



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

AGENDA
MONDAY, AUGUST 12, 2013 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL: Mayor Matt Beekman
Mayor Pro Tem Jeramy Young
Councilmember Jill Silva
Councilmember George Carr
Councilmember Harold Hill

FLAG SALUTE: Mayor Matt Beekman

INVOCATION:

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: Approval of the July 22, 2013 Regular Meeting Minutes.

3.2: Approval of the Warrant Register.

- 3.3: Open the 15 Day Public Review for the FY 2012-13 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and set the Public Hearing for September 9, 2013.
- 3.4: Consider and support League of California Cities 2013 Annual Conference Resolution Packet pertaining to water bond and public safety realignment discussions with the State of California.

4. UNFINISHED BUSINESS:

- 4.1: Review and Discuss purchasing Tablets/IPADS for the City Council and Management Staff.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1: Consider the Introduction and waiving of the first reading of Ordinance No. 2013-03, an Ordinance of the City Council of the City of Hughson Amending Hughson Municipal Title 16 Subdivisions and Development by Amending Section 16.28.020, Street Design, and Adding Section 16.32.140 - Community Facility Districts.
- 5.2: Consider the Annual Review of Special Assessment Districts for FY 2013-2014 and adopt the following resolutions;
 - a. Resolution No. 2013-25, Approving the Annual Report for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013-2014.
 - b. Resolution No. 2013-26, Confirming the Assessment and Ordering the Levy for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013-2014.

6. NEW BUSINESS:

- 6.1: Consider the Adoption of Resolution No. 2013-24 approving the request for Enterprise Zone boundary expansion to include various locations in Stanislaus County described herein as Interstate Truck Center, Flory Industries, Waterford Almond Huller and Sheller, Salida Business Park and Modesto - Coffee and Oakdale Road.
- 6.2: Consideration of a Professional Services Agreement with Bartle Wells and Associates for an Updated Water Rate Study.

7. CORRESPONDENCE: None.

8. COMMENTS:

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

City Manager:

City Clerk:

Community Development Director:

Director of Finance:

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: CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9:

One (1) potential case

10. REPORT FROM CLOSED SESSION:

ADJOURNMENT:

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).

UPCOMING EVENTS:

August 20	▪ Planning Commission Meeting, City Hall Chamber Room, 6:00p.m.
August 23	▪ Historical Society’s 13 th Annual Appreciation Dinner, Hughes Hall, 6:00p.m.
August 26	▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.
September 5	▪ Congressman Denham’s Mobile Office, City Hall Chamber Room, 11-12 P.M.
September 9	▪ 2+2 City/School District Meeting, City Hall Chamber Room, 5:30p.m.
September 9	▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.
September 17	▪ Planning Commission Meeting, City Hall Chamber Room, 6:00p.m.
September 21-22	▪ Hughson Harvest Festival – www.hughsonharvestfestival.com
September 23	▪ City Council Meeting, City Hall Chamber Room, 7:00p.m.

RULES FOR ADDRESSING CITY COUNCIL

Members of the audience who wish to address the City Council are requested to complete one of the forms located on the table at the entrance of the Council Chambers and submit it to the City Clerk. **Filling out the card is voluntary.**

**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: August 9, 2013 **TIME:** 3:30pm
NAME: Sandy Cortes **TITLE:** Office Assistant II

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.

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

Council Agendas: The City Council agenda is now available for public review at the City's website at www.hughson.org 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.



CITY OF HUGHSON AGENDA ITEM NO. 3.1

SECTION 3: CONSENT CALENDAR

Meeting Date: August 12, 2013
Subject: Approval of the City Council Minutes
Presented By: Dominique Spinale, Deputy City Clerk

Approved By: _____

Background:

The Draft Minutes of the July 22, 2013 meeting are completed for the Council's review.

Staff Recommendation:

Approve the July 22, 2013 City Council Meeting Minutes as presented.



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

MINUTES
MONDAY, JULY 22, 2013 – 7:00 P.M.

CALL TO ORDER: Mayor Matt Beekman

ROLL CALL:

Present: Mayor Matt Beekman
 Mayor Pro Tem Jeramy Young
 Councilmember Jill Silva
 Councilmember George Carr
 Councilmember Harold Hill

Staff Present: Raul Mendez, City Manager
 Thom Clark, Community Development Director
 Monica Streeter, Deputy City Attorney
 Dominique Spinale, Management Analyst/Deputy City Clerk
 Margaret Souza, Director of Finance
 Lisa Whiteside, Finance Manager
 Sam Rush, Public Works Superintendent

FLAG SALUTE: Mayor Matt Beekman

INVOCATION: Mayor Matt Beekman

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

Hughson Library Branch Manager Heather Bailey updated the Council on the upcoming events scheduled at the library.

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: Approval of the June 24, 2013 and July 8, 2013 Regular Meeting Minutes.
- 3.2: Approval of the Warrants (June 25, 2013 through July 16, 2013).
- 3.3 Approval of the Treasurer's Report for May 2013.
- 3.4: Approve the 2013-2014 Allocation Agreement for Community Development Block Grant (CDBG) Entitlement Funds with Stanislaus County and Authorizing the City Manager to Sign the Agreement.
- 3.5: Adopt Resolution No. 2013-22, declaring the City Council's intent to levy and collect assessments for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013/14 and set the Public Hearing for the August 12, 2013 City Council Meeting.

Silva/Hill 5-0-0-0 motion passes to approve the Consent Calendar as presented.

4. UNFINISHED BUSINESS: None.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1: Consider Resolution No. 2013-23, adopting an updated Rate schedule for Refuse, Recyclables, Yard Waste and Transportation Service from Waste Management, Inc.

Thom Sanchez and Julie Hernandez with Waste Management were in attendance to present their annual rate increase request for CPI and fuel costs to the City Council. The Council asked several questions regarding the services and rates provided to other cities in the area. Mr. Sanchez presented a comparison of other cities and the costs of their services.

Mayor Beekman opened the public hearing and with no comments made, the Mayor closed the hearing at 7:37 P.M.

Mayor Beekman and the Council discussed the rate request and agreed that a CPI increase was appropriate, but did not believe a fuel cost increase was justifiable at this time.

Beekman/Silva 5-0-0-0 motion passes to approve the adoption of Resolution No. 2013-23, adopting an updated Rate schedule with a 2.45% CPI adjustment for Refuse, Recyclables, Yard Waste and Transportation Service from Waste Management, Inc.

6. NEW BUSINESS:**6.1: Discussion Regarding Water Rates and the Water System.**

Director Clark reviewed and discussed the following topics with the City Council: the Non-Potable Water System Improvements and its effect on the water rates, the Well No. 6 Use Agreement with the School District, and the Well No. 7 Replacement Project.

Director Clark also provided a summary of the work in progress and key factors to be considered by the City Council and Staff to bring the water system in compliance with CDPH requirements by July 2015.

The Council asked Staff to provide them with copies of the previous water rate studies completed in 2007 and 2009, and directed Staff to look into completing an updated rate study analysis on the City's water system.

6.2: Discussion Regarding the Stanislaus County Groundwater Exportation Ordinance.

City Manager Mendez reviewed and discussed the Groundwater Exportation Ordinance with the City Council and provided some background information and the possible fiscal impacts of the Ordinance if it is implemented.

The City Council did not act on this item.

7. CORRESPONDENCE: None.**8. COMMENTS:****8.1: Staff Reports and Comments: (Information Only – No Action)**

City Manager: City Manager Mendez updated the Council on the Swing for the Fence fundraiser and reminded the Council of the Chamber Mixer scheduled for July 24.

City Clerk:

Community Development Director: Director Clark updated the Council on the PG&E Gas Line Project and advising of associated road closures.

Director of Finance:

Police Services: Chief Gharat updated the Council on the National Night Out event scheduled for August 8, 2013 and

reviewed the crime statistics quarterly report provided to the Council.

City Attorney:

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

Councilmember Carr updated the Council on his attendance at the Turlock Mosquito Abatement District meeting.

Councilmember Silva updated the Council on her attendance at the grand opening event at the Dollar Tree Store on Whitmore Avenue.

Councilmember Young updated the Council on his attendance at the Stanislaus County Workforce Alliance meeting.

Councilmember Hill updated the Council on his attendance at the EDAC meeting, the grand opening event at the Dollar Tree Store, and the Wounded Warrior Baseball Game.

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

Mayor Beekman updated the Council on his attendance at the Mayor’s Meeting, the grand opening event at the Dollar Tree Store, and the Economic Development Committee meeting.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: 9:07 P.M.

9.1: CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Initiation of litigation pursuant to subdivision (c) of Section 54956.9:

One (1) potential case

10. REPORT FROM CLOSED SESSION:

Council returned from Closed Session at 9:30 P.M. No reportable action was taken.

ADJOURNMENT:

Mayor Beekman motioned to adjourn the meeting, followed by a second motion by Councilmember Hill. The meeting adjourned at 9:30 P.M.

MATT BEEKMAN, Mayor

DOMINIQUE SPINALE, Deputy City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 3.2

SECTION 3: CONSENT CALENDAR

Meeting Date: August 12, 2013
Subject: Approval of Warrant Register
Enclosures: Warrant Register
Presented By: Lisa Whiteside, Finance Manager

Approved By: _____

Summary:

The warrant register presented to the City Council is a listing of all expenditures paid from July 23, 2013 through August 7, 2013.

Fiscal Impact:

There are reductions in various funds for payment of expenses.

Staff Recommendation:

Approve the Warrant Register (July 23, 2013 through August 7, 2013) as presented.

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REPORT.: Aug 07 13 Wednesday
RUN....: Aug 07 13 Time: 16:58
Run By.: KATHY DAHLIN

City of Hughson
Cash Disbursement Detail Report
Check Listing for 07-13 Bank Account.: 0100

PAGE: 001
ID #: PY-DP
CTL.: HUG

Check Number	Check Date	Vendor Number	Name	Net Amount	-----Payment Information-----	
					Invoice #	Description
44084	7/23/2013	ATT03	AT&T	\$ 11.40	B30722	PHONE
44085	7/23/2013	BAY02	BAY ALARM CO	\$ 170.00	421306301	WWTP ALARM MONITORING
44086	7/23/2013	BRE01	W.H. BRESHEARS	\$ 2,541.89	237213	FUEL
44087	7/23/2013	CAL44	CALIFORNIA CONTRACTORS SU	\$ 130.79	74821	SMALL TOOLS FOR WATER DEPT
44088	7/23/2013	MOD04	CITY OF MODESTO	\$ 1,043.84	R1260613	PLANNING SERVICES MAY, JUNE
44089	7/23/2013	OLI00	OLIVERA, GRISELDA	\$ 140.00	B30722	REFUND DAMAGE DEP 6/29/13
44090	7/23/2013	R&R01	R & R DISPOSAL	\$ 94,906.90	B30723	GARBAGE FEES LESS FRANCHISE APRIL,MAY,JUNE 2013
44091	7/23/2013	SEE01	SEEGER'S	\$ 48.43	0110630IN	BUSINESS CARDS/MENDEZ 500
44092	7/23/2013	SYN02	SYNAGRO WEST, LLC	\$ 2,974.79	30-102100	SLUDGE REMOVAL
44093	7/23/2013	TUR12	TURLOCK, CITY OF	\$ 241.80	2014-1	CNG FUEL
44094	7/23/2013	AFL01	AFLAC	\$ 747.38	488352	AFLAC
44095	7/23/2013	ATT01	AT&T	\$ 1,600.93	B30723	PHONE
44096	7/23/2013	AVA00	AVAYA, INC	\$ 84.15 \$ 66.13	273265645 273265932	PHONE CITY HALL PHONE POLICE DEPT
			Check Total:	\$ 150.28		
44097	7/23/2013	CEN14	CENTRAL JANITOR'S SUPPLY	\$ 187.40	435811	SANITARY SUPPLIES
44098	7/23/2013	CIT18	CITY NATIONAL BANK	\$ 238,865.99	B30723	INSTALLMENT SALE AGREEMEN T #08-001 WWTP UPGRADE
44099	7/23/2013	EXP00	EXPRESS PERSONNEL SERVICE	\$ 500.16	127354249	EXTRA HELP WEEK ENDING 7/7/13
44100	7/23/2013	FRA03	FRANTZ WHOLESALE NURSERY	\$ 193.73 \$ 32.29	525873 525879	LANDSCAPE MATERIAL FONTANA S LANDSCAPE MATERIAL FONTANA S
			Check Total:	\$ 226.02		
44101	7/23/2013	HOM01	THE HOME DEPOT CRC	\$ 7.33 \$ 234.60	10270 80008	DRILL BIT WATER WELL SUPPLIES
			Check Total:	\$ 241.93		
44102	7/23/2013	HUG11	HUGHSON FARM SUPPLY	\$ 22.81	0468714IN	KEYS FOR CITY HALL
44103	7/23/2013	SHO02	SHORE CHEMICAL COMPANY	\$ 766.01	37469	FERRIC CHLORIDE WELL #8
44104	7/23/2013	STA12	SWRCB ACCOUNTING OFFICE	\$ 4,864.00	B30723	STORM WATER PERMIT FEE (MS4)
44105	7/23/2013	UNI11	UNIVAR USA, INC	\$ 505.63	SJ561683	SODIUM HYPOCHLORITE
44106	7/23/2013	WHI03	LISA WHITESIDE	\$ 107.61	B30723	REIMB FOR MICROWAVE FOR BREAKROOM
44107	7/23/2013	WIL01	CORBIN WILLITS SYSTEM	\$ 571.40	B307151	ENHANCEMENT & SERVICE FEE

44108	7/25/2013	ALLO4	THE ALLIANCE	\$	1,246.00	B30725	OPPORTUNITY STANISLAUS ANNUAL INVESTMENT 13-14
44109	7/25/2013	BAN01	PETTY CASH	\$	100.63	B30725	REIMB PETTY CASH
44110	7/25/2013	SPI00	SPINALE, DOMINIQUE	\$	30.00	B30725	REIMB FILING FEES TO RELEASE LIENS
44111	7/25/2013	TID01	TURLOCK IRRIGATION DIST.	\$	46,782.48	B30725	ELECTRIC
44112	7/25/2013	VSP01	VISION SERVICE PLAN	\$	751.98	B30725	VISION INSURANCE 8/13
44113	7/31/2013	ALV01	ALVAREZ, ROSA	\$	210.00	B30729	DAMAGE DEP 7/20/13
44114	7/31/2013	ATT02	AT&T MOBILITY	\$	223.40	724907995	WIRELESS
44115	7/31/2013	ATT03	AT&T	\$	13.29	4553881	PHONE
44116	7/31/2013	BAY02	BAY ALARM CO	\$	204.75	22563421	WWTP ALARM MONITORING
				\$	141.75	42130715M	WWTP ALARM MONITORING
			Check Total:	\$	346.50		
44117	7/31/2013	CHA01	CHARTER COMMUNICATION	\$	84.99	B30731	IP ADDRESS
44118	7/31/2013	COC00	COCO'S TAQUERIA	\$	142.24	B30729	GOALS & OBJECTIVE MEETING 7/27
44119	7/31/2013	EMP01	STATE OF CALIFORNIA	\$	1,349.21	B30731	PAYROLL TAXES
44120	7/31/2013	EXP00	EXPRESS PERSONNEL SERVICE	\$	625.20	127718088	EXTRA HELP
44121	7/31/2013	FED02	FED EX	\$	40.33	234140717	SHIPPING
44122	7/31/2013	GAR13	GARZA, HOMER	\$	124.30	B30731	REIMB MILEAGE QAC TEST
44123	7/31/2013	HAR02	THE HARTFORD	\$	579.66	B30731	DEFERRED COMPENSATION
44124	7/31/2013	LUN01	LUNA, SAM	\$	96.85	B30729	REIMB MILEAGE QAC TEST
44125	7/31/2013	MAI00	MAIN STREET DELI	\$	262.50	30	CITY MGR MEET & GREET 6/20/13
44126	7/31/2013	PER01	P.E.R.S.	\$	7,894.75	B30731	RETIREMENT
44127	7/31/2013	PGE01	PG & E	\$	185.17	B30731	UTILITIES
44128	7/31/2013	STA23	CalPERS SUPPLEMENTAL INCO	\$	20.00	B30731	DEFERRED COMPENSATION
44129	7/31/2013	STRO6	STRAIN, JULIE ANN	\$	210.00	B30729	REFUND DEPOSIT 7/13/13
44130	7/31/2013	UNI07	UNITED WAY OF STANISLAUS	\$	2.00	B30731	UNITED WAY
44131	7/31/2013	USA01	USA BLUE BOOK	\$	306.40	11005	LAB SUPPLIES
44132	7/31/2013	STA01	STANISLAUS COUNTY	\$	84,811.32	B30731	STAN. CO PUBLIC FACILITIE S FEES
44133	7/31/2013	STA47	STANISLAUS COUNTY SHERIFF	\$	75,117.75	1213-080	LAW ENFORCEMENT SVCS 10/2012
				\$	62,259.44	1213-363	LAW ENFORCEMENT SVCS 6/2013
			Check Total:	\$	137,377.19		
44134	7/31/2013	WAS01	WASTE MANAGEMENT	\$	212.19	2730398	PROF SERVICES WATER O & M
			Cash Account Total:	\$	635,595.97		
			Total Disbursements:	\$	635,595.97		

REPORT.: Aug 08 13 Thursday
 RUN....: Aug 08 13 Time: 08:45
 Run By.: KATHY DAHLIN

City of Hughson
 Cash Disbursement Detail Report
 Check Listing for 08-13 Bank Account.: 0100

PAGE: 001
 ID #: PY-DP
 CTL.: HUG

fw

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
44135	8/7/2013	ALLO5	ALLIED ADMINISTRATORS	\$ 2,198.01	B30806	DELTA DENTAL 9/2013
44136	8/7/2013	BRE01	W.H. BRESHEARS	\$ 1,286.24	71613	UNLEADED FUEL
44137	8/7/2013	CEN14	CENTRAL JANITOR'S SUPPLY	\$ 82.17	441316	SANITARY SUPPLIES
44138	8/7/2013	CON14	CONDOR EARTH TECHNOLOGIES	\$ 376.00	66634	GROUNDWATER MONITORING
44139	8/7/2013	DON03	DON PEDRO PUMP	\$ 24,473.94	14794	WELL #3 PUMP REPLACEMENT
44140	8/7/2013	EXP00	EXPRESS PERSONNEL SERVICE	\$ 625.20	128014156	EXTRA HELP - 7/21/13
44141	8/7/2013	EZN00	EZ NETWORK SOLUTIONS	\$ 1,276.58 \$ 2,414.55	26602 TS26670	REPLACEMENT COMPUTER D.SPINALE IT SERVICES
Check Total:				\$ 3,691.13		
44142	8/7/2013	GEO01	GEOANALYTICAL LABORATORIE	\$ 30.00	Z3G0201	LAB TESTING FOR WATER TESTING
				\$ 25.00	Z3G0917	LAB TESTING WATER
				\$ 912.50	Z3G0918	LAB TESTING WATER
				\$ 125.00	Z3G1710	LAB TESTING WATER
				\$ 45.00	ZEG1603	LAB TESTING WATER
				\$ 1,200.00	ZEG1709	LAB TESTING WATER
				\$ 30.00	ZEG2305	LAB TESTING WATER
				\$ 125.00	ZEG2413	LAB TESTING WATER
				\$ 30.00	ZEG3001	LAB TESTING WATER
Check Total:				\$ 2,522.50		
44143	8/7/2013	GRA03	W.W. GRAINGER, INC.	\$ 101.85	918389749	REPLACEMENT BATTERIES
44144	8/7/2013	HUG03	HUGHSON CHRONICLE	\$ 59.70	103245	LEGAL #7834 NOTICE OF COM MUNITY MEETING
				\$ 169.15	103246	LEGAL #7833 NOTICE OF PUBLIC HEARING
				\$ 84.58	103311	LEGAL #7859 PUBLIC NOTICE ANNUAL ENGINEERS REPORT
Check Total:				\$ 313.43		
44145	8/7/2013	HUG34	VALLEY PARTS WAREHOUSE, I	\$ 27.65	95143	SEAT COVER PW-2
44146	8/7/2013	MIS01	MISSION UNIFORM SERVICE	\$ 1,156.44	B30806	UNIFORM SERVICE
44147	8/7/2013	QUI03	QUICK N SAVE	\$ 73.25 \$ 142.65	1-1932 1-5197	DIESEL DIESEL
Check Total:				\$ 215.90		
44148	8/7/2013	SEE01	SEEGER'S	\$ 194.80	0111131IN	#10 WIN ENVELOPES
44149	8/7/2013	SHO02	SHORE CHEMICAL COMPANY	\$ 1,440.63	37539	FERRIC CHLORIDE
44150	8/7/2013	SHR02	SHRED-IT CENTRAL CA	\$ 117.31	940227187	SHREDDING
44151	8/7/2013	STA47	STANISLAUS COUNTY SHERIFF	\$ 76,448.75	1314-005	LAW ENFORCEMENT 7/2013
44152	8/7/2013	UND01	UNDERGROUND SERVICE ALERT	\$ 287.94	13070216	ANNUAL MEMBERSHIP FEE & FAX SERVICE
44153	8/7/2013	UNI11	UNIVAR USA, INC	\$ 561.90	SJ564235	SODIUM HYPOCHLORITE
44154	8/7/2013	UNU01	UNUM LIFE INSURANCE CO.	\$ 629.19	B30806	LIFE INSURANCE WITHHOLDING

44155	8/7/2013	USA01	USA BLUE BOOK	\$	114.85	7339	FITTINGS
44156	8/7/2013	USA02	USA MOBILITY	\$	11.63	W0190776H	PAGER SERVICE
44157	8/7/2013	GIB00	GIBBS MAINTENANCE CO	\$	945.00	14400	JANITOR SERVICES MARCH 2013
44158	8/7/2013	STA47	STANISLAUS COUNTY SHERIFF	\$	3,200.00	1213-367	ADJUSTED LAW ENFORCEMENT SVCS 6/2013
44159	8/7/2013	\A015	ALBERS, CHERYL	\$	2.64	000B30701	MQ CUSTOMER REFUND FOR ALB0004
44160	8/7/2013	\H009	HARRIS, NANCY NIELSEN	\$	18.87	000B30701	MQ CUSTOMER REFUND FOR HAR0047
44161	8/7/2013	\H011	HENLEY, CARMEN	\$	17.20	000B30701	MQ CUSTOMER REFUND FOR HEN0017
44162	8/7/2013	\T002	TAGGE, JONATHAN & HILARY	\$	68.32	000B30701	MQ CUSTOMER REFUND FOR TAG0001
44163	8/7/2013	\T005	TEJEDA, ROSA	\$	80.00	000B30701	MQ CUSTOMER REFUND FOR TEJ0003
44164	8/7/2013	\T006	THOMPSON, ROBERT	\$	41.93	000B30701	MQ CUSTOMER REFUND FOR THO0035

Cash Account Total:				\$	121,251.42		

Total Disbursements:				\$	121,251.42		
				=====			



CITY OF HUGHSON AGENDA ITEM NO. 3.3

SECTION 3: CONSENT CALENDAR

Meeting Date: August 12, 2013
Presented By: Dominique Spinale, Management Analyst
Subject: Open the 15 Day Public Review for the FY 2012-13 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and set the Public Hearing for September 9, 2013.

Approved: _____

Background:

Stanislaus County, along with the cities of Ceres, Hughson, Oakdale, Patterson, Newman and Waterford, together form the Stanislaus Urban County Consortium. Under the Consortium, each partner is entitled to receive CDBG funds from the U.S. Department of Housing and Urban Development (HUD) annually.

As part of the reporting requirements to HUD, the Consortium annually prepares a Consolidated Annual Performance and Evaluation Report (CAPER) to document progress made in accomplishing the goals set forth in the Consolidated Plan and Action Plan. The report includes accomplishments made by the Consortium, an evaluation of objectives, and other general reporting requirements. This report covers accomplishments beginning July 1, 2012 and ending June 30, 2013.

The 2012-2013 City of Hughson accomplishments include the Pine Street and 4th Street Improvement Infrastructure Projects, which included design work, the installation of curb, gutter, storm drain, and sidewalks, paving, and ADA curb cuts.

A Community Meeting was held on August 6, 2013 at 5:30 p.m. in the City Council Chambers and both City and Stanislaus County CDBG staff were available to discuss the Draft CAPER and to receive any input and/or comments from the public. No public comments were provided to Staff at this meeting.

The Draft CAPER will be released to the Public for review and comments on August 27. The Final CAPER will be presented to the Board of Supervisors for approval on September 17, following all city partners' public hearing processes.

Staff Recommendation:

Open the 15 Day Public Review for the FY 2012-13 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) and set the Public Hearing for September 9, 2013.



CITY OF HUGHSON AGENDA ITEM NO. 3.4

SECTION 3: CONSENT CALENDAR

Meeting Date: August 12, 2013
Subject: Consideration of the League of California Cities 2013
Annual Conference Resolution Packet
Presented By: Raul L. Mendez, City Manager
Approved By: _____

Background:

The League of California Cities (LOCC) is an association of California city officials who work together to enhance their knowledge and skills, exchange information, and combine resources so that they may influence policy decisions that affect cities. The Vision of the LOCC is to be recognized and respected as the leading advocate for the common interests of California's cities. Its Mission is to expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

The League of California Cities is the state leader in local government education – with a focus on networking, legal, legislative, new technologies, best practices and organizational improvement. The LOCC offers innovative and integrated approaches to education conferences and alternative forms of learning that addresses the needs of local elected officials, city department heads, city staff and partners alike. The Annual Conference and Expo, scheduled to be held in Sacramento on September 18-20, 2013 is an opportunity for such education, training and policy discussions.

The LOCC bylaws provide that resolutions submitted by a member shall be referred by the president to an appropriate policy committee for review and recommendation. Resolutions with committee recommendations shall then be considered by the General Resolutions Committee at the Annual Conference. Respective cities are encouraged to consider the resolutions and to determine a position so that the voting delegate can represent the city's position on each resolution. New this year to the resolution process, resolutions submitted to the General Assembly must be concurred in by five cities or by city officials from at least five or more cities.

On June 10, 2013, the Hughson City Council designated Mayor Pro Tem Jeramy Young as the voting delegate for the 2013 Annual Conference and Expo. The City

of Hughson has received the Annual Conference Resolutions Packet which includes two resolutions that were introduced by the required deadline:

Summary of Analysis:

Resolution 1 – Water Bonds

A Resolution calling upon the Governor and Legislature to work with the League of California Cities in providing adequate funding and to prioritize water bonds to assist local government in water conservation, ground water recharge and reuse of storm water and urban runoff programs. Referred to Environmental Quality Policy Committee. Source: Los Angeles County Division.

Los Angeles County Division supports strong League education and advocacy at both the State and Federal levels to help cities face the challenges in providing programs to capture, infiltrate and reuse stormwater and urban runoff. It believes that State and Federal cooperation are needed to fund programs that secure and reuse stormwater to improve water supply and reliability throughout the state. The Division calls for the League to engage in discussions on 2014 State Water Bond to assist cities in funding and implementing the goals of the Clean Water Act and the State's water objectives.

This Resolution does not support the 2014 bond issue, since the League and individual cities will need to make that decision at a later time upon review of the final language. The water bond was originally scheduled on the 2010 ballot as Proposition 18 although the State Legislature has voted twice to postpone the ballot vote. Although slated for the November 4, 2014 ballot, there has been recent pressure to postpone again or significantly rewrite the water bond to reduce the overall size and remove all earmarks.

Resolution 2 – Public Safety Realignment

A Resolution calling upon the Governor and Legislature to enter into discussions with the League and California Police Chiefs' Association representatives to identify and enact strategies that will ensure the success of public safety realignment from a local municipal law enforcement perspective. Referred to Public Safety Policy Committee. Source: Public Safety Committee.

In October 2011, the Governor proposed the realignment of public safety tasks from State prisons to local government as a way to address certain judicial orders dealing with State prison overcrowding and to reduce State expenditures. This program shifted the prison burden from State prisons to local counties and cities. When the Governor signed into law realignment, he stated that it needed to be fully funded with constitutional protected sources of funds to succeed. Nonetheless, the law was implemented without full constitutional protected funding for counties and cities; insufficient liability protections to local agencies; jail space; probation officers; housing and job placement programs; medical and mental health facilities; and with an inappropriate definition of N3 (non-serious, non-sexual, non-violent) criminal convictions used to screen inmates for participation in the program.

This Resolution seeks to outline the deficiencies in the States' current public safety realignment policy, as implemented in 2011 by AB 109, and to identify policy changes that will assist State, county and municipal law enforcement entities to cope with the expanded number of offenders that are now being directed to county facilities, resulting in increased related impacts to both local communities and municipal law enforcement.

Fiscal Impact:

Costs to the State General Fund related to both resolutions are unknown at this time although the public safety realignment resolution seeks to establish increased and constitutionally protected funding for city police departments (and county sheriff's departments, to the degree they are contracted to provide police services for cities), but does not specify a dollar amount for the revenue stream.

Staff Recommendation:

Consider and support the League of California Cities 2013 Annual Conference Resolution Packet pertaining to water bond and public safety realignment discussions with the State of California.

July 23, 2013

TO: Mayors, City Managers and City Clerks
League Board of Directors

RE: Annual Conference Resolutions Packet
Notice of League Annual Meeting

CITY OF HUCHSON

JUL 29 2013

RECEIVED

Enclosed please find the 2013 Annual Conference Resolutions Packet.

Annual Conference in Sacramento. This year's League Annual Conference will be held September 18 - 20 in Sacramento. The conference announcement has previously been sent to all cities and we hope that you and your colleagues will be able to join us. More information about the conference is available on the League's Web site at www.cacities.org/ac. We look forward to welcoming city officials to the conference.

Annual Luncheon/Business Meeting - Friday, September 20, 12:00 p.m. The League's Annual Business Meeting will be held at the Hyatt Regency Hotel.

Resolutions Packet. At the Annual Conference, the League will consider the two resolutions introduced by the deadline, Saturday, July 20, 2013, midnight. These resolutions are included in this packet. New this year, resolutions submitted to the General Assembly must be concurred in by five cities or by city officials from at least five or more cities. These letters of concurrence are included with this packet. We request that you distribute this packet to your city council.

We encourage each city council to consider the resolutions and to determine a city position so that your voting delegate can represent your city's position on each resolution. A copy of the resolutions packet is posted on the League's website for your convenience: www.cacities.org/resolutions.

The resolutions packet contains additional information related to consideration of the resolutions at the Annual Conference. This includes the date, time and location of the meetings at which resolutions will be considered.

Voting Delegates. Each city council is encouraged to designate a voting delegate and two alternates to represent their city at the Annual Business Meeting. A letter asking city councils to designate their voting delegate and two alternates has already been sent to each city. Copies of the letter, voting delegate form, and additional information are also available at: www.cacities.org/resolutions.

