and ...	0.00	3,600.00	
00005	United Site Services of California, Inc.	07/17/2023	Regular	0.00	80.78	56920
114-13636863	Invoice	06/30/2023	Fence rental	0.00	80.78	
01264	VERIZON WIRELESS	07/17/2023	Regular	0.00	380.10	56921
9938070529	Invoice	06/24/2023	MIFI DEVICES/ CAMERAS	0.00	152.04	
9938070530	Invoice	06/24/2023	MIFI DEVICES/ CAMERAS	0.00	228.06	
01249	WORLD OIL ENVIRONMENTAL SERVICES	07/17/2023	Regular	0.00	100.00	56922
I500-00938022	Invoice	06/30/2023	oil recycling	0.00	100.00	

Bank Code Payable Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	126	47	0.00	258,139.37
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-376.80
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	126	49	0.00	257,762.57

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	126	47	0.00	258,139.37
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	-376.80
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	126	49	0.00	257,762.57

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	6/2023	0.00
999	POOLED CASH/CONSOLIDATED CASH	7/2023	257,762.57
			257,762.57



CITY COUNCIL AGENDA ITEM NO. 3.3

SECTION 3: CONSENT CALENDAR

Meeting Date: July 24, 2023
Subject: Adoption of Resolution No. 2023-35, 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
Enclosure: First Amendment
Presented By: Merry Mayhew
Approved: 
City Manager

Staff Recommendations:

1. Adopt Resolution No. 2023-35, 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.
2. Authorize the Mayor to execute the First Amendment inclusive of City Attorney edits.

Background:

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.

Discussion:

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.

The attached First Amendment to the JPA Agreement updates the following section as follows, with the previous verbiage stricken for clarification on what has been removed.

3.3 Powers and Functions. The Agency shall have the common power of the Member Agencies to plan, establish and exercise all government functions necessary to provide animal services for the benefit of the Member Agencies. Pursuant to Government Code Section 6509, the Agency's manner of exercising such powers shall be subject to those restrictions applicable to the ~~City of Modesto~~ County of Stanislaus.

Under these powers and functions, the Agency Board is authorized to act on behalf of the Agency in all matters necessary to carry out the Agency's purposes. This includes the authority to employ staff, enter into contracts, acquire property, cooperate with other agencies, incur debts, accept funding, sue and be sued, adopt bylaws, and do all other acts that are reasonable and necessary to achieve the Agency's goals. The Board's authority is broad and comprehensive, and it allows the Board to take all necessary steps to ensure that the Agency can fulfill its mission.

The terms of the original agreement remain in effect unless they conflict with this amendment. The signatures of the parties to this amendment may be on separate pages or in counterparts, which, when attached to this amendment, constitute one complete amendment. The amendment will be fully executed upon 2/3 approval of the JPA Board members.

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.

Fiscal Impact:

There is no fiscal impact associated with the recommended City Council action.

**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:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

GEORGE CARR, Mayor

»
»
»

ATTEST:

ASHTON GOSE, City Clerk

**FIRST Amendment
To
Stanislaus Animal Services Agency Joint Powers Agency Agreement**

This First Amendment to the **Stanislaus Animal Services Agency Joint Powers Agency Agreement** ("Agreement") dated October 27, 2009 by and between the cities of Ceres, Hughson, Modesto, Patterson, Waterford and the County of Stanislaus, ("County"), hereinafter referred to as "Parties", is made and entered into and will be effective as of the date approved by 2/3 majority of the parties to the agreement.

WHEREAS section 3.3 of the Agreement, states in part that pursuant to Government Code section 6509, the Agency's manner of exercising such powers shall be subject to those restrictions applicable to the City of Modesto;

WHEREAS the Stanislaus Animal Services Agency Board ("Board") has voted that this proposed draft amendment be brought before the Parties to the effect that the Agency's manner of exercising its powers currently subject to the restrictions applicable to the City of Modesto be replaced by restrictions applicable to the County of Stanislaus;

WHEREAS this Amendment is for the benefit of the Joint Powers Agency;

WHEREAS Section 6.11 of the Agreement allows the parties to amend the Agreement upon mutual consent of a 2/3 majority of the parties to the Agreement provided the amendment is in written form and executed with the same formalities as the Agreement and attached to the original Agreement to maintain continuity;

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

1. Section 3.3 of the Agreement is hereby deleted in its entirety and replaced by the following:

3.3 **Powers and Functions.** The Agency shall have the common power of the Member Agencies to plan, establish and exercise all government functions necessary to provide animal services for the benefit of the Member Agencies. Pursuant to Government Code Section 6509, the Agency's manner of exercising such powers shall be subject to those restrictions applicable to the ~~City of Modesto~~ **County of Stanislaus**. The Agency Board is authorized to do the following in the name of the Agency:

- (a) Employ an Executive Director as the chief administrative officer of the Agency.
- (b) Employ agents and employees and contract for professional services and employee services from another public agency. The Agency Board may appoint sufficient personnel to act in a staff capacity for the Agency, which may include staff from Member Agencies and may hire and retain consultants, Personal Services Contractors, and others, as determined to be necessary to accomplish the purposes of this Agreement.
- (c) Make and enter into contracts authorized in the Agency budget.
- (d) Acquire, hold and convey real and personal property, including leasehold interests, and exercise the power to acquire real property by eminent domain.
- (e) Cooperate with other agencies, counties and other local public and non profit groups or private agencies and participate in joint projects as necessary.
- (f) Incur debts, obligations and liabilities, which shall be the sole responsibility of Agency and shall not be a debt, obligation or liability of Member Agencies.

(g) Accept contributions, grants or loans from any public or private agency or individual, or the United States, the State of California or any department, instrumentality or agency thereof, for the purposes of financing its activities.

(h) Sue and be sued, in its own name only, but not in the name or stead of any Member Agency.

(i) Adopt Bylaws to govern or regulate the conduct of meetings, designate Agency officers, and other affairs of the Agency not otherwise specified in this Agreement.

(j) Do all other acts reasonable and necessary to carry out the purposes of this agreement.

2. All other terms and conditions of the Agreement shall remain in full force and effect to the extent they are not in conflict with this Amendment.


3. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

IN WITNESS WHEREOF, the parties or their duly authorized representatives have executed this Amendment No. 1, to be effective as of the date approved by 2/3 majority of the parties to the agreement.

- Signatures on Following Pages-

FIRST Amendment
To
Stanislaus Animal Services Agency Joint Powers Agency Agreement


COUNTY OF STANISLAUS

By: 
Jody Hayes, Chief Executive Officer
County of Stanislaus, State of California

Attest:

By: 
Clerk of the Board

Approved as to Form:
County Counsel, Thomas E. Boze

By: 
Rob Taro, Assistant County Counsel

**FIRST Amendment
To
Stanislaus Animal Services Agency Joint Powers Agency Agreement**

CITY OF HUGHSON

By: _____
Mayor

Attest:

By: _____
City Clerk

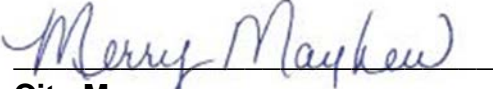
Approved as to Form:

By: _____
City Attorney



CITY COUNCIL AGENDA ITEM NO. 3.4

SECTION 3: CONSENT CALENDAR

Meeting Date: July 24, 2023
Subject: Adoption of Resolution No. 2023-36, Approving the 2023-2024 Annual Allocation Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County
Enclosures: Fiscal Year 2023-2024 Stanislaus Urban County Annual Allocation Agreement
Revised Signature Page
Presented By: Carla C. Jauregui, Community Development Director
Approved By: 
City Manager

Staff Recommendations:

1. Adopt Resolution No. 2023-36, Approving the 2023-2024 Annual Allocation Agreement for the Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County.
2. Authorize the Mayor to sign the Agreement.

Background and Overview:

The City of Hughson joined the Urban County Consortium in 2010 to be eligible for CDBG entitlement funds for City projects. On April 27, 2019, the Hughson City Council approved supporting the Fiscal Years 2020-2025 Consolidated Plan and the Fiscal Years 2020-2025 Analysis of Impediment to Fair Housing Choice. On May 8, 2023, the Hughson City Council approved the Fiscal Year 2023-2024 Community Development Block Grant Annual Action Plan. In supporting these plans, the City agreed to the rules and regulations required to receive CDBG entitlement funds. As a member of the Urban County, the City must sign the Subrecipient Allocation Agreement.

The Allocation Agreement specifies the share of CDBG entitlement funds the City of Hughson (and other participating cities within the County) will receive in Fiscal Year 2023-2024. The Urban County Consortium will receive a total of \$1,629,188 this year. The City of Hughson will receive \$168,013, and an additional \$10,160 in

administrative services costs. The total amount of funding available to the City is \$178,173. Last fiscal year, the City received \$187,506.

The CDBG project for this fiscal year will build upon the work completed in the 2022-2023 year. Specifically, the completion of the public improvements (curb, gutter, sidewalk) on Walker Lane between 2nd Street and Tully Road.

Fiscal Impact:

On June 26, 2023 the City Council authorized staff to release bid documents for the Walker Lane Improvement Project, with an engineer's estimated cost for the construction of the project at \$350,000. The project has gone out to bid with an opening date of July 26, 2023. Once the lowest responsible bidder has been determined, staff will bring the item back to Council for approval to award the contract and commence construction.