**Please Bring This Packet to the Annual Conference
September 18 - 20 — Sacramento**



*Annual Conference
Resolutions Packet*

115th Annual Conference



*Sacramento
September 18 - 20, 2013*

ANNUAL CONFERENCE MEETING SCHEDULE FOR RESOLUTIONS

1. Policy Committee Meetings

Wednesday, September 18, 2013
Sheraton Grand Hotel
1230 J Street, Sacramento

Public Safety: 9:00 a.m. – 10:30 a.m.
Environmental Quality: 10:30 a.m. – 12:00 p.m.

2. General Resolutions Committee

Thursday, September 19, 2013, 1:00 p.m.
Sacramento Convention Center
1400 J Street, Sacramento

3. Annual Business Meeting and General Assembly Luncheon

Friday, September 20, 2013, 12:00 p.m.
Hyatt Regency Hotel
1209 L Street, Sacramento

INFORMATION AND PROCEDURES

RESOLUTIONS CONTAINED IN THIS PACKET: The League bylaws provide that resolutions shall be referred by the president to an appropriate policy committee for review and recommendation. Resolutions with committee recommendations shall then be considered by the General Resolutions Committee at the Annual Conference.

This year, two resolutions have been introduced for consideration by the Annual Conference and referred to the League policy committees.

POLICY COMMITTEES: Two policy committees will meet at the Annual Conference to consider and take action on resolutions referred to them. The committees are Environmental Quality and Public Safety. These committees will meet on Wednesday, September 18, 2013, at the Sheraton Grand Hotel in Sacramento. The sponsors of the resolutions have been notified of the time and location of the meetings.

GENERAL RESOLUTIONS COMMITTEE: This committee will meet at 1:00 p.m. on Thursday, September 19, at the Sacramento Convention Center, to consider the reports of the two policy committees regarding the two resolutions. This committee includes one representative from each of the League's regional divisions, functional departments and standing policy committees, as well as other individuals appointed by the League president. Please check in at the registration desk for room location.

ANNUAL LUNCHEON/BUSINESS MEETING/GENERAL ASSEMBLY: This meeting will be held at 12:00 p.m. on Friday, September 20, at the Hyatt Regency Hotel.

PETITIONED RESOLUTIONS: For those issues that develop after the normal 60-day deadline, a resolution may be introduced at the Annual Conference with a petition signed by designated voting delegates of 10 percent of all member cities (47 valid signatures required) and presented to the Voting Delegates Desk at least 24 hours prior to the time set for convening the Annual Business Session of the General Assembly. This year, that deadline is 12:00 p.m., Thursday, September 19. If the petitioned resolution is substantially similar in substance to a resolution already under consideration, the petitioned resolution may be disqualified by the General Resolutions Committee.

Resolutions can be viewed on the League's Web site: www.cacities.org/resolutions.

Any questions concerning the resolutions procedures may be directed to Meg Desmond at the League office: mdesmond@cacities.org or (916) 658-8224

GUIDELINES FOR ANNUAL CONFERENCE RESOLUTIONS

Policy development is a vital and ongoing process within the League. The principal means for deciding policy on the important issues facing cities is through the League's eight standing policy committees and the board of directors. The process allows for timely consideration of issues in a changing environment and assures city officials the opportunity to both initiate and influence policy decisions.

Annual conference resolutions constitute an additional way to develop League policy. Resolutions should adhere to the following criteria.

Guidelines for Annual Conference Resolutions

1. Only issues that have a direct bearing on municipal affairs should be considered or adopted at the Annual Conference.
2. The issue is not of a purely local or regional concern.
3. The recommended policy should not simply restate existing League policy.
4. The resolution should be directed at achieving one of the following objectives:
 - (a) Focus public or media attention on an issue of major importance to cities.
 - (b) Establish a new direction for League policy by establishing general principals around which more detailed policies may be developed by policy committees and the board of directors.
 - (c) Consider important issues not adequately addressed by the policy committees and board of directors.
 - (d) Amend the League bylaws (requires 2/3 vote at General Assembly).

LOCATION OF MEETINGS

Policy Committee Meetings

Wednesday, September 18, 2013
Sheraton Grand Hotel
1230 J Street, Sacramento

Public Safety: 9:00 a.m. – 10:30 a.m.
Environmental Quality: 10:30 a.m. – 12:00 p.m.

General Resolutions Committee

Thursday, September 19, 2013, 1:00 p.m.
Sacramento Convention Center
1400 J Street, Sacramento

Annual Business Meeting and General Assembly Luncheon

Friday, September 20, 2013, 12:00 p.m.
Hyatt Regency Hotel
1209 L Street, Sacramento

KEY TO ACTIONS TAKEN ON RESOLUTIONS

Resolutions have been grouped by policy committees to which they have been assigned.

Number	Key Word Index	Reviewing Body Action		
		1	2	3

1 - Policy Committee Recommendation
to General Resolutions Committee
2 - General Resolutions Committee
3 - General Assembly

ENVIRONMENTAL QUALITY POLICY COMMITTEE

		1	2	3
1	Water Bond Funds			

PUBLIC SAFETY POLICY COMMITTEE

		1	2	3
2	Public Safety Realignment			

Information pertaining to the Annual Conference Resolutions will also be posted on each committee's page on the League website: www.cacities.org. The entire Resolutions Packet will be posted at: www.cacities.org/resolutions.

KEY TO ACTIONS TAKEN ON RESOLUTIONS (*Continued*)

KEY TO REVIEWING BODIES

1. Policy Committee
2. General Resolutions Committee
3. General Assembly

Action Footnotes

- * Subject matter covered in another resolution
- ** Existing League policy
- *** Local authority presently exists

KEY TO ACTIONS TAKEN

- A - Approve
- D - Disapprove
- N - No Action
- R - Refer to appropriate policy committee for study
- a - Amend
- Aa - Approve as amended
- Aaa - Approve with additional amendment(s)
- Ra - Amend and refer as amended to appropriate policy committee for study
- Raa - Additional amendments and refer
- Da - Amend (for clarity or brevity) and Disapprove
- Na - Amend (for clarity or brevity) and take No Action
- W - Withdrawn by Sponsor

Procedural Note: Resolutions that are approved by the General Resolutions Committee, as well as all qualified petitioned resolutions, are reported to the floor of the General Assembly. In addition, League policy provides the following procedure for resolutions approved by League policy committees but *not* approved by the General Resolutions Committee:

Resolutions initially recommended for approval and adoption by all the League policy committees to which the resolution is assigned, but subsequently recommended for disapproval, referral or no action by the General Resolutions Committee, shall then be placed on a consent agenda for consideration by the General Assembly. The consent agenda shall include a brief description of the basis for the recommendations by both the policy committee(s) and General Resolutions Committee, as well as the recommended action by each. Any voting delegate may make a motion to pull a resolution from the consent agenda in order to request the opportunity to fully debate the resolution. If, upon a majority vote of the General Assembly, the request for debate is approved, the General Assembly shall have the opportunity to debate and subsequently vote on the resolution.

2013 ANNUAL CONFERENCE RESOLUTIONS

RESOLUTION REFERRED TO ENVIRONMENTAL QUALITY POLICY COMMITTEE

- 1. RESOLUTION CALLING UPON THE GOVERNOR AND THE LEGISLATURE TO WORK WITH THE LEAGUE OF CALIFORNIA CITIES IN PROVIDING ADEQUATE FUNDING AND TO PRIORITIZE WATER BONDS TO ASSIST LOCAL GOVERNMENT IN WATER CONSERVATION, GROUND WATER RECHARGE AND REUSE OF STORMWATER AND URBAN RUNOFF PROGRAMS.**

Source: Los Angeles County Division

Concurrence of five or more cities/city officials: Cities of Alhambra; Cerritos; Claremont; Glendora; Lakewood; La Mirada; La Verne; Norwalk; Signal Hill; Mary Ann Lutz, Mayor, city of Monrovia.

Referred to: Environmental Quality Policy Committee

Recommendations to General Resolutions Committee: Approve

WHEREAS, local governments play a critical role in providing water conservation, ground water recharge and reuse of stormwater infrastructure, including capture and reuse of stormwater for their citizens, businesses and institutions; and

WHEREAS, local governments support the goals of the Clean Water Act to ensure safe, clean water supply for all and the U.S. Environmental Protection Agency has encouraged local governments to implement programs to capture, infiltrate and treat stormwater and urban runoff with the use of low impact development ordinances, green street policies and programs to increase the local ground water supply through stormwater capture and infiltration programs; and

WHEREAS, local governments also support the State's water quality objectives, specifically Section 13241 of the Porter-Cologne Water Quality Control Act, on the need to maximize the use of reclaimed and water reuse and the Regional Water Quality Control Boards and the State Water Resources Board encourage rainwater capture efforts; and

WHEREAS, the State's actions working through the water boards, supported by substantial Federal, State and local investments, have led to a dramatic decrease in water pollution from wastewater treatment plants and other so-called "point sources" since 1972. However, the current threats to the State's water quality are far more difficult to solve, even as the demand for clean water increases from a growing population and an economically important agricultural industry; and

WHEREAS, the State's Little Hoover Commission found in 2009 that more than 30,000 stormwater discharges are subject to permits regulating large and small cities, counties, construction sites and industry. The Commission found that a diverse group of water users – the military, small and large businesses, home builders and local governments and more – face enormous costs as they try to control and limit stormwater pollution. The Commission concluded that the costs of stormwater clean up are enormous and that the costs of stormwater pollution are greater, as beach closures impact the State's economy and environmental damage threatens to impair wildlife; and

WHEREAS, at the same time that new programs and projects to improve water quality are currently being required by the U.S. EPA and the State under the National Pollution Discharge Elimination System (NPDES) permits and the Total Daily Maximum Load (TMDL) programs, many local governments find that they lack the basic infrastructure to capture, infiltrate and reuse stormwater and cities are facing difficult economic challenges while Federal and State financial assistance has been reduced due to the impacts of the recession and slow economic recovery; and

WHEREAS, cities have seen their costs with the new NPDES permit requirements double and triple in size in the past year, with additional costs anticipated in future years. Additionally, many local businesses have grown increasingly concerned about the costs of retrofitting their properties to meet stormwater and runoff requirements required under the NPDES permits and TMDL programs; and

WHEREAS, the League of California Cities adopted water polices in March of 2012, recognizing that the development and operation of water supply, flood control and storm water management, among other water functions, is frequently beyond the capacity of local areas to finance and the League found that since most facilities have widespread benefits, it has become the tradition for Federal, State and local governments to share their costs (XIV, Financial Considerations); and the League supports legislation providing funding for stormwater and other water programs; and

WHEREAS, the Governor and the Legislature are currently contemplating projects for a water bond and a portion of the bond could be directed to assist local government in funding and implementing the goals of the Clean Water Act and the State's water objectives of conserving and reusing stormwater in order to improve the supply and reliability of water supply; and now therefore let it be

RESOLVED by the General Assembly of the League of California Cities, assembled in Sacramento on September 20, 2013, that the League calls for the Governor and the Legislature to work with the League and other stakeholders to provide adequate funding for water conservation, ground water recharge and capture and reuse of stormwater and runoff in the water bond issue and to prioritize future water bonds to assist local governments in funding these programs. The League will work with its member cities to educate federal and state officials to the challenges facing local governments in providing for programs to capture, infiltrate and reuse stormwater and urban runoff.

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Background Information on Resolution No. 1

Source: Los Angeles County Division

Background:

In order to meet the goals of both the Federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act, which seek to ensure safe clean water supplies, cities provide critical water conservation, ground water recharge and reuse of stormwater infrastructure, including capture and reuse of stormwater for their citizens, businesses and institutions.

Working with the State's Regional Water Quality Control Boards and the State Water Resources Board through the National Pollution Discharge Elimination System (NPDES) permitting process and Total Maximum Daily Load (TMDL) Programs, California's cities implement programs to capture, infiltrate and treat stormwater and urban runoff with the use of low impact development ordinances, green streets policies and other programs to increase the local ground water supply.

These actions have led to a dramatic decrease in water pollution from wastewater treatment plants and other so-called "point sources" since the adoption of the Clean Water Act in 1972. However, current threats to the State's "non-point sources" of pollution, such as stormwater and urban runoff are far more difficult to solve, even as the demand for clean water increases from a growing population and an economically important agricultural industry.

Current Problem Facing California's Cities

The Little Hoover Commission found in 2009 that more than 30,000 stormwater discharges are subject to permits regulating large and small cities, counties, construction sites and industry. The Commission found that a diverse group of water users – the military, small and large businesses, home builders and local governments and more – face enormous costs as they try and control and limit stormwater pollution. The Commission concluded that the costs of stormwater clean up are enormous and that the costs of stormwater pollution are greater as beach closures impact the state's economy and environmental damage threatens to impair wildlife.

Additionally, new programs and projects to improve water quality are currently being required by the U.S. EPA and the State under the NPDES permits and the TMDL programs. Many local governments find that they lack the basic infrastructure to capture, infiltrate and reuse stormwater and the cities are facing difficult economic challenges while Federal and State financial assistance has been reduced due to the impacts of the recession and slow economic recovery.

Cities have seen their costs with the new NPDES permit requirements triple in size in the past year, with additional costs anticipated in future years. Additionally, many local businesses have grown increasingly concerned about the costs of retrofitting their properties to meet stormwater and runoff requirements required under the NPDES permits and TMDL programs.

In Los Angeles County alone, reports commissioned by the Los Angeles County Flood Control District estimate the costs of achieving region-wide compliance for implementing TMDL programs in the NPDES permits required by the Los Angeles Regional Water Quality Control Board (LARWQCB) will be in the tens of billions of dollars over the next twenty years. Additionally, failure to comply with the LARWQCB's terms could result in significant Clean Water Act fines, state fines and federal penalties anywhere from \$3,000- \$37,500 per day. Violations can also result in third-party litigation. Such costs are not confined to Los Angeles County and are being realized statewide.

Clearly, compliance with the NPDES permit and TMDL programs will be expensive for local governments over a long period of time and cities lack a stable, long-term, dedicated local funding source to address this need. Many cities are faced with the choice of either cutting existing services or finding new sources of revenue to fund the NPDES and TMDL programs.

Los Angeles County Division Resolution

The Division supports strong League education and advocacy at both the State and Federal levels to help cities face the challenges in providing programs to capture, infiltrate and reuse stormwater and urban runoff. While Los Angeles County cities and other regions seek to secure local funding sources to meet the Clean Water Act and the State's water objectives, it will simply not be enough to meet the enormous costs of compliance. The Los Angeles County Division strongly believes that State and Federal cooperation are necessary to fund programs to secure and reuse stormwater in order to improve water supply and reliability throughout the state.

The Division calls for the League to engage in discussions on 2014 State Water Bond to assist cities in funding and implementing the goals of the Clean Water Act and the State's Water objectives. This resolution does not support the 2014 bond issue, since the League and individual cities will need to make this decision at a later time upon review of the final language. However, the Governor and Legislature have reopened discussions for the 2014 water bond and funding of urban runoff and stormwater programs has taken a back seat in past bond issues, such as Proposition 84. In May, Assembly Speaker John Perez appointed a Water Bond Working Group which recently outlined a new set of Priorities and Accountability Measures for developing a water bond that would gain the support of 2/3 of the Legislature and voters. One of the priorities identified by the committee included, "Regional Self Reliance/Integrated Regional Water

Management,” posing the question if stormwater capture should be included in any future bonds. The Division believes the opportunity to advocate for funding in the bond is now.

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League of California Cities Staff Analysis on Resolution No. 1

Staff: Jason Rhine; (916) 658-8264
Committee: Environmental Quality

Summary:

This resolution seeks to call upon the Governor and the Legislature to work with the League of California Cities in providing adequate funding and to prioritize water bonds to assist local governments in water conservation, ground water recharge and reuse of stormwater and urban runoff programs.

Background:

In 2009, the State Legislature passed and Governor Arnold Schwarzenegger signed a package of legislation that included four policy bills and an \$11.1 billion water bond (The Clean, and Reliable Drinking Water Supply Act). The water bond included the following major spending proposals:

- \$455 million for drought relief projects, disadvantaged communities, small community wastewater treatment improvements and safe drinking water revolving fund
- \$1.4 billion for "integrated regional water management projects"
- \$2.25 billion for projects that "support delta sustainability options"
- \$3 billion for water storage projects
- \$1.7 billion for ecosystem and watershed protection and restoration projects in 21 watersheds
- \$1 billion for groundwater protection and cleanup
- \$1.25 billion for "water recycling and advanced treatment technology projects"

The \$11.1 billion bond also included nearly \$2 billion in earmarks. Projects slated for funding included:

- \$40 million to educate the public about California's water
- \$100 million for a Lake Tahoe Environmental Improvement Program for watershed restoration, bike trails and public access and recreation projects
- \$75 million for the Sierra Nevada Conservancy, for public access, education and interpretive projects
- \$20 million for the Baldwin Hills Conservancy to be used to buy more land
- \$20 million for the Bolsa Chica Wetlands for interpretive projects for visitors

The water bond was originally scheduled to appear on the 2010 ballot as Proposition 18. However, due to significant criticism over the size of the bond, the amount of earmarked projects, and a lack of public support, the Legislature has voted twice to postpone the ballot vote. The water bond is now slated for the November 4, 2014 ballot.

It is unclear whether or not the water bond will actually appear on the November 2014 ballot. In recent months, pressure has been mounting to postpone the water bond yet again or significantly rewrite the water bond to drastically reduce the overall size of the bond and remove all earmarks. The Legislature has until the summer of 2014 to act.

Fiscal Impact:

Unknown. This resolution does not seek a specified appropriation from a water bond.

Existing League Policy:

In 2008, the League formed a new Water Task Force to consider updates and revision to the Water Guidelines the League drafted and adopted 20 years earlier. These new Guidelines were formally approved by the League board of directors in Feb. 2010. Below are the most pertinent policy and guiding principles related to the proposed resolution. To view the entire water policy guidelines, go to www.cacities.org/waterpolicyguidelines.

General Principles

- The League supports the development of additional groundwater and surface water storage, including proposed surface storage projects now under study if they are determined to be feasible, including but not limited to: environmentally, economically, and geographically relating to point of origin. Appropriate funding sources could include, but are not limited to user fees, bonds and federal funding.
- The League supports state water policy that allows undertaking aggressive water conservation and water use efficiency while preserving, and not diminishing, public and constitutional water rights.

Water Conservation

- The League supports the development of a statewide goal to reduce water use by 20% by 2020 through the implementation of fair and equitable measures consistent with these principles.
- Accomplishing water conservation and water use efficiency goals will require statewide action by all water users, including residential, commercial, industrial and agricultural water users, local and regional planning agencies, state and federal agencies, chambers of commerce, and business, commercial and industrial professional and trade associations.

Water Recycling

- Wherever feasible, water recycling should be practiced in urban, industrial and agricultural sectors. This includes increasing the use of recycled water over 2002 levels by at least one million acre-foot/year (afy) by 2020 and by at least two million afy by 2030.
- Increased recycling, reuse and other refinements in water management practices should be included in all water supply programs.

Water Storage

- The development of additional surface facilities and use of groundwater basins to store surface water that is surplus to that needed to maintain State Water Resource Control Board (SWRCB) Bay-Delta estuary water quality standards should be supported.

Groundwater

- The principle that local entities within groundwater basins (i.e., cities, counties, special districts, and the regional water quality control boards) working cooperatively should be responsible for and involved in developing and implementing basin wide groundwater, basin management plans should be supported. The plans should include, but not be limited to: a) protecting groundwater quality; b) identifying means to correct groundwater overdraft; c) implementing better irrigation techniques; d) increasing water reclamation and reuse; and e) refining water conservation and other management practices.
- Financial assistance from state and federal governments should be made available to requesting local agencies to develop and implement their groundwater management plans.

Financial Considerations

- It is recognized that the development and operation of water supply, water conveyance, flood control and stormwater management, water storage, and wastewater treatment facilities is frequently beyond the capability of local areas to finance;

- The League supports legislation to provide funding for stormwater, water and wastewater programs, including a constitutional amendment which would place stormwater fees in the category of water and wastewater fees, for the purposes of Proposition 218 compliance.

Support:

New this year, any resolutions submitted to the General Assembly must be concurred in by five cities or by city officials from at least five or more cities. Those submitting resolutions were asked to provide written documentation of concurrence. The following letters of concurrence were received: cities of Alhambra; Cerritos; Claremont; Glendora; Lakewood; La Mirada; La Verne; Norwalk; Signal Hill; and Mary Ann Lutz, Mayor, city of Monrovia. A letter of support was also received from the California Contract Cities Association.

RESOLUTION REFERRED TO PUBLIC SAFETY POLICY COMMITTEE

- 2. RESOLUTION CALLING UPON THE GOVERNOR AND LEGISLATURE TO ENTER INTO DISCUSSIONS WITH THE LEAGUE AND CALIFORNIA POLICE CHIEFS' ASSOCIATION REPRESENTATIVES TO IDENTIFY AND ENACT STRATEGIES THAT WILL ENSURE THE SUCCESS OF PUBLIC SAFETY REALIGNMENT FROM A LOCAL MUNICIPAL LAW ENFORCEMENT PERSPECTIVE.**

Source: Public Safety Policy Committee

Concurrence of five or more cities/city officials: Cities of Arroyo Grande, Covina; Fontana; Glendora; Monrovia; Ontario; Pismo Beach; and Santa Barbara

Referred to: Public Safety Policy Committee

Recommendation to General Resolutions Committee: Approve

WHEREAS, in October 2011 the Governor proposed the realignment of public safety responsibilities from state prisons to local government as a way to address recent court orders in response to litigation related to state prison overcrowding, and to reduce state expenditures; and

WHEREAS, the Governor stated that realignment needed to be fully funded with a constitutionally protected source of funds if it were to succeed; and

WHEREAS, the Legislature enacted the realignment measures, AB 109 and AB 117, and the Governor signed them into law without full constitutionally protected funding and liability protection for stakeholders; and

WHEREAS, California currently has insufficient jail space, probation officers, housing and job placement programs, medical and mental health facilities, lacks a uniform definition of recidivism; and utilizes inappropriate convictions used to determine inmate eligibility for participation in the realignment program; and

WHEREAS, since the implementation of realignment there have been numerous issues identified that have not been properly addressed that significantly impact municipal police departments' efforts to successfully implement realignment; and

WHEREAS, ultimately many of these probationers who have severe mental illness are released into communities where they continue to commit crimes that impact the safety of community members and drain the resources of probation departments and police departments throughout the state; and

WHEREAS, an estimated 30 counties were operating under court-ordered or self-imposed population caps before realignment, and the current lack of bed space in county jails has since led to many convicted probationers being released early after serving a fraction of their time; with inadequate to no subsequent supervision, leaving them free to engage in further criminal offenses in our local cities; and

WHEREAS, there is increasing knowledge among the offender population which offenses will and will not result in a sentence to state prison, and many offenders, if held in custody pending trial, that would be sentenced to county jail are ultimately sentenced to time served due to overcrowding in county facilities; and

WHEREAS, there are inadequate databases allowing local police departments to share critical offender information among themselves, with county probation departments, and with other county and state law enforcement entities; and

WHEREAS, local police departments have not received adequate funding to properly address this new population of offenders who are victimizing California communities; and now therefore let it be

RESOLVED by the General Assembly of the League of California Cities, assembled in Sacramento on September 20, 2013, to request the Governor and State Legislature to immediately enter into discussions with League representatives and the California Police Chiefs' Association to address the following issues:

1. The need to fully fund municipal police departments with constitutionally protected funding to appropriately address realignment issues facing front-line law enforcement;
2. Amend appropriate sections of AB 109 to change the criteria justifying the release of non-violent, non-serious, non-sex offender inmates (N3) inmates to include their total criminal and mental history instead of only their last criminal conviction;
3. Establish a uniform definition of recidivism with the input of all criminal justice stakeholders throughout the state;
4. Enact legislation that will accommodate the option for city police officers to make ten (10) day flash incarcerations in city jails for probationers who violate the conditions of their probation;
5. Establish oversight procedures to encourage transparency and accountability over the use of realignment funding;
6. Implement the recommendations identified in the California Little Hoover Commission Report #216 dated May 30, 2013;
7. Provide for greater representation of city officials on the local Community Corrections Partnerships. Currently AB 117 provides for only one city official (a police chief) on the seven-member body, six of which are aligned with the county in which the partnership has been established. As a result, the counties dominate the committees and the subsequent distribution of realignment funds.
8. Provide, either administratively or by legislation, an effective statewide data sharing mechanism allowing state and local law enforcement agencies to rapidly and efficiently share offender information to assist in tracking and monitoring the activities of AB 109 and other offenders.

////////

Background Information on Resolution No. 2

Source: Public Safety Policy Committee

Background:

In October 2011 the Governor proposed the realignment of public safety tasks from State Prisons to local government as a way to address certain judicial orders dealing with State prison overcrowding and to reduce State expenditures. This program shifts the prisoner burden from State prisons to local counties and cities.

When the Governor signed into law realignment he stated that realignment needed to be fully funded with constitutionally protected source of funds to succeed. Nonetheless, the law was implemented without full constitutional protected funding for counties and cities; insufficient liability protections to local agencies; jail space; probation officers; housing and job placement programs; medical and mental health facilities; and with an inappropriate definition of N3 (non-serious, non-sexual, non-violent) criminal convictions used to screen inmates for participation in the program.

Two-thirds of California's 58 counties are already under some form of mandated early release. Currently, 20 counties have to comply with maximum population capacity limits enforced by court order, while another 12 counties have self-imposed population caps to avoid lawsuits.

At this time no one knows what the full impact of realignment will ultimately be on crime. We hope that crime will continue to drop, but with the current experience of the 40,000 offenders realigned since October 2011, and an estimated additional 12,000 offenders being shifted from State prison to local jails and community supervision by the end of fiscal year 2013-14, it will be very difficult to realize lower crime rates in the future.

Beginning in October 2011, California State prisons began moving N3 offenders into county jails, the county probation and court systems, and ultimately funneled them into community supervision or alternative sentencing program in cities where they will live, work, and commit crime.

Note: There is currently no uniform definition of recidivism throughout the state and no database that can deliver statistical information on the overall impact realignment has had on all cities in California. Because of this problem we have used data from Los Angeles County.

The March 4, 2013 report to the Los Angeles County Criminal Justice Coordination Committee (CCJCC) shows a strong effort and progress in addressing the realignment mandate. However, there is insufficient funding.

The report also states the jail population continues to be heavily influenced by participants housed locally. On September 30, 2012, the inmate count in the Los Angeles County Jail was 15,463; on January 31, 2013, the count was 18,864. The realignment population accounted for 32% of the Jail population; 5,743 offenders sentenced per Penal Code Section 1170 (h) and 408 parole violations.

By the end of January 2013, 13,535 offenders were released on Post Release Community Supervision (PRCS) to Los Angeles County including prisoners with the highest maintenance costs because of medical and drug problems and mental health issues costing counties and local cities millions of dollars in unfunded mandates since the beginning of the program. Prisoners with prior histories of violent crimes are also being released without proper supervision. That is why sections of **AB 109 must be amended to change the criteria used to justify the release of N3 inmates to include an offender's total criminal and mental history instead of only their last criminal conviction.** Using the latter as the key criteria does not provide

an accurate risk assessment of the threat these offenders pose to society if they are realigned to county facilities, or placed on Post Release Community Supervision.

Chief Jerry Powers from the Los Angeles County Probation Department recently stated the release criteria for N3 offenders “has nothing to do with reality.” He said initially the State estimated the population of released PRCS offenders would be 50% High Risk, 25% Medium Risk and 25% Low Risk. The reality is 3% are Very High Risk, 55% are High Risk, 40% are Medium Risk and only 2% are Low Risk offenders. He said the High Risk and serious mentally ill offenders being released “are a very scary population.” One of the special needs offenders takes the resources of 20-30 other offenders.

Assistant Sheriff Terri McDonald who is the county Jail Administrator recently stated the Jail has only 30 beds for mentally ill offenders being released – when in fact she actually needs 300 beds to accommodate the volume of serious mentally ill offenders being released that require beds.

Los Angeles County data shows 7,200 released offenders have had some sort of revocation. This number is expected to increase because of a significant increase in the first four months of year two of realignment that totals 83% of the entire first year of the program; 4,300 warrants were issued for offenders; 6,200 offenders have been rearrested; and 1,400 prosecuted. Data reveals one in 10 offenders will test positive for drugs during the first 72 hours after being released knowing they are required to report to a probation officer during that time. Only one in three offenders will successfully complete probation.

There are more than 500 felony crimes that qualify State prison inmates for release under realignment. They will be spending their time in cities with little, if any, supervision.

//////////

League of California Cities Staff Analysis on Resolution No. 2

Staff: Tim Cromartie (916) 658-8252

Committee: Public Safety Policy Committee

Summary:

This Resolution seeks to outline the deficiencies in the State’s current public safety realignment policy, as implemented in 2011 by AB 109, and to identify policy changes that will assist State, county and municipal law enforcement entities to cope with the expanded universe of offenders that are now being directed to county facilities, resulting in increased related impacts on both local communities and municipal law enforcement.

Background:

This resolution was brought to the Public Safety Policy Committee by individual members of that committee who are increasingly concerned about municipal public safety impacts resulting from county jail overcrowding, a problem that has intensified with realignment, resulting in certain categories of offenders doing no jail time or being sentenced to time served. This has created a climate in which some offenses receive little or no jail time, accompanied by a growing body of anecdotal evidence that property crimes have correspondingly increased, with some, such as auto theft, being committed in serial fashion. Increased criminal activity has strained the resources of many local police departments already struggling to more closely coordinate information sharing with county probation offices to effectively monitor offenders on post-community release supervision.

In addition, there is growing concern about the criteria established for determining which offenders are eligible for post-release community supervision (the non-violent, non-serious, non-sex offenders). There is so much concern that a May 2013 report of California’s Little Hoover Commission recommended adjusting

the criteria to examine an offender's total criminal history rather than merely his or her last known offense, as a means of more accurately assessing the risk he or she might pose to the community.

Implementation of the realignment policy is handled in part by the Community Corrections Partnerships established by AB 109, which currently have only one city representative, compared to at least four county-level representatives.

Fiscal Impact:

Unknown impact on the State General Fund. This resolution seeks to establish increased and constitutionally protected funding for city police departments (and county sheriff's departments, to the degree they are contracted to provide police services for cities), but does not specify a dollar amount for the revenue stream. At a minimum, it would entail an annual revenue stream of at least the amount provided for cities for front-line law enforcement in the State's 2013-14 Budget, \$27.5 million, indefinitely – although that revenue stream has never been formally identified by the Brown Administration as having any direct connection to realignment.