**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:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

GEORGE CARR, Mayor

»
»
»

ATTEST:

ASHTON GOSE, City Clerk

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

This Subrecipient Agreement (“Agreement”) is made by and between the County of Stanislaus (the “County”) and the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank and Waterford (the “City” individually or “Cities” collectively) on July 1, 2023.

WITNESSETH

WHEREAS, County of Stanislaus applied for and is qualified to receive an entitlement grant under the Community Development Block Grant (“CDBG”) program for Fiscal Year 2023-2024 (July 1, 2023 to June 30, 2024) in the amount \$2,335,030 as an “Urban County” as set forth under Title I of the Housing and Community Development Act of 1974; and

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

WHEREAS, pursuant to such grant and to the Board of Supervisors Board Resolution No. **2023-0211** approved on May 2, 2023 (Agenda Item #6.4), County is undertaking certain programs and services necessary for the planning, implementation, or execution of such a Community Development Block Grant Program; and

WHEREAS, COUNTY and CITIES desire to enter into this allocation Agreement for the purpose of designating each Urban County member City as a CDBG subrecipient; and

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

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

1. FUNDING PROVISIONS

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

Jurisdiction	Activity Funding
Stanislaus County	\$ 344,728
Ceres	\$ 223,633
Hughson	\$ 168,013
Newman	\$ 154,712
Oakdale	\$ 173,825
Patterson	\$ 186,648
Riverbank	\$ 150,074
Waterford	\$ 227,555
TOTAL	\$ 1,629,188

1.2. The County and each City shall also receive an amount not to exceed twenty percent of the total Fiscal Year 2023-2024 CDBG entitlement funds for eligible general administrative services as defined in 24 CFR Part 570.206, which amount shall be set aside prior to any allocation of funds to the County and Cities under Section 1 of this Agreement.

(1) An amount not to exceed \$447,339 of the available administrative funds shall allocated to the County and each City as follows:

Jurisdiction	Administration Funding
Stanislaus County	\$ 376,219
Ceres	\$ 10,160
Hughson	\$ 10,160
Newman	\$ 10,160
Oakdale	\$ 10,160
Patterson	\$ 10,160
Riverbank	\$ 10,160
Waterford	\$ 10,160
TOTAL	\$ 447,339

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

1.3. An amount not to exceed ten percent of the total Fiscal Year 2023-2024 CDBG entitlement funds, \$233,503 shall be allocated for eligible public services, as defined in 24 CFR Part 570.201, and related projects under the Urban County CDBG Public Service Grant Program.

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

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

1.6. Each party has the responsibility to ensure its activities comply with the HUD Certified Fiscal Year 2023-2024 Stanislaus Urban County Annual Action Plan.

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

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

1.9. If the Cities have any unspent CDBG administration funds by June 30, 2024 those funds will be made available to the corresponding City for approved project activities (not including administration) in the next Fiscal Year.

2. SCOPE OF WORK

2.1. **General Scope.** City shall utilize CDBG funds to deliver its activities as described in the Fiscal Year 2023-2024 Stanislaus Urban County Annual Action Plan, as certified by HUD.

2.2. **Term.** This Agreement shall be in effect until June 30, 2024, or until all Fiscal Year 2023-2024 CDBG funds are disbursed to City. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which City remains in control of CDBG funds or other CDBG assets, including program income.

3. COMPENSATION

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

3.2. **Funding Drawdowns.** All requests for grant fund drawdowns shall be requested as needed throughout the fiscal year by the City. A final drawdown is due by July 8, 2024. Additional drawdowns may be required and shall be provided as requested by the County.

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

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

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

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

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

4. USE OF FUNDS

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

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

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

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

4.5. **Termination of Contract.** Pursuant to 2 CFR 200.339, suspension or termination of this Agreement may occur if City materially fails to comply with any term of the grant agreement, or for convenience, as set forth in Section 14 below. City may not terminate an Assignment of Proceeds and Grant of Lien without written consent of County. All reports or accounting provided for herein shall be rendered whether or not falling due within the Agreement period.

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

5. PROGRAM ACTIVITY ELIGIBILITY

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

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

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

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

6. DATA COLLECTION, REPORTING AND MAINTENANCE OF RECORDS

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

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

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

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

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

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

6.7. **Privacy Procedures.** City shall develop and implement reasonable procedures to ensure: (1) The confidentiality of records pertaining to all program participants; and (2) That program participant's

addresses will not be made public, except to the extent that this prohibition contradicts a preexisting privacy policy of the City.

6.8. **Audit Provision.** City agrees to provide to County, at City's cost, a certified audit performed by an accredited certified public accountant, of all funds received or utilized by City, including the distribution of any CDBG Grant Funds for Fiscal Year 2023-2024 and previous fiscal years. City agrees to provide additional audits upon request.

7. UNIFORM ADMINISTRATIVE REQUIREMENTS

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

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

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

8. HOLD HARMLESS AND INDEMNITY AGREEMENT

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

8.2. **Liability and Fees.** County shall not be responsible or liable for any debts, actions, obligations, negligence, or liabilities committed or incurred by City, its staff or program participants, and City hereby agrees to defend, hold harmless and indemnify County from and against any and all such liabilities for debts and obligations. No draw, however, final or otherwise, shall operate to release City from any obligations under this Agreement.

9. NON-DISCRIMINATION AND EQUAL OPPORTUNITY

9.1. Compliance with Fair Housing and Civil Rights Laws.

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

(2) City shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Agreement.

(3) City shall provide a system by which recipients of service shall have the opportunity to express and have considered their views, grievances, and complaints regarding the City's delivery of services.

(4) City agrees to comply with all applicable fair housing, non-discrimination and civil rights requirements including all applicable federal, state and local laws and regulations related to non-discrimination and equal opportunity, including without limitation; (a) the County's nondiscrimination policy; (b) the California Fair Employment and Housing Act (California Government Code Section 12900 et seq.); (c) Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended; (d) California Labor Code Sections 1101, 1102 and 1102.1; the Federal Civil Rights Act of 1964 (P.L. 88-352), as amended; (e) Section 504 of the Rehabilitation Act of 1973; (f) Section B of Title I of the Housing and Community Development Act of 1974; (g) Title II of the Americans with Disabilities Act of 1990; (h) Section 24 CFR 5.105 of the Code of Federal Regulations 24 CFR 5.105; (i) all applicable regulations promulgated in the California Code of Regulations or the Code of Federal Regulations.

(5) City agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(6) City will, in all solicitations or advertisements for employees placed by or on behalf of City, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, sexual orientation, ancestry, national origin, familial status, or any other basis prohibited by applicable law.

(7) If the procedures that the grantee intends to use to make known the availability of services are unlikely to reach persons of any particular race, color, religion, sex, age, national origin, familial status, or disability who may qualify for such services, then City must establish additional procedures that will ensure that such persons are made aware of the services.

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

members on a religious basis, and include religious references in its City's mission statements and other governing documents. An organization that participates in the CDBG program shall not, in providing program assistance, discriminate against a program participant or prospective program participant on the basis of religion or religious belief.

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

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

9.5. **Labor Standards and Davis-Bacon and Related Act Requirements.** City shall comply with all applicable federal labor standards, as set forth in Section 110(a) of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301, et seq.) and Davis Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5.

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

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

10. CONSTRUCTION CONTRACTS

10.1. **Contract Provisions.** City and the County agree to include the following contract provisions in any construction contracts utilizing funds received pursuant to this Agreement:

(1) **Equal Employment Opportunity.** Except as otherwise provided under 41 CFR Part 60, all construction contracts shall include the equal opportunity clause provided under 41 CFR 60-1.4(b).

(2) **Davis-Bacon Act.** All prime construction contracts in excess of \$2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148). Contractors shall pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must pay wages not less than once a week. City or County shall include a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. City or County shall report all suspected or reported violations to HUD.

(3) **Copeland "Anti-Kickback" Act.** All construction contracts shall include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3), prohibiting the contractor from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. City shall report all suspected or reported violations to HUD.

(4) **Contract Work Hours and Safety Standards.** Any construction contract in excess of \$100,000 that involves the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5), which require each contractor to compute the wages of mechanics and laborers on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for hours worked in excess of the standard 40-hour work week. In addition, no laborer or mechanic shall be required to work in surroundings or under conditions which are unsanitary, hazardous, or dangerous.

(5) **Byrd Anti-Lobbying Amendment.** Any construction contract in excess of \$100,000 shall require the contractor to file the required Byrd Anti-Lobbying certification, certifying that the contractor will not and has not used federal funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. 1352. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a federal contract, grant, or award, the contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

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

11. CONFLICTS OF INTEREST

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

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

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

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

12. DRUG-FREE WORKPLACE

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

13. ENVIRONMENTAL LAW COMPLIANCE

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

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

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

14. TERMINATION OF SERVICES AND REVERSION OF ASSETS

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

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

15. GENERAL TERMS AND CONDITIONS

15.1. **Other program requirements.** City agrees to carry out each activity in compliance with all federal laws and regulations described in subpart K of 24 CFR 570, except that City does not assume County

responsibility for initiating the process of reviewing federal financial assistance programs under the provisions of 24 CFR 52.

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

15.3. **Amendment.** The County's Director of Planning and Community Development may amend, revise or supplement the Agreement by Administrative Amendment in order to maintain compliance with applicable laws and regulations upon written notice to the other parties. The Administrative Amendment shall be effective upon execution by the County's Director of Planning and Community Development and delivery to all parties. Amendments which modify the substantive terms of the Agreement shall be approved by the County's Director of Planning and Community Development and the City Manager of each of the Cities or his/her designee.