Existing League Policy:

Related to this resolution, existing policy provides:

- The League supports policies establishing restrictions on the early release of state inmates for the purpose of alleviating overcrowding, and limiting parole hearing opportunities for state inmates serving a life sentence, or paroled inmates with a violation.
- The League supports increasing municipal representation on and participation in the Community Corrections Partnerships, which are charged with developing local corrections plans.
- In addition, the Strategic Priorities for 2012, as adopted by the League Board of Directors, included the promotion of local control for strong cities. The resolution's objectives of locking in ongoing funding for front-line municipal law enforcement, and increasing city participation in the Community Corrections Partnerships, are consistent with promoting local control.

Support:

New this year, any resolutions submitted to the General Assembly must be concurred in by five cities or by city officials from at least five or more cities. Those submitting resolutions were asked to provide written documentation of concurrence. The following cities/city officials have concurred: cities of Arroyo Grande; Covina; Fontana; Glendora; Monrovia; Ontario; Pismo Beach; and Santa Barbara.

LETTERS OF CONCURRENCE

Resolution #1
Water Bond Funds

City of Alhambra
Office of the Mayor and City Council

July 1, 2013



Gateway
to the
San Gabriel Valley

111
South First Street
Alhambra
California
91801

626
570-5010

FAX
281-2248

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

Dear President Bogaard:

The City of Alhambra supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. The City of Alhambra is anticipating spending \$24,101.96 this year to start the development of the Enhanced Watershed Plan and monitoring plan. Prior to 2016, the City anticipates spending \$1,169,000 for full capture device on our storm drain catch basins. In the future, it is estimated the city may need \$34 million dollars to finance the required infrastructure to meet the new permit guidelines. We also anticipate needing to hire additional staff to monitor and maintain the program. None of these costs have a dedicated funding source.

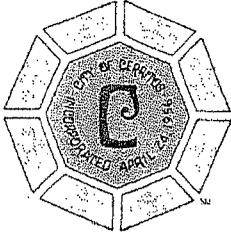
As members of the League, our city values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact Mary Chavez, Director of Public Works, at (626) 570-5067 if you have any questions.

Very truly yours,

Steven Placido, DDS
Mayor

cc: Jennifer Quan, League of California Cities





CITY OF CERRITOS™

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
P.O. BOX 3130 • CERRITOS, CALIFORNIA 90703-3130
PHONE: (562) 916-1310 • FAX: (562) 468-1095
CELL PHONE: (562) 547-1732
E-mail: bbarr90703@aol.com
WWW.CERRITOS.US



OFFICE OF THE MAYOR
BRUCE W. BARROWS

July 8, 2013

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

President Bogaard: *[Signature]*

The City of Cerritos supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

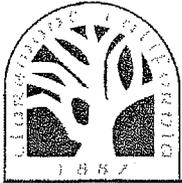
The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. The City of Cerritos expended \$866,000 in the Fiscal Year 2011-2012 for compliance with required stormwater programs. Future expenditures are expected to be over \$1.5 million annually, as the City will be required to begin construction of costly stormwater capital improvements.

As members of the League our city values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact Art Gallucci, City Manager at (562)916-1301 or agallucci@cerritos.us, if you have any questions.

Sincerely,

Bruce W. Barrows
MAYOR

cc: Ling-Ling Chang, President, Los Angeles County Division c/o
Robb Korinke, Executive Director, Los Angeles County Division, robb@lacityes.org



CITY OF CLAREMONT

City Hall
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711-0880
Fax: (909) 399-5492
Website: www.ci.claremont.ca.us
Email: contact@ci.claremont.ca.us

City Council • (909) 399-5444
Corey Calaycay
Joseph M. Lyons
Opanyi K. Nasiali
Sam Pedroza
Larry Schroeder

July 1, 2013

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

President Bogaard:

**RE: Los Angeles County Division Proposed Resolution for LCC Approval
At The 2013 Annual Conference**

The City of Claremont supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond.

As members of the League, our City values the policy development process provided to the General Assembly and appreciates your time on this issue. If you have any questions, please feel free to contact Tony Ramos, City Manager, at (909) 399-5441.

Sincerely,

Opanyi Nasiali
Mayor

c: Jennifer Quan, League of California Cities



CITY OF GLENDORA CITY HALL

(626) 914-8200

116 East Foothill Blvd., Glendora, California 91741

www.ci.glendora.ca.us

July 15, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

President Bogaard:

The City of Glendora supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond.

As members of the League our city values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact me, if you have any questions.

Sincerely,

Joe Santoro, Mayor

cc: Ling-Ling Chang, President, Los Angeles County Division c/o Robb Korinke,
Executive Director, Los Angeles County Division, robb@lacity.org
Jennifer Quan, Regional Public Affairs Manager, League of California Cities –
jquan@lacity.org

PRIDE OF THE FOOTHILLS

Todd Rogers
Vice Mayor

Jeff Wood
Council Member

Diane DuBois
Council Member

Ron Piazza
Council Member

July 2, 2013

CITY OF LAKEWOOD

CALIFORNIA

Steve Croft
Mayor

Mr. Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: Los Angeles County Division Annual Conference Resolution - Support

Dear President Bogaard:

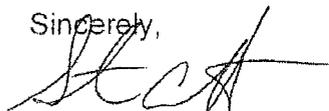
The City of Lakewood supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond.

For Lakewood, the initial cost alone to prepare the Watershed Management Plan (WMP), Coordinated Integrated Management Plan (CIMP), and Reasonable Assurance Modeling for the three watersheds that Lakewood is a part of is estimated to be \$153,167. This cost does not include administration costs, monitoring costs, construction costs, or inspection costs, which are estimated to be in the millions of dollars.

As members of the League our city values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact Paolo Beltran, Senior Management Analyst, at (562) 866-9771, extension 2140, or email at pbeltran@lakewoodcity.org, if you have any questions.

Sincerely,



Steve Croft
Mayor

cc: Ling-Ling Chang, President, Los Angeles County Division c/o
Robb Korinke, Executive Director, Los Angeles County Division,
robb@iacities.org

Lakewood



CITY OF LA MIRADA
DEDICATED TO SERVICE

13700 La Mirada Boulevard
La Mirada, California 90638
P.O. Box 828
La Mirada, California 90637-0828
Phone: (562) 943-0131 Fax: (562) 943-1464
www.cityoflamirada.org

July 15, 2013

LETTER OF SUPPORT

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

SUBJECT: LOS ANGELES COUNTY DIVISION ANNUAL CONFERENCE RESOLUTION

Dear President Bogaard:

On behalf of the City of La Mirada, I am writing to express support for the League of California Cities, Los Angeles County Division's effort to submit a resolution for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for local governments working to meet Federal and State objectives to protect water resources and storm water management plans. The resolution also provides direction for the League to educate State leaders and advocates for the inclusion of storm water funding in the State's proposed 2014 Water Bond.

Like many cities, the City of La Mirada does not have the basic infrastructure to capture, filter, and reuse storm water, and Federal and State funding to assist in providing this infrastructure has been reduced in recent years as a result of the economic recession. Compliance with the MS-4 permit and other storm water regulations could cost the City millions, and reduce funding for other vital City services such as infrastructure and public safety. The City could also face steep fines, penalties, and third party lawsuits if it is unable to meet the National Pollutant Discharge Elimination Systems (NPDES) permit requirements. Receiving State funding could help alleviate the financial burden placed on local governments to meet storm water requirements.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact Jeff Boynton, Deputy City Manager, at (562) 943-0131 if you have any questions.

Sincerely,

CITY OF LA MIRADA

Steve De Ruse
Mayor

TER:jb:vdr

cc: Ling-Ling Chang, President, Los Angeles County Division
Robb Korinke, Executive Director, Los Angeles County Division



CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750-3599
www.ci.la-verne.ca.us

July 2, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

President Bogaard:

The City of La Verne supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. While the City is still in the process of identifying the costs associated with meeting the new requirements of the MS-4 PERMIT, it is expected these measures will far exceed existing local resources.

As members of the League, our city values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact our City Manager, Bob Russi at 909-596-8726, if you have any questions.

Sincerely,


Don Kendrick
Mayor

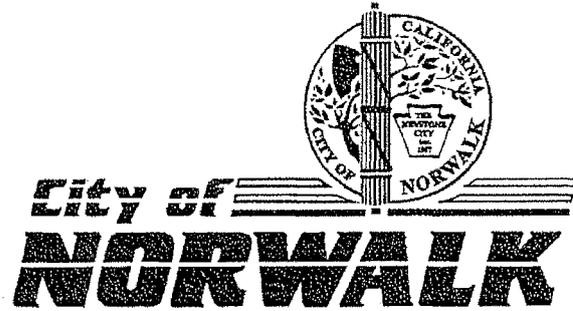
cc: Jennifer Quan, League of California Cities
JR Ranells, Senior Management Analyst

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SISTER CITIES
Acambaro, Mexico
Erichmadsen, Armenia
Skopelos, Greece

General Administration 909/596-8726 • Water Customer Service 909/596-8744 • Parks & Community Services 909/596-8700
Public Works 909/596-8741 • Finance 909/596-8716 • Community Development 909/596-8706 • Building 909/596-8713
Police Department 909/596-1913 • Fire Department 909/596-5991 • General Fax 909/596-8737

LUIGI VERNOLA
Mayor
MARCEL RODARTE
Vice Mayor
CHERI KELLEY
Councilmember
MICHAEL MENDEZ
Councilmember
LEONARD SHRYOCK
Councilmember
MICHAEL J. EGAN
City Manager



12700 NORWALK BLVD., P.O. BOX 1030, NORWALK, CA 90651-1030 * PHONE: 562/929-5700 * FACSIMILE: 562/929-5773 * WWW.NORWALKCA.GOV

July 2, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

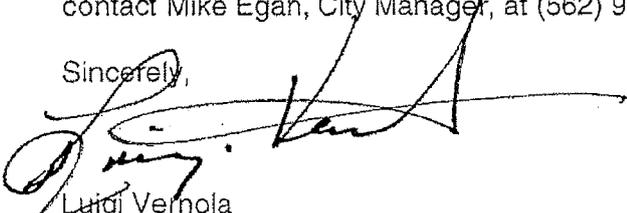
Dear President Bogaard:

The city of Norwalk supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. The cost of compliance with the new storm water permit is in the millions of dollars. The Watershed Management Plan alone will cost close to \$1M. Implementation of projects in the near future based on that Watershed Management Plan could potentially cost the City of Norwalk \$5 - \$10 million annually.

As members of the League our City values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact Mike Egan, City Manager, at (562) 929-5772 if you have any questions.

Sincerely,



Luigi Vernola
Mayor

cc: Ling-Ling Chang, President, Los Angeles County Division c/o
Robb Korinke, Executive Director, Los Angeles County Division, robb@laciities.org



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

June 27, 2013

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

President Bogaard:

The city of Signal Hill supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. The city of Signal Hill currently budgets for \$755,000 annually for compliance with required stormwater programs, which represents over 4% of the entire General Fund. Future expenditures are expected to be over \$1.5 million annually, as the City will be required to begin construction of costly stormwater capital improvements.

As members of the League our city values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact Ken Farfsing, City Manager at (562) 989-7302 or kfarfsing@cityofsignal.org, if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Noll".

Michael J. Noll
Mayor

CC: Ling-Ling Chang, President, Los Angeles County Division c/o
Robb Korinke, Executive Director, Los Angeles County Division, robb@lacity.org



Office of the Mayor and the City Council

July 2, 2013

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

SUBJECT: Los Angeles County Division Annual Conference Resolution

Dear President Bogaard:

As Mayor of the City of Monrovia, I support the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. The City is anticipating millions of dollars in stormwater permit compliance costs over the next five years – funds the City currently does not have available. Funding assistance is vital in order for the City to meet stormwater permit requirements.

As members of the League, our City values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact Heather Maloney, Senior Management Analyst, at (626) 932-5577 or hmaloney@ci.monrovia.ca.us, if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Lutz".

Mary Ann Lutz,
Mayor

cc: City Council
Ling-Ling Chang, President, Los Angeles County Division c/o
Robb Korinke, Executive Director, Los Angeles County Division, robb@lacity.org
Laurie K. Lile, City Manager
Ron Bow, Director of Public Works



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JAMES R. BOZAJIAN
Calabasas

ASSOCIATE MEMBERS COMMITTEE
FRANK V. ZERUNYAN
Rolling Hills Estates

EXECUTIVE DIRECTOR
SAM OLIVITO

June 20, 2013

Bill Bogaard
President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Los Angeles County Division Annual Conference Resolution

President Bogaard:

The California Contract Cities Association supports the Los Angeles County Division's effort to submit a resolution for consideration by the General Assembly at the League's 2013 Annual Conference in Sacramento.

The Division's resolution seeks to address a critical funding need for cities working to meet the State's water quality objectives and storm water management plans by providing direction for the League to educate state leaders and advocate for funding during discussions on the 2014 Water Bond. All of the 58 cities we represent can ill afford this increasingly expensive ongoing cost.

As members of the League our association values the policy development process provided to the General Assembly. We appreciate your time on this issue. Please feel free to contact our office at (562) 622-5533 if you have any questions.

Sincerely,

Steve Tye
CCCA President

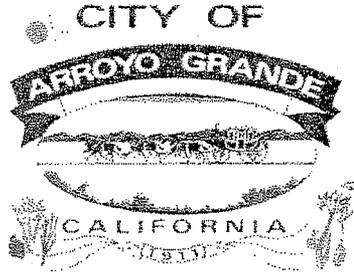
CC: Ling-Ling Chang, President, Los Angeles County Division c/o
Robb Korinke, Executive Director, Los Angeles County Division, robb@lacity.org

LETTERS OF CONCURRENCE

Resolution #2

Public Safety Realignment

OFFICE OF THE
MAYOR



300 East Branch Street
Arroyo Grande, CA 93420
Phone: (805) 473-5400
FAX: (805) 473-0386
agcity@arroyogrande.org
www.arroyogrande.org

July 17, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Public Safety Realignment Resolution

Dear President Bogaard:

On behalf of the City of Arroyo Grande, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact our City Manager, Steve Adams, at (805)473-5404, if you have any questions.

Sincerely,

Tony Ferrara

Mayor, City of Arroyo Grande



CITY OF COVINA

125 East College Street • Covina, California 91723-2199
www.covinaca.gov

July 17, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: Public Safety Realignment Resolution

Dear President Bogaard:

On behalf of the City of Covina, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact Daryl Parrish, City Manager, at (626) 384-5410, if you have any questions.

Sincerely,

Walter Allen III
Mayor, City of Covina

*The City of Covina provides responsive municipal services and manages
public resources to enhance the quality of life for our community.*



Mayor Acquanetta Warren



July 17, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: Public Safety Realignment Resolution

Dear President Bogaard:

On behalf of the City of Fontana, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact Ken Hunt City Manager, at (909)350-7654, if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Acquanetta Warren'.

Mayor, City of Fontana

AW/ac



CITY OF GLENDORA CITY HALL

(626) 914-8201

OFFICE OF THE MAYOR

116 East Foothill Blvd., Glendora, California 91741

FAX (626) 914-8221

www.ci.glendora.ca.us

July 19, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: Public Safety Realignment Resolution

Dear President Bogaard:

On behalf of the City of Glendora, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

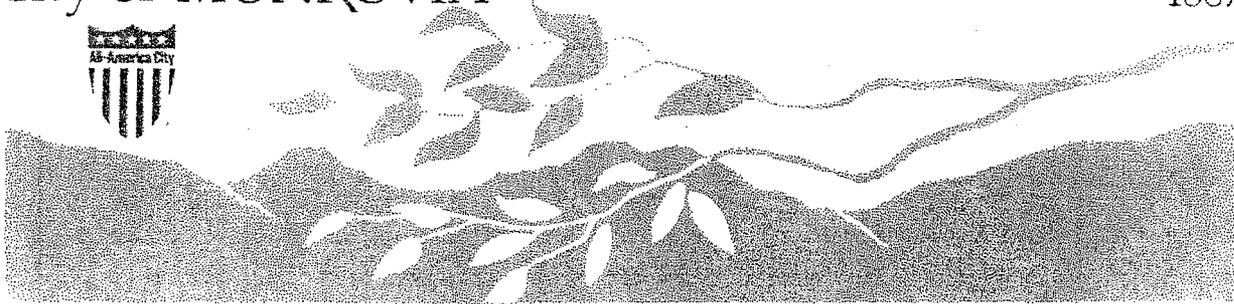
As a member of the League, our City values the policy development process provided to the General Assembly. Please contact Chris Jeffers, City Manager, at cjeffers@ci.glendora.ca.us or (626) 914-8201, if you have any questions.

Sincerely,

City of Glendora

Joe Santoro
Mayor

PRIDE OF THE FOOTHILLS



Office of the Mayor and the City Council

July 19, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: PUBLIC SAFETY REALIGNMENT RESOLUTION

Dear President Bogaard:

As Mayor of the City of Monrovia, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact Laurie Lile, City Manager, at (626) 932-5501, if you have any questions.

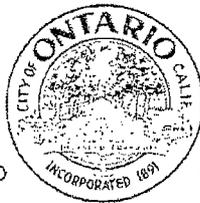
Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Kutz".

Mary Ann Kutz
Mayor

cc: City Council
James Hunt, Police Chief

CITY OF



ONTARIO

303 EAST "B" STREET, CIVIC CENTER

ONTARIO

CALIFORNIA 91764-4105

(909) 395-2000
FAX (909) 395-2070

PAUL S. LEON
MAYOR

CHRIS HUGHES
CITY MANAGER

JIM W. BOWMAN
MAYOR PRO TEM

July 18, 2013

MARY E. WIRTES, MMC
CITY CLERK

ALAN D. WAPNER
DEBRA DORST-PORADA
PAUL VINCENT AVILA
COUNCIL MEMBERS

JAMES R. MILHISER
TREASURER

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: Public Safety Realignment Resolution

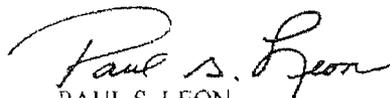
Dear President Bogaard:

On behalf of the City of Ontario, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision; i.e., a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact Chris Hughes, City Manager, at (909) 395-2010, if you have any questions.

Sincerely,


PAUL S. LEON
Mayor



From the Office of the Mayor

Shelly Higginbotham

760 Mattie Road

Pismo Beach, CA 93449

(805) 235-6604

shigginbotham@pismo-beach.org

July 18, 2013

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

RE: Public Safety Realignment Resolution

Dear President Bogaard:

On behalf of the City of Pismo Beach, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

As a member of the League, our City values the policy development process provided to the General Assembly. Please contact James R. Lewis, City Manager, at (805) 773-7007, if you have any questions.

Sincerely,

Handwritten signature of Shelly Higginbotham in cursive script.

Shelly Higginbotham

Mayor



City of Santa Barbara

Office of Mayor

HSchneider@SantaBarbaraCA.gov

www.SantaBarbaraCA.gov

July 19, 2013

Helene Schneider
Mayor

Bill Bogaard, President
League of California Cities
1400 K Street, Suite 400
Sacramento, California 95814

City Hall
735 Anacapa Street
Santa Barbara, CA
93101-1990

RE: Public Safety Realignment Resolution

Dear President Bogaard:

Mailing Address:
P.O. Box 1990
Santa Barbara, CA
93102-1990

On behalf of the City of Santa Barbara, I am writing to express support for the League of California Cities' Public Safety Resolution, which will be submitted for consideration by the League's General Assembly at the September 2013 Annual Conference in Sacramento.

Tel: 805.564.5323
Fax: 805.564.5475

The League's Resolution seeks to highlight a number of deficiencies with the current public safety realignment policy, and what funding and policy changes need to occur in response. The resolution specifically calls out the need for ongoing local law enforcement funding related to realignment, as well as modification of the criteria for which offenders are eligible for post-release community supervision, i.e. a non-violent, non-serious, non-sex offender criteria that focuses on total criminal history rather than merely the last recorded offense.

It is important to our City, that such state-mandated programs remain fully-funded and that the regulations do not impede our law enforcement officers' ability to use their professional discretion in protecting our community.

As a member of the League, our City values the League's leadership and policy direction on this issue.

Sincerely,

Helene Schneider,
Mayor

cc: Dave Mullinax, League of California Cities



CITY OF HUGHSON AGENDA ITEM NO. 4.1

SECTION 4: UNFINISHED BUSINESS

Meeting Date: August 12, 2013
Subject: Consideration of the Purchase of Tablets/IPADS for the City Council and Management Staff.
Presented By: Dominique Spinale, Management Analyst/City Clerk
Approved By: _____

Background:

At a regularly scheduled meeting the City Council asked staff to look into purchasing Tablets/IPADS for the City Council and management staff in an effort to save paper and cut down on costs associated with printing the Council's Agenda Packets and Reports. Current practice of printing the Agenda and Reports consists of copying ten (10) paper copies and inserting each Agenda Item into divided sections of three ring binders for each of the Council members and staff. Staff also hand delivers copies of the Agenda to each of the Council Members homes in addition to posting it at City Hall and on the City website.

Fiscal Impact:

Upon review of the last six months (January-June) of invoicing from our copier lease company, the City pays an average of \$1,461.33 per month in copier costs. Over the six month span, the average number of pages an Agenda Packet has had is 212 pages, totaling over 2,000 pages printed per City Council Regular Meeting, not including special meetings.

Paper and Staff Costs:

Currently, the copier lease agreement charges \$1,245.20 for a minimum amount of 15,000 images and any additional images are .06 cents. It costs approximately \$2,921.00 in paper costs per year to run copies of the Council Agendas.

The Management Analyst/Deputy City Clerk and the Office Assistant II both work on the Agenda copying, organizing, binding, and delivery, averaging about two hours each per meeting, four hours total. This calculates into \$1,798.08 annually.

The total costs per year to run the City Council Agenda and Reports are approximately \$4,719.18.

Paper Costs	\$2,921.00
Staff Costs	\$1,798.08
Total Costs per year:	\$4,719.18

Listed below are the average costs for both a Tablet and IPAD2:

Samsung Galaxy Tab 3 Tablet 16 GB Memory	\$399.99
5 Council / 5 Staff =	\$3,999.90
IPAD 2 with WIFI 16 GB Memory	\$399.00
5 Council / 5 Staff =	\$3,990.00

These costs do not include the one time shipping and handling costs that may be incurred or any costs for additional accessories such as protecting covers, cases and sleeves, stands, keyboards, etc.

There will also be some nominal training required that can be provided by the City's IT support. City Staff would also develop a Tablet/IPAD policy for usage which would be brought back to Council at a later date for consideration. City Staff is also looking into updating and modernizing the City Council Chambers. The use of tablets/IPADS would be incorporated accordingly into any such improvements.

Currently, the City has budgeted \$15,000 in IT – Hardware (Fund 49-4999).

Staff Recommendation:

Discuss the purchasing of Tablets/IPADS and provide directions to staff to proceed with the purchase and other related actions.



CITY OF HUGHSON AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: August 12, 2013

Subject: Public Hearing to Consider Ordinance No. 2013-03, An Ordinance of the City Council of the City of Hughson Amending Hughson Municipal Code Title 16 Subdivisions and Development by Amending Section 16.28.020, Street Design, and Adding Section 16.32.140 Community Facilities Districts

Enclosures: Hughson Municipal Code Title 16 Redlined to Show Amendments

Presented By: Thom Clark, Community Development Director

Approved By: _____

Background and Overview:

At its regular meeting of July 8, 2013, the City Council held a public hearing to consider adoption of an ordinance to amend Hughson Municipal Code Title 16, Subdivision Ordinance.

The proposed amendment to the Subdivision Ordinance is two-fold. First, to incorporate specifically the recently adopted Design Manual for Living Streets and second, to require new subdivisions to form or join an existing Community Facilities District to enable the City to capture all revenue needed to offset the financial impacts of the subdivision.

At the public hearing, the City Council requested a one-word change to Section 16.32.140 to delete the word "discouraged" and add the word "prohibited". This change has been made as a strike-out and addition at the end of the section. The ordinance has had the same word changed but without the strike-out.

Because of the wording change, a new public hearing is required. The public hearing has been noticed as required by law.

Fiscal Impact:

It is anticipated that requiring CFDs in new subdivisions will have a positive fiscal impact as new development occurs. Essentially, it will lessen the impact of

development on the City's General Fund by creating another source of funding to pay for associated public infrastructure and/or services.

Staff Recommendation:

Introduce and waive the first reading of Ordinance No. 2013-03, an Ordinance of the City Council of the City of Hughson amending Municipal Code Title 16, Subdivisions and Development, by amending Section 16.28.020, Street Design, and adding Section 16.32.140, Community Facilities Districts.

to all the requirements of law and the provisions of this chapter. The City Council shall, at the time of its action thereon, accept or reject any and all offers of dedication of streets and other easements.

16.24.060 Appeals process.

The appeals process for the decision of the City Council shall be as described in Hughson Municipal Code 16.04.120.

16.24.070 Filing process.

Upon the approval of any final map, the City Clerk shall forthwith submit the map to the Clerk of the county with instructions to the county recorder to record said map.

Chapter 16.28

SUBDIVISION DESIGN STANDARDS

Sections:

- 16.28.010 Parcel design.
- 16.28.020 Street design.
- 16.28.030 Trees and landscaping.
- 16.28.040 Energy conservation.

16.28.010 Parcel design.

Parcel design shall conform to the Zoning Code, the General Plan, any applicable specific plans, and any applicable design guidelines adopted by the City Council.

A. Minimum parcel dimensions shall be as specified in the Zoning Code for lots in the applicable zoning district.

B. Each parcel of land shall have the minimum lot frontage required by the Zoning Code on a public street, or a private street that provides a direct or indirect connection to a public street.

16.28.020 Street design.

The location, width, and alignment of streets shall conform to the General Plan or Master Plans, any applicable specific plans, ~~any applicable design guidelines adopted by the City Council~~ the City of Hughson Design Manual for Living Streets, and any standards established by the Planning Officer, except where alternative standards are approved by the City Council. Streets shall be designed for the most advantageous development of the area in which the subdivision lies and for high connectivity with surrounding areas. Specific requirements shall be as follows:

A. Private streets. New private streets shall be created only if they meet all of the following requirements:

1. The Planning Commission determines that a private street system will not be a substantial detriment to adjoining properties, or to the properties served by the private street system, and will not disrupt or prevent the establishment of an orderly circulation system in the vicinity of the subdivision;

2. The proposed private streets meet all applicable requirements for public streets;

3. The proposed private street is located on the premises of a commercial, industrial, or multi-family residential development;

4. The subdivider shall establish provisions, approved by the Planning Officer and City Attorney, for a homeowners' association or other organization to assume responsibility for the maintenance and ownership of private streets and their rights-of-way, including any trees and landscaping provided within street rights-of-way; and

5. The Planning Commission may require that a proposed private street be subject to an offer of dedication pursuant to Government Code Section 66477.2.

B. Street configuration. Street configuration shall be as follows:

1. Width. The width of local streets shall be the minimum necessary to carry the amount of anticipated traffic, allow for bicycle and pedestrian facilities, and allow sufficient emergency access.

2. Centerlines. The centerlines of streets that extend existing or planned streets shall continue the centerlines of the existing streets as far as practical, either in the same direction or by adjustment curves.

3. Alleys. Alleys may be provided in any subdivision where they provide rear access to parking, reduce the visual impact of garages, and where the City will not be required to provide ongoing maintenance. Maintenance shall be provided for pursuant to Section 16.28.020, A.4.

4. Grid. Streets shall be configured in a grid or modified grid pattern with varied block sizes and street lengths and shall provide multiple connections to arterial streets.

5. Cul-de-sacs. Cul-de-sac streets in residential subdivisions shall not exceed 600 feet in length and shall not serve more than 25 parcels. Cul-de-sacs shall be open at their end for pedestrian access whenever possible.

C. Ownership transfer or dedication. Private streets may be transferred or dedicated to the City only if sufficient funds are placed on deposit or repairs are made to ensure that the street meets the standards for streets set forth in this title, Hughson

Municipal Code Title 12, and any other applicable requirements.

16.28.030 Trees and landscaping.

Trees and landscaping shall be provided and preserved as follows:

A. No tree protected by Section 17.03.092 of Chapter 17 shall be removed, unless it is replaced under the provisions of that chapter.

B. Wherever a public or private street provides a sidewalk, street trees shall be provided within the street right-of-way.

C. The subdivider shall provide a master street tree and landscaping plan, which shall be consistent with the City's Street Tree Master Plan and any other relevant City specifications, as part of the subdivision improvement plans. The plant species, planting methods, and planting locations shall conform to the specifications in Section 17.03.092 of Chapter 17 and are subject to the approval of the Planning Officer.

D. The responsibility for planting street trees and landscaping and financing their maintenance shall be as follows:

1. The subdivider shall complete all street tree and landscape planting as part of the subdivision improvements.

2. If a subdivision includes any private streets, the subdivider shall provide a security, in a form approved by the City Attorney, guaranteeing the faithful performance of all irrigation and maintenance of trees and landscaping planted in private street rights-of-way. The amount of the security shall be equal to the cost of irrigation and maintenance for two years beyond occupancy of the final unit in the subdivision, as calculated by the subdivider and approved by the Planning Officer. The subdivider shall indicate the entity responsible for the irrigation and maintenance of trees and landscaping, which shall be identifiable to the City and made available for audit by the City.

16.28.040 Energy conservation.

A. The subdivider shall provide for future passive or natural heating or cooling opportunities in the subdivision, to the extent that this can be accomplished within a reasonable period of time, given economic, environmental, social, and technological constraints:

1. Examples of passive or natural heating opportunities in subdivision design include design of parcel size and configuration to permit orientation of a structure in an east-west alignment for southern exposure.

2. Examples of passive or natural cooling opportunities in subdivision design include design of parcel size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.

B. In providing for future passive or natural heating or cooling opportunities in the design of a subdivision, consideration shall be given to local climate, site contours, configuration of the parcel to be divided and other design and improvement requirements. Provision of passive or natural heating or cooling opportunities shall not result in reducing allowable densities or the percentage of a parcel that may be occupied by a building or structure under applicable zoning regulations in effect at the time a tentative map or vesting tentative map is filed.

Chapter 16.32

**SUBDIVISION IMPROVEMENTS,
DEDICATIONS, AND IN-LIEU FEES**

Sections:

16.32.010	Parkland.
16.32.020	School dedication.
16.32.030	Street dedication.
16.32.040	Reservations for other public uses.
16.32.050	Pedestrian and bicycle paths.
16.32.060	Local transit facilities.
16.32.070	Bridges and major thoroughfares.
16.32.080	Groundwater recharge.
16.32.090	Soil and geological hazard reports.
16.32.100	Monuments.
16.32.110	Grading and erosion control.
16.32.120	Improvement plans.
16.32.130	Assessment districts.
16.32.140	Community facilities districts

16.32.010 Parkland.

A. Purpose. This section is enacted pursuant to the authority granted by the Subdivision Map Act and the general police power of the City and is for the purpose of providing such additional park and recreational facilities and open space as appropriate pursuant to the General Plan of the City. The park and recreational facilities for which dedication of land and/or payment of a fee is required by this section are in accordance with the policies, principles, and standards for park and recreational facilities contained in the General Plan and any Parks Master Plan.