15.4. **Provisions Required by Law Deemed Inserted.** Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein, and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement shall forthwith be physically amended to make such insertion or correction.

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

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

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

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

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

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

15.9. **Authorization.** City has authorized the undersigned person signing as officers on behalf of City, to enter into this Agreement on behalf of said City and to bind the same to this Agreement, and further

that said City has authority to enter into this Agreement and that there are no restrictions or prohibitions contained in any article of incorporation or bylaws against entering into this Agreement.

15.10. Certification Regarding Economic Sanctions Pursuant to California State Executive Order N-6-22.

(1) City and its subrecipients shall review their investments and contracts to ensure their compliance with economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law (collectively, economic sanctions), and to take actions to support the Ukrainian government and people, including by refraining from new investments in, and financial transactions with, Russian institutions or companies that are headquartered or have their principal place of business in Russia (Russian entities), not transferring technology to Russia or Russian entities, and by directly providing support to the government and people of Ukraine.

(2) County shall terminate any contract with any individual or entity that is in violation of Executive Order N-6-22 or that is subject to economic sanctions therein and shall not enter a contract with any such individual or entity while the Order is in effect.

(3) For contracts valued at \$5 million or more, City and its subrecipients shall provide a written report to the County regarding compliance with economic sanctions and steps taken in response to Russia's action in Ukraine, including but not limited to, desisting from making new investments in, or engaging in financial transactions with Russia or Russian entities, and directly providing support to Ukraine, while the Order is in effect.

15.11. Debarment. City and its subrecipients shall represent and warrant, to the best of their knowledge and belief, that neither the City, its subrecipients nor any of their Principals ("Principal" means an officer, director, owner, partner, or a person having primary management or supervisory responsibilities within a business entity) is presently debarred, suspended, proposed for debarment, voluntarily excluded, or involuntarily excluded from receiving a contract from any federal, state or local government or agency, nor has it been declared ineligible for the award of contracts by any federal, state, or local government or agency, nor does it appear on any federal, state or local government's Excluded Parties List System. City and its subrecipients shall provide immediate written notice to the County if at any time City and its subrecipients learns that this representation was erroneous when submitted or has become erroneous by reason of changed circumstances. The representations and warranties above are a material representation of fact upon which reliance was placed when entering into this Agreement. If it is later determined that City and its subrecipients knowingly made a false representation, in addition to other remedies available to County, County may terminate this Agreement.

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

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

{Signatures Begin on The Following Page}

COUNTY OF STANISLAUS:

By 
Jody Hayes (Jun 30, 2023 12:17 PDT)

Jody Hayes
Chief Executive Officer

Jun 30, 2023


Dated

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

By 
Angela Freitas (Jul 11, 2023 10:39 PDT)

Angela Freitas
Director

APPROVED AS TO FORM:
Thomas E. Boze
County Counsel

By 

G. Michael Ziman
Deputy County Counsel

CITY OF CERES:

By _____
Javier Lopez
Mayor

Dated

ATTEST:

By _____
Fallon Martin
Deputy City Clerk

APPROVED AS TO CONTENT:

By _____
Douglas D. Dunford
Interim City Manager

APPROVED AS TO FORM:

By _____
Nubia Goldstein
City Attorney

CITY OF HUGHSON:

By _____
George Carr
Mayor

_____ Dated

ATTEST:

By _____
Ashton Gose
Deputy City Clerk

APPROVED AS TO CONTENT:

By _____
Merry Mayhew
City Manager

APPROVED AS TO FORM:

By _____
Daniel J. Schroeder
City Attorney

CITY OF NEWMAN:

By _____
Casey Graham
Mayor

_____ Dated

ATTEST:

By _____
Mike Maier
City Clerk

APPROVED AS TO CONTENT:

By _____
Michael E. Holland
City Manager

APPROVED AS TO FORM:

By _____
Nubia Goldstein
City Attorney

CITY OF OAKDALE:

By _____
Cherilyn Bairos
Mayor

Dated

ATTEST:

By _____
Rouze Roberts
City Clerk

APPROVED AS TO CONTENT:

By _____
Bryan Whitemyer
City Manager

APPROVED AS TO FORM:

By _____
Tom Hallinan
City Attorney

CITY OF PATTERSON:

By _____
Michael Clauzel
Mayor

Dated

ATTEST:

By _____
Aracely Alegre
City Clerk

APPROVED AS TO CONTENT:

By _____
Ken Irwin
City Manager

APPROVED AS TO FORM:

By _____
Nubia Goldstein
City Attorney

CITY OF RIVERBANK:

By _____
Richard D. O'Brien
Mayor

Dated

ATTEST:

By _____
Gabriela Hernandez
City Clerk

APPROVED AS TO CONTENT:

By _____
Marisela H. Garcia
City Manager

APPROVED AS TO FORM:

By _____
Tom Hallinan
City Attorney

CITY OF WATERFORD:

By _____
Charlie Goeken
Mayor

_____ Dated

ATTEST:

By _____
Patricia Krause
City Clerk

APPROVED AS TO CONTENT:

By _____
Michael G. Pitcock
City Manager

APPROVED AS TO FORM:

By _____
Corbett Browning
City Attorney

Attachment 1
Stanislaus Urban County Notice Information

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

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

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

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

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

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

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

CITY OF HUGHSON:

By _____
George Carr
Mayor

Dated

ATTEST:

By _____
Ashton Gose
City Clerk

APPROVED AS TO CONTENT:

By _____
Merry Mayhew
City Manager

APPROVED AS TO FORM:

By _____
Eric Nims
City Attorney



CITY COUNCIL AGENDA ITEM NO. 3.5

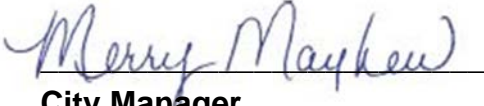
SECTION 3: CONSENT CALENDAR

Meeting Date: July 24, 2023

Subject: A. Adopt Resolution No. 2023-37, Directing the Filing of the Annual Reports for Fiscal Year 2023-24 for the Special Assessment Districts (Landscaping and Lighting Districts, Benefit Assessment Districts, and Community Facilities Districts) in the City of Hughson; and
B. Adopt Resolution No. 2023-38, Declaring the City Council's Intent to Levy and Collect Assessments for Fiscal Year 2023-24 for the City of Hughson Landscaping and Lighting Districts, Benefit Assessment Districts, and Community Facilities District; and Set the Public Hearing for the August 14, 2023 City Council Meeting

Enclosures: Exhibit A Engineer's Report LLDs
Exhibit B Engineer's Report BADs

Presented By: Kim Weimer, Director of Finance & Admin. Services

Approved By: 
City Manager

Staff Recommendations:

1. Adopt Resolution No. 2023-37, directing the filing of the Annual Reports for Fiscal Year 2023-24 for the Special Assessment Districts (Landscaping and Lighting Districts, Benefit Assessment Districts, and Community Facility District) in the City of Hughson.
2. Adopt Resolution No. 2023-38, declaring the City Council's Intent to Levy and Collect Assessments for Fiscal Year 2023-24 for the City of Hughson Landscaping and Lighting Districts, Benefit Assessment Districts, and Community Facility Districts and to set the Public Hearing for the August 14, 2023, City Council meeting.

Background:

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

Each LLD is formed, and the annual assessments are levied, pursuant to the Lighting and Landscaping Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the 1972 Act). The BADs are formed, and annual assessments are levied, pursuant to the Benefit Assessment Act of 1982 (the 1982 Act), Part 1 of Division 2 of the California Government Code. The Community Facilities District was formed, and the annual assessment is levied, pursuant to the Mello-Roos Community Facilities Act of 1982, Part 1 of Division 2 of the 2014 California Government Code (the Act).

The City of Hughson has a Professional Service Agreement with Harris & Associates for the administration of the City's 23 assessment districts: (1) CFD, (15) LLD, and (7) BAD. This agreement includes administrative and engineering services. The annual assessments for the upcoming fiscal year will be considered for action by the Hughson City Council over two regular meetings to ensure reports are filed with Stanislaus County by August 2023 so the assessments can be placed on the Stanislaus County Property Tax Roll for the upcoming fiscal year. The meeting schedule is as follows:

- July 24, 2023 Direct the filing of the annual reports
- July 24, 2023 Consider the intention to levy and collect the assessments and set a public hearing
- August 14, 2023 Hold the Public Hearing to confirm the intent to levy and collect the assessments

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

This process begins when the Council directs Harris and Associates to prepare the documents to file with the County, which is the purpose of Resolution No. 2023-37. The second step in this process is to preliminarily review the reports (attached) and approve a second resolution, Resolution No. 2023-38, which declares the Council's intent to levy and collect the assessments for Fiscal Year 2023-24 and set the public hearing for Council to approve or modify the Engineer's reports. The public hearing will be set for the City Council meeting on August 14, 2023.

Following final approval of the Engineer's Reports and confirmation of the assessments, the City Council may order the levy and the collection of the

assessments for the 2023-24 Fiscal Year pursuant to the 1972 and 1982 Acts, which is the purpose of the August 14, 2023, meeting. Once Council approves the levy and the collection of the assessments, the information will be submitted to the County Auditor-Controller in August 2023, to be included on the Tax Roll for each benefiting parcel for Fiscal Year 2023-24.