B. Definitions. For the purpose of this chapter, "park or recreational purposes" consists of land and facilities that fall into one of the park catego-

ries described in the Conservation and Open Space Element of the General Plan as well as those designed for recreational community gardening, which consists of the cultivation by persons other than, or in addition to, the owner of such land, of plant material not for sale.

C. Requirements. As a condition of approval of a tentative map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City Council, for park or recreational purposes at the time and according to the standards and formulas contained in this chapter. The land dedicated or the fees paid, or both, shall be used for community and neighborhood parks and recreational facilities in such a manner that the locations of such facilities bear a reasonable relationship to the use of these facilities by the future inhabitants of the subdivision generating such dedication or fees, or both.

D. Land dedication and fees for subdivisions of more than 50 dwelling units. Parkland shall be dedicated or fees paid in lieu of dedication for subdivisions of more than 50 dwelling units according to the following requirements:

1. Where a park or recreational facility has been designated in the General Plan or any Parks Master Plan and is to be located in whole or in part within the proposed subdivision and is reasonably related to serving the present and future needs of the residents of the subdivision, the subdivider shall dedicate land for park or recreational purposes according to the formula in subsection (G) of this subsection.

2. Where no park or recreational facility is designated in the General Plan or any Parks Master Plan to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall, according to the City Council's discretion, either dedicate land in the amount provided in subsection (G) of this section, or pay a fee in lieu of dedication as described in subsection (H) of this section. The subdivider may choose to purchase land outside of the subdivision if the land is acceptable to the City Council and meets all the requirements of this chapter.

3. When only a portion of the land to be subdivided is proposed in the General Plan as the site for a park or recreational facility, such portion shall be dedicated for park or recreational purposes as provided in subsection (G) of this section, and a fee computed pursuant to subsection (H) of this section shall be paid toward the costs of off-site improvements, which would otherwise have been required to be dedicated pursuant to subsection (G) of this section.

4. When a major part of a park or recreational site has already been acquired by the city and only a small portion of land is needed from the subdivision to complete the site, such portion shall be dedicated as provided in subsection (G) of this section, and a fee computed pursuant to subsection (H) of this section shall be paid for the improvement of the existing park or recreational facility or for the improvement of other neighborhood or community parks and recreational facilities reasonably related to serving the subdivision.

E. Land dedication and fees for subdivisions of 50 dwelling units or fewer. No dedication of land shall be required for proposed subdivisions containing 50 parcels or less, unless the subdivider submits more than one application for adjacent portions of the same parcel within a five year period, in which case they shall be required to dedicate land subject to subsection (G) of this section. Proposed subdivisions containing 50 parcels or less shall only be required to pay the fees required pursuant to subsection (H) of this section. However, nothing in this section shall prohibit the dedication and acceptance of land for park or recreational purposes in subdivisions of 50 or fewer dwelling units, where the subdivider proposes such dedication voluntarily and the land is acceptable to the Planning Officer as prescribed in subsection (G) of this section.

F. The subdivider shall, without credit, provide the following improvements:

1. Full street improvements and utility connections including, but not limited to, curbs, gutters, street paving, traffic-control devices, street trees, and sidewalks to land which is dedicated pursuant to this section;

2. Fencing along the property line of that portion of the subdivision contiguous to the dedicated land;

3. Improved drainage through the site; and

4. Other minimal improvements which the City Council determines to be essential to the acceptance of the land for park or recreational purposes.

G. Amount and type of land to be dedicated:

1. In accordance with Section 66477 of the Subdivision Map Act, the subdivider shall dedicate to the City 5 acres of parkland per 1,000 residents who will occupy land within the subdivision. This requirement is based on the results of the 2000 United States Census, which found that the City had 3,980 residents and 1,252 dwelling units, or an average of 3.17 persons per dwelling unit. In 2000, the City had 31.9 acres of parks and other recreational facilities, or 8 acres per 1,000 residents;

however, Section 66477 of the Subdivision Map Act restricts parkland dedication requirements to no more than 5 acres per 1,000 residents. The City will assume that the average number of persons per dwelling unit will be the same as that in the 2000 United States Census, unless the subdivider provides persuasive information to the contrary.

2. The land to be dedicated and improvements to be made pursuant to this section shall be approved by the Planning Officer. Land to be dedicated shall be suitable, in the opinion of the Planning Officer, in location, topography, environmental characteristics, and development potential as related to the intended use. The primary intent of this section shall be construed to provide the land for functional recreation units of local or neighborhood service, including, but not limited to, tot lots, play lots, playgrounds, neighborhood parks, playfields, community or district parks, and other specialized recreational facilities that may serve the family group and also senior citizen activities. Principal consideration shall be given to lands that offer:

- a. A variety of recreational potential for all age groups;
- b. Recreational opportunities within walking distance from residents' homes;
- c. Possibility for expansion or connection with schoolgrounds;
- d. Integration with hiking, riding and bicycle trails, natural stream reserves and other open space;
- e. Coordination with all other park systems;
- f. Access to at least one existing or proposed public street; and
- g. Access to local groundwater for irrigation of park landscaping.

3. Storm water basins will not count for park dedication purposes. However, storm water basins abutting park land is highly desirable.

H. Amount of fee in lieu of land dedication. When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the estimated fair market value at the time of final map approval of the land which would otherwise be required for dedication pursuant to subsection (G) of this section, plus 20 percent toward the costs of off-site improvements. Fees to be collected pursuant to this section shall be approved by the Planning Officer.

I. Determination of fair market value. The fair market value of land shall be determined by the City with a written appraisal prepared and signed by a qualified real estate appraiser acceptable to the City. The appraisal shall be made immediately pri-

or to the filing of the final map or the parcel map. The subdivider shall notify the City of the expected filing date at least six weeks prior to the filing of the final map or parcel map. If more than six months elapses between the preparation of the appraisal and the filing of the final map or parcel map, the City shall cause a new appraisal to be prepared. All costs associated with obtaining the appraisal and the reappraisal, if necessary, shall be borne by the subdivider. For the purposes of determining fair market value pursuant to this section, the appraiser shall consider, but not be limited to, the following:

1. Conditions of approval of the tentative map;
2. General plan and zoning requirements for the area;
3. Location and site characteristics of the property; and
4. Off-site and on-site improvements necessary to facilitate use of the property.

If the subdivider objects to the determined fair market value, he or she may appeal to the City Council.

J. Determination of land or fee. Whether the City Council accepts land dedication or elects to require the payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

1. Policies, standards, and principles for park and recreation facilities in the General Plan and any Parks Master Plan;
2. Topography, geology, access, and location of land in the subdivision available for dedication;
3. Size and shape of the subdivision and land available for dedication;
4. Feasibility of dedication;
5. Compatibility of dedication with the General Plan; and
6. Availability of previously acquired park property.

The determination of the City Council as to whether land shall be dedicated, or whether a fee shall be charged, or a combination thereof, shall be final and conclusive.

K. Credit for improvements and private open space. If the subdivider provides park or recreational improvements to the dedicated land, as approved by the City Council, the value of the improvements together with any equipment located thereon shall be a credit against the payment of fees or dedication of land required by this chapter.

No credit shall be given for private open space in any subdivision, except as provided in this subsection. Where private open space usable for active recreational purposes is provided for within a common interest development, as defined in Section 1351 of the Civil Code, partial credit, not to exceed 50 percent, shall be given for the value of such private open space against the amount of land required to be dedicated, or the amount of the fees imposed in lieu thereof, if the City Council finds and determines that it is in the public interest to do so and that all of the following standards are met:

1. Yards, court areas, setbacks, and other open areas required by the zoning and building ordinances and regulations shall not be included in the computation of such private open space.

2. Private park and recreational facilities shall be owned by a homeowners association which is composed of all property owners in the subdivision, is an incorporated nonprofit organization capable of dissolution only by a 100-percent affirmative vote of the membership, operates under recorded land agreements through which each lot owner in the neighborhood is automatically a member, and assesses each lot a charge for a proportionate share of expenses for maintaining the facilities.

3. Use of the private open space is restricted for park and recreation purposes by a recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the city or its successor.

4. The proposed private open space is reasonably adaptable for use for park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location.

5. Facilities proposed for the open space are in substantial accordance with the provisions of the General Plan.

6. The open space for which credit is given is generally a minimum of three acres and provides all of the local park basic elements listed below, or a combination of such other recreational improvements that will meet the specific recreational needs of future residents of the area:

a. Recreational open spaces, which are generally defined as park areas for active recreational pursuits such as soccer, golf, baseball, softball, and football, and have at least one acre of maintained turf with less than five percent slope;

b. Court areas, which are generally defined as tennis courts, badminton courts, shuffleboard courts, or similar hard-surfaced areas espe-

cially designed and exclusively used for court games;

c. Recreational swimming areas, which are generally defined as fenced areas devoted primarily to swimming, diving, or both. They must also include decks, lawned area, bathhouses, or other facilities developed and used exclusively for swimming and diving, and consisting of no less than 15 square feet of water surface area for each three percent of the population of the subdivision with a minimum of 800 square feet of water surface area per pool, together with an adjacent deck and/or lawn area twice that of the pool; and

d. Recreational buildings and facilities designed and used primarily for the recreational needs of residents of the development.

The determination of the City Council as to whether credit shall be given and the amount of credit given shall be final and conclusive.

L. Procedure.

1. At the time of approval or conditional approval of the tentative map, the City Council shall determine whether land, in-lieu fees, or a combination of land and fees, shall be dedicated and/or paid by the subdivider. If the City Council requires payment of an in-lieu fee by the subdivider, it shall set the amount of land upon which the in-lieu fee shall be based at the time of final map or parcel map approval. If the City Council requires the dedication of land by the subdivider, it shall accept, accept subject to improvement, or reject any offer of dedication at the time of final map or parcel map approval.

2. At the time of the recording of the final map or parcel map, the subdivider shall dedicate the land and/or pay the fees as determined by the City Council. At the discretion of the City fees may be paid prior to issuance of any building permit for any structure in the subdivision.

3. Open space covenants, conditions, and restrictions for private park or recreational facilities shall be recorded concurrently with the final map or parcel map.

M. Disposition of fees.

1. Fees determined pursuant to subsection (H) to this section shall be paid to the city treasurer and shall be deposited into the subdivision park trust fund or its successor. Money in such fund, including accrued interest, shall be expended solely for the acquisition or development of park land or improvements related thereto, in accordance with this chapter.

2. Collected fees shall be committed within five years after payment thereof or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later.

If such fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

3. The City Treasurer shall report to the City Council at least once annually on the income, expenditures, and status of the subdivision park trust fund.

N. Schedule of use. At the time of the approval of the final map or parcel map, the City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop or rehabilitate park or recreational facilities to serve the residents of the subdivision.

O. Exemptions. The provisions of this chapter shall not apply to any of the following:

1. Subdivisions which contain less than five parcels and are not used for residential purposes, provided a condition shall be placed on the approval of the parcel map for any such subdivision that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee otherwise due pursuant to this chapter shall be required to be paid by the owner of such parcel as a condition to the issuance of such permit.

2. Commercial or industrial subdivisions.

3. Condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added.

P. Access. All land offered for dedication to park or recreational purposes shall have access to at least one existing or proposed public street. This requirement may be waived by the City Council if it determines that public street access is unnecessary for the maintenance of the park or recreational area or use thereof by residents.

Q. Sale of dedicated land. If, during the time period between the dedication of land for park or recreational purposes and the commencement of first-stage development, circumstances arise which would indicate that another site would be more suitable for serving the subdivision and the neighborhood (such as receipt of a gift of additional parkland), the land may be sold upon the approval of the City Council with the resultant funds being used for the purchase or development of a more suitable site.

16.32.020 School dedication.

A. Purpose. Whenever there is consideration of an area for a public school site within a subdivi-

sion, the City shall notify the affected school districts and the State Department of Education, in writing, of the proposed site. The notification shall include the identification of any existing or proposed airport runways within the distance specified in Section 17215 of the Education Code.

B. Standards. As a condition of approval of a tentative or vesting tentative map, and as allowed by State law, a subdivider who develops or completes the development of one or more subdivisions within the elementary school districts serving said subdivision shall dedicate to the school district (in the manner specified in this section) such lands as the City Council deems necessary, for the purpose of constructing thereon schools necessary to assure the residents of the subdivision adequate public school service.

C. Consistency with General Plan. School sites offered for dedication in the general location shall conform to the policies in the General Plan or relevant specific plans and the requirements of the school district.

D. Timing. The requirement of dedication shall be imposed at the time of approval of the tentative or vesting tentative map. If, within 30 days after the requirement of dedication is imposed by the City, elementary school districts do not offer to enter into a binding commitment with the subdivider to accept the dedication, the requirement shall be automatically terminated. The required dedication may be made any time before, concurrently with, or up to 60 days after the filing of the final map on any portion of the subdivision.

E. Repayment of costs. The school district shall, if it accepts the dedication, repay to the subdivider or his or her successors the original cost to the subdivider of the dedicated land, plus a sum equal to the total of the following amounts:

1. The cost of any improvements to the dedicated lands since acquisition by the subdivider;

2. The taxes assessed against the dedicated land from the date of the school district's offer to enter into the binding commitment to accept the dedication; and

3. Any other costs incurred by the subdivider in maintenance of such dedicated land, including interest costs incurred on any loan covering such land.

F. Exception. The dedication requirements of this section shall not apply to a subdivider who has owned the land being subdivided for more than ten years prior to the filing of the tentative map.

16.32.030 Street dedication.

A. Purpose. In order to meet the City's transportation goals as described in the General Plan

Circulation Element, as a condition of approval of a map or the approval of any site development plan, the subdivider/developer shall dedicate or make an irrevocable offer of dedication of all parcels or land within the subdivision or site that are needed for streets and alleys.

B. Right-of-way. Street dedications shall include the full right-of-way required for the functional classification of roadway as described in the General Plan Circulation Element, Street Master Plan and Section 16.28.020 B.

C. Termination. Offers of dedication may be terminated as described in Section 66477.2 of the Subdivision Map Act.

16.32.040 Reservations for other public uses.

In addition to the dedications for specific public uses that this chapter requires, the subdivider shall reserve land within the subdivision for wells, fire stations, libraries, or other public uses, consistent with the General Plan, Master Plans and applicable specific plans, provided that:

A. Balance. The reserved area is of a size and shape that permits the balance of the property within which the reservation is located to develop in an orderly and efficient manner;

B. Feasibility of development. The amount of land reserved will not make development of the remaining land held by the subdivider economically infeasible; and

C. Consistency with General Plan. The reserved area shall conform to the General Plan, Master Plans or an applicable specific plan and shall be in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event that it is not acquired within the prescribed period. In such an event, the subdivider shall make those changes that are necessary to permit the reserved area to be developed for the intended purpose, consistent with good subdividing practices.

16.32.050 Pedestrian and bicycle paths.

A. Dedication for bikeways and pedestrian trails. Whenever a subdivider is required to dedicate roadways to the public, a dedication of land may be required to provide bikeways and pedestrian paths for the use and safety of the residents of the subdivision, or to provide bikeways and pedestrian paths as shown in the Circulation Element of the General Plan, a bicycle or pedestrian master plan adopted pursuant to the General Plan, or an applicable specific plan.

B. Required functions. Bikeways and pedestrian paths may be required:

1. To connect a cul-de-sac with another street; or
2. To provide access to parks, schools or similar facilities, in which case the path shall be dedicated to and maintained by the agency served.

C. Required characteristics. The bikeways shall meet the requirements of the Circulation Element of the General Plan and any Bicycle Master Plan.

D. Termination. Rejected Offers of dedication may be terminated as described in Section 66477.2 of the Subdivision Map Act.

16.32.060 Local transit facilities.

A. Purpose. In order to provide adequate local transit facilities, whenever a subdivider is required to dedicate roadways to the public, a dedication of land shall be required for local transit facilities such as bus turnouts, benches, shelters, landing pads, and similar items that directly benefit the residents of the subdivision, as required by the Planning Officer and as described in the Circulation Element of the General Plan or an applicable specific plan.

B. In-lieu fees. Fees may be paid in lieu of dedication of land for the purposes of local transit in the case of subdivisions that consist of the subdivision of airspace in existing buildings into condominium projects, stock cooperatives, or community apartment projects.

C. Termination. Rejected offers of dedication may be terminated as described in Section 66477.2 of the Subdivision Map Act.

16.32.070 Bridges and major thoroughfares.

Pursuant to Section 66484 of the Subdivision Map Act, subdivider shall pay fees for purposes of defraying the actual or estimated cost of constructing bridges or other major thoroughfares. The City Council shall establish procedures and standards for determining the appropriate fees.

16.32.080 Groundwater recharge.

Pursuant to Section 66484.5 of the Subdivision Map Act, subdivider shall pay fees for purposes of constructing recharge facilities for the replenishment of the underground water supply in that area of benefit. The City Council shall establish procedures and standards for determining the appropriate fees.

16.32.090 Soil and geological hazard reports.

Soil and geological hazard reports shall be provided as follows for all subdivisions:

A. Soil reports.

1. Prior to the submission of a tentative map, the subdivider shall file a preliminary soil report with the Planning Officer. The report shall be prepared by a civil engineer who is registered by the State of California and shall be based upon adequate test borings or excavations in the subdivision. The preliminary soil report may be waived if the Planning Officer determines that, based on existing knowledge of the soil qualities of the subdivision, no preliminary analysis is necessary. The determination shall be in writing and shall be made part of the data accompanying the final map.

2. A qualified civil or geotechnical engineer who is registered by the State of California shall prepare a soil investigation of each parcel in the subdivision if the preliminary soil report indicates the presence of any of the following problems:

a. Critically expansive soils or other soil problems that, if not corrected, would lead to structural defects; or

b. Rocks or liquids containing deleterious chemicals that, if not corrected, could cause construction materials such as concrete, steel, and ductile or cast iron, to corrode or deteriorate.

3. The soil investigation shall recommend corrective action that is likely to prevent structural damage to each building proposed to be constructed in the area where the soil problem exists. The soil investigation shall be filed with the Planning Officer.

4. The City Engineer shall approve the soil investigation if he or she determines that the recommended corrective action is likely to prevent structural damage to each building to be constructed in the area where the soil problem exists. The subdivider may appeal the City Engineer's determination to the City Council, as provided in Section 16.04.120 of this chapter. Subsequent building permits shall be conditioned upon the incorporation of the recommended corrective action in the construction of each building.

B. Geological hazard reports.

1. Prior to the submission of a tentative map, the subdivider shall provide a geological hazard report if the subdivision includes land within a geologic hazard area, as identified in the General Plan or if the City Engineer determines that other geological conditions warrant the preparation of such a report. The report shall be prepared by a civil engineer who is registered by the State of California and shall be based upon appropriate field observations.

2. If the geological hazard report indicates the presence of a potential geological hazard

to life, health or property, a qualified civil or geotechnical engineer who is registered by the State of California shall prepare a geological mitigation plan that identifies corrective action for the potential hazard. The geological mitigation plan shall be filed with the City Engineer.

3. The City Engineer shall approve the mitigation plan if he or she determines that the recommended corrective action is likely to mitigate the potential hazard. The subdivider may appeal the City Engineer's determination to the City Council, as provided in Section 16.04.120 of this chapter. Subsequent building permits shall be conditioned upon the incorporation of the recommended corrective action in the construction of each building.

16.32.100 Monuments.

A. At the time of making the survey for the final map, the subdivider's engineer or surveyor shall set sufficient durable monuments to conform with the standards described in Section 8771 of the Business and Professions Code so that another engineer or surveyor may readily retrace the survey.

B. All monuments necessary to establish the exterior boundaries of the subdivision shall be set or referenced prior to recordation of the final map.

16.32.110 Grading and erosion control.

All grading in a subdivision shall comply with the requirements of Hughson Municipal Code 17.03.036 and any other ordinances or resolutions regulating the grading of land in the City.

16.32.120 Improvement plans.

Following approval of a tentative or vesting tentative map, and prior to the submission of any final map or parcel map therefor, the subdivider/developer shall have prepared and submitted complete sets of improved plans and cost estimates for any improvement(s) required. The approval of said plans by the Planning Officer shall be a prerequisite to the approval of the final map or parcel map by the City Council, and in the case of a site development only, shall be prerequisite to issuance of any building permit.

A. Application requirements. The improvement plans shall be prepared by or under the direction of a civil engineer licensed by the state and shall show the complete plans, profiles, and details for all streets and appurtenances, storm drainage, water systems and fire hydrants, sewers, utilities, grading and all other improvements proposed or necessary, on-site and off-site. They shall meet all the requirements deemed necessary by the Planning Officer.

B. Application review process.

1. Review and revisions. Upon receipt of a complete set of improvement plans, the Planning Officer shall expeditiously review the plans and return one set to the subdivider/developer's engineer with the required revisions, if any, marked thereon.

2. When the plans are found to be complete and satisfactory to the Planning Officer, the subdivider/developer shall submit three complete sets of prints and one complete set of transparent vellums thereof for use by the Planning Officer, and the prints shall at the time be accompanied by any additional number of complete sets of prints the subdivider/developer, his or her engineer and contractors may require, to be noted as approved by the City Engineer.

C. Approval by Planning Officer. Upon finding that all required revisions have been made; that all required fees have been paid; and that the plans conform to all applicable City ordinances, design review requirements, and conditions of approval of the tentative map, the Planning Officer shall approve the improvement plans:

1. The Planning Officer shall act within 60 days of receiving the preliminary improvement plans and calculations, except that at least 15 days shall be provided for processing any resubmitted improvement plan. The period of 60 days shall not include any days during which the improvement plan has been returned to the subdivider for corrections or has been subject to review by any party other than the City or a private entity contracted by the City.

2. The Planning Officer's approval of improvement plans shall not relieve the subdivider of responsibility for the design of the improvements and for any deficiencies in the improvements.

D. Permit required. The subdivider/developer shall not commence construction on any portion of improvements prior to the issuance of an encroachment permit and payment of construction inspection fees, and the City Public Works department shall be notified in advance of commencement of any portion of the work, as required by the City's Improvement Standards and Specifications or any other applicable City requirements.

E. Construction of improvements.

1. All construction methods and materials for improvements shall conform to the approved improvement plans, the requirements of the applicable construction permit, and any other applicable City requirements.

2. All construction of improvements is subject to inspection by the Planning Officer. The

subdivider shall notify the City Engineer before beginning the construction of any improvements as required by the City's Improvement Standards and Specifications or any other applicable City requirements. The City personnel shall have full access to the improvement work at all times during its construction.

F. Completion of improvements.

1. If a subdivider files a final subdivision map before all improvements are complete, the City Council and the subdivider shall enter into a subdivision improvement agreement as a condition precedent to approval of the final map. The subdivision improvement agreement shall be in a form approved by the City Attorney and subject to a fee established by resolution of the City Council, and it shall include all of the following:

a. A list of the improvements that have not been completed;

b. A schedule for completing the improvements; and

c. A requirement that the improvements be completed at the subdivider's expense.

2. If the subdivider fails to complete the improvements within the period of time required by the subdivision improvement agreement, the City Council may, by resolution, cause all required improvements to be completed, and the parties executing the security for improvements shall be firmly bound for all costs of completing the improvements.

G. Inspection of improvements.

1. Upon completion of the subdivision improvements, the subdivider shall apply in writing to the City Engineer for preliminary final inspection. The City Engineer shall conduct a preliminary final inspection and prepare a deficiency list, noting all additional work to be performed and deficiencies in existing work to be corrected. The City Engineer shall provide a copy of the deficiency list to the subdivider. If there are an excessive number of deficiencies or missing improvements, the City Engineer may choose to postpone the inspection.

2. After the subdivider has corrected all of the items on the deficiency list, the subdivider shall apply to the City Engineer for final inspection. The City Engineer shall conduct a final inspection and verify that the items on the deficiency list have been corrected. Upon so verifying, and after receiving as-built improvement plans, the City Engineer shall accept the improvements and issue a notice of completion to the subdivider.

3. The City Engineer's acceptance of improvements shall not relieve the subdivider of responsibility for correcting any deficiency that subsequently is discovered.

H. Security for improvements.

1. A security shall be furnished for all improvements shown in the improvement plan, in accordance with the requirements of Sections 66499 through 66499.10 of the Subdivision Map Act and as provided in this section.

2. The security shall be in a form approved by the City Attorney and shall be provided as specified in Sections 66499 through 66499.2 of the Subdivision Map Act.

3. The amount of the security shall be:

a. One hundred percent of the total estimated cost of the improvements as a performance security to guarantee the construction or installation of all improvements;

b. One hundred percent of the total estimated cost of the improvements as a material and labor security to guarantee payment to the subdivider's contractors, and to persons furnishing labor, materials, or equipment for the construction or installation of improvements; and

c. Ten percent of the total estimated cost of the improvements as a warranty security to guarantee the improvements against any defective work or labor done, or defective materials used, in the performance of the improvements, for the warranty period of one year following completion and acceptance of the improvements.

4. The estimate of improvement costs shall be prepared under the direction of and signed by a registered civil engineer licensed by the State of California, and shall be approved by the City Engineer. The estimate shall provide for the following:

a. Total construction costs, with labor costs calculated using the prevailing wage in the City;

b. Ten percent of the total construction cost for contingencies;

c. Increases for projected inflation based on total cost, computed to the estimated end of construction;

d. All utility installation costs, or a certification acceptable to the City Engineer, from the utility company that adequate security has been deposited to ensure installation; and

e. Costs and reasonable expenses and fees, including attorney's fees, incurred in enforcing the obligation secured.

5. The security shall be released in accordance with the requirements of Sections 66499.7 of the Government Code and as described below:

a. At such time that the subdivider believes that the obligation to perform the work for

which security was required is complete, the subdivider may notify the City Engineer in writing of the completed work, including a list of work completed. Upon receipt of the written notice, the City Engineer shall have 45 days to review and comment or approve the completion of the required work. If the City Engineer does not agree that all work has been completed in accordance with the plans and specifications for the improvements, he or she shall supply a list of all remaining work to be completed.

b. Within 45 days of receipt of the list of remaining work from the City Engineer, the subdivider may then provide cost estimates for all remaining work for review and approval by the City Engineer. Upon receipt of the cost estimates, the City Engineer shall then have 45 days to review, comment, and approve, modify, or disapprove those cost estimates. The City Engineer is not required to process a partial release more than once between the start of work and completion and acceptance of all work.

c. If the City Engineer approves the cost estimate for the remaining work and finds that the cost of the remaining work does not exceed 20 percent of the total original performance security, the public entity shall release all performance security except for security in an amount up to 200 percent of the cost estimate of the remaining work and any retention to secure guarantee and warranty of the work as set forth in Section 16.32.120.H.5.i.

d. Substitute bonds or other security may be used as a replacement for the performance security, subject to the approval of the City Engineer. If substitute bonds or other security is used as a replacement for the performance security released, the release shall not be effective unless and until the City Engineer receives and approves that form of replacement security.

e. A reduction in the performance security, authorized under this section, is not, and shall not be deemed to be, an acceptance by the City of the completed improvements.

f. The subdivider shall complete the works of improvement until all remaining items are accepted by the City Engineer.

g. Upon the completion of the improvements, the City Engineer shall issue a written statement of completion within 45 days.

h. Any remaining performance security shall be released within 60 days of the issuance of the written statement of completion.

i. The warranty security shall be released to the subdivider one year after completion of the work, or a final inspection indicating that the

work is acceptable to the City Engineer, or City Council resolution accepting the dedication, whichever is later.

16.32.130 Assessment districts.

The subdivider shall either join an existing assessment district, if there is one adjacent to the parcel, or form a new one, as directed by the Planning Officer if none exists.

16.32.140 Community facilities districts

The subdivider shall either join an existing community facilities district, if there is one adjacent to the parcel, or form a new one, as directed by the Planning Officer if none exists. It is the intent of this section to recover all municipal costs created by the subdivision. Use of this section for subdivision infrastructure bonds is ~~discouraged~~ prohibited.

Chapter 16.36

LOT LINE ADJUSTMENTS

Sections:

- 16.36.010 Purpose.
- 16.36.020 Application requirements.
- 16.36.030 Acceptance or rejection of filing.
- 16.36.040 Approval or disapproval by Planning Officer.
- 16.36.050 Appeals process.
- 16.36.060 Filing process.

16.36.010 Purpose.

The purpose of this chapter is to provide a process for the legal adjustment of property lines that do not create new parcels.

16.36.020 Application requirements.

A. Conditions. A request for a lot line adjustment may be filed when both of the following conditions are met:

1. The lot line adjustment will not alter the character of the surrounding neighborhood and will not be detrimental to the public welfare or the surrounding territory; and
2. The adjusted parcels or lots meet the lot frontage, zone area, setback, side yard, and all of the requirements of Hughson Municipal Code Title 17, as well as those of the General Plan and any applicable specific plans.

B. Submittal information. A request for a lot line adjustment shall be submitted to the Planning Officer on forms provided by the City and shall be

accompanied by the information deemed necessary by the Planning Officer.

C. Findings of sufficient services. In order ensure that the subject parcels have adequate services, the Planning Officer shall make one or more of the following findings as applicable:

1. The subject parcels are in compliance with Hughson Municipal Code Title 17.
2. The subject parcels are located within an existing assessment district or will join an existing assessment district that provides adequate services in accordance with Section 16.32.130.
3. The subject parcels have adequate services.
4. The property owners will participate in the formation of an assessment district that provides adequate services.

16.36.030 Acceptance or rejection of filing.

The documents submitted shall be reviewed by the Planning Officer and accepted for filing if all of the application requirements of Hughson Municipal Code 16.36.020 have been met.

16.36.040 Approval or disapproval by Planning Officer.

A. Approval or disapproval. The Planning Officer shall approve, conditionally approve, or deny the lot line adjustment based on whether the documents submitted meet the conditions set forth in this section. The Planning Officer may modify the lot line adjustment map as a condition of approval.

B. Expiration. A lot line adjustment approval shall be valid for one year from the date of approval and, if the adjustment parcels or lots are not a matter of record within that one-year period, the approval shall expire.

16.36.050 Appeals process.

The appeals process for the decision of the Planning Officer shall be as described in Hughson Municipal Code 16.04.120.

16.36.060 Filing process.

If the request for a lot line adjustment is approved by the Planning Officer, the applicant shall submit to the Planning Officer all of the information deemed necessary by the Planning Officer, as well as any applicable fees as shall be determined by the City Council.

Chapter 16.40

MERGERS BY DEED

Sections:

- 16.40.010 Purpose.
- 16.40.020 Application requirements.
- 16.40.030 Application review process.
- 16.40.040 Approval or disapproval by Planning Officer.
- 16.40.050 Filing process.
- 16.40.060 Appeals process.

16.40.010 Purpose.

The purpose of this chapter, pursuant to Government Code Section 66499.20-3/4 and this chapter, is to provide a process for the merger of contiguous lots or parcels under common ownership without first reverting to acreage.

16.40.020 Application requirements.

A. Form required. An application for merger shall be on a form approved by the Planning Officer, shall include a legal description of the lots or parcels to be merged, a preliminary title report as to such lots or parcels, and a legal description, prepared according to law, of the resulting merged lots or parcels.

B. Fee. The application shall be subject to a fee as set forth by the City Council.

C. Owner's consent required. All persons owning an interest in the lots or parcels to be merged shall consent to the merger by executing an owner's certificate consenting to the merger. The owner's certificate shall be in a form approved by the Planning Officer.

D. Consistency with Zoning Code. No merger of lots or parcels already improved with one or more living units shall be approved pursuant to this section, unless the resulting single merged lot or parcel complies with the density requirements of Hughson Municipal Code Title 17. If the contiguous lots or parcels under common ownership are of sufficient area, the resulting merged lot or parcel must comply with the minimum parcel area and frontage requirements specified in Hughson Municipal Code Title 17. Otherwise, the resulting lot or parcel must comply as nearly as possible with those area and frontage requirements.

E. Findings of sufficient services. In order to ensure that the subject parcels have adequate services, the Planning Officer shall make one or more of the following findings as applicable:

1. The subject parcels are located within an existing assessment district or will join an existing assessment district that provides adequate services.

2. The subject parcels have adequate services.

3. The property owners will participate in the formation of an assessment district that provides adequate services.

16.40.030 Application review process.

A. Administrative action. Approval of a merger is an administrative action that is not subject to the CEQA Guidelines.

B. Review by other departments. The Planning Officer shall refer an application for merger to other affected City departments. These departments shall review the application and submit their comments in writing to the Planning Officer.

C. Modification of encumbrances. Prior to approval, all encumbrances, including bonded indebtedness, shall be modified to apply uniformly to each entire resulting lot or parcel, rather than to the portions of each resulting lot or parcel corresponding to the separate lots or parcels prior to the merger.

16.40.040 Approval or disapproval by Planning Officer.

The Planning Officer shall review the application for compliance with this article and shall review and consider any comments received from affected City departments. The Planning Officer shall then approve the application, if it complies with the requirements of this chapter. The Planning Officer shall give written notice of his or her action on the application by mail to the applicant and owners.

16.40.050 Filing process.

After final approval of an application, the City Clerk shall record a certificate of merger, including the owner's consent to merger, to evidence the merger of the lots or parcels. The certificate of merger shall be of a form approved by the City Clerk and may include a notation to the effect that:

A. Developable. Approval of the merger does not guarantee that the resulting lot or parcel is developable;

B. Sale. The individual lots or parcels which have been merged are not separately available for sale, lease, and/or financing purposes; and

C. Compliance. Development of a parcel resulting from merger pursuant to this section must be in compliance with any and all applicable State and City statutes, ordinances, and regulations.

16.40.060 Appeals process.

Any decision of the Planning Officer regarding a merger by deed may be appealed by the applicant

as provided in Hughson Municipal Code 16.04.120.

Chapter 16.44

REVERSION TO ACREAGE

Sections:

- 16.44.010 Purpose.
- 16.44.020 Application requirements.
- 16.44.030 Approval or disapproval by Planning Officer.
- 16.44.040 Findings.
- 16.44.050 Filing process.

16.44.010 Purpose.

The purpose of this chapter is to provide a process for eliminating the subdivision of previously subdivided parcels and returning them to their original configuration.

16.44.020 Application requirements.

A. Initiation.

1. Petition by owners of record. Proceedings to revert subdivided property to acreage may be initiated by petition of all the owners of record of the property. The petition shall be in a form prescribed by the Planning Officer. The petition shall contain the information required by Section 66499.13 of the Government Code and such other information as required by the Planning Officer.

2. Petition by City Council resolution. The City Council, at the request of any person or on its own motion, may by resolution initiate proceedings to revert property to acreage. The City Council shall direct the Planning Officer to obtain the necessary information to initiate and conduct proceedings.

B. Petitioner shall file the following:

- 1. Evidence of title to the real property; and
- 2. Evidence of the consent of all of the owners of interest(s) in the property; or
- 3. Evidence that none of the improvements required to be made have been made within two years from the date the final map or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is later; or
- 4. Evidence that no lots shown on the final or parcel map have been sold within five years from the date such final or parcel map was filed for record;

5. A tentative map in the form prescribed by this title; and

6. A final map in the form prescribed by this title which delineates dedications that will not be vacated and dedications required as a condition to reversion.

C. Fees. Petitions to revert property to acreage shall be accompanied by a fee as set forth by City Council resolution. If the proceedings are initiated by the City Council, the person or persons who requested the City Council to initiate the proceedings shall pay the appropriate fee. Fees are not refundable.

16.44.030 Approval or disapproval by Planning Officer.

A. Review. The Planning Officer may approve a reversion to acreage only if he or she is able to make the findings in Hughson Municipal Code 16.44.040.

B. Conditions. The Planning Officer may require as conditions of the reversion:

- 1. That the owners dedicate or offer to dedicate streets or easements.
- 2. The retention of all or a portion of previously paid subdivision fees, deposits, or improvement securities, if the same are necessary to accomplish any of the provisions of this title.

16.44.040 Findings.

A. Dedications. Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and

B. One of the following is true:

- 1. All owners of an interest in the real property within the subdivision have consented to reversion;
- 2. None of the improvements required to be made within two years from the date the final or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is later, have been completed; or
- 3. No lots shown on the final or parcel map were filed for record.

16.44.050 Filing process.

A. Return of fees. Except as provided in Hughson Municipal Code 16.44.020.C, upon filing of the final map for reversion to acreage with the county recorder, all unencumbered or unutilized fees and deposits shall be returned to the subdivider and all improvement securities shall be released by the Planning Officer, except those retained pursuant to Section 16.44.030.B.2 of this Code.

B. Map recordation. Reversion shall be effective upon the final map being filed for record by the county recorder. Upon filing, all dedications and offers of dedication not shown on the final map for reversion shall be of no further force and effect.

16.52.010 If any provision of this title or the application of this title to any person or circumstance is held invalid, the remainder of this title or the application of a provision to other persons or circumstances shall not be affected.

Chapter 16.48

COST APPORTIONMENT

Sections:

- 16.48.010 Purpose.
- 16.48.020 Application requirements.
- 16.48.030 Agreement.
- 16.48.040 Collection.
- 16.48.050 Time limit.

16.48.010 Purpose.

In the event that any subdivider is required under the provisions of this title to construct or pay for the construction of improvements which will in the future benefit other subdividers, the City may require such other subdividers to reimburse the original subdivider for a proportionate share of the cost of such improvement.

16.48.020 Application requirements.

The requirement for reimbursement shall be upon application of the original subdivider.

16.48.030 Agreement.

The reimbursement shall be specified by appropriate provisions in the subdivision or site development agreement, which shall provide that the reimbursement shall be paid by City.

16.48.040 Collection.

The reimbursement shall be made by the City to the original subdivider within 30 days of collection from such other subdivider, but the City shall in no event be liable for reimbursement to the original subdivider unless and until such reimbursement is collected from the other subdivider. In no event shall the City be liable for failure to make such collection.

16.48.050 Time limit.

No reimbursement agreement shall be valid for more than 10 years.

Chapter 16.52

SEVERABILITY

**CITY OF HUGHSON
CITY COUNCIL
ORDINANCE NO. 2013-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
HUGHSON, AMENDING HUGHSON MUNICIPAL CODE TITLE 16
SUBDIVISIONS AND DEVELOPMENT BY AMENDING SECTION
16.28.020, STREET DESIGN, AND ADDING SECTION 16.32.140
COMMUNITY FACILITIES DISTRICTS**

WHEREAS, the State of California requires that all updates to municipal General Plan Transportation Elements incorporate a Complete Streets program; and,

WHEREAS, the City Council has adopted by Resolution No. 2013-16 the City of Hughson Design Manual for Living Streets; and,

WHEREAS, the Design Manual for Living Streets meets the requirements of a Complete Streets program; and,

WHEREAS, Hughson Municipal Code Section 16.28.020 anticipated that the City Council would adopt street design guidelines; and,

WHEREAS, to ensure implementation of the Design Manual for Living Streets and to prevent confusion in its application, Hughson Municipal Code Section 16.28.020 shall be amended to remove the phrase "...any applicable design guidelines..." and replace with the phrase "...the City of Hughson Design Manual for Living Streets..."; and,

WHEREAS, new residential subdivisions need to pay their full share of all municipal costs; and,

WHEREAS, currently available cost recovery tools do not allow for many municipal functions to have their costs off-set; and,

WHEREAS, Community Facility Districts may be used to recover a portion of such municipal costs such as police services, street maintenance, recreation programs, storm water services, and fire services; and,

WHEREAS, it is desirable that the requirement to form Community Facility Districts is included in the Subdivision Ordinance; and,

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

Section 1 Section 16.28.020 of the Hughson Municipal Code is amended to read as follows:

16.28.020 Street design.

The location, width, and alignment of streets shall conform to the General Plan or Master Plans, any applicable specific plans, the City of Hughson Design Manual for Living Streets, and any standards established by the Planning Officer, except where alternative standards are approved by the City Council.

Section 2 Section 16.32.140 of the Hughson Municipal Code is adopted to read in full as follows:

16.32.140 Community facilities districts

The subdivider shall either join an existing community facilities district, if there is one adjacent to the parcel, or form a new one, as directed by the Planning Officer if none exists. It is the intent of this section to recover all municipal costs created by the subdivision. Use of this section for subdivision infrastructure bonds is prohibited.

Section 3 **Effective Date:** This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date.

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 _____, 2013, and by a unanimous vote of the Council members present, further reading was waived.

On motion of Councilmember _____, seconded by Councilmember _____, the foregoing Ordinance was passed by the City Council of the City of Hughson at a regular meeting held on _____, 2013, by the following votes:

AYES:

NAYES:

ABSTAIN:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 5.2

SECTION 5: PUBLIC HEARING

Meeting Date: August 12, 2013
Subject: Public Hearing to Consider Approval of the Fiscal Year 2013-2014 Annual Assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
Presented By: Raul L. Mendez, City Manager
Approved By: _____

Background:

At the July 22, 2013 regular meeting, the Council approved a Resolution declaring its intent to levy and collect assessment for the City of Hughson Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013-2014. The Council also set the associated public hearing for the August 12, 2013 meeting.

The City of Hughson ("City") utilizes special financing districts to provide various services and improvements to the property owners within the City. These are currently comprised of two types of assessments, Landscape and Lighting Districts and Benefit Assessment Districts. Each Landscape and Lighting District (LMD) was formed and the annual assessments are levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act"). Each Benefit Assessment District (BAD) was formed and the 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 City annually reviews the anticipated costs of each district for the next fiscal year, establishes assessments attributable to each parcel, and orders such assessments to be levied through the County property tax roll. This Engineer's Report ("Report") describes the districts, any annexations or changes to the districts, the proposed assessments and the levies for Fiscal Year 2013-2014. 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. Parcels are assessed proportionately for the special benefit provided by the district.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number by the Stanislaus County Assessor’s Office. The Stanislaus County Auditor-Controller uses Assessor’s Parcel Numbers and specific fund numbers to identify properties assessed on the County Secured Property Tax Roll (the “Tax Roll”).

Following final approval of the Report and confirmation of the assessments, the City Council may order the levy and the collection of the assessments for Fiscal Year 2013-2014 pursuant to the 1972 and 1982 Acts. In such case, the assessment information will be submitted to the County Auditor-Controller, by mid-August, to be included on the Tax Roll for each benefiting parcel for Fiscal Year 2013-2014.

Summary of Proposed Assessments for Fiscal Year 2013-2014

The following is a summary of the Fiscal Year 2013-2014 proposed assessment as set forth in the Engineer’s Report and per equivalent dwelling unit (EDU). City staff has been working with NBS Local Government Solutions in the recent years to more closely monitor and manage the Landscape and Lighting Districts and Benefit Assessment Districts. Part of this process has included the City tracking actual costs of providing services within the Districts and providing information to NBS for use during the preparation of the Annual Engineer’s Report. This more deliberate process will allow the City to better gauge the fiscal condition of each District and help with future planning efforts to ensure services are provided consistent with approved assessment levels. The City will continue to make progress towards this end and bring forth any recommendations to the City Council in the future by working with the Budget and Finance Subcommittee to explore possible options. It is anticipated that a multi-year strategy will be brought forward for consideration this fiscal year to correct those Districts with low or negative balances and create a sustainable plan moving forward.

Central Hughson

Central Hughson differs for the other districts in that it was formed and annexed to in accordance with parcel circumstances, type or other specific purpose as indicated by the original engineer’s report. Consequently, a general description of locations is not practical. Assessments also differ in that they are formulated in most respects by parcel specific attributes rather than equal distribution to all included parcels. There are currently 208 parcels in the Benefit Assessment District and 43 parcels in the Landscape and Lighting District.

Landscape and Lighting District

Balance to Levy:	\$12,745.52
Maximum Rates*:	\$33.22 - \$866.24 (low and high)
Anticipated Ending Fund Balance:	(\$20,601.09)

**Based on landscaping (by area), maintenance of trees (by unit allocation to parcels), streetlights, parking area lights, etc.*

Benefit Assessment District

Balance to Levy: \$28,345.51
Maximum Rates*: \$19.55 - \$1,815.02 (low and high)
Anticipated Ending Fund Balance: \$27,708.83

* Based on storm water drain street frontage, sidewalks by area, road maintenance, graffiti removal (per parcel), street sweeping by curb miles, etc.

Brittany Woods

Brittany Woods lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and east of Seventh Street, within the boundaries of Tract 085 (Brittany Woods), and includes Assessor's Parcel Numbers for lots 018-085-001 through 018-085-066 inclusive and Lot "A" as recorded in Book 40 of Maps, Page 73, of Stanislaus County Records. Brittany Woods currently has 65 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$8,060.00
Maximum Rate per EDU: \$124.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$11,387.94

Euclid North

Euclid North is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Brittany Woods Subdivision, on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision. Euclid North currently has 50 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$0
Maximum Rate per EDU: \$243.73 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$0

Benefit Assessment District

Balance to Levy: \$0
Maximum Rate per EDU: \$212.53 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$0

Euclid South

Euclid South is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Starns Estates Subdivision, and on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision. Euclid South currently has 69 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$0
Maximum Rate per EDU: \$155.80 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$0

Benefit Assessment District

Balance to Levy: \$0
Maximum Rate per EDU: \$170.01 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$0

Fontana Ranch North

Fontana Ranch North is a portion of Tract 22, west of Euclid Avenue, north of Fox Road, south of the Euclid South Subdivision, and east of the Fox Glen Subdivision. Fontana Ranch North currently has 91 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$17,103.45
Maximum Rate per EDU: \$187.95 (~1% increase from FY 2012-2013)
Anticipated Ending Fund Balance: \$11,846.22

Benefit Assessment District

Balance to Levy: \$17,874.22
Maximum Rate per EDU: \$187.95 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance: \$34,611.17

Fontana Ranch South

Fontana Ranch South is a portion of Tract 24 south of Fox Road, west of Samaritan Village Facility, north of the extension of Locust Street, and east of the Bavaro Subdivision.

Landscape and Lighting District

Balance to Levy: \$10,141.60
Maximum Rate per EDU: \$181.10 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance: (\$20,570.13)

Benefit Assessment District

Balance to Levy: \$8,937.60
Maximum Rate per EDU: \$159.60 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance: \$5,785.51

Feathers Glenn

Feathers Glenn lies directly south of the Rhapsody Subdivisions, and consists of those lots served by Metcalf Way between Charles Street and Seventh Street, and the Feathers and Adeline Courts. Feathers Glen current has 42 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$12,668.46
Maximum Rate per EDU:	\$301.63 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	\$21,043.56

Benefit Assessment District

Balance to Levy:	\$7,831.32
Maximum Rate per EDU:	\$186.46 (~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance:	\$7,188.81

Rhapsody Unit No. 1

Rhapsody Unit No. 1 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-001 through 018-086-042 inclusive, and 018- 087-001 through 018-087-037 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records. Rhapsody Unit No. 1 currently has 79 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$6,794.00
Maximum Rate per EDU:	\$86.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	\$12,178.13

Rhapsody Unit No. 2

Rhapsody Unit No. 2 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-044 through 018-086-078 inclusive, and 018- 087-039 through 018-087-062 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records. Rhapsody Unit No. 2 currently has 59 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$6,490.00
Maximum Rate per EDU:	\$110.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	\$7,931.89

Santa Fe Estates Phase 1

Santa Fe Estates Phase 1 lies east of Santa Fe Avenue, within Tract 083 (Santa Fe Estates Phase 1), and includes Assessor's Parcel Numbers for lots 018-083-001 through 018-083-055 inclusive as recorded in Book 40 of Maps, Page 56, and Stanislaus County Records. Santa Fe Estates Phase 1 currently has 55 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$7,260.00
Maximum Rate per EDU:	\$132.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	\$394.77

Santa Fe Estates Phase 2

Santa Fe Estates Phase 2 lies east of Santa Fe Avenue, within Tract 084 (Santa Fe Estates Phase 2), and includes Assessor's Parcel Numbers for lots 018-084-002 through 018-084-053 inclusive and "Lot B" as recorded in Book 10 of Maps, Page 38, of Stanislaus County Records. Santa Fe Estates Phase 2 currently has 51 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$6,630.00
Maximum Rate per EDU:	\$130.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	\$10,777.24

Starn Estates

Starn Estates lies directly south of the Brittany Woody Landscaping and Lighting District, east of Seventh Street, within Tract 081 (Starn Estates Phase 1 and 2), and includes Assessor's Parcel Numbers for lots 018-081-001 through 018-081-037 inclusive and lots 018-081-039 through 018-081-079 inclusive as recorded in Book 40 of Maps, Page 21, Stanislaus County Records. Starn Estates currently has 78 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy:	\$7,956.00
Maximum Rate per EDU:	\$102.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance:	\$14,699.25

Sterling Glenn III

Sterling Glenn III is located west of Tully Road, east of Santa Fe Estates Phase II Subdivision, north of an industrial zone, and south of the Walnut Haven Subdivision, and includes Assessor's Parcel Numbers 018-089-001 through 017-089-073. Sterling Glenn III currently has 73/1.7 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$15,063.99
Maximum Rate per EDU: \$199.42/\$297.84
(5% increase from FY 2012-2013)
Anticipated Ending Fund Balance: \$8,871.27

Benefit Assessment District

Balance to Levy: \$10,458.91
Maximum Rate per EDU: \$137.92/\$229.85
(~5% increase from FY 2012-2013)
Anticipated Ending Fund Balance: \$9,903.62

Sun Glow Estates

Sun Glow Estates lies east of Tully Road and directly south of the Walnut Haven III Landscaping and Lighting District, within Tract 082 (Sun Glow Estates), and includes Assessor's Parcel Numbers for lots 018-082-001 through 018-082-090 inclusive as recorded in Book 39 of Maps, Page 98, of Stanislaus County Records. Sun Glow Estates currently has 91 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$8,939.84
Maximum Rate per EDU: \$98.24 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$18,879.09

Walnut Haven III

Walnut Haven III lies east of Tully Road and west of Charles Street, directly north of the Sun Glow Landscaping and Lighting District, within Tract 088 (Walnut Haven III), and includes Assessor's Parcel Numbers for lots 018-088-001 through 018-088-055 inclusive as recorded in Book 40 of Maps, Page 76, of Stanislaus County Records. Walnut Haven III currently has 55 equivalent dwelling units.

Landscape and Lighting District

Balance to Levy: \$5,995.00
Maximum Rate per EDU: \$109.00 (no change from FY 2012-2013)
Anticipated Ending Fund Balance: \$6,124.74

Annual Inflationary Adjustment:

Increases to the annual assessment and levy are indexed to the Consumer Price Index plus three percent based on the U.S. Department of Labor, Bureau of Labor Statistics, reported by the San Francisco/Oakland 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. Not all of the City's Districts include annual inflationary adjustments.

Environmental Review:

This is an administrative action which is not a project under CEQA.

Public Participation:

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

Fiscal Impact:

The current Landscape and Lighting Districts and Benefit Assessment Districts provide the City of Hughson with funding annually to provide specific services and improvements to properties within their respective approved boundaries. For Fiscal Year 2013-2014, annual assessments are expected to generate a total of \$199,295.42, an increase of 5% when compared to the prior fiscal year, for associated labor, administration, utilities, equipment, materials, and preparation of the annual Engineer's Report. NBS Local Government Solutions provides technical administrative support to the City and the Landscape and Lighting Districts and Benefit Assessment Districts. NBS consultants and engineers have provided focused consulting, assessment engineering, special assessment software, ongoing administration and support to over 250 public agencies.

Staff Recommendation:

1. Conduct a public hearing to consider approval of the Fiscal Year 2013-2014 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
2. Adopt Resolution No. 2013-25, approving the Engineer's Report for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts and make it part of the record of this proceeding.
3. Adopt Resolution No. 2013-26, ordering the levy for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2013-2014.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2013-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON,
CALIFORNIA, APPROVING THE ANNUAL REPORT FOR THE CITY OF
HUGHSON LANDSCAPING AND LIGHTING DISTRICTS (LLDs) AND BENEFIT
ASSESSMENT DISTRICTS (BADs) FOR FISCAL YEAR 2013-2014**

The City Council (the "Council") of the City Hughson (the "City") does resolve as follows:

WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500), and the Benefit Assessment Act of 1982, Part 1, Chapter 6.4 of the Government Code (commencing with section 54703) to establish the City's Brittany Woods Landscaping and Lighting District, Central Hughson Landscaping and Lighting District Zone 1, Central Hughson Landscaping and Lighting District Zone 2, Euclid North Landscaping and Lighting District, Euclid South Landscaping and Lighting District, Feathers Glen Landscaping and Lighting District, Fontana Ranch North Landscaping and Lighting District, Fontana Ranch South Landscaping and Lighting District, Rhapsody Unit No.1 Landscaping and Lighting District, Rhapsody Unit No.2 Landscaping and Lighting District, Santa Fe Estates Phase 1 Landscaping and Lighting District, Santa Fe Estates Phase 2 Landscaping and Lighting District, Starn Estates Landscaping and Lighting District, Sterling Glen III Landscaping and Lighting District, Sun Glow Estates Landscaping and Lighting District, Walnut Haven III Landscaping and Lighting District, Central Hughson Benefit Assessment District Zone 1, Central Hughson Benefit Assessment District Zone 2, Euclid North Benefit Assessment District, Euclid South Benefit Assessment District, Feathers Glen Benefit Assessment District, Fontana Ranch North Benefit Assessment District, Fontana Ranch South Benefit Assessment District, Sterling Glen III Benefit Assessment District (the "Assessment Districts"); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the Assessment Districts, and the preparation and filing of the Annual Report; and

WHEREAS, the Council has, by previous resolution, ordered NBS to prepare and file such Annual Report; and

WHEREAS, NBS has prepared and filed such Annual Report with the Clerk.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HUGHSON, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The City Council hereby approves the Annual Report concerning the levy of assessments as submitted by NBS for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

PASSED AND ADOPTED by the City Council of the City of Hughson, State of California, at a regular meeting held on this 12th day of August, 2013 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2013-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON,
CALIFORNIA, CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY
FOR THE CITY OF HUGHSON LANDSCAPING AND LIGHTING DISTRICTS
(LLDs) AND BENEFIT ASSESSMENT DISTRICTS (BADs) FOR FISCAL YEAR
2013-2014**

The City Council (the "Council") of the City of Hughson (the "City") does resolve as follows:

WHEREAS, the Council previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500), and the Benefit Assessment Act of 1982, Part 1, Chapter 6.4 of the Government Code (commencing with section 54703) to establish the City's Brittany Woods Landscaping and Lighting District, Central Hughson Landscaping and Lighting District Zone 1, Central Hughson Landscaping and Lighting District Zone 2, Euclid North Landscaping and Lighting District, Euclid South Landscaping and Lighting District, Feathers Glen Landscaping and Lighting District, Fontana Ranch North Landscaping and Lighting District, Fontana Ranch South Landscaping and Lighting District, Rhapsody Unit No.1 Landscaping and Lighting District, Rhapsody Unit No.2 Landscaping and Lighting District, Santa Fe Estates Phase 1 Landscaping and Lighting District, Santa Fe Estates Phase 2 Landscaping and Lighting District, Starn Estates Landscaping and Lighting District, Sterling Glen III Landscaping and Lighting District, Sun Glow Estates Landscaping and Lighting District, Walnut Haven III Landscaping and Lighting District, Central Hughson Benefit Assessment District Zone 1, Central Hughson Benefit Assessment District Zone 2, Euclid North Benefit Assessment District, Euclid South Benefit Assessment District, Feathers Glen Benefit Assessment District, Fontana Ranch North Benefit Assessment District, Fontana Ranch South Benefit Assessment District, Sterling Glen III Benefit Assessment District (the "Assessment Districts"); and

WHEREAS, the City has retained NBS for the purpose of assisting with the annual levy of the Assessment Districts, and the preparation and filing of an Annual Report; and

WHEREAS, the City has, by previous resolution, declared its intention to hold a Public Hearing concerning the levy and collection of assessments within the Assessment Districts; and

WHEREAS, a Public Hearing has been held and concluded and notice thereof was duly given in accordance with Section 22626 of the Landscaping and Lighting Act of 1972; and

WHEREAS, at the time and place specified in the Resolution of Intention the City conducted such hearing and considered all objections to the assessment.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HUGHSON, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section. 1 The City Council hereby confirms the assessment and the diagram as is described in full detail in the Annual Report on file with the Clerk.

Section. 2 Pursuant to Section 22631 of the Landscaping and Lighting Act of 1972, the adoption of this resolution shall constitute the levy of an assessment for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

Section. 3 The City Council hereby orders NBS to prepare and submit the levy of assessments to Stanislaus County for placement on the Fiscal Year 2013-2014 secured property tax roll.

PASSED AND ADOPTED by the City Council of the City of Hughson, State of California, at a regular meeting held on this 12th day of August, 2013 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor Pro Tem

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk



City of Hughson

Annual Engineer's Report

**Lighting & Landscaping and
Benefit Assessment Districts**

Fiscal Year 2013/14

Main Office

32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office

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1. 2013/14 SUMMARY

LANDSCAPE AND LIGHTING DISTRICTS

District Name	2013/14 Estimated Budget Costs	Current EDUs	2013/14 Actual Rate Per EDU	2013/14 Maximum Rate per EDU
Brittany Woods	\$8,060.00	65	\$124.00	\$124.00
Central Hughson*	12,745.52	N/A	N/A	N/A
Euclid North	0.00	50	0.00	243.73
Euclid South	0.00	69	0.00	155.80
Feathers Glenn	12,668.46	42	301.63	301.63
Fontana Ranch North	17,102.54	91	187.95	187.95
Fontana Ranch South	10,141.60	56	181.10	181.10
Rhapsody Unit No. 1	6,794.00	79	86.00	86.00
Rhapsody Unit No. 2	6,490.00	59	110.00	110.00
Santa Fe Estates Phase 1	7,260.00	55	132.00	132.00
Santa Fe Estates Phase 2	6,630.00	51	130.00	130.00
Starn Estates	7,956.00	78	102.00	102.00
Sterling Glenn III**	15091.24	73/1.7	199.42/297.84	199.42/297.84
Sun Glow Estates	8,939.84	91	98.24	98.24
Walnut Haven III	5,995.00	55	109.00	109.00

BENEFIT ASSESSMENT DISTRICTS

District Name	2013/14 Estimated Budget Costs	Current EDUs	2013/14 Actual Rate Per EDU	2013/14 Maximum Rate per EDU
Central Hughson*	\$28,345.51	N/A	N/A	N/A
Euclid North	0.00	50	0.00	212.53
Euclid South	0.00	69	0.00	170.01
Feathers Glenn	7,831.32	42	186.46	186.46
Fontana Ranch North	17,874.22	91	187.95	187.95
Fontana Ranch South	8,937.60	56	159.60	159.60
Sterling Glenn III**	10,458.91	73/1.7	137.92/229.85	137.92/229.85

*Includes too many individual factors to summarize maximum assessment rates, please contact NBS 800-676-7516 with questions or for details regarding the maximum assessment rates.

**Includes Annexations

2. OVERVIEW

2.1. Introduction

The City of Hughson (“City”) utilizes special financing districts to provide various services and improvements to the property owners within the City. These are currently comprised of two types of assessments; Landscape and Lighting Districts and Benefit Assessment Districts. Each Landscape and Lighting District was formed and the annual assessments are levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”). Each Benefit Assessment District was formed and the 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 City annually reviews the anticipated costs of each district for the next year, establishes assessments attributable to each parcel, and orders such assessments to be levied through the County property tax roll. This Engineer’s Report (“Report”) describes the districts, any annexations or changes to the districts, the proposed assessments and the levies for Fiscal Year 2013/14. The proposed assessments and levies are based on the historical and estimated costs 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. Parcels are assessed proportionately for special benefit provided by district improvements.

For the purposes of this Report, the word “parcel” refers to an individual property assigned its own Assessor’s Parcel Number by the Stanislaus County Assessor’s Office. The Stanislaus County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties assessed on the County Secured Property Tax Roll (the “Tax Roll”).

Following final approval of the Report and confirmation of the assessments, the Council may order the levy and the collection of the assessments for Fiscal Year 2013/14 pursuant to the 1972 and 1982 Acts. In such case, the assessment information will be submitted to the County Auditor/Controller to be included on the Tax Roll for each benefiting parcel for Fiscal Year 2013/14.

2.2. Proposition 218

In November 1996, California voters approved Proposition 218. The provisions of the Proposition are now contained in the California Constitution Articles XIIC and XIID. All assessments described in the Report and approved by the City Council are prepared in accordance with the 1972 and 1982 Acts and are in compliance with the provision of the California Constitution Article XIID.

Pursuant to California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of the Article XIID Section 4 and the property owner balloting for the assessments is not required until such time that the assessments are increased or assessment methods changed.

Therefore, any pre-existing assessment amount (and any assessment identified in the Report) for those districts is subsequently exempt from the procedural requirements of Article XIID Section 4. However, any future assessment increases in excess of that will be subject to the new requirements identified in California Constitution Article XIID.

2.3. Benefit Analysis

Each of the improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and either the 1972 Act and/or the 1982 Act. The improvements associated with each district have been identified as necessary, required and/or desired for the orderly development of the properties within the district to their full potential consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of the individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of the improvements. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of assessment/apportionment is based on the premise that each assessed parcel within the district receives special benefit from improvements provided by the district. The desirability and security of properties is enhanced by the presence of local improvements in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

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

The special benefit associated with street lighting specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved visibility of pedestrians and motorists to see;
- Improved ingress and egress to property;

- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;
- Increased promotion of business during nighttime hours in the case of commercial properties.