City staff worked with Harris & Associates to develop the proposed budgets for each assessment district and the attached preliminary engineering Reports include the detailed budget information. The costs are a result of reviewing the original formation documents, a validation of assessment rate history, and actual costs incurred. In preparation for the annual assessment process for Fiscal Year 2023-24, Harris & Associates and City staff determined that it would be appropriate to limit changes to the current district budgets based on fiscal necessity. Staff review the prior year's budget items, the current fund balances, and the allowable assessment amounts, and incorporate any necessary adjustments for each district. For Fiscal Year 2023-24, City staff continued work to minimize administrative costs and propose infrastructure improvements, as permitted, in districts with no structural deficits and healthy reserves.

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

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

Assessments for the CFD will be available at the City Council meeting on August 14, 2023.

In early 2020, staff proposed to hold a Proposition 218 Assessment Rate Increase election in the 2019-20 Fiscal Year which would take effect for the 2021-22 assessments to address the districts that are under-funded and that do not include annual inflationary adjustments. However, given the fiscal strain that the COVID-19 pandemic may have had on residents, staff decided to hold off on proposing an increase in assessment rates. City staff plan to pursue the Proposition 218 process to take effect in the near future fiscal years. Should the Proposition 218 process be completed and approved by voters, this process will either implement an annual assessment rate escalator for those districts that lack an escalator and/or implement a rate increase to address deficiencies. Currently, seven LLDs lack an annual escalator and three carry significant negative fund balances. If increases are not approved, significant reductions in service levels will be required in districts.

Annual Inflationary Adjustment:

The February Consumer Price Index (CPI) is used to determine the Maximum Assessment Rate each year. The February 2023 CPI was 5.3% (rounded). Increases to the annual assessment and levy are indexed to the Consumer Price

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

Public Participation:

Public participation is provided pursuant to the provisions of Proposition 218. Changes that require an affirming ballot process are not involved in this action. The scheduled Public Hearing provides impacted property owners the opportunity to address the Council regarding any proposed changes to their assessments.

Public Hearing Schedule:

Upon adoption of the two Resolutions, a Public Hearing will be set for August 14, 2023. At that time, the City Council will have the opportunity to review and approve the annual Engineer's Benefit Assessment Report for the Landscaping and Lighting Districts, Benefit Assessment Districts and the Community Facilities District as well as confirm the assessment and order the levy for the districts.

Fiscal Impact:

The Landscaping and Lighting Districts, the Benefit Assessment Districts, and Community Facilities District provide the City of Hughson with funding annually to provide specific services and improvements to properties within their respective approved boundaries. For Fiscal Year 2023-24, annual assessments for LLDs, BADs, and CFDs are expected to generate approximately \$353,901 which goes towards the cost of labor, administration, utilities, equipment, materials, and preparation of the annual Engineer's Report.

The cost for Professional Services through Harris & Associates is budgeted annually at \$14,805 for the fiscal year 2023-24.

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

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Irvine, CA 92614

(949) 655-3900

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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

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- 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 XIID, Section 4(a) of the State of California Constitution, the City Council of the City of Hughson has adopted a Resolution ordering this Report for the Districts. The Report consists of the following Parts:

PART I

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

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 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 & Associates

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	<u>(\$4,651.95)</u>
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)	\$6,556.27
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	<u>(\$2,025.52)</u>
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	(\$12,922.13)
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
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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	<u>0.44</u>	SFR	<u>\$24.40</u>
		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	<u>\$553.78</u>
				\$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	<u>\$86.00</u>
				\$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	<u>\$99.86</u>
				\$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



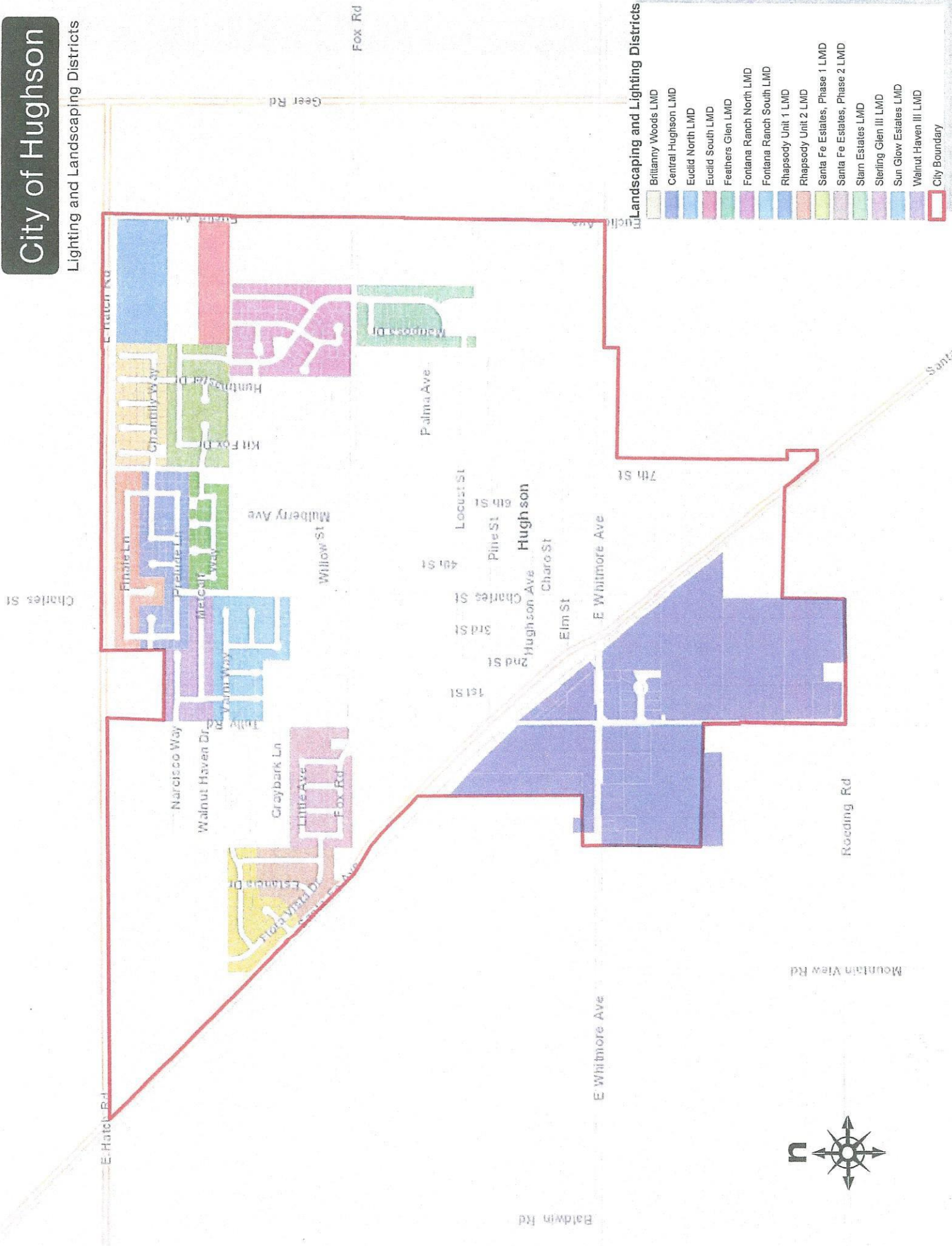
APPENDIX B – DISTRICT DIAGRAMS

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

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Appendices

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



SUMMARY OF DISTRICT ASSESSMENTS

Benefit Assessment Districts Summary

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

DISTRICT NAME	Current EDU	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
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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