The special benefits associated with the Benefit Assessment Districts are specifically, but not necessarily limited to:

- Improved flood controls;
- Improved water quality from storm waters;
- Improved and safer pedestrian facilities;
- Improved roadways and reduced vehicular wear;
- Improved public facilities;
- Enhanced visual characteristics by the undergrounding of utilities.

Based on the preceding special benefits, it has been determined that the improvements provided through the districts and for which parcels are assessed, contribute to the safety, security, aesthetic value and desirability of those properties. It has further been determined that these improvements, whether individually or collectively, are provided for the special benefit and enhancement of properties within the district and provide no measureable general benefit to properties outside the district or to the public at large.

Further, in reviewing the improvements in each of the districts, the proximity of those improvements to both properties within each district and those outside each district, as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely intended for the benefit of properties within each district, within the meaning contemplated by the Acts. The ongoing maintenance and operation of the improvements include public areas, easements, rights-of-way and other amenities available or visible to the public at large. The construction and installation of these improvements were for direct special benefit to the properties within each respective district and were not required or necessarily desired by any properties or developments outside each district boundary. Any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and ongoing maintenance serving the operation of those improvements provide no measurable special benefit to properties outside each of the districts or the public at large, but clearly provide distinct and special benefits to properties within each of the districts. Any benefit received by properties or individuals outside of the districts is general in nature.

3. PLANS AND SPECIFICATIONS

3.1. Description of the Districts and Benefits

For Fiscal Year 2013/14 there are fifteen landscape and lighting districts (“LMDs”). These are identified as Brittany Woods, Central Hughson, Euclid North (Legacy), Euclid South, Feathers Glen, Fontana Ranch North, Fontana Ranch South, Rhapsody Unit No. 1, Rhapsody Unit No. 2, Santa Fe Estates Phase 1, Santa Fe Estates Phase 2, Starn Estates, Sterling Glen III, Sun Glow Estates, and Walnut Haven III. For Fiscal Year 2013/14 there are seven benefit assessment districts (“BADs”). These consist of Central Hughson, Feathers Glenn, Euclid North (Legacy), Euclid South, Fontana Ranch North, Fontana Ranch South, and Sterling Glen III. The benefit assessment districts are geographically identical to their counterpart landscape and lighting districts, with the exception of the certain zones within the Central Hughson Benefit Assessment District.

Each LMD provides and ensures the continued maintenance, servicing, administration, and operation of various landscape and lighting improvements and associated appurtenances located within the public rights-of-way and dedicated landscape easements in various tracts throughout the City. Each LMD is identified as a district area within the City with specific costs and benefits to the parcels within each LMD. The spreading of the improvement costs is based upon the total cost of the improvements within each LMD and is proportionately spread among all benefiting properties within each LMD as determined under §22503 of the California Streets and Highways Code.

Each property is assessed only for the cost of the improvements from which special benefit is received. Improvements within the LMDs may include but are not limited to street lighting, planting materials, irrigation systems, drainage systems, detention basins, open space areas, public pedestrian paths, and entry monuments, and may include a combination of grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

Each BAD may provide the costs of various improvements to roads, sidewalks, public facilities, storm water facilities, undergrounding of utilities and any other benefits allowed under the Act.

4. DISTRICT BOUNDARIES

4.1. Central Hughson

Central Hughson differs from the other districts in that it was formed and annexed to in accordance with parcel circumstances, type or other specific purpose as indicated by the original engineer's report. Consequently, a general description of locations is not practical. Assessments also differ in that they are formulated in most respects by parcel specific attributes rather than equal distribution to all included parcels.

4.2. Brittany Woods

Brittany Woods lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and east of Seventh Street, within the boundaries of Tract 085 (Brittany Woods), and includes Assessor's Parcel Numbers for lots 018-085-001 through 018-085-066 inclusive and Lot "A" as recorded in Book 40 of Maps, Page 73, of Stanislaus County Records.

4.3. Euclid North

Euclid North is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Brittany Woods Subdivision, on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision.

4.4. Euclid South

Euclid South is a portion of the south half of Tract 20, west of Euclid Avenue, bordered on the west by the Starns Estates Subdivision, and on the north by the Euclid North Subdivision, and on the east by Euclid Avenue, and on the south by the Fontana North Subdivision.

4.5. Fontana Ranch North

Fontana Ranch North is a portion of Tract 22, west of Euclid Avenue, north of Fox Road, south of the Euclid South Subdivision, and east of the Fox Glen Subdivision.

4.6. Fontana Ranch South

Fontana Ranch South is a portion of Tract 24 south of Fox Road, west of Samaritan Village Facility, north of the extension of Locust Street, and east of the Bavaro Subdivision.

4.7. Feathers Glenn

Feathers Glenn lies directly south of the Rhapsody Subdivisions, and consists of those lots served by Metcalf Way between Charles Street and Seventh Street, and the Feathers and Adeline Courts.

4.8. Rhapsody Unit No. 1

Rhapsody Unit No. 1 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-001 through 018-086-042 inclusive, and 018-087-001 through 018-087-037 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records.

4.9. Rhapsody Unit No. 2

Rhapsody Unit No. 2 lies south of the Turlock Irrigation District Ceres Main Canal, and south of Hatch Road, and west of Seventh Street, within the boundaries of Tracts 086 and 087 (Rhapsody), and includes Assessor's Parcel Numbers for lots 018-086-044 through 018-086-078 inclusive, and 018-087-039 through 018-087-062 inclusive and Lots "A" and "B" as recorded in Book 40 of Maps, Page 74, Stanislaus County Records.

4.10. Santa Fe Estates Phase 1

Santa Fe Estates Phase 1 lies east of Santa Fe Avenue, within Tract 083 (Santa Fe Estates Phase 1), and includes Assessor's Parcel Numbers for lots 018-083-001 through 018-083-055 inclusive as recorded in Book 40 of Maps, Page 56, and Stanislaus County Records.

4.11. Santa Fe Estates Phase 2

Santa Fe Estates Phase 2 lies east of Santa Fe Avenue, within Tract 084 (Santa Fe Estates Phase 2), and includes Assessor's Parcel Numbers for lots 018-084-002 through 018-084-053 inclusive and "Lot B" as recorded in Book 10 of Maps, Page 38, of Stanislaus County Records.

4.12. Starn Estates

Starn Estates lies directly south of the Brittany Woody Landscaping and Lighting District, east of Seventh Street, within Tract 081 (Starn Estates Phase 1 and 2), and includes Assessor's Parcel Numbers for lots 018-081-001 through 018-081-037 inclusive and lots 018-081-039 through 018-081-079 inclusive as recorded in Book 40 of Maps, Page 21, Stanislaus County Records.

4.13. Sterling Glenn III

Sterling Glenn III is located west of Tully Road, east of Santa Fe Estates Phase II Subdivision, north of an industrial zone, and south of the Walnut Haven Subdivision, and includes Assessor's Parcel Numbers 018-089-001 through 017-089-073.

4.14. Sun Glow Estates

Sun Glow Estates lies east of Tully Road and directly south of the Walnut Haven III Landscaping and Lighting District, within Tract 082 (Sun Glow Estates), and includes Assessor's Parcel Numbers for lots 018-082-001 through 018-082-090 inclusive as recorded in Book 39 of Maps, Page 98, of Stanislaus County Records.

4.15. Walnut Haven III

Walnut Haven III lies east of Tully Road and west of Charles Street, directly north of the Sun Glow Landscaping and Lighting District, within Tract 088 (Walnut Haven III), and includes Assessor's Parcel Numbers for lots 018-088-001 through 018-088-055 inclusive as recorded in Book 40 of Maps, Page 76, of Stanislaus County Records.

5. ASSESSMENTS

5.1. Method of Assessment/Apportionment

Pursuant to the 1972 Act and/or the 1982 Act, the costs of a District may be apportioned by a formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the special benefits to be received by each such parcel for the improvements. The benefit formula used within each district may vary, but reflects the composition of the parcels, and the improvements and services provided to fairly proportion the costs based on the special benefit to each assessable parcel. Parcels dedicated to public easements, open space areas and rights-of-way, public greenbelts and parkways, utility rights-of-way, common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned properties that are part of each district improvements or that have little or no improvement value receive little or no benefit from district improvements and are not assessed.

When a number of the districts were established and the existing assessments were approved, it was determined that the most appropriate apportionment of maintenance costs and special benefit was an equal per parcel distribution. Therefore, the total amount to be levied in each of these districts is shared and assessed equally for each parcel in the sub area. The following formula is used to arrive at the levy amount for each parcel within these sub areas.

Total Balance to Levy for District x Total Assessable Parcels in District = Parcel Levy Amount

In contrast the Central Hughson Benefit Assessment District apportions costs on the basis of parcel specific attributes, such as lot size and street frontage.

5.2. Exempt Parcels

Properties within each district that are not assessed for special benefit include but are not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, silver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no special benefit from the improvements and are therefore exempt from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt and shall be subject to special benefit assessment unless it qualifies for an exempt status. For example, those portions of parcels which are used for storm water detention basins in order to provide flood control and drainage systems, are subject to Article XIIID Section 5a. Status determinations for existing districts were established by prior assessment reports, and are not within the scope of this report.

5.3. Annual Inflationary Adjustment

Increases to the annual assessment and levy are indexed to the Consumer Price Index plus three percent based on the U.S. Department of Labor, Bureau of Labor Statistics, reported by the San Francisco/Oakland 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.

Additionally, not all of the City's Districts include annual inflationary adjustments. The following list shows the Districts with allowable inflationary adjustments, as described above.

- Euclid North LMD & BAD
- Euclid South LMD & BAD
- Feathers Glen LMD & BAD
- Fontana Ranch North LMD & BAD
- Fontana Ranch South LMD & BAD
- Sterling Glen LMD & BAD
- Central Hughson LMD & BAD

All other Districts listed in this report have established, non-increasing maximum annual assessment rates.

5.4. Summary of Budgets for Fiscal Year 2013/14

The Fiscal Year 2013/14 budgets for each District can be found on the following pages.

Description	Sun Glow Estates LMD	Starn Estates LMD	Santa Fe Estates, Phase 1 LMD	Walnut Haven III LMD
Direct Costs				
Total Personnel Labor & Fringe	\$2,381.00	\$1,058.00	\$6,350.00	\$2,117.00
Contract Services	762.00	339.00	2,033.00	678.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	1,019.13	973.59	1,255.87	747.36
Equipment & Material Costs	1,613.00	1,308.00	2,604.00	1,349.00
Capital Improvement	0.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	73.41	37.15	37.15	31.09
Total Direct Costs	\$5,848.54	\$3,715.73	\$12,280.02	\$4,922.45
Indirect Costs				
Program Administration	\$1,169.71	\$743.15	\$2,456.00	\$984.49
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	1,322.11	1,133.24	799.08	799.08
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	\$2,491.82	\$1,876.39	\$3,255.08	\$1,783.57
Total Costs	\$8,340.36	\$5,592.12	\$15,535.10	\$6,706.02
Reserve and Other Contribution				
Reserve Balance	\$18,279.61	\$12,335.37	\$8,669.87	\$6,835.76
Reserve Collection/Credit	599.48	2,363.88	(8,275.10)	(711.02)
City Contribution (Budget Shortfall)	0.00	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	\$18,879.09	\$14,699.25	\$394.77	\$6,124.74
Balance to Levy	\$8,939.84	\$7,956.00	\$7,260.00	\$5,995.00

Description	Rhapsody Unit No.1 LMD	Brittany Woods LMD	Rhapsody Unit No.2 LMD	Santa Fe Estates, Phase 2 LMD
Direct Costs				
Total Personnel Labor & Fringe	\$1,058.00	\$2,117.00	\$1,058.00	\$6,350.00
Contract Services	339.00	678.00	339.00	2,033.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	1,231.52	1,588.78	1,525.26	528.75
Equipment & Material Costs	1,355.00	1,338.00	1,383.00	1,490.00
Capital Improvement	0.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	67.39	85.51	67.39	37.15
Total Direct Costs	\$4,050.91	\$5,807.30	\$4,372.65	\$10,438.90
Indirect Costs				
Program Administration	\$810.18	\$1,161.46	\$874.53	\$2,087.78
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	1,147.77	944.37	857.20	740.97
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	\$1,957.95	\$2,105.83	\$1,731.73	\$2,828.75
Total Costs	\$6,008.86	\$7,913.12	\$6,104.38	\$13,267.64
Reserve and Other Contribution				
Reserve Balance	\$11,392.99	\$11,241.06	\$7,546.27	\$17,414.88
Reserve Collection/Credit	785.14	146.88	385.62	(6,637.64)
City Contribution (Budget Shortfall)	0.00	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	\$12,178.13	\$11,387.94	\$7,931.89	\$10,777.24
Balance to Levy	\$6,794.00	\$8,060.00	\$6,490.00	\$6,630.00

Description	Sterling Glen III LMD	Feathers Glen LMD	Central Hughson LMD Zone 2	Fontana Ranch North LMD
Direct Costs				
Total Personnel Labor & Fringe	\$3,175.00	\$4,233.00	\$8,996.00	\$2,646.00
Contract Services	1,016.00	1,355.00	2,880.00	847.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	6,286.82	242.62	60.15	5,685.26
Equipment & Material Costs	1,342.00	1,331.00	1,331.00	1,381.00
Capital Improvement	3,000.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	67.39	67.39	152.88	67.39
Total Direct Costs	\$14,887.22	\$7,229.02	\$13,420.03	\$10,626.66
Indirect Costs				
Program Administration	\$2,977.44	\$1,445.80	\$2,684.01	\$2,125.33
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	1,133.24	610.21	624.74	1,322.11
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	\$4,110.68	\$2,056.01	\$3,308.74	\$3,447.45
Total Costs	\$18,997.90	\$9,285.03	\$16,728.77	\$14,074.10
Reserve and Other Contribution				
Reserve Balance	\$12,805.18	\$17,660.13	(\$16,617.84)	\$8,816.87
Reserve Collection/Credit	(3,933.91)	3,383.43	(3,983.25)	3,029.35
City Contribution (Budget Shortfall)	0.00	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	\$8,871.27	\$21,043.56	(\$20,601.09)	\$11,846.22
Balance to Levy	\$15,063.99	\$12,668.46	\$12,745.52	\$17,103.45

Description	Fontana Ranch South LMD	Sterling Glen III BAD	Feathers Glen BAD	Fontana Ranch North BAD
Direct Costs				
Total Personnel Labor & Fringe	\$3,704.00	\$2,117.00	\$4,233.00	\$1,587.00
Contract Services	1,186.00	678.00	1,355.00	508.00
Other Services – City Forces	0.00	0.00	0.00	0.00
Utilities: Water, Sewer, Electricity	5,797.30	0.00	0.00	0.00
Equipment & Material Costs	1,337.00	313.00	313.00	313.00
Capital Improvement	0.00	0.00	0.00	0.00
Other Incidental Costs (Insurance)	67.39	424.00	202.14	466.31
Total Direct Costs	\$12,091.69	\$3,532.00	\$6,103.14	\$2,874.31
Indirect Costs				
Program Administration	\$2,418.34	\$706.40	\$1,220.63	\$574.86
Contingency	0.00	0.00	0.00	0.00
Engineer's Annual Report	813.61	1,060.60	610.21	1,322.11
Stanislaus County Assessor's Fee	0.00	0.00	0.00	0.00
Regulatory Programs	0.00	0.00	0.00	0.00
Total Indirect Costs	\$3,231.95	\$1,767.00	\$1,830.83	\$1,896.98
Total Costs	\$15,323.64	\$5,299.00	\$7,933.97	\$4,771.29
Reserve and Other Contribution				
Reserve Balance	(\$15,388.08)	\$4,743.72	\$7,291.47	\$21,508.24
Reserve Collection/Credit	0.00	5,159.90	(102.65)	13,102.93
City Contribution (Budget Shortfall)	(5,182.04)	0.00	0.00	0.00
Subtotal Reserve and Other Cont.	(\$20,570.13)	\$9,903.62	\$7,188.81	\$34,611.17
Balance to Levy	\$10,141.60	\$10,458.91	\$7,831.32	\$17,874.22

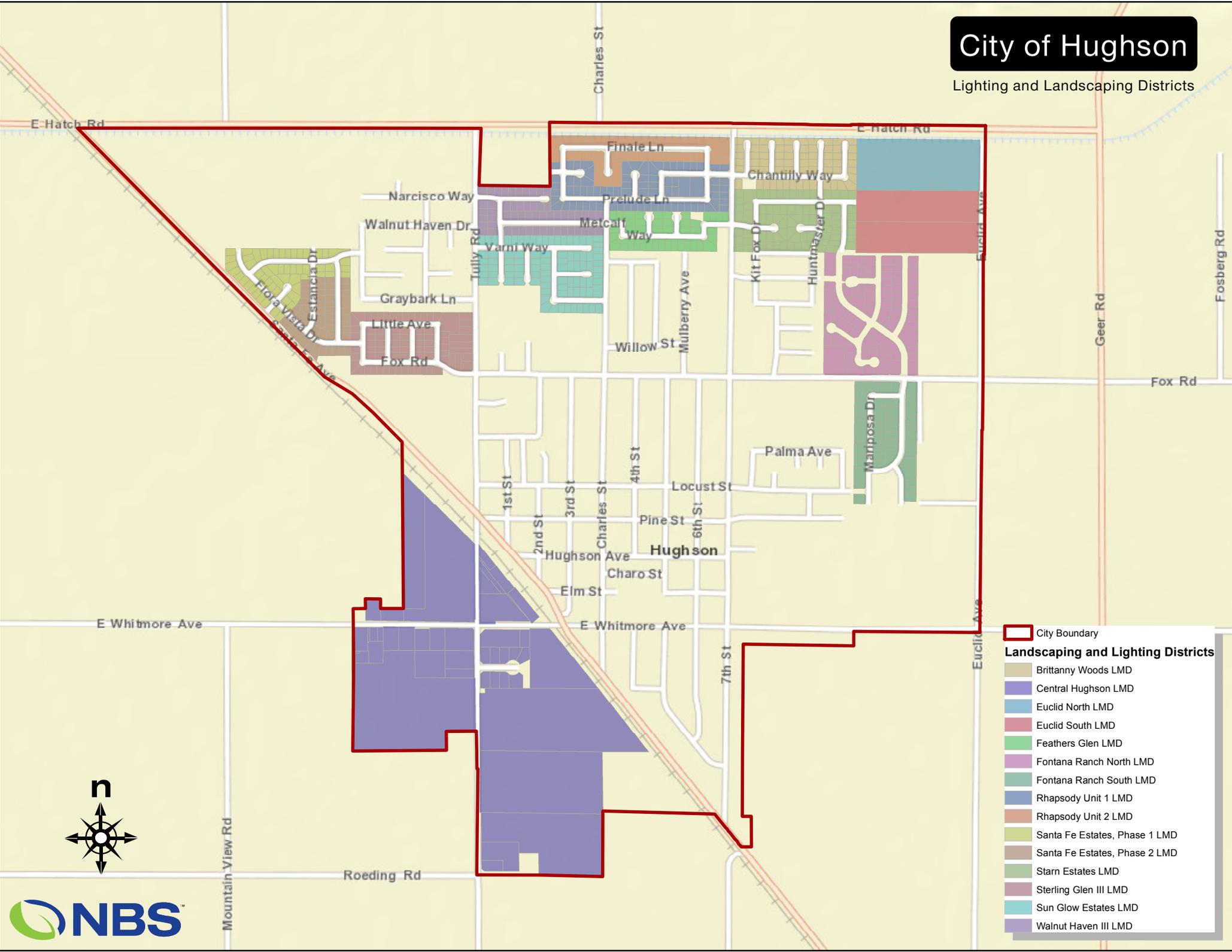
Description	Fontana Ranch South BAD	Central Hughson BAD Zone 2
Direct Costs		
Total Personnel Labor & Fringe	\$4,762.00	\$7,408.00
Contract Services	1,525.00	2,371.00
Other Services – City Forces	0.00	0.00
Utilities: Water, Sewer, Electricity	0.00	0.00
Equipment & Material Costs	313.00	313.00
Capital Improvement	0.00	0.00
Other Incidental Costs (Insurance)	236.62	449.21
Total Direct Costs	\$6,836.62	\$10,541.21
Indirect Costs		
Program Administration	\$1,367.32	\$2,108.24
Contingency	0.00	0.00
Engineer's Annual Report	813.61	3,021.98
Stanislaus County Assessor's Fee	0.00	0.00
Regulatory Programs	0.00	0.00
Total Indirect Costs	\$2,180.93	\$5,130.22
Total Costs	\$9,017.55	\$15,671.43
Reserve and Other Contribution		
Reserve Balance	\$5,865.46	\$15,034.75
Reserve Collection/Credit	(79.95)	12,674.08
City Contribution (Budget Shortfall)	0.00	0.00
Subtotal Reserve and Other Cont.	\$5,785.51	\$27,708.83
Balance to Levy	\$8,937.60	\$28,345.51

6. ASSESSMENT DIAGRAMS

Assessment Diagrams for each of the districts are on file with the City of Hughson. The lines and dimensions of each lot or parcel are those lines and dimensions shown on the maps of the County Assessor of the County of Stanislaus and are incorporated herein by reference and made part of this Engineer's Report. Representations of the parcels within each District can be found on the following pages.

City of Hughson

Lighting and Landscaping Districts



- City Boundary
- Landscaping and Lighting Districts
- Brittany Woods LMD
- Central Hughson LMD
- Euclid North LMD
- Euclid South LMD
- Feathers Glen LMD
- Fontana Ranch North LMD
- Fontana Ranch South LMD
- Rhapsody Unit 1 LMD
- Rhapsody Unit 2 LMD
- Santa Fe Estates, Phase 1 LMD
- Santa Fe Estates, Phase 2 LMD
- Starn Estates LMD
- Sterling Glen III LMD
- Sun Glow Estates LMD
- Walnut Haven III LMD



Mountain View Rd

Roeding Rd

E Whitmore Ave

E Hatch Rd

1st St
2nd St
3rd St
Charles St
4th St
Locust St
Pine St
6th St
7th St
Hughson Ave
Charo St
Elm St
E Whitmore Ave

Narcisco Way
Walnut Haven Dr
Graybark Ln
Little Ave
Fox Rd

Finale Ln
Prelude Ln
Metcalf Way
Vanni Way
Willow St
Mulberry Ave

Chantilly Way
Kitt Fox Dr
Huntmaster Dr
Palma Ave
Maniposa Dr

Charles St

E Hatch Rd

Geer Rd

Fox Rd

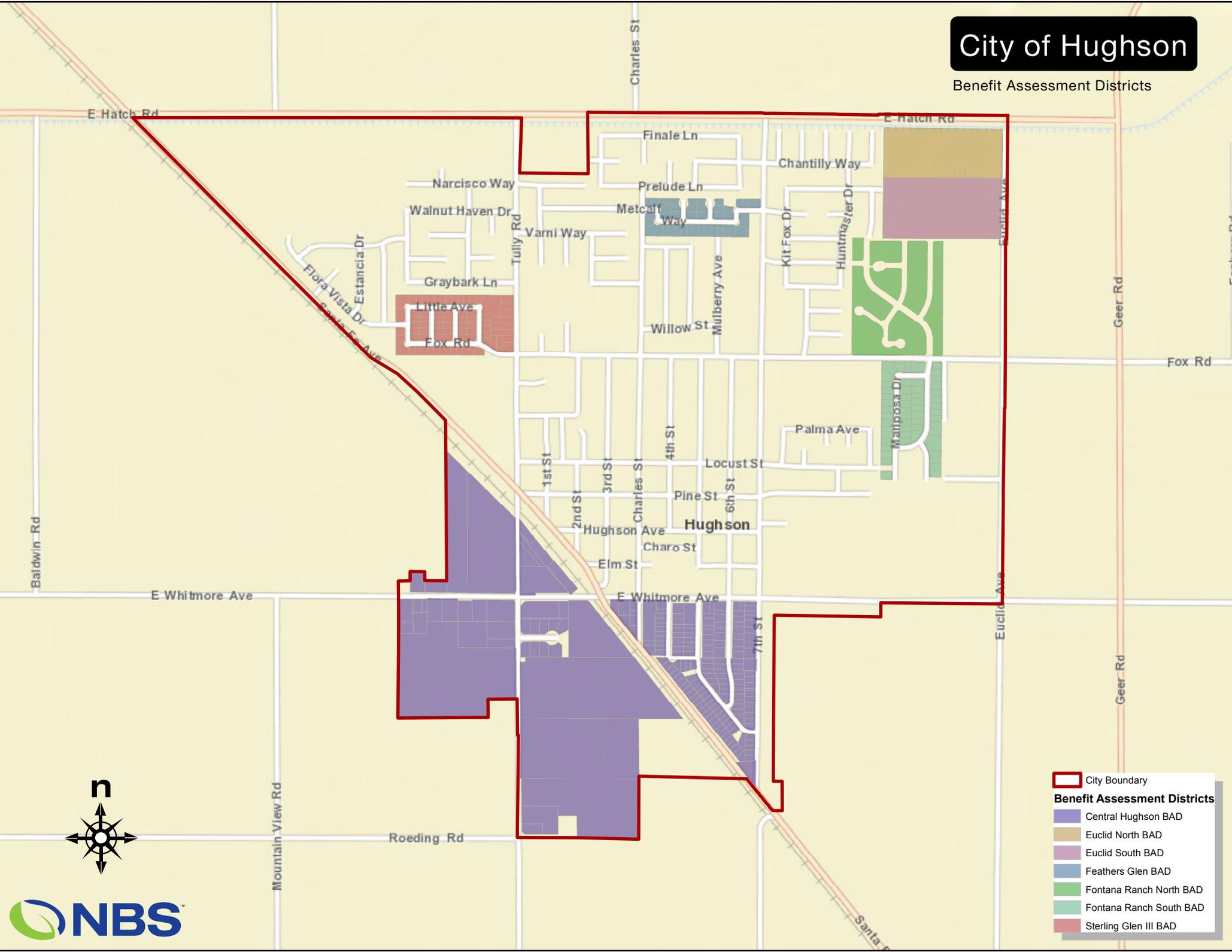
Fosberg Rd

Euclid Ave

Euclid Ave

City of Hughson

Benefit Assessment Districts



- City Boundary
- Benefit Assessment Districts**
- Central Hughson BAD
- Euclid North BAD
- Euclid South BAD
- Feathers Glen BAD
- Fontana Ranch North BAD
- Fontana Ranch South BAD
- Sterling Glen III BAD



7. ASSESSMENT ROLL 2013/14

City of Hughson
Brittany Woods Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-085-001-000	018-085-001-000		\$124.00	\$124.00
018-085-002-000	018-085-002-000		124.00	124.00
018-085-003-000	018-085-003-000		124.00	124.00
018-085-004-000	018-085-004-000		124.00	124.00
018-085-005-000	018-085-005-000		124.00	124.00
018-085-006-000	018-085-006-000		124.00	124.00
018-085-007-000	018-085-007-000		124.00	124.00
018-085-008-000	018-085-008-000		124.00	124.00
018-085-009-000	018-085-009-000		124.00	124.00
018-085-010-000	018-085-010-000		124.00	124.00
018-085-011-000	018-085-011-000		124.00	124.00
018-085-012-000	018-085-012-000		124.00	124.00
018-085-013-000	018-085-013-000		124.00	124.00
018-085-014-000	018-085-014-000		124.00	124.00
018-085-015-000	018-085-015-000		124.00	124.00
018-085-016-000	018-085-016-000		124.00	124.00
018-085-017-000	018-085-017-000		124.00	124.00
018-085-018-000	018-085-018-000		124.00	124.00
018-085-019-000	018-085-019-000		124.00	124.00
018-085-020-000	018-085-020-000		124.00	124.00
018-085-021-000	018-085-021-000		124.00	124.00
018-085-022-000	018-085-022-000		124.00	124.00
018-085-023-000	018-085-023-000		124.00	124.00
018-085-024-000	018-085-024-000		124.00	124.00
018-085-025-000	018-085-025-000		124.00	124.00
018-085-026-000	018-085-026-000		124.00	124.00
018-085-027-000	018-085-027-000		124.00	124.00
018-085-028-000	018-085-028-000		124.00	124.00
018-085-029-000	018-085-029-000		124.00	124.00
018-085-030-000	018-085-030-000		124.00	124.00
018-085-031-000	018-085-031-000		124.00	124.00
018-085-032-000	018-085-032-000		124.00	124.00
018-085-033-000	018-085-033-000		124.00	124.00
018-085-034-000	018-085-034-000		124.00	124.00
018-085-035-000	018-085-035-000		124.00	124.00
018-085-036-000	018-085-036-000		124.00	124.00
018-085-037-000	018-085-037-000		124.00	124.00
018-085-038-000	018-085-038-000		124.00	124.00
018-085-039-000	018-085-039-000		124.00	124.00
018-085-040-000	018-085-040-000		124.00	124.00
018-085-041-000	018-085-041-000		124.00	124.00
018-085-042-000	018-085-042-000		124.00	124.00
018-085-043-000	018-085-043-000		124.00	124.00
018-085-044-000	018-085-044-000		124.00	124.00
018-085-045-000	018-085-045-000		124.00	124.00

City of Hughson
Brittany Woods Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-085-046-000	018-085-046-000		124.00	124.00
018-085-047-000	018-085-047-000		124.00	124.00
018-085-048-000	018-085-048-000		124.00	124.00
018-085-049-000	018-085-049-000		124.00	124.00
018-085-050-000	018-085-050-000		124.00	124.00
018-085-051-000	018-085-051-000		124.00	124.00
018-085-052-000	018-085-052-000		124.00	124.00
018-085-053-000	018-085-053-000		124.00	124.00
018-085-054-000	018-085-054-000		124.00	124.00
018-085-055-000	018-085-055-000		124.00	124.00
018-085-056-000	018-085-056-000		124.00	124.00
018-085-057-000	018-085-057-000		124.00	124.00
018-085-058-000	018-085-058-000		124.00	124.00
018-085-059-000	018-085-059-000		124.00	124.00
018-085-060-000	018-085-060-000		124.00	124.00
018-085-061-000	018-085-061-000		124.00	124.00
018-085-062-000	018-085-062-000		124.00	124.00
018-085-063-000	018-085-063-000		124.00	124.00
018-085-064-000	018-085-064-000		124.00	124.00
018-085-066-000	018-085-066-000		124.00	124.00
65 Accounts			\$8,060.00	\$8,060.00