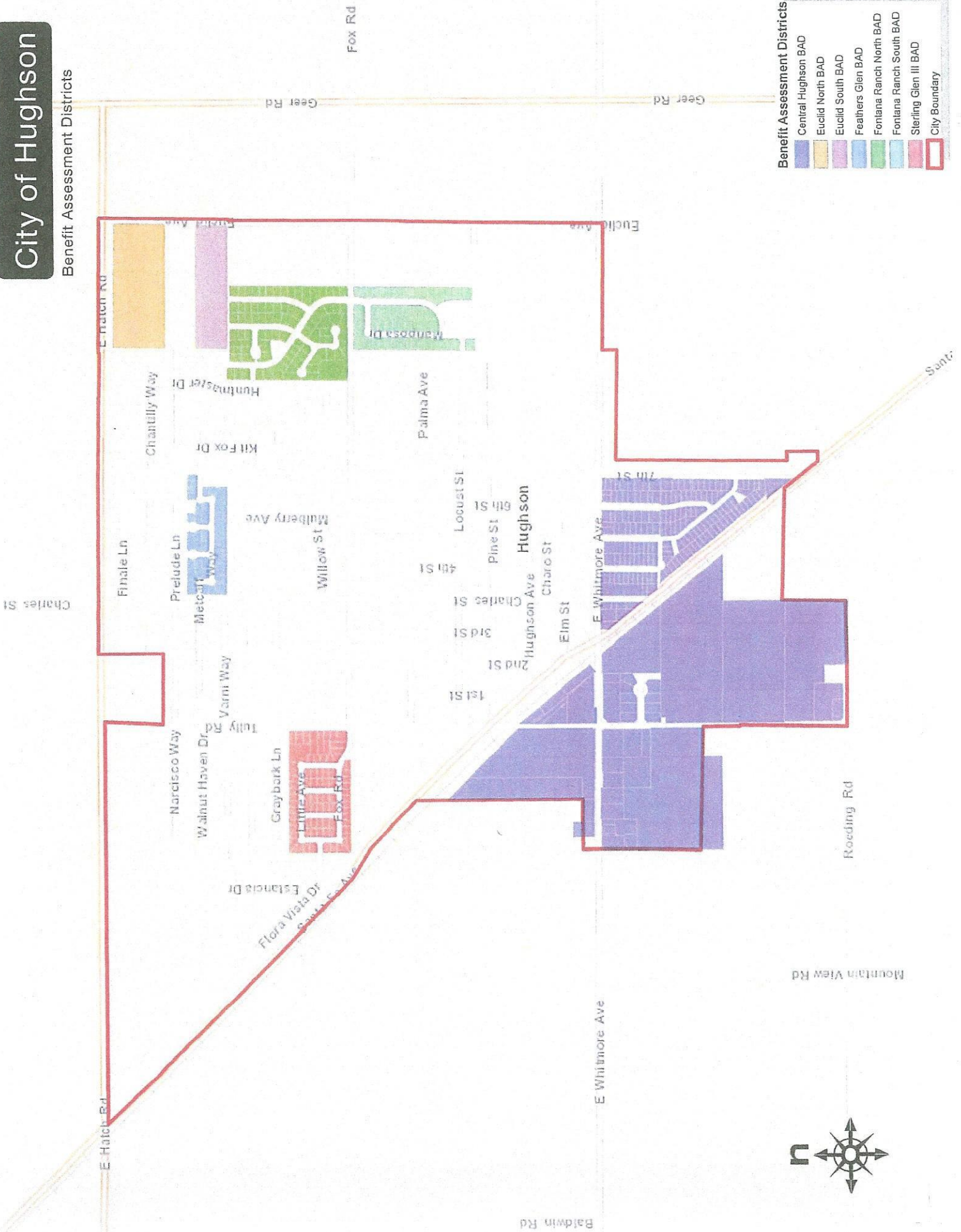
APPENDIX B – DISTRICT DIAGRAMS

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. 2023-37**

**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:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, City Clerk

**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:

<
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AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

GEORGE CARR, Mayor

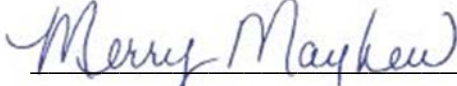
ATTEST:

ASHTON GOSE, City Clerk



CITY COUNCIL AGENDA ITEM NO. 4.1

SECTION 4: UNFINISHED BUSINESS

Meeting Date: July 24, 2023
Subject: Approval to Award Sidewalk Repair Project to CLS Landscape and Concrete in an Amount Not to Exceed \$50,000
Enclosures: Sidewalk Repairs Scope
CLS Landscape and Concrete Proposal
Presented By: Jose Vasquez, Public Works Superintendent
Approved By: 
City Manager

Staff Recommendation:

Approve the award of the Sidewalk Repair Project to CLS Landscape and Concrete in an amount not to exceed \$50,000.

Background and Discussion:

On June 27, 2022, the Hughson City Council approved the project list for the American Rescue Plan Act (ARPA) funds that were received by the City of Hughson. The project list included sidewalk repairs in the amount of \$50,000 to assist property owners with the repair of sidewalks adjacent to their property. Property owners are required to maintain their sidewalks in front of their property according to the Hughson Municipal Code Section 12.28.140:

"It is unlawful for any person, firm or corporation owning any building, lot or premises in the city fronting on any portion of a street, road, or public way where a sidewalk is laid, to allow any portion of such sidewalk in front of such building, lot, or premises to be out of repair or become, be, or remain dangerous to the users thereof for any reason, including, without limitation, by reason of slipperiness, accumulation of trash or debris or otherwise. The purpose of this section is to protect the users, including normal, customary and usual pedestrian and vehicular traffic, from injury. Such person, firm, or corporation must at all times keep each such sidewalk in such condition that it will not endanger persons or property passing thereon, will not interfere with public conveyance in the use thereof, or be, or remain an obstruction or impediment to normal, customary and usual pedestrian or vehicular traffic. (Ord. 91-05 § 3, 1991)"

However, many property owners are not aware of this maintenance requirement and there are many sidewalks in disrepair, especially in the older areas of the City.

City staff have created the procedures to repair sidewalks with the property owners' approval. The process includes staff contacting property owners and explaining the Ordinance regarding maintaining the sidewalks, offering one-time funding for a contractor to complete the repairs, and if the owner agrees they would sign a legal document giving permission to make the repairs and their understanding of the maintenance responsibility in the future. The City Attorney is currently working on a document for this purpose. Staff would focus on using the funds for the sidewalks that are most in need of repair.

A request for bids to replace a portion of the sidewalk that needs repair was posted on June 15, 2023, on the Valley Builders Exchange, in the Hughson Chronicle, and on the City website. Four bids were received with CLS Landscape and Concrete as the lowest responsible bidder at \$20 per square foot (SF), in quantities of 500 SF or less:

CLS Landscape and Concrete - \$20 per SF in quantities of 500 SF or less
MHK Construction - \$23.05 per SF, minimum 224 SF
MCE Corporation \$27.40 per SF, with a minimum of 400 SF
Redstone Construction \$32 per SF, no minimum stated

Should this item be approved, staff will work with residents to get approval and schedule CLS to complete the work.

Hughson Municipal Code 3.28.030 allows for public works of improvement projects in the amount of \$60,000 or less, to be contracted for through a purchase order. An Encroachment permit application, at no charge, will be submitted for approval to the Community Development Department prior to construction.

Fiscal Impact:

This project was referenced in Resolution No. 2022-31, "Exhibit A, ARPA Projects Listing", which was approved by the City Council on June 27, 2022.

If this item is approved, Finance will increase budget appropriations for the Fiscal Year 2022-23 by \$50,000.

Project Description:

The City of Hughson is looking to financially help residents replace damaged sidewalk sections along the front of their property. The City is looking for a one-year pricing commitment from the winning contractor. Locations are located throughout the City.

Project Scope:

- 1) The contractor shall give the City pricing based upon square footage pricing. The sidewalk shall meet City specifications and match the existing width.
 - 2) The contractor may request a minimum square footage of sidewalk per purchase order written. However, the sections to be worked on may not be in close proximity to each other.
 - 3) The contractor shall be responsible for removing any roots or other causes of the damage to the existing sections.
 - 4) The contractor shall be responsible for removing the damaged section and disposing of all waste.
 - 5) The City Public Works Department shall identify each area to be replaced by the contractor. The City shall be billed for each work order separately.
 - 6) The contractor shall hold contract pricing for one year. After which, pricing may be renegotiated.
 - 7) The contractor shall be required to have each location USA surveyed before work begins.
 - 8) The contractor shall be responsible to provide all materials, labor and equipment needed to complete this scope.
 - 9) The contractor understands that all "on-site" labor will be done at prevailing wage rates. The quote must reflect the most recent prevailing wage determination or as amended from time to time:
<https://www.dir.ca.gov/oprl/dprevwagedetermination.htm>
 - 10) The contractor shall be responsible for the proper disposal of any project waste.
 - 11) The contractor shall be responsible for the protection of any materials or equipment left on site during non-working hours.
 - 12) The contractor shall be responsible for any required building permits and inspections. Permit fees will be waived by the City.
 - 13) The contractor is responsible for any required USA surveys. Any damage, because of not getting a survey, will be the contractor's sole responsibility.
 - 14) The contractor shall provide their DIR number, proof of insurance and W-9 per City requirements.
 - 15) According to contracting law, the contractor shall provide payment and performance bonds on work totaling \$25k or more.
 - 16) There will not be a bid walk. The bidding contractors can drive around the older neighborhoods in town to see possible areas of repair look like.
 - 17) Bids will be due on July 6th at 2:00 p.m. Any bids received after 2:00 will be deemed non-responsive and will not be considered. Turn bids in either by email or hard copy dropped off at the lobby of City Hall. Email address: wnewlin@hughson.org
 - 18) If you have any questions, please contact Bill Newlin at 209-617-7850 or Jose Vasquez at 209-505-3049.
-
1. The winning bidder will be required to sign the City of Hughson's standard construction contract. The standard contract form is located at the City of Hughson website. WWW.HUGHSON.ORG
 2. If a traffic control plan is being asked for, the TCCP can be simple and straightforward.
 3. Temporary closure to prevent public access at the end of the day is required.
 4. Any permits required are to be applied for by the contractor at no cost.
 5. If required, construction staking is the responsibility of the contractor to ensure that location and elevations of new items of construction satisfy the construction plans and/or site conditions.
 6. See City contract form for insurance and indemnity requirements.

Required Contractor's License(s): Under Public Contract Code section 3300 and Business and Professions Code section 7028.15(e), the City of Hughson requires that the contractor possess a valid contractor's license, covering this type of work, at the time that the contract is awarded. Failure to possess the specified license will render the bid non-responsive and will bar the award of the contract to any bidder not possessing such license at the time of the award.

Required Contractor and Subcontractor DIR Registration: The City of Hughson will accept bids only from bidders that (along with all subcontractors listed) are currently registered and qualified to perform public work pursuant to Labor Code section 1725.5; provided, however, that if a bidder is a joint venture (Business & Professions Code § 7029.1) then City of Hughson may accept a non-complying bid provided that the bidder and all listed subcontractors are registered at the time the contract is awarded. Please provide a State issued Department of Industrial 10 Relations (DIR) registration number with the bid proposal. Information on registration with the DIR is available at: <https://efiling.dir.ca.gov/PWCR>. This is a separate requirement from the Contractors State License Board licensing requirement.