**City of Hughson
Central Hughson LMD
Final Detail Report for the 2013/14 Billing**

Account ID	Property ID	DB	Levy	Total
018-030-010-000	018-030-010-000		\$336.86	\$336.86
018-030-011-000	018-030-011-000		336.86	336.86
018-030-015-000	018-030-015-000		336.86	336.86
018-030-016-000	018-030-016-000		326.98	326.98
018-042-004-000	018-042-004-000		336.86	336.86
018-042-039-000	018-042-039-000		336.86	336.86
018-042-069-000	018-042-069-000		336.86	336.86
018-042-070-000	018-042-070-000		336.86	336.86
018-042-071-000	018-042-071-000		336.86	336.86
018-042-072-000	018-042-072-000		336.86	336.86
018-048-009-000	018-048-009-000		33.22	33.22
018-048-038-000	018-048-038-000		33.22	33.22
018-048-039-000	018-048-039-000		115.66	115.66
018-048-040-000	018-048-040-000		33.22	33.22
018-049-004-000	018-049-004-000		118.38	118.38
018-049-016-000	018-049-016-000		33.22	33.22
018-049-025-000	018-049-025-000		33.22	33.22
018-049-026-000	018-049-026-000		33.22	33.22
018-049-028-000	018-049-028-000		33.22	33.22
018-049-029-000	018-049-029-000		33.22	33.22
018-049-032-000	018-049-032-000		283.24	283.24
018-049-035-000	018-049-035-000		285.98	285.98
018-049-039-000	018-049-039-000		35.94	35.94
018-049-041-000	018-049-041-000		118.38	118.38
018-049-042-000	018-049-042-000		866.24	866.24
018-049-043-000	018-049-043-000		828.90	828.90
018-049-044-000	018-049-044-000		828.90	828.90
018-049-048-000	018-049-048-000		828.90	828.90
018-049-049-000	018-049-049-000		828.90	828.90
018-049-050-000	018-049-050-000		828.90	828.90
018-049-051-000	018-049-051-000		828.90	828.90
018-049-052-000	018-049-052-000		866.24	866.24
018-049-057-000	018-049-057-000		33.22	33.22
018-049-058-000	018-049-058-000		33.22	33.22
018-049-059-000	018-049-059-000		33.22	33.22
018-049-060-000	018-049-060-000		33.22	33.22
018-049-061-000	018-049-061-000		326.98	326.98
018-049-062-000	018-049-062-000		33.22	33.22
018-049-063-000	018-049-063-000		33.22	33.22
018-049-064-000	018-049-064-000		33.22	33.22
018-049-065-000	018-049-065-000		33.22	33.22
018-049-066-000	018-049-066-000		35.94	35.94
018-049-067-000	018-049-067-000		828.90	828.90

City of Hughson
Central Hughson LMD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
43 Accounts			\$12,745.52	\$12,745.52

**City of Hughson
Feathers Glen LMD**

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-090-003-000	018-090-003-000		\$301.63	\$(0.01)	\$301.62
018-090-004-000	018-090-004-000		301.63	(0.01)	301.62
018-090-005-000	018-090-005-000		301.63	(0.01)	301.62
018-090-006-000	018-090-006-000		301.63	(0.01)	301.62
018-090-007-000	018-090-007-000		301.63	(0.01)	301.62
018-090-008-000	018-090-008-000		301.63	(0.01)	301.62
018-090-009-000	018-090-009-000		301.63	(0.01)	301.62
018-090-010-000	018-090-010-000		301.63	(0.01)	301.62
018-090-011-000	018-090-011-000		301.63	(0.01)	301.62
018-090-012-000	018-090-012-000		301.63	(0.01)	301.62
018-090-013-000	018-090-013-000		301.63	(0.01)	301.62
018-090-014-000	018-090-014-000		301.63	(0.01)	301.62
018-090-015-000	018-090-015-000		301.63	(0.01)	301.62
018-090-016-000	018-090-016-000		301.63	(0.01)	301.62
018-090-017-000	018-090-017-000		301.63	(0.01)	301.62
018-090-018-000	018-090-018-000		301.63	(0.01)	301.62
018-090-019-000	018-090-019-000		301.63	(0.01)	301.62
018-090-020-000	018-090-020-000		301.63	(0.01)	301.62
018-090-021-000	018-090-021-000		301.63	(0.01)	301.62
018-090-022-000	018-090-022-000		301.63	(0.01)	301.62
018-090-023-000	018-090-023-000		301.63	(0.01)	301.62
018-090-024-000	018-090-024-000		301.63	(0.01)	301.62
018-090-025-000	018-090-025-000		301.63	(0.01)	301.62
018-090-026-000	018-090-026-000		301.63	(0.01)	301.62
018-090-027-000	018-090-027-000		301.63	(0.01)	301.62
018-090-028-000	018-090-028-000		301.63	(0.01)	301.62
018-090-029-000	018-090-029-000		301.63	(0.01)	301.62
018-090-030-000	018-090-030-000		301.63	(0.01)	301.62
018-090-031-000	018-090-031-000		301.63	(0.01)	301.62
018-090-032-000	018-090-032-000		301.63	(0.01)	301.62
018-090-033-000	018-090-033-000		301.63	(0.01)	301.62
018-090-034-000	018-090-034-000		301.63	(0.01)	301.62
018-090-035-000	018-090-035-000		301.63	(0.01)	301.62
018-090-036-000	018-090-036-000		301.63	(0.01)	301.62
018-090-037-000	018-090-037-000		301.63	(0.01)	301.62
018-090-038-000	018-090-038-000		301.63	(0.01)	301.62
018-090-039-000	018-090-039-000		301.63	(0.01)	301.62
018-090-040-000	018-090-040-000		301.63	(0.01)	301.62
018-090-041-000	018-090-041-000		301.63	(0.01)	301.62
018-090-042-000	018-090-042-000		301.63	(0.01)	301.62
018-090-043-000	018-090-043-000		301.63	(0.01)	301.62
018-090-044-000	018-090-044-000		301.63	(0.01)	301.62
42 Accounts			\$12,668.46	\$(0.42)	\$12,668.04

City of Hughson
Fontana Ranch North LMD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-091-001-000	018-091-001-000		\$187.95	\$(0.01)	\$187.94
018-091-002-000	018-091-002-000		187.95	(0.01)	187.94
018-091-003-000	018-091-003-000		187.95	(0.01)	187.94
018-091-004-000	018-091-004-000		187.95	(0.01)	187.94
018-091-005-000	018-091-005-000		187.95	(0.01)	187.94
018-091-006-000	018-091-006-000		187.95	(0.01)	187.94
018-091-007-000	018-091-007-000		187.95	(0.01)	187.94
018-091-008-000	018-091-008-000		187.95	(0.01)	187.94
018-091-009-000	018-091-009-000		187.95	(0.01)	187.94
018-091-010-000	018-091-010-000		187.95	(0.01)	187.94
018-091-011-000	018-091-011-000		187.95	(0.01)	187.94
018-091-012-000	018-091-012-000		187.95	(0.01)	187.94
018-091-013-000	018-091-013-000		187.95	(0.01)	187.94
018-091-014-000	018-091-014-000		187.95	(0.01)	187.94
018-091-015-000	018-091-015-000		187.95	(0.01)	187.94
018-091-016-000	018-091-016-000		187.95	(0.01)	187.94
018-091-017-000	018-091-017-000		187.95	(0.01)	187.94
018-091-018-000	018-091-018-000		187.95	(0.01)	187.94
018-091-019-000	018-091-019-000		187.95	(0.01)	187.94
018-091-020-000	018-091-020-000		187.95	(0.01)	187.94
018-091-021-000	018-091-021-000		187.95	(0.01)	187.94
018-091-022-000	018-091-022-000		187.95	(0.01)	187.94
018-091-023-000	018-091-023-000		187.95	(0.01)	187.94
018-091-024-000	018-091-024-000		187.95	(0.01)	187.94
018-091-025-000	018-091-025-000		187.95	(0.01)	187.94
018-091-026-000	018-091-026-000		187.95	(0.01)	187.94
018-091-027-000	018-091-027-000		187.95	(0.01)	187.94
018-091-028-000	018-091-028-000		187.95	(0.01)	187.94
018-091-029-000	018-091-029-000		187.95	(0.01)	187.94
018-091-030-000	018-091-030-000		187.95	(0.01)	187.94
018-091-031-000	018-091-031-000		187.95	(0.01)	187.94
018-091-032-000	018-091-032-000		187.95	(0.01)	187.94
018-091-033-000	018-091-033-000		187.95	(0.01)	187.94
018-091-034-000	018-091-034-000		187.95	(0.01)	187.94
018-091-035-000	018-091-035-000		187.95	(0.01)	187.94
018-091-036-000	018-091-036-000		187.95	(0.01)	187.94
018-091-037-000	018-091-037-000		187.95	(0.01)	187.94
018-091-038-000	018-091-038-000		187.95	(0.01)	187.94
018-091-039-000	018-091-039-000		187.95	(0.01)	187.94
018-091-040-000	018-091-040-000		187.95	(0.01)	187.94
018-091-041-000	018-091-041-000		375.88	0.00	375.88
018-092-001-000	018-092-001-000		187.95	(0.01)	187.94
018-092-002-000	018-092-002-000		187.95	(0.01)	187.94
018-092-003-000	018-092-003-000		187.95	(0.01)	187.94
018-092-004-000	018-092-004-000		187.95	(0.01)	187.94

City of Hughson
Fontana Ranch North LMD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-092-005-000	018-092-005-000		187.95	(0.01)	187.94
018-092-006-000	018-092-006-000		187.95	(0.01)	187.94
018-092-007-000	018-092-007-000		187.95	(0.01)	187.94
018-092-008-000	018-092-008-000		187.95	(0.01)	187.94
018-092-009-000	018-092-009-000		187.95	(0.01)	187.94
018-092-010-000	018-092-010-000		187.95	(0.01)	187.94
018-092-011-000	018-092-011-000		187.95	(0.01)	187.94
018-092-012-000	018-092-012-000		187.95	(0.01)	187.94
018-092-013-000	018-092-013-000		187.95	(0.01)	187.94
018-092-014-000	018-092-014-000		187.95	(0.01)	187.94
018-092-015-000	018-092-015-000		187.95	(0.01)	187.94
018-092-016-000	018-092-016-000		187.95	(0.01)	187.94
018-092-017-000	018-092-017-000		187.95	(0.01)	187.94
018-092-018-000	018-092-018-000		187.95	(0.01)	187.94
018-092-019-000	018-092-019-000		187.95	(0.01)	187.94
018-092-020-000	018-092-020-000		187.95	(0.01)	187.94
018-092-021-000	018-092-021-000		187.95	(0.01)	187.94
018-092-022-000	018-092-022-000		187.95	(0.01)	187.94
018-092-023-000	018-092-023-000		187.95	(0.01)	187.94
018-092-024-000	018-092-024-000		187.95	(0.01)	187.94
018-092-025-000	018-092-025-000		187.95	(0.01)	187.94
018-092-026-000	018-092-026-000		187.95	(0.01)	187.94
018-092-027-000	018-092-027-000		187.95	(0.01)	187.94
018-092-028-000	018-092-028-000		187.95	(0.01)	187.94
018-092-029-000	018-092-029-000		187.95	(0.01)	187.94
018-092-030-000	018-092-030-000		187.95	(0.01)	187.94
018-092-031-000	018-092-031-000		187.95	(0.01)	187.94
018-092-032-000	018-092-032-000		187.95	(0.01)	187.94
018-092-033-000	018-092-033-000		187.95	(0.01)	187.94
018-092-034-000	018-092-034-000		187.95	(0.01)	187.94
018-092-035-000	018-092-035-000		187.95	(0.01)	187.94
018-092-036-000	018-092-036-000		187.95	(0.01)	187.94
018-092-037-000	018-092-037-000		187.95	(0.01)	187.94
018-092-040-000	018-092-040-000		187.95	(0.01)	187.94
018-092-041-000	018-092-041-000		187.95	(0.01)	187.94
018-092-042-000	018-092-042-000		187.95	(0.01)	187.94
018-092-043-000	018-092-043-000		187.95	(0.01)	187.94
018-092-044-000	018-092-044-000		187.95	(0.01)	187.94
018-092-045-000	018-092-045-000		187.95	(0.01)	187.94
018-092-046-000	018-092-046-000		187.95	(0.01)	187.94
018-092-047-000	018-092-047-000		187.95	(0.01)	187.94
018-092-048-000	018-092-048-000		187.95	(0.01)	187.94
018-092-049-000	018-092-049-000		187.95	(0.01)	187.94
018-092-050-000	018-092-050-000		187.95	(0.01)	187.94
018-092-051-000	018-092-051-000		187.95	(0.01)	187.94

City of Hughson
Fontana Ranch North LMD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
90 Accounts			\$17,103.43	\$(0.89)	\$17,102.54

City of Hughson
Fontana Ranch South LMD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-001-000	018-093-001-000		\$181.10	\$181.10
018-093-002-000	018-093-002-000		181.10	181.10
018-093-003-000	018-093-003-000		181.10	181.10
018-093-004-000	018-093-004-000		181.10	181.10
018-093-005-000	018-093-005-000		181.10	181.10
018-093-006-000	018-093-006-000		181.10	181.10
018-093-007-000	018-093-007-000		181.10	181.10
018-093-008-000	018-093-008-000		181.10	181.10
018-093-009-000	018-093-009-000		181.10	181.10
018-093-010-000	018-093-010-000		181.10	181.10
018-093-011-000	018-093-011-000		181.10	181.10
018-093-012-000	018-093-012-000		181.10	181.10
018-093-013-000	018-093-013-000		181.10	181.10
018-093-014-000	018-093-014-000		181.10	181.10
018-093-015-000	018-093-015-000		181.10	181.10
018-093-016-000	018-093-016-000		181.10	181.10
018-093-017-000	018-093-017-000		181.10	181.10
018-093-018-000	018-093-018-000		181.10	181.10
018-093-019-000	018-093-019-000		181.10	181.10
018-093-020-000	018-093-020-000		181.10	181.10
018-093-021-000	018-093-021-000		181.10	181.10
018-093-022-000	018-093-022-000		181.10	181.10
018-093-023-000	018-093-023-000		181.10	181.10
018-093-024-000	018-093-024-000		181.10	181.10
018-093-025-000	018-093-025-000		181.10	181.10
018-093-026-000	018-093-026-000		181.10	181.10
018-093-027-000	018-093-027-000		181.10	181.10
018-093-028-000	018-093-028-000		181.10	181.10
018-093-029-000	018-093-029-000		181.10	181.10
018-093-030-000	018-093-030-000		181.10	181.10
018-093-031-000	018-093-031-000		181.10	181.10
018-093-032-000	018-093-032-000		181.10	181.10
018-093-033-000	018-093-033-000		181.10	181.10
018-093-034-000	018-093-034-000		181.10	181.10
018-093-035-000	018-093-035-000		181.10	181.10
018-093-036-000	018-093-036-000		181.10	181.10
018-093-037-000	018-093-037-000		181.10	181.10
018-093-038-000	018-093-038-000		181.10	181.10
018-093-039-000	018-093-039-000		181.10	181.10
018-093-040-000	018-093-040-000		181.10	181.10
018-093-041-000	018-093-041-000		181.10	181.10
018-093-042-000	018-093-042-000		181.10	181.10
018-093-043-000	018-093-043-000		181.10	181.10
018-093-044-000	018-093-044-000		181.10	181.10
018-093-045-000	018-093-045-000		181.10	181.10

City of Hughson
Fontana Ranch South LMD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-046-000	018-093-046-000		181.10	181.10
018-093-047-000	018-093-047-000		181.10	181.10
018-093-048-000	018-093-048-000		181.10	181.10
018-093-049-000	018-093-049-000		181.10	181.10
018-093-050-000	018-093-050-000		181.10	181.10
018-093-051-000	018-093-051-000		181.10	181.10
018-093-052-000	018-093-052-000		181.10	181.10
018-093-053-000	018-093-053-000		181.10	181.10
018-093-054-000	018-093-054-000		181.10	181.10
018-093-055-000	018-093-055-000		181.10	181.10
018-093-056-000	018-093-056-000		181.10	181.10
56 Accounts			\$10,141.60	\$10,141.60

City of Hughson
Rhapsody Unit 1 L&L District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-086-001-000	018-086-001-000		\$86.00	\$86.00
018-086-002-000	018-086-002-000		86.00	86.00
018-086-003-000	018-086-003-000		86.00	86.00
018-086-004-000	018-086-004-000		86.00	86.00
018-086-005-000	018-086-005-000		86.00	86.00
018-086-006-000	018-086-006-000		86.00	86.00
018-086-007-000	018-086-007-000		86.00	86.00
018-086-008-000	018-086-008-000		86.00	86.00
018-086-009-000	018-086-009-000		86.00	86.00
018-086-010-000	018-086-010-000		86.00	86.00
018-086-011-000	018-086-011-000		86.00	86.00
018-086-012-000	018-086-012-000		86.00	86.00
018-086-013-000	018-086-013-000		86.00	86.00
018-086-014-000	018-086-014-000		86.00	86.00
018-086-015-000	018-086-015-000		86.00	86.00
018-086-016-000	018-086-016-000		86.00	86.00
018-086-017-000	018-086-017-000		86.00	86.00
018-086-018-000	018-086-018-000		86.00	86.00
018-086-019-000	018-086-019-000		86.00	86.00
018-086-020-000	018-086-020-000		86.00	86.00
018-086-021-000	018-086-021-000		86.00	86.00
018-086-022-000	018-086-022-000		86.00	86.00
018-086-023-000	018-086-023-000		86.00	86.00
018-086-024-000	018-086-024-000		86.00	86.00
018-086-025-000	018-086-025-000		86.00	86.00
018-086-026-000	018-086-026-000		86.00	86.00
018-086-027-000	018-086-027-000		86.00	86.00
018-086-028-000	018-086-028-000		86.00	86.00
018-086-029-000	018-086-029-000		86.00	86.00
018-086-030-000	018-086-030-000		86.00	86.00
018-086-031-000	018-086-031-000		86.00	86.00
018-086-032-000	018-086-032-000		86.00	86.00
018-086-033-000	018-086-033-000		86.00	86.00
018-086-034-000	018-086-034-000		86.00	86.00
018-086-035-000	018-086-035-000		86.00	86.00
018-086-036-000	018-086-036-000		86.00	86.00
018-086-037-000	018-086-037-000		86.00	86.00
018-086-038-000	018-086-038-000		86.00	86.00
018-086-039-000	018-086-039-000		86.00	86.00
018-086-040-000	018-086-040-000		86.00	86.00
018-086-041-000	018-086-041-000		86.00	86.00
018-086-042-000	018-086-042-000		86.00	86.00
018-087-001-000	018-087-001-000		86.00	86.00
018-087-002-000	018-087-002-000		86.00	86.00
018-087-003-000	018-087-003-000		86.00	86.00

City of Hughson
Rhapsody Unit 1 L&L District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-087-004-000	018-087-004-000		86.00	86.00
018-087-005-000	018-087-005-000		86.00	86.00
018-087-006-000	018-087-006-000		86.00	86.00
018-087-007-000	018-087-007-000		86.00	86.00
018-087-008-000	018-087-008-000		86.00	86.00
018-087-009-000	018-087-009-000		86.00	86.00
018-087-010-000	018-087-010-000		86.00	86.00
018-087-011-000	018-087-011-000		86.00	86.00
018-087-012-000	018-087-012-000		86.00	86.00
018-087-013-000	018-087-013-000		86.00	86.00
018-087-014-000	018-087-014-000		86.00	86.00
018-087-015-000	018-087-015-000		86.00	86.00
018-087-016-000	018-087-016-000		86.00	86.00
018-087-017-000	018-087-017-000		86.00	86.00
018-087-018-000	018-087-018-000		86.00	86.00
018-087-019-000	018-087-019-000		86.00	86.00
018-087-020-000	018-087-020-000		86.00	86.00
018-087-021-000	018-087-021-000		86.00	86.00
018-087-022-000	018-087-022-000		86.00	86.00
018-087-023-000	018-087-023-000		86.00	86.00
018-087-024-000	018-087-024-000		86.00	86.00
018-087-025-000	018-087-025-000		86.00	86.00
018-087-026-000	018-087-026-000		86.00	86.00
018-087-027-000	018-087-027-000		86.00	86.00
018-087-028-000	018-087-028-000		86.00	86.00
018-087-029-000	018-087-029-000		86.00	86.00
018-087-030-000	018-087-030-000		86.00	86.00
018-087-031-000	018-087-031-000		86.00	86.00
018-087-032-000	018-087-032-000		86.00	86.00
018-087-033-000	018-087-033-000		86.00	86.00
018-087-034-000	018-087-034-000		86.00	86.00
018-087-035-000	018-087-035-000		86.00	86.00
018-087-036-000	018-087-036-000		86.00	86.00
018-087-037-000	018-087-037-000		86.00	86.00
79 Accounts			\$6,794.00	\$6,794.00

City of Hughson
Rhapsody Unit 2 L&L District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-086-044-000	018-086-044-000		\$110.00	\$110.00
018-086-045-000	018-086-045-000		110.00	110.00
018-086-046-000	018-086-046-000		110.00	110.00
018-086-047-000	018-086-047-000		110.00	110.00
018-086-048-000	018-086-048-000		110.00	110.00
018-086-049-000	018-086-049-000		110.00	110.00
018-086-050-000	018-086-050-000		110.00	110.00
018-086-051-000	018-086-051-000		110.00	110.00
018-086-052-000	018-086-052-000		110.00	110.00
018-086-053-000	018-086-053-000		110.00	110.00
018-086-054-000	018-086-054-000		110.00	110.00
018-086-055-000	018-086-055-000		110.00	110.00
018-086-056-000	018-086-056-000		110.00	110.00
018-086-057-000	018-086-057-000		110.00	110.00
018-086-058-000	018-086-058-000		110.00	110.00
018-086-059-000	018-086-059-000		110.00	110.00
018-086-060-000	018-086-060-000		110.00	110.00
018-086-061-000	018-086-061-000		110.00	110.00
018-086-062-000	018-086-062-000		110.00	110.00
018-086-063-000	018-086-063-000		110.00	110.00
018-086-064-000	018-086-064-000		110.00	110.00
018-086-065-000	018-086-065-000		110.00	110.00
018-086-066-000	018-086-066-000		110.00	110.00
018-086-067-000	018-086-067-000		110.00	110.00
018-086-068-000	018-086-068-000		110.00	110.00
018-086-069-000	018-086-069-000		110.00	110.00
018-086-070-000	018-086-070-000		110.00	110.00
018-086-071-000	018-086-071-000		110.00	110.00
018-086-072-000	018-086-072-000		110.00	110.00
018-086-073-000	018-086-073-000		110.00	110.00
018-086-074-000	018-086-074-000		110.00	110.00
018-086-075-000	018-086-075-000		110.00	110.00
018-086-076-000	018-086-076-000		110.00	110.00
018-086-077-000	018-086-077-000		110.00	110.00
018-086-078-000	018-086-078-000		110.00	110.00
018-087-039-000	018-087-039-000		110.00	110.00
018-087-040-000	018-087-040-000		110.00	110.00
018-087-041-000	018-087-041-000		110.00	110.00
018-087-042-000	018-087-042-000		110.00	110.00
018-087-043-000	018-087-043-000		110.00	110.00
018-087-044-000	018-087-044-000		110.00	110.00
018-087-045-000	018-087-045-000		110.00	110.00
018-087-046-000	018-087-046-000		110.00	110.00
018-087-047-000	018-087-047-000		110.00	110.00
018-087-048-000	018-087-048-000		110.00	110.00

City of Hughson
Rhapsody Unit 2 L&L District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-087-049-000	018-087-049-000		110.00	110.00
018-087-050-000	018-087-050-000		110.00	110.00
018-087-051-000	018-087-051-000		110.00	110.00
018-087-052-000	018-087-052-000		110.00	110.00
018-087-053-000	018-087-053-000		110.00	110.00
018-087-054-000	018-087-054-000		110.00	110.00
018-087-055-000	018-087-055-000		110.00	110.00
018-087-056-000	018-087-056-000		110.00	110.00
018-087-057-000	018-087-057-000		110.00	110.00
018-087-058-000	018-087-058-000		110.00	110.00
018-087-059-000	018-087-059-000		110.00	110.00
018-087-060-000	018-087-060-000		110.00	110.00
018-087-061-000	018-087-061-000		110.00	110.00
018-087-062-000	018-087-062-000		110.00	110.00
59 Accounts			\$6,490.00	\$6,490.00

City of Hughson
Santa Fe Estates, Phase 1 Lighting and Landscaping
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-083-001-000	018-083-001-000		\$132.00	\$132.00
018-083-002-000	018-083-002-000		132.00	132.00
018-083-003-000	018-083-003-000		132.00	132.00
018-083-004-000	018-083-004-000		132.00	132.00
018-083-005-000	018-083-005-000		132.00	132.00
018-083-006-000	018-083-006-000		132.00	132.00
018-083-007-000	018-083-007-000		132.00	132.00
018-083-008-000	018-083-008-000		132.00	132.00
018-083-009-000	018-083-009-000		132.00	132.00
018-083-010-000	018-083-010-000		132.00	132.00
018-083-011-000	018-083-011-000		132.00	132.00
018-083-012-000	018-083-012-000		132.00	132.00
018-083-013-000	018-083-013-000		132.00	132.00
018-083-014-000	018-083-014-000		132.00	132.00
018-083-015-000	018-083-015-000		132.00	132.00
018-083-016-000	018-083-016-000		132.00	132.00
018-083-017-000	018-083-017-000		132.00	132.00
018-083-018-000	018-083-018-000		132.00	132.00
018-083-019-000	018-083-019-000		132.00	132.00
018-083-020-000	018-083-020-000		132.00	132.00
018-083-021-000	018-083-021-000		132.00	132.00
018-083-022-000	018-083-022-000		132.00	132.00
018-083-023-000	018-083-023-000		132.00	132.00
018-083-024-000	018-083-024-000		132.00	132.00
018-083-025-000	018-083-025-000		132.00	132.00
018-083-026-000	018-083-026-000		132.00	132.00
018-083-027-000	018-083-027-000		132.00	132.00
018-083-028-000	018-083-028-000		132.00	132.00
018-083-029-000	018-083-029-000		132.00	132.00
018-083-030-000	018-083-030-000		132.00	132.00
018-083-031-000	018-083-031-000		132.00	132.00
018-083-032-000	018-083-032-000		132.00	132.00
018-083-033-000	018-083-033-000		132.00	132.00
018-083-034-000	018-083-034-000		132.00	132.00
018-083-035-000	018-083-035-000		132.00	132.00
018-083-036-000	018-083-036-000		132.00	132.00
018-083-037-000	018-083-037-000		132.00	132.00
018-083-038-000	018-083-038-000		132.00	132.00
018-083-039-000	018-083-039-000		132.00	132.00
018-083-040-000	018-083-040-000		132.00	132.00
018-083-041-000	018-083-041-000		132.00	132.00
018-083-042-000	018-083-042-000		132.00	132.00
018-083-043-000	018-083-043-000		132.00	132.00
018-083-044-000	018-083-044-000		132.00	132.00
018-083-045-000	018-083-045-000		132.00	132.00

City of Hughson
Santa Fe Estates, Phase 1 Lighting and Landscaping
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-083-046-000	018-083-046-000		132.00	132.00
018-083-047-000	018-083-047-000		132.00	132.00
018-083-048-000	018-083-048-000		132.00	132.00
018-083-049-000	018-083-049-000		132.00	132.00
018-083-050-000	018-083-050-000		132.00	132.00
018-083-051-000	018-083-051-000		132.00	132.00
018-083-052-000	018-083-052-000		132.00	132.00
018-083-053-000	018-083-053-000		132.00	132.00
018-083-054-000	018-083-054-000		132.00	132.00
018-083-055-000	018-083-055-000		132.00	132.00
55 Accounts			\$7,260.00	\$7,260.00

City of Hughson
Santa Fe Estates, Phase 2 Lighting and Landscaping
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-084-002-000	018-084-002-000		\$130.00	\$130.00
018-084-003-000	018-084-003-000		130.00	130.00
018-084-004-000	018-084-004-000		130.00	130.00
018-084-005-000	018-084-005-000		130.00	130.00
018-084-006-000	018-084-006-000		130.00	130.00
018-084-007-000	018-084-007-000		130.00	130.00
018-084-008-000	018-084-008-000		130.00	130.00
018-084-009-000	018-084-009-000		130.00	130.00
018-084-010-000	018-084-010-000		130.00	130.00
018-084-011-000	018-084-011-000		130.00	130.00
018-084-012-000	018-084-012-000		130.00	130.00
018-084-013-000	018-084-013-000		130.00	130.00
018-084-014-000	018-084-014-000		130.00	130.00
018-084-015-000	018-084-015-000		130.00	130.00
018-084-016-000	018-084-016-000		130.00	130.00
018-084-017-000	018-084-017-000		130.00	130.00
018-084-018-000	018-084-018-000		130.00	130.00
018-084-019-000	018-084-019-000		130.00	130.00
018-084-020-000	018-084-020-000		130.00	130.00
018-084-021-000	018-084-021-000		130.00	130.00
018-084-022-000	018-084-022-000		130.00	130.00
018-084-023-000	018-084-023-000		130.00	130.00
018-084-024-000	018-084-024-000		130.00	130.00
018-084-025-000	018-084-025-000		130.00	130.00
018-084-026-000	018-084-026-000		130.00	130.00
018-084-027-000	018-084-027-000		130.00	130.00
018-084-028-000	018-084-028-000		130.00	130.00
018-084-029-000	018-084-029-000		130.00	130.00
018-084-030-000	018-084-030-000		130.00	130.00
018-084-031-000	018-084-031-000		130.00	130.00
018-084-032-000	018-084-032-000		130.00	130.00
018-084-033-000	018-084-033-000		130.00	130.00
018-084-034-000	018-084-034-000		130.00	130.00
018-084-035-000	018-084-035-000		130.00	130.00
018-084-036-000	018-084-036-000		130.00	130.00
018-084-037-000	018-084-037-000		130.00	130.00
018-084-038-000	018-084-038-000		130.00	130.00
018-084-039-000	018-084-039-000		130.00	130.00
018-084-040-000	018-084-040-000		130.00	130.00
018-084-041-000	018-084-041-000		130.00	130.00
018-084-042-000	018-084-042-000		130.00	130.00
018-084-043-000	018-084-043-000		130.00	130.00
018-084-044-000	018-084-044-000		130.00	130.00
018-084-045-000	018-084-045-000		130.00	130.00
018-084-046-000	018-084-046-000		130.00	130.00

City of Hughson
Santa Fe Estates, Phase 2 Lighting and Landscaping
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-084-047-000	018-084-047-000		130.00	130.00
018-084-048-000	018-084-048-000		130.00	130.00
018-084-049-000	018-084-049-000		130.00	130.00
018-084-050-000	018-084-050-000		130.00	130.00
018-084-051-000	018-084-051-000		130.00	130.00
018-084-052-000	018-084-052-000		130.00	130.00
51 Accounts			\$6,630.00	\$6,630.00