Substitution of Securities: In accordance with Public Contract Code section 22300, substitution of eligible and equivalent securities for any moneys withheld to ensure performance under the contract for the work to be performed will be permitted at the request and expense of the successful bidder. Such equivalent securities must be deposited with City of Hughson or with a state or federally chartered bank as the escrow agent who will then pay such moneys to the contractor. Upon satisfactory completion of the contract, the securities will be returned to the contractor. Securities eligible for investment include those listed in Government Code section 16430, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the contractor and City of Hughson. The contractor will be the beneficial owner of any securities used to secure its performance. Any escrow agreement will be substantially similar to the form set forth in Public Contract Code section 22300.

Labor Code Compliance: Any contract entered into pursuant to this Notice will incorporate the applicable provisions of the California Labor Code.

Prevailing Wage Laws: The successful bidder must comply with all prevailing wage laws applicable to the project, and related requirements contained in the contract documents. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the contract, as determined by Director of the State of California Department of Industrial Relations, are on file at the City of Hughson, and may be obtained from the DIR website: <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>. Upon request, City of Hughson will make available copies to any interested party. Also, the successful bidder must post the applicable prevailing wage rates at the work site.

Payroll Records and Prevailing Wage Monitoring: This project is subject to prevailing wage compliance monitoring and enforcement by the Department of Industrial Relations. (Labor Code § 1771.4.). Each contractor and subcontractor must keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the contractor or subcontractor in connection with the public work. These records must be certified and made available for inspection at all reasonable hours at the principal place of the contractor as required by Labor Code section 1776. In the case of state-funded public works projects, certified payroll reports must be provided to City of Hughson on a weekly basis.

Reservation of Rights: The City Board reserves the right to reject any or all bids, waive any irregularities in the bids, and to make an award or any rejection in what it alone considers to be in the best interest of the City.

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Exclusive Remedy. The procedure and time limits set forth in this Bid Protest Procedure are mandatory and are the bidder's sole and exclusive remedy in the event of bid protest. A bidder's failure to comply with these procedures will constitute a waiver of any right to further pursue a bid protest, including filing a Government Code Claim or initiation of legal proceedings.

8. **Right to Award.** The City Council reserves the right to award the Contract to the bidder it has determined to be the responsible bidder submitting the lowest responsive bid, and to issue a notice to proceed with the Work notwithstanding any pending or continuing challenge to its determination.

9. **Rejection of All Bids.** The filing of a bid protest shall not preclude the City from rejecting all bids. Rejecting all bids shall render a protest moot and terminate all protest proceedings.



BID ITEM LIST

Residential Sidewalk Repairs

No.	Item	Unit of Measure	Unit Price per SF (In Figures)
	Prices Include Prevailing Wage Rates		
1	Minimum of 1000 sq. ft. in closed proximates	SF	\$16.00
2	Under 1000 sq. ft. but more than 500 sq. ft. in closed proximates	SF	\$18.00
3	250 sq. ft. minimum in closed proximates	SF	\$20.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/06/2023

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

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

PRODUCER Wellington Partners Ins Svcs 21900 Burbank Blvd. Suite 300 Woodland Hills CA 91367	CONTACT NAME: George Daskalis PHONE (A/C No. Ext): (818) 492-4355 E-MAIL ADDRESS: certs@wpisgroup.com FAX (A/C, No): (855) 933-5544
INSURED C L S / CERVANTES LANDSCAPE SERVICES INC 16649 SYCAMORE AVE PATTERSON CA 95363	INSURER(S) AFFORDING COVERAGE INSURER A: Scottsdale Ins Co INSURER B: Allstate Insurance Company INSURER C: INSURER D: FALLS LAKE FIRE AND CASUALTY COMPANY INSURER E: NAVIGATORS INSURANCE COMPANY INSURER F:
	NAIC # 41297 19232 15884 18081

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			RBS0181615	10/25/2022	10/25/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			648975836	12/27/2022	12/27/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	FLA018864-01	4/9/2023	4/9/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Commercial Inland Marine			04-IM042530	11/22/2022	11/22/2023	60,500

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

CERTIFICATE HOLDER**CANCELLATION**

City of Hughson 7018 Pine St. Hughson CA 95326	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

CLS/Cervantes Landscape Services, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

P.O. Box 321

6 City, state, and ZIP code

Patterson, CA 95363

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-			-				
--	--	--	--	---	--	--	---	--	--	--	--

or

Employer identification number

2	7	-	4	8	3	3	7	3	6
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Alexander P. Cervantes

Date ► 07/06/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CITY COUNCIL AGENDA ITEM 4.2

SECTION 4: UNFINISHED BUSINESS

Meeting Date: June 24, 2023
Subject: Adoption of Resolution No. 2023-39, Awarding the Contract for the Lebright Restroom Site Preparation and Finish, to McFadden Construction in the Amount of \$65,726 and Authorize the City Manager to Execute the Contract
Enclosures: Lebright Restroom Site Preparation and Finish Scope McFadden Construction Proposal
Presented By: Jose Vasquez, Public Works Superintendent
Approved By: 
City Manager

Staff Recommendations:

1. Adopt Resolution No. 2023-39, awarding a contract to McFadden Construction in the amount of \$65,726 with a 10% contingency.
2. Authorize the City Manager to execute the contract, inclusive of any final edits by the City Attorney.

Discussion:

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.

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

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:

McFadden Construction	- \$65,726
Thomson-Woolley	- \$77,000

Fiscal Impact:

Funds for this project are available in Fund No. 453, Park Development Impact Fees. The Parks Development Impact Fee Fund has an estimated balance of \$256,600.

Project Description:

The City of Hughson is looking to install a new pre-cast restroom/concession building at LeBright Park. The park is located on the corner of Charles St. and Fox Rd. In Hughson. The building is already purchased and will not part of this scope. This scope will cover the preparation of the site, hooking the building up to utilities, and concrete work around the building, once set. The building manufacturers drawings are attached. The scope is as follows.

Project Scope:

- 1) The contractor shall remove the existing concrete around the building up to the monument concrete line. Care must be taken to not damage the utilities that penetrate the concrete. The City will verify that all utilities to the existing building are shut off before work begins.
- 2) The contractor will locate all utility runs to the existing building area and pull them back away from the construction area enough to allow for any modifications required for the new building. The contractor shall provide temporary construction fencing for the duration of the project at this time.
- 3) Once all utilities are pulled back and secure, including any irrigation control wiring, the contractor shall demolish the existing building. The contractor shall be responsible for disposing of all demolition waste.
- 4) The contractor shall be provided with the building manufacturer's plans and specifications that will clearly detail the building pre-work required. The new building will be positioned to have the concession side facing the monument area.
- 5) The contractor shall prepare the base for the building according to the building manufacturer's requirements. The grading will put the finished building floor 1" higher than the existing monument concrete. The front of the building will be located 6'0" off the existing monument concrete on the Fox Rd. side. The contractor shall be required to provide certification that the new building area is compacted per specifications.
- 6) The contractor shall trench for all utilities into the specified spots as shown on the building drawings.
- 7) The contractor shall bring all utilities into the designated spots, including (3) extra 1" conduits from a contractor provided utility box located outside the finished concrete walk area.
- 8) The contractor shall coordinate with the City as to where the sprinkler timer conduits will need to run.
- 9) The contractor shall perform all required pressure testing for inspections before closing the trenches.
- 10) The contractor shall close the utility trenches, properly backfill them to compaction specifications, and bring to level with the new building base.
- 11) The contractor shall also provide stub-ups for the (3) floor drains per building drawings. These will be part of any required pressure testing procedures.
- 12) The contractor shall have a qualified representative on site to make any last-minute adjustments during the building delivery and setting.
- 13) The contractor shall hook up water, sewer and electrical to the manufacturer's provided spots within the building's utility area. Sprinkler timer mounting and wiring shall be provided per the City's requirements, either in the utility area or on the building exterior. This will be coordinated with the City personnel.
- 14) The contractor shall, once all utilities are hooked-up and verified working properly, pour a 6'0" wide walkway all around the building perimeter. It will connect to the existing monument concrete and be 2% or less sloping away from the building. This will be a minimum 5 sack mix, 6" thick and have a light broom finish. All concrete connections to the building and existing concrete will be ADA compliant.
- 15) The schedule for the work within this scope shall be driven by the building manufacturer's delivery timing.
- 16) The contractor shall apply for any required building permits. These permits will have the fees waived by the City.
- 17) The contractor shall be responsible for scheduling and to coordinate any building inspections.
- 18) The contractor shall be responsible to provide all materials, labor and equipment needed to complete this scope.

- 19) The contractor understands that all “on-site” labor will be done at prevailing wage rates. The quote must reflect the most recent prevailing wage determination or as amended from time to time:
<https://www.dir.ca.gov/oprl/dprevwagedetermination.htm>
- 20) The contractor shall be responsible for the proper disposal of any project waste.
- 21) The contractor shall be responsible for the protection of any materials or equipment left on site during non-working hours.
- 22) The contractor shall be responsible for any required building permits and inspections. Permit fees will be waived by the City.
- 23) The contractor is responsible for any required USA surveys. Any damage, because of not getting a survey, will be the contractor’s sole responsibility.
- 24) The contractor shall provide their DIR number, proof of insurance and W-9 per City requirements.
- 25) According to contracting law, the contractor shall provide payment and performance bonds on work totaling \$25k or more.
- 26) There will be a mandatory bid walk at 10:00 on June 29th. Meet at the City Hall entrance located at 7018 Pine St. Hughson.
- 27) Bids will be due on July 13th at 2:00 p.m. Any bids received after 2:00 will be deemed non-responsive and will not be considered. Turn bids in either by email or hard copy dropped off at the lobby of City Hall. Email address: wnewlin@hughson.org
- 28) If you have any questions, please contact Bill Newlin at 209-617-7850 or Jose Vasquez at 209-505-3049.

1. The winning bidder will be required to sign the City of Hughson’s standard construction contract. The standard contract form is located at the City of Hughson website. WWW.HUGHSON.ORG
2. If a traffic control plan is being asked for, the TCCP can be simple and straightforward.
3. Temporary closure to prevent public access at the end of the day is required.
4. Any permits required are to be applied for by the contractor at no cost.
5. If required, construction staking is the responsibility of the contractor to ensure that location and elevations of new items of construction satisfy the construction plans and/or site conditions.
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8. Right to Award. The City Council reserves the right to award the Contract to the bidder it has determined to be the responsible bidder submitting the lowest responsive bid, and to issue a notice to proceed with the Work notwithstanding any pending or continuing challenge to its determination.

9. Rejection of All Bids. The filing of a bid protest shall not preclude the City from rejecting all bids. Rejecting all bids shall render a protest moot and terminate all protest proceedings.

**McFADDEN
CONSTRUCTION, INC.**

License #617672

Proposal

From: **McFadden Construction, Inc.**
3817 E Farmington Road
Stockton, CA 95215
Ph (209) 478-7407 Fax (209) 478-1516

SBE / UNION CONTRACTOR
DIR # 1000005298
July 13, 2023

To: City of Hughson
Attn: Bill Newlin or Jose Vasquez
7018 Pine Street
Hughson, CA 95326
Phone: 209-617-7850 (Bill Newlin)
Phone: 209-505-3049 (Jose Vasquez)
Email: wnewlin@hughson.org

PROJECT	SCOPE
Install New Precast Restroom / Concession Stand at Lebright Park	See below

DESCRIPTION	EXT PRICE	
Install New Precast Restroom / Concession Stand	\$65,726.00	\$65,726.00
TOTAL		\$65,726.00

See attached project description provided by City

Exclusions:

1. Asbestos testing and or abatement
2. Temporary Irrigation Power

Project Description:

The City of Hughson is looking to install a new pre-cast restroom/concession building at LeBright Park. The park is located on the corner of Charles St. and Fox Rd. In Hughson. The building is already purchased and will not be part of this scope. This scope will cover the preparation of the site, hooking the building up to utilities, and concrete work around the building, once set. The building manufacturers' drawings are attached. The scope is as follows.

Project Scope:

- 1) The contractor shall remove the existing concrete around the building up to the monument concrete line. Care must be taken to not damage the utilities that penetrate the concrete. The City will verify that all utilities to the existing building are shut off before work begins.
- 2) The contractor will locate all utility runs to the existing building area and pull them back away from the construction area enough to allow for any modifications required for the new building. The contractor shall provide temporary construction fencing for the duration of the project at this time.
- 3) Once all utilities are pulled back and secure, including any irrigation control wiring, the contractor shall demolish the existing building. The contractor shall be responsible for disposing of all demolition waste.
- 4) The contractor shall be provided with the building manufacturer's plans and specifications that will clearly detail the building pre-work required. The new building will be positioned to have the concession side facing the monument area.
- 5) The contractor shall prepare the base for the building according to the building manufacturer's requirements. The grading will put the finished building floor 1" higher than the existing monument concrete. The front of the building will be located 6'0" off the existing monument concrete on the Fox Rd. side. The contractor shall be required to provide certification that the new building area is compacted per specifications.
- 6) The contractor shall trench for all utilities into the specified spots as shown on the building drawings.
- 7) The contractor shall bring all utilities into the designated spots, including (3) extra 1" conduits from a contractor provided utility box located outside the finished concrete walk area.
- 8) The contractor shall coordinate with the City as to where the sprinkler timer conduits will need to run.
- 9) The contractor shall perform all required pressure testing for inspections before closing the trenches.
- 10) The contractor shall close the utility trenches, properly backfill them to compaction specifications, and bring to level with the new building base.
- 11) The contractor shall also provide stub-ups for the (3) floor drains per building drawings. These will be part of any required pressure testing procedures.
- 12) The contractor shall have a qualified representative on site to make any last-minute adjustments during the building delivery and setting.
- 13) The contractor shall hook up water, sewer and electrical to the manufacturer's provided spots within the building's utility area. Sprinkler timer mounting and wiring shall be provided per the City's requirements, either in the utility area or on the building exterior. This will be coordinated with the City personnel.
- 14) The contractor shall, once all utilities are hooked-up and verified working properly, pour a 6'0" wide walkway all around the building perimeter. It will connect to the existing monument concrete and be 2% or less sloping away from the building. This will be a minimum 5 sack mix, 6" thick and have a light broom finish. All concrete connections to the building and existing concrete will be ADA compliant.
- 15) The schedule for the work within this scope shall be driven by the building manufacturer's delivery timing.
- 16) The contractor shall apply for any required building permits. These permits will have the fees waived by the City.
- 17) The contractor shall be responsible for scheduling and to coordinate any building inspections.
- 18) The contractor shall be responsible to provide all materials, labor and equipment needed to complete this scope.

19) The contractor understands that all "on-site" labor will be done at prevailing wage rates. The quote must reflect the most recent prevailing wage determination or as amended from time to time:

<https://www.dir.ca.gov/oprl/dprevwagedetermination.htm>

20) The contractor shall be responsible for the proper disposal of any project waste.

21) The contractor shall be responsible for the protection of any materials or equipment left on site during non-working hours.

22) The contractor shall be responsible for any required building permits and inspections. Permit fees will be waived by the City.

23) The contractor is responsible for any required USA surveys. Any damage, because of not getting a survey, will be the contractor's sole responsibility.

24) The contractor shall provide their DIR number, proof of insurance and W-9 per City requirements.

25) According to contracting law, the contractor shall provide payment and performance bonds on work totaling \$25k or more.

26) There will be a mandatory bid walk at 10:00 on June 29th. Meet at the City Hall entrance located at 7018 Pine St. Hughson.

27) Bids will be due on July 13th at 2:00 p.m. Any bids received after 2:00 will be deemed non-responsive and will not be considered. Turn bids in either by email or hard copy dropped off at the lobby of City Hall. Email address: wnewlin@hughson.org

28) If you have any questions, please contact Bill Newlin at 209-617-7850 or Jose Vasquez at 209-505-3049.

1. The winning bidder will be required to sign the City of Hughson's standard construction contract. The standard contract form is located at the City of Hughson website. WWW.HUGHSON.ORG
2. If a traffic control plan is being asked for, the TCCP can be simple and straightforward.
3. Temporary closure to prevent public access at the end of the day is required.
4. Any permits required are to be applied for by the contractor at no cost.
5. If required, construction staking is the responsibility of the contractor to ensure that location and elevations of new items of construction satisfy the construction plans and/or site conditions.
6. See City contract form for insurance and indemnity requirements.

Required Contractor's License(s): Under Public Contract Code section 3300 and Business and Professions Code section 7028.15(e), the City of Hughson requires that the contractor possess a valid contractor's license, covering this type of work, at the time that the contract is awarded. Failure to possess the specified license will render the bid non-responsive and will bar the award of the contract to any bidder not possessing such license at the time of the award.

Required Contractor and Subcontractor DIR Registration: The City of Hughson will accept bids only from bidders that (along with all subcontractors listed) are currently registered and qualified to perform public work pursuant to Labor Code section 1725.5; provided, however, that if a bidder is a joint venture (Business & Professions Code § 7029.1) then City of Hughson may accept a non-complying bid provided that the bidder and all listed subcontractors are registered at the time the contract is awarded. Please provide a State issued Department of Industrial Relations (DIR) registration number with the bid proposal. Information on registration with the DIR is available at: <https://efiling.dir.ca.gov/PWCR>. This is a separate requirement from the Contractors State License Board licensing requirement.

Substitution of Securities: In accordance with Public Contract Code section 22300, substitution of eligible and equivalent securities for any moneys withheld to ensure performance under the contract for the work to be performed will be permitted at the request and expense of the successful bidder. Such equivalent securities must be deposited with City of Hughson or with a state or federally chartered bank as the escrow agent who will then pay such moneys to the contractor. Upon satisfactory completion of the contract, the securities will be returned to the contractor. Securities eligible for investment include those listed in Government Code section 16430, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the contractor and City of Hughson. The contractor will be the beneficial owner of any securities used to secure its performance. Any escrow agreement will be substantially similar to the form set forth in Public Contract Code section 22300.

Labor Code Compliance: Any contract entered into pursuant to this Notice will incorporate the applicable provisions of the California Labor Code.

Prevailing Wage Laws: The successful bidder must comply with all prevailing wage laws applicable to the project, and related requirements contained in the contract documents. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the contract, as determined by Director of the State of California Department of Industrial Relations, are on file at the City of Hughson, and may be obtained from the DIR website: <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>. Upon request, City of Hughson will make available copies to any interested party. Also, the successful bidder must post the applicable prevailing wage rates at the work site.

Payroll Records and Prevailing Wage Monitoring: This project is subject to prevailing wage compliance monitoring and enforcement by the Department of Industrial Relations. (Labor Code § 1771.4.). Each contractor and subcontractor must keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the contractor or subcontractor in connection with the public work. These records must be certified and made available for inspection at all reasonable hours at the principal place of the contractor as required by Labor Code section 1776. In the case of state-funded public works projects, certified payroll reports must be provided to City of Hughson on a weekly basis.

Reservation of Rights: The City Board reserves the right to reject any or all bids, waive any irregularities in the bids, and to make an award or any rejection in what it alone considers to be in the best interest of the City.

Bid Protest Procedure: Any bid protest must be in writing and received by City at 7018 Pine Street, Hughson California, before 5:00 p.m. no later than two working days following bid posting of the informal bids received by the cutoff date and must strictly comply with the requirements set forth in this Bid Protest Procedure.

1. **General.** Only a bidder who has actually submitted a responsive bid proposal is eligible to submit a bid protest against another bidder. Subcontractors are not eligible to submit bid protests. A bidder may not rely on the bid protest submitted by another bidder but must timely pursue its own protest.

2. **Protest Contents.** The bid protest must contain a complete statement of the basis for the protest and all supporting documentation. Material submitted after the Bid Protest Deadline will not be considered. The protest must refer to the specific portion or portions of the Bid Form, Contract Documents, or bidding documents upon which the protest is based. The protest must include the name, address, email address, and telephone number of the person representing the protesting bidder if different from the protesting bidder.

3. **Copy to Protested Bidder.** A copy of the protest and all supporting documents must be concurrently transmitted by fax or by email, by or before the Bid Protest Deadline, to the protested bidder and any other bidder who has a reasonable prospect of receiving an award depending upon the outcome of the protest.

4. Response to Protest. The protested bidder may submit a written response to the protest, provided the response is received by City before 5:00 p.m., within two working days after the Bid Protest Deadline or after actual receipt of the bid protest, whichever is sooner (the "Response Deadline"). The response must include all supporting documentation. Material submitted after the Response Deadline will not be considered. The response must include the name, address, email address, and telephone number of the person representing the protested bidder if different from the protested bidder.

5. Copy to Protesting Bidder. A copy of the response and all supporting documents must be concurrently transmitted by fax or by email, by or before the Response Deadline, to the protesting bidder and any other bidder who has a reasonable prospect of receiving an award depending upon the outcome of the protest.

6. City's Decision. The scope of the bid protest considered by the City shall be limited to the issues set forth in the bid protest timely filed pursuant to this Policy. The City may take any action on the bid protest that is authorized by law, including adoption of City staff's recommended determination of the bid protest, adoption of a determination different from that recommended by City staff, or the rejection of all bids without deciding the bid protest. The decision of the City on a bid protest shall be the final administrative action on the protest and shall exhaust the protesting bidder's administrative remedies.

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8. Right to Award. The City Council reserves the right to award the Contract to the bidder it has determined to be the responsible bidder submitting the lowest responsive bid, and to issue a notice to proceed with the Work notwithstanding any pending or continuing challenge to its determination.

9. Rejection of All Bids. The filing of a bid protest shall not preclude the City from rejecting all bids. Rejecting all bids shall render a protest moot and terminate all protest proceedings.

BID BOND

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor, Schaumburg, IL 60196

CONTRACTOR:

(Name, legal status and address)

McFadden Construction, Inc.
3817 E. Farmington Road
Stockton, CA 95215

OWNER:

(Name, legal status and address)

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

SURETY:

(Name, legal status and principal place of business)

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196

Bond No. 975MC666

BOND AMOUNT: Ten Percent (10%) of the Total Bid Amount

PROJECT:

(Name, location or address, and Project number, if any)

New Pre-Cast Restroom/Concession Building at LeBright Park
Hughson, CA


The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 5th day of July, 2023.

McFadden Construction, Inc.


(Principal)

(Seal)

Kurt McFadden, President

(Title)

Fidelity and Deposit Company of Maryland


(Surety) Stanley J. Matranga

(Seal)

Attorney-in-Fact

(Title)


(Witness)


(Witness)

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Stanley J. MATRANGA and Eric V. MATRANGA, both of Granite Bay, California, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 13th day of August, A.D. 2019.



**ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

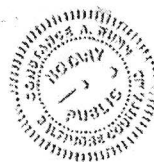
By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 13th day of August, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

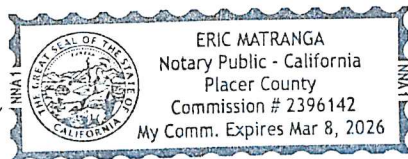
State of California)
County of Placer)

On July 5, 2023 before me, Eric Matranga, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Stanley J. Matranga
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

ACKNOWLEDGMENT

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

State of California
County of San Joaquin)

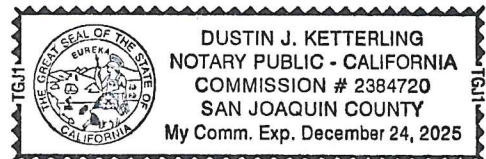
On July 13, 2023 before me, Dustin J. Ketterling, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



**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:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

GEORGE CARR, Mayor

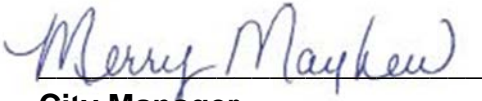
ATTEST:

ASHTON GOSE, City Clerk



CITY COUNCIL AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: July 24, 2023
Subject: Introduce and Waive the First Reading of Ordinance No. 2023-03, Amending Chapter 15.12 – Flood Damage Prevention to Title 15 “Buildings and Construction” of the City Municipal Code
Presented By: Carla C. Jauregui, Community Development Director
Approved By: 
City Manager

Recommendation:

Introduce and waive the first reading of Ordinance No. 2023-03, amending Chapter 15.12 – Flood Damage Prevention to Title 15 “Buildings and Construction” of the City Municipal Code.

Background & Overview:

On January 25, 2016, the Hughson City Council adopted Ordinance No. 2016-05, adding Chapter 15.12 – Flood Damage Prevention to Title 15 of the Hughson Municipal Code. In order to complete the application with the National Flood Insurance Program administered by the Federal Emergency Management Agency City staff modified the text of the Ordinance and addressed the Wastewater Treatment Plant property on Leedom Road which was left off of the initial application. The modified Ordinance was adopted on January 13, 2020. Furthermore, on June 28, 2021, Council adopted Ordinance 2021-06 amending Chapter 15.12 – Flood Damage Prevention to Title 15 “Buildings and Construction” of the City Municipal Code, due to modifications suggested by FEMA.

Discussion:

Since the adoption of the ordinance, staff have discovered some errors that require amendment prior to publication in the municipal code. The edits are as follows (highlighted):

Section 15.12.330(F) of Chapter 15.12 of Title 15 of the Hughson Municipal Code is amended to read as follows:

“15.12.330(F). Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis required in **Section HMC 15.12.320(C)(2)** of these regulations.”

Section 15.12.330(H)(1)(d) of Chapter 15.12 of Title 15 of the Hughson Municipal Code is amended to read as follows:

“d. Complies with the wet floodproofing construction requirements of **subsection (H)(2) of this section.**”

Section 15.12.410(D)(2) of Chapter 15.12 of to Title 15 of the Hughson Municipal Code is amended to read as follows:

“2. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations **shall be** determined by the floodplain administrator in accordance with **HMC 15.12** at the expense of the proposer of the subdivision.”

Fiscal Impact:

There are no fiscal impacts with the adoption of this ordinance and code amendment.

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON
AMENDING MUNICIPAL CODE CHAPTER 15.12 – FLOOD DAMAGE PREVENTION
TO TITLE 15 “BUILDINGS AND CONSTRUCTION”, SECTIONS 15.12.330(F),
15.12.3330(H)(1)(d), AND 15.12.410(D)(2) OF THE CITY MUNICIPAL CODE**

WHEREAS, the City Council of the City of Hughson amended Title 15 of the Hughson Municipal Code on July 12, 2021, amending Chapter 15.12 of the Hughson Municipal Code (HMC) containing floodplain management regulations in Ordinance No. 2021-06.

WHEREAS, references in Ordinance No. 2021-06 contained three references to regulations that the City now desires to update and correct.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF HUGHSON DOES
ORDAIN AS FOLLOWS:**

Section 1. Section 15.12.330(F) of Chapter 15.12 of Title 15 of the Hughson Municipal Code is amended to read as follows:

“15.12.330(F). Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis required in **Section HMC 15.12.320(C)(2)** of these regulations.”

Section 2. Section 15.12.330(H)(1)(d) of Chapter 15.12 of Title 15 of the Hughson Municipal Code is amended to read as follows:

“d. Complies with the wet floodproofing construction requirements of **subsection (H)(2) of this section.**”

Section 3. Section 15.12.410(D)(2) of Chapter 15.12 of to Title 15 of the Hughson Municipal Code is amended to read as follows:

“2. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations **shall be** determined by the floodplain administrator in accordance with **HMC 15.12** at the expense of the proposer of the subdivision.”

Section 4. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 5. If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

Section 6. This ordinance shall become effective thirty (30) days after its final passage.

Section 7. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be posted in full accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on _____, and by a unanimous vote of the council members present, further reading was waived.

On motion of councilperson_____, seconded by councilperson _____, the second reading of the foregoing ordinance was waived and this ordinance was duly passed by the City Council of the City of Hughson at a regular meeting thereof held on _____, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

APPROVED:

GEORGE CARR, Mayor

ATTEST:

ASHTON GOSE, City Clerk