City of Hughson
Starn Estates Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-081-001-000	018-081-001-000		\$102.00	\$102.00
018-081-002-000	018-081-002-000		102.00	102.00
018-081-003-000	018-081-003-000		102.00	102.00
018-081-004-000	018-081-004-000		102.00	102.00
018-081-005-000	018-081-005-000		102.00	102.00
018-081-006-000	018-081-006-000		102.00	102.00
018-081-007-000	018-081-007-000		102.00	102.00
018-081-008-000	018-081-008-000		102.00	102.00
018-081-009-000	018-081-009-000		102.00	102.00
018-081-010-000	018-081-010-000		102.00	102.00
018-081-011-000	018-081-011-000		102.00	102.00
018-081-012-000	018-081-012-000		102.00	102.00
018-081-013-000	018-081-013-000		102.00	102.00
018-081-014-000	018-081-014-000		102.00	102.00
018-081-015-000	018-081-015-000		102.00	102.00
018-081-016-000	018-081-016-000		102.00	102.00
018-081-017-000	018-081-017-000		102.00	102.00
018-081-018-000	018-081-018-000		102.00	102.00
018-081-019-000	018-081-019-000		102.00	102.00
018-081-020-000	018-081-020-000		102.00	102.00
018-081-021-000	018-081-021-000		102.00	102.00
018-081-022-000	018-081-022-000		102.00	102.00
018-081-023-000	018-081-023-000		102.00	102.00
018-081-024-000	018-081-024-000		102.00	102.00
018-081-025-000	018-081-025-000		102.00	102.00
018-081-026-000	018-081-026-000		102.00	102.00
018-081-027-000	018-081-027-000		102.00	102.00
018-081-028-000	018-081-028-000		102.00	102.00
018-081-029-000	018-081-029-000		102.00	102.00
018-081-030-000	018-081-030-000		102.00	102.00
018-081-031-000	018-081-031-000		102.00	102.00
018-081-032-000	018-081-032-000		102.00	102.00
018-081-033-000	018-081-033-000		102.00	102.00
018-081-034-000	018-081-034-000		102.00	102.00
018-081-035-000	018-081-035-000		102.00	102.00
018-081-036-000	018-081-036-000		102.00	102.00
018-081-037-000	018-081-037-000		102.00	102.00
018-081-039-000	018-081-039-000		102.00	102.00
018-081-040-000	018-081-040-000		102.00	102.00
018-081-041-000	018-081-041-000		102.00	102.00
018-081-042-000	018-081-042-000		102.00	102.00
018-081-043-000	018-081-043-000		102.00	102.00
018-081-044-000	018-081-044-000		102.00	102.00
018-081-045-000	018-081-045-000		102.00	102.00
018-081-046-000	018-081-046-000		102.00	102.00

City of Hughson
Starn Estates Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-081-047-000	018-081-047-000		102.00	102.00
018-081-048-000	018-081-048-000		102.00	102.00
018-081-049-000	018-081-049-000		102.00	102.00
018-081-050-000	018-081-050-000		102.00	102.00
018-081-051-000	018-081-051-000		102.00	102.00
018-081-052-000	018-081-052-000		102.00	102.00
018-081-053-000	018-081-053-000		102.00	102.00
018-081-054-000	018-081-054-000		102.00	102.00
018-081-055-000	018-081-055-000		102.00	102.00
018-081-056-000	018-081-056-000		102.00	102.00
018-081-057-000	018-081-057-000		102.00	102.00
018-081-058-000	018-081-058-000		102.00	102.00
018-081-059-000	018-081-059-000		102.00	102.00
018-081-060-000	018-081-060-000		102.00	102.00
018-081-061-000	018-081-061-000		102.00	102.00
018-081-062-000	018-081-062-000		102.00	102.00
018-081-063-000	018-081-063-000		102.00	102.00
018-081-064-000	018-081-064-000		102.00	102.00
018-081-065-000	018-081-065-000		102.00	102.00
018-081-066-000	018-081-066-000		102.00	102.00
018-081-067-000	018-081-067-000		102.00	102.00
018-081-068-000	018-081-068-000		102.00	102.00
018-081-069-000	018-081-069-000		102.00	102.00
018-081-070-000	018-081-070-000		102.00	102.00
018-081-071-000	018-081-071-000		102.00	102.00
018-081-072-000	018-081-072-000		102.00	102.00
018-081-073-000	018-081-073-000		102.00	102.00
018-081-074-000	018-081-074-000		102.00	102.00
018-081-075-000	018-081-075-000		102.00	102.00
018-081-076-000	018-081-076-000		102.00	102.00
018-081-077-000	018-081-077-000		102.00	102.00
018-081-078-000	018-081-078-000		102.00	102.00
018-081-079-000	018-081-079-000		102.00	102.00
78 Accounts			\$7,956.00	\$7,956.00

**City of Hughson
Sterling Glen III LMD**

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-003-000	018-089-003-000		\$141.25	\$(0.01)	\$141.24
018-089-004-000	018-089-004-000		113.00	0.00	113.00
018-089-005-000	018-089-005-000		113.00	0.00	113.00
018-089-011-000	018-089-011-000		199.42	0.00	199.42
018-089-013-000	018-089-013-000		199.42	0.00	199.42
018-089-014-000	018-089-014-000		199.42	0.00	199.42
018-089-015-000	018-089-015-000		199.42	0.00	199.42
018-089-016-000	018-089-016-000		199.42	0.00	199.42
018-089-017-000	018-089-017-000		199.42	0.00	199.42
018-089-018-000	018-089-018-000		199.42	0.00	199.42
018-089-019-000	018-089-019-000		199.42	0.00	199.42
018-089-020-000	018-089-020-000		199.42	0.00	199.42
018-089-021-000	018-089-021-000		199.42	0.00	199.42
018-089-022-000	018-089-022-000		199.42	0.00	199.42
018-089-023-000	018-089-023-000		199.42	0.00	199.42
018-089-024-000	018-089-024-000		199.42	0.00	199.42
018-089-025-000	018-089-025-000		199.42	0.00	199.42
018-089-026-000	018-089-026-000		199.42	0.00	199.42
018-089-027-000	018-089-027-000		199.42	0.00	199.42
018-089-028-000	018-089-028-000		199.42	0.00	199.42
018-089-030-000	018-089-030-000		199.42	0.00	199.42
018-089-031-000	018-089-031-000		199.42	0.00	199.42
018-089-032-000	018-089-032-000		199.42	0.00	199.42
018-089-033-000	018-089-033-000		199.42	0.00	199.42
018-089-034-000	018-089-034-000		199.42	0.00	199.42
018-089-035-000	018-089-035-000		199.42	0.00	199.42
018-089-036-000	018-089-036-000		199.42	0.00	199.42
018-089-037-000	018-089-037-000		199.42	0.00	199.42
018-089-038-000	018-089-038-000		199.42	0.00	199.42
018-089-039-000	018-089-039-000		199.42	0.00	199.42
018-089-040-000	018-089-040-000		199.42	0.00	199.42
018-089-041-000	018-089-041-000		199.42	0.00	199.42
018-089-042-000	018-089-042-000		199.42	0.00	199.42
018-089-043-000	018-089-043-000		199.42	0.00	199.42
018-089-044-000	018-089-044-000		199.42	0.00	199.42
018-089-045-000	018-089-045-000		199.42	0.00	199.42
018-089-046-000	018-089-046-000		199.42	0.00	199.42
018-089-047-000	018-089-047-000		199.42	0.00	199.42
018-089-048-000	018-089-048-000		199.42	0.00	199.42
018-089-049-000	018-089-049-000		199.42	0.00	199.42
018-089-050-000	018-089-050-000		199.42	0.00	199.42
018-089-051-000	018-089-051-000		199.42	0.00	199.42
018-089-052-000	018-089-052-000		199.42	0.00	199.42
018-089-053-000	018-089-053-000		199.42	0.00	199.42
018-089-054-000	018-089-054-000		199.42	0.00	199.42

**City of Hughson
Sterling Glen III LMD**

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-055-000	018-089-055-000		199.42	0.00	199.42
018-089-056-000	018-089-056-000		199.42	0.00	199.42
018-089-057-000	018-089-057-000		199.42	0.00	199.42
018-089-058-000	018-089-058-000		199.42	0.00	199.42
018-089-059-000	018-089-059-000		199.42	0.00	199.42
018-089-060-000	018-089-060-000		199.42	0.00	199.42
018-089-061-000	018-089-061-000		199.42	0.00	199.42
018-089-062-000	018-089-062-000		199.42	0.00	199.42
018-089-063-000	018-089-063-000		199.42	0.00	199.42
018-089-064-000	018-089-064-000		199.42	0.00	199.42
018-089-065-000	018-089-065-000		199.42	0.00	199.42
018-089-066-000	018-089-066-000		199.42	0.00	199.42
018-089-067-000	018-089-067-000		199.42	0.00	199.42
018-089-068-000	018-089-068-000		199.42	0.00	199.42
018-089-069-000	018-089-069-000		199.42	0.00	199.42
018-089-070-000	018-089-070-000		199.42	0.00	199.42
018-089-071-000	018-089-071-000		199.42	0.00	199.42
018-089-072-000	018-089-072-000		199.42	0.00	199.42
018-089-073-000	018-089-073-000		199.42	0.00	199.42
018-089-074-000	018-089-074-000		199.42	0.00	199.42
018-089-075-000	018-089-075-000		199.42	0.00	199.42
018-089-076-000	018-089-076-000		199.42	0.00	199.42
018-089-077-000	018-089-077-000		199.42	0.00	199.42
018-089-078-000	018-089-078-000		199.42	0.00	199.42
018-089-079-000	018-089-079-000		199.42	0.00	199.42
018-089-080-000	018-089-080-000		199.42	0.00	199.42
018-089-081-000	018-089-081-000		199.42	0.00	199.42
018-089-082-000	018-089-082-000		199.42	0.00	199.42
018-089-083-000	018-089-083-000		199.42	0.00	199.42
018-089-085-000	018-089-085-000		72.19	(0.01)	72.18
018-089-086-000	018-089-086-000		94.16	0.00	94.16
018-089-087-000	018-089-087-000		199.42	0.00	199.42
018-089-088-000	018-089-088-000		199.42	0.00	199.42
78 Accounts			\$15,091.26	\$(0.02)	\$15,091.24

City of Hughson
Sun Glow Estates Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-082-001-000	018-082-001-000		\$98.24	\$98.24
018-082-002-000	018-082-002-000		98.24	98.24
018-082-003-000	018-082-003-000		98.24	98.24
018-082-004-000	018-082-004-000		98.24	98.24
018-082-005-000	018-082-005-000		98.24	98.24
018-082-006-000	018-082-006-000		98.24	98.24
018-082-007-000	018-082-007-000		98.24	98.24
018-082-008-000	018-082-008-000		98.24	98.24
018-082-009-000	018-082-009-000		98.24	98.24
018-082-010-000	018-082-010-000		98.24	98.24
018-082-011-000	018-082-011-000		98.24	98.24
018-082-012-000	018-082-012-000		98.24	98.24
018-082-013-000	018-082-013-000		98.24	98.24
018-082-014-000	018-082-014-000		98.24	98.24
018-082-015-000	018-082-015-000		98.24	98.24
018-082-016-000	018-082-016-000		98.24	98.24
018-082-017-000	018-082-017-000		98.24	98.24
018-082-018-000	018-082-018-000		98.24	98.24
018-082-019-000	018-082-019-000		98.24	98.24
018-082-020-000	018-082-020-000		98.24	98.24
018-082-021-000	018-082-021-000		98.24	98.24
018-082-022-000	018-082-022-000		98.24	98.24
018-082-023-000	018-082-023-000		98.24	98.24
018-082-024-000	018-082-024-000		98.24	98.24
018-082-025-000	018-082-025-000		98.24	98.24
018-082-026-000	018-082-026-000		98.24	98.24
018-082-027-000	018-082-027-000		98.24	98.24
018-082-028-000	018-082-028-000		98.24	98.24
018-082-029-000	018-082-029-000		98.24	98.24
018-082-030-000	018-082-030-000		98.24	98.24
018-082-031-000	018-082-031-000		98.24	98.24
018-082-032-000	018-082-032-000		98.24	98.24
018-082-033-000	018-082-033-000		98.24	98.24
018-082-034-000	018-082-034-000		98.24	98.24
018-082-035-000	018-082-035-000		98.24	98.24
018-082-036-000	018-082-036-000		98.24	98.24
018-082-037-000	018-082-037-000		98.24	98.24
018-082-038-000	018-082-038-000		98.24	98.24
018-082-039-000	018-082-039-000		98.24	98.24
018-082-040-000	018-082-040-000		98.24	98.24
018-082-041-000	018-082-041-000		98.24	98.24
018-082-042-000	018-082-042-000		98.24	98.24
018-082-043-000	018-082-043-000		98.24	98.24
018-082-045-000	018-082-045-000		98.24	98.24
018-082-046-000	018-082-046-000		98.24	98.24

City of Hughson
Sun Glow Estates Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-082-047-000	018-082-047-000		98.24	98.24
018-082-048-000	018-082-048-000		98.24	98.24
018-082-049-000	018-082-049-000		98.24	98.24
018-082-050-000	018-082-050-000		98.24	98.24
018-082-051-000	018-082-051-000		98.24	98.24
018-082-052-000	018-082-052-000		98.24	98.24
018-082-053-000	018-082-053-000		98.24	98.24
018-082-054-000	018-082-054-000		98.24	98.24
018-082-055-000	018-082-055-000		98.24	98.24
018-082-056-000	018-082-056-000		98.24	98.24
018-082-057-000	018-082-057-000		98.24	98.24
018-082-058-000	018-082-058-000		98.24	98.24
018-082-059-000	018-082-059-000		98.24	98.24
018-082-060-000	018-082-060-000		98.24	98.24
018-082-061-000	018-082-061-000		98.24	98.24
018-082-062-000	018-082-062-000		98.24	98.24
018-082-063-000	018-082-063-000		98.24	98.24
018-082-064-000	018-082-064-000		98.24	98.24
018-082-065-000	018-082-065-000		98.24	98.24
018-082-066-000	018-082-066-000		98.24	98.24
018-082-067-000	018-082-067-000		98.24	98.24
018-082-068-000	018-082-068-000		98.24	98.24
018-082-069-000	018-082-069-000		98.24	98.24
018-082-070-000	018-082-070-000		98.24	98.24
018-082-071-000	018-082-071-000		98.24	98.24
018-082-072-000	018-082-072-000		98.24	98.24
018-082-073-000	018-082-073-000		98.24	98.24
018-082-074-000	018-082-074-000		98.24	98.24
018-082-075-000	018-082-075-000		98.24	98.24
018-082-076-000	018-082-076-000		98.24	98.24
018-082-077-000	018-082-077-000		98.24	98.24
018-082-078-000	018-082-078-000		98.24	98.24
018-082-079-000	018-082-079-000		98.24	98.24
018-082-080-000	018-082-080-000		98.24	98.24
018-082-081-000	018-082-081-000		98.24	98.24
018-082-082-000	018-082-082-000		98.24	98.24
018-082-083-000	018-082-083-000		98.24	98.24
018-082-084-000	018-082-084-000		98.24	98.24
018-082-085-000	018-082-085-000		98.24	98.24
018-082-086-000	018-082-086-000		98.24	98.24
018-082-087-000	018-082-087-000		98.24	98.24
018-082-088-000	018-082-088-000		98.24	98.24
018-082-089-000	018-082-089-000		98.24	98.24
018-082-090-000	018-082-090-000		98.24	98.24
018-082-091-000	018-082-091-000		98.24	98.24

City of Hughson
Sun Glow Estates Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-082-092-000	018-082-092-000		98.24	98.24
91 Accounts			\$8,939.84	\$8,939.84

City of Hughson
Walnut Haven III Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-088-001-000	018-088-001-000		\$109.00	\$109.00
018-088-002-000	018-088-002-000		109.00	109.00
018-088-003-000	018-088-003-000		109.00	109.00
018-088-004-000	018-088-004-000		109.00	109.00
018-088-005-000	018-088-005-000		109.00	109.00
018-088-006-000	018-088-006-000		109.00	109.00
018-088-007-000	018-088-007-000		109.00	109.00
018-088-008-000	018-088-008-000		109.00	109.00
018-088-009-000	018-088-009-000		109.00	109.00
018-088-010-000	018-088-010-000		109.00	109.00
018-088-011-000	018-088-011-000		109.00	109.00
018-088-012-000	018-088-012-000		109.00	109.00
018-088-013-000	018-088-013-000		109.00	109.00
018-088-014-000	018-088-014-000		109.00	109.00
018-088-015-000	018-088-015-000		109.00	109.00
018-088-016-000	018-088-016-000		109.00	109.00
018-088-017-000	018-088-017-000		109.00	109.00
018-088-018-000	018-088-018-000		109.00	109.00
018-088-019-000	018-088-019-000		109.00	109.00
018-088-020-000	018-088-020-000		109.00	109.00
018-088-021-000	018-088-021-000		109.00	109.00
018-088-022-000	018-088-022-000		109.00	109.00
018-088-023-000	018-088-023-000		109.00	109.00
018-088-024-000	018-088-024-000		109.00	109.00
018-088-025-000	018-088-025-000		109.00	109.00
018-088-026-000	018-088-026-000		109.00	109.00
018-088-027-000	018-088-027-000		109.00	109.00
018-088-028-000	018-088-028-000		109.00	109.00
018-088-029-000	018-088-029-000		109.00	109.00
018-088-030-000	018-088-030-000		109.00	109.00
018-088-031-000	018-088-031-000		109.00	109.00
018-088-032-000	018-088-032-000		109.00	109.00
018-088-033-000	018-088-033-000		109.00	109.00
018-088-034-000	018-088-034-000		109.00	109.00
018-088-035-000	018-088-035-000		109.00	109.00
018-088-036-000	018-088-036-000		109.00	109.00
018-088-037-000	018-088-037-000		109.00	109.00
018-088-038-000	018-088-038-000		109.00	109.00
018-088-039-000	018-088-039-000		109.00	109.00
018-088-040-000	018-088-040-000		109.00	109.00
018-088-041-000	018-088-041-000		109.00	109.00
018-088-042-000	018-088-042-000		109.00	109.00
018-088-043-000	018-088-043-000		109.00	109.00
018-088-044-000	018-088-044-000		109.00	109.00
018-088-045-000	018-088-045-000		109.00	109.00

City of Hughson
Walnut Haven III Landscaping and Lighting District
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy Amount	Total
018-088-046-000	018-088-046-000		109.00	109.00
018-088-047-000	018-088-047-000		109.00	109.00
018-088-048-000	018-088-048-000		109.00	109.00
018-088-049-000	018-088-049-000		109.00	109.00
018-088-050-000	018-088-050-000		109.00	109.00
018-088-051-000	018-088-051-000		109.00	109.00
018-088-052-000	018-088-052-000		109.00	109.00
018-088-053-000	018-088-053-000		109.00	109.00
018-088-054-000	018-088-054-000		109.00	109.00
018-088-055-000	018-088-055-000		109.00	109.00
55 Accounts			\$5,995.00	\$5,995.00

City of Hughson
Central Hughson BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-030-010-000	018-030-010-000		\$173.26	\$0.00	\$173.26
018-030-011-000	018-030-011-000		250.59	(0.01)	250.58
018-030-015-000	018-030-015-000		19.55	(0.01)	19.54
018-030-016-000	018-030-016-000		1,815.02	0.00	1,815.02
018-042-004-000	018-042-004-000		128.20	0.00	128.20
018-042-039-000	018-042-039-000		1,511.69	(0.01)	1,511.68
018-042-069-000	018-042-069-000		44.69	(0.01)	44.68
018-042-070-000	018-042-070-000		113.42	0.00	113.42
018-042-071-000	018-042-071-000		61.60	0.00	61.60
018-042-072-000	018-042-072-000		26.35	(0.01)	26.34
018-048-009-000	018-048-009-000		320.88	0.00	320.88
018-048-038-000	018-048-038-000		109.49	(0.01)	109.48
018-048-039-000	018-048-039-000		71.03	(0.01)	71.02
018-048-040-000	018-048-040-000		160.01	(0.01)	160.00
018-049-004-000	018-049-004-000		616.09	(0.01)	616.08
018-049-016-000	018-049-016-000		78.12	0.00	78.12
018-049-025-000	018-049-025-000		118.58	0.00	118.58
018-049-026-000	018-049-026-000		125.12	0.00	125.12
018-049-028-000	018-049-028-000		111.19	(0.01)	111.18
018-049-029-000	018-049-029-000		111.32	0.00	111.32
018-049-032-000	018-049-032-000		275.83	(0.01)	275.82
018-049-035-000	018-049-035-000		298.05	(0.01)	298.04
018-049-039-000	018-049-039-000		73.31	(0.01)	73.30
018-049-041-000	018-049-041-000		127.07	(0.01)	127.06
018-049-042-000	018-049-042-000		477.15	(0.01)	477.14
018-049-043-000	018-049-043-000		141.73	(0.01)	141.72
018-049-044-000	018-049-044-000		108.76	0.00	108.76
018-049-048-000	018-049-048-000		93.02	0.00	93.02
018-049-049-000	018-049-049-000		124.41	(0.01)	124.40
018-049-050-000	018-049-050-000		87.62	0.00	87.62
018-049-051-000	018-049-051-000		75.55	(0.01)	75.54
018-049-052-000	018-049-052-000		383.42	0.00	383.42
018-049-057-000	018-049-057-000		96.27	(0.01)	96.26
018-049-058-000	018-049-058-000		123.87	(0.01)	123.86
018-049-059-000	018-049-059-000		71.21	(0.01)	71.20
018-049-060-000	018-049-060-000		57.03	(0.01)	57.02
018-049-061-000	018-049-061-000		32.04	0.00	32.04
018-049-062-000	018-049-062-000		19.55	(0.01)	19.54
018-049-063-000	018-049-063-000		19.55	(0.01)	19.54
018-049-064-000	018-049-064-000		19.55	(0.01)	19.54
018-049-065-000	018-049-065-000		119.50	0.00	119.50
018-049-066-000	018-049-066-000		707.96	0.00	707.96
018-049-067-000	018-049-067-000		174.24	0.00	174.24
018-051-004-000	018-051-004-000		56.59	(0.01)	56.58
018-051-005-000	018-051-005-000		56.59	(0.01)	56.58

City of Hughson
Central Hughson BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-051-006-000	018-051-006-000		39.79	(0.01)	39.78
018-051-007-000	018-051-007-000		39.79	(0.01)	39.78
018-051-008-000	018-051-008-000		39.79	(0.01)	39.78
018-051-009-000	018-051-009-000		39.79	(0.01)	39.78
018-051-010-000	018-051-010-000		139.36	0.00	139.36
018-051-011-000	018-051-011-000		183.52	0.00	183.52
018-051-012-000	018-051-012-000		64.35	(0.01)	64.34
018-051-013-000	018-051-013-000		64.35	(0.01)	64.34
018-051-014-000	018-051-014-000		64.35	(0.01)	64.34
018-051-015-000	018-051-015-000		64.35	(0.01)	64.34
018-051-017-000	018-051-017-000		316.35	(0.01)	316.34
018-051-018-000	018-051-018-000		69.52	0.00	69.52
018-051-019-000	018-051-019-000		64.35	(0.01)	64.34
018-051-020-000	018-051-020-000		86.75	(0.01)	86.74
018-051-021-000	018-051-021-000		64.35	(0.01)	64.34
018-051-022-000	018-051-022-000		69.73	(0.01)	69.72
018-051-023-000	018-051-023-000		73.31	(0.01)	73.30
018-051-024-000	018-051-024-000		75.10	0.00	75.10
018-051-025-000	018-051-025-000		76.00	0.00	76.00
018-051-026-000	018-051-026-000		86.75	(0.01)	86.74
018-051-029-000	018-051-029-000		90.90	0.00	90.90
018-051-030-000	018-051-030-000		67.41	(0.01)	67.40
018-051-031-000	018-051-031-000		80.48	0.00	80.48
018-051-032-000	018-051-032-000		86.75	(0.01)	86.74
018-051-033-000	018-051-033-000		64.35	(0.01)	64.34
018-051-034-000	018-051-034-000		359.90	0.00	359.90
018-051-035-000	018-051-035-000		316.27	(0.01)	316.26
018-051-036-000	018-051-036-000		67.58	0.00	67.58
018-051-037-000	018-051-037-000		74.21	(0.01)	74.20
018-051-038-000	018-051-038-000		73.31	(0.01)	73.30
018-051-039-000	018-051-039-000		73.31	(0.01)	73.30
018-051-040-000	018-051-040-000		88.54	0.00	88.54
018-051-041-000	018-051-041-000		69.73	(0.01)	69.72
018-051-046-000	018-051-046-000		45.70	0.00	45.70
018-051-047-000	018-051-047-000		55.93	(0.01)	55.92
018-051-048-000	018-051-048-000		58.45	(0.01)	58.44
018-051-049-000	018-051-049-000		67.74	0.00	67.74
018-051-052-000	018-051-052-000		52.93	(0.01)	52.92
018-051-053-000	018-051-053-000		213.86	0.00	213.86
018-051-056-000	018-051-056-000		64.35	(0.01)	64.34
018-051-057-000	018-051-057-000		64.35	(0.01)	64.34
018-051-060-000	018-051-060-000		339.02	0.00	339.02
018-051-062-000	018-051-062-000		90.90	0.00	90.90
018-051-067-000	018-051-067-000		65.03	(0.01)	65.02
018-051-069-000	018-051-069-000		24.03	(0.01)	24.02

City of Hughson
Central Hughson BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-051-070-000	018-051-070-000		133.35	(0.01)	133.34
018-051-071-000	018-051-071-000		89.44	0.00	89.44
018-051-072-000	018-051-072-000		1,235.10	0.00	1,235.10
018-051-073-000	018-051-073-000		64.35	(0.01)	64.34
018-051-074-000	018-051-074-000		94.38	0.00	94.38
018-051-075-000	018-051-075-000		60.30	0.00	60.30
018-051-076-000	018-051-076-000		60.30	0.00	60.30
018-051-077-000	018-051-077-000		51.17	(0.01)	51.16
018-051-078-000	018-051-078-000		55.30	0.00	55.30
018-059-001-000	018-059-001-000		336.98	0.00	336.98
018-059-002-000	018-059-002-000		39.79	(0.01)	39.78
018-059-003-000	018-059-003-000		39.79	(0.01)	39.78
018-059-004-000	018-059-004-000		39.79	(0.01)	39.78
018-059-005-000	018-059-005-000		39.79	(0.01)	39.78
018-059-006-000	018-059-006-000		39.79	(0.01)	39.78
018-059-007-000	018-059-007-000		39.79	(0.01)	39.78
018-059-008-000	018-059-008-000		39.79	(0.01)	39.78
018-059-009-000	018-059-009-000		39.79	(0.01)	39.78
018-059-010-000	018-059-010-000		39.79	(0.01)	39.78
018-059-011-000	018-059-011-000		44.17	(0.01)	44.16
018-059-012-000	018-059-012-000		62.28	0.00	62.28
018-059-013-000	018-059-013-000		64.35	(0.01)	64.34
018-059-022-000	018-059-022-000		135.23	(0.01)	135.22
018-059-023-000	018-059-023-000		50.35	(0.01)	50.34
018-059-024-000	018-059-024-000		78.35	(0.01)	78.34
018-059-025-000	018-059-025-000		158.61	(0.01)	158.60
018-059-026-000	018-059-026-000		1,106.89	(0.01)	1,106.88
018-059-027-000	018-059-027-000		445.11	(0.01)	445.10
018-059-028-000	018-059-028-000		90.11	(0.01)	90.10
018-059-029-000	018-059-029-000		92.58	0.00	92.58
018-072-001-000	018-072-001-000		60.62	0.00	60.62
018-072-002-000	018-072-002-000		49.23	(0.01)	49.22
018-072-003-000	018-072-003-000		71.07	(0.01)	71.06
018-072-004-000	018-072-004-000		71.07	(0.01)	71.06
018-072-005-000	018-072-005-000		35.40	0.00	35.40
018-072-006-000	018-072-006-000		67.11	(0.01)	67.10
018-072-007-000	018-072-007-000		67.11	(0.01)	67.10
018-072-008-000	018-072-008-000		67.11	(0.01)	67.10
018-072-009-000	018-072-009-000		67.11	(0.01)	67.10
018-072-010-000	018-072-010-000		67.11	(0.01)	67.10
018-072-011-000	018-072-011-000		67.11	(0.01)	67.10
018-072-012-000	018-072-012-000		335.79	(0.01)	335.78
018-072-013-000	018-072-013-000		115.27	(0.01)	115.26
018-072-014-000	018-072-014-000		63.14	0.00	63.14
018-072-015-000	018-072-015-000		63.14	0.00	63.14

City of Hughson
Central Hughson BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-072-016-000	018-072-016-000		63.14	0.00	63.14
018-072-017-000	018-072-017-000		63.14	0.00	63.14
018-072-018-000	018-072-018-000		252.48	0.00	252.48
018-072-019-000	018-072-019-000		125.80	0.00	125.80
018-072-020-000	018-072-020-000		115.20	0.00	115.20
018-072-021-000	018-072-021-000		115.20	0.00	115.20
018-072-022-000	018-072-022-000		115.20	0.00	115.20
018-072-023-000	018-072-023-000		115.20	0.00	115.20
018-072-024-000	018-072-024-000		115.20	0.00	115.20
018-072-025-000	018-072-025-000		115.20	0.00	115.20
018-072-026-000	018-072-026-000		115.20	0.00	115.20
018-072-027-000	018-072-027-000		115.20	0.00	115.20
018-072-028-000	018-072-028-000		115.20	0.00	115.20
018-072-029-000	018-072-029-000		115.20	0.00	115.20
018-072-030-000	018-072-030-000		67.41	(0.01)	67.40
018-072-031-000	018-072-031-000		67.41	(0.01)	67.40
018-072-032-000	018-072-032-000		67.41	(0.01)	67.40
018-072-033-000	018-072-033-000		67.41	(0.01)	67.40
018-072-034-000	018-072-034-000		67.41	(0.01)	67.40
018-072-035-000	018-072-035-000		67.42	0.00	67.42
018-072-037-000	018-072-037-000		65.91	(0.01)	65.90
018-072-038-000	018-072-038-000		154.76	0.00	154.76
018-072-039-000	018-072-039-000		77.05	(0.01)	77.04
018-072-040-000	018-072-040-000		67.41	(0.01)	67.40
018-072-041-000	018-072-041-000		67.82	0.00	67.82
018-072-042-000	018-072-042-000		67.41	(0.01)	67.40
018-072-043-000	018-072-043-000		67.41	(0.01)	67.40
018-072-044-000	018-072-044-000		67.44	0.00	67.44
018-072-045-000	018-072-045-000		67.72	0.00	67.72
018-072-046-000	018-072-046-000		67.41	(0.01)	67.40
018-072-047-000	018-072-047-000		68.52	0.00	68.52
018-072-048-000	018-072-048-000		67.41	(0.01)	67.40
018-072-049-000	018-072-049-000		67.46	0.00	67.46
018-073-001-000	018-073-001-000		67.56	0.00	67.56
018-073-002-000	018-073-002-000		67.77	(0.01)	67.76
018-073-003-000	018-073-003-000		68.38	0.00	68.38
018-073-004-000	018-073-004-000		68.47	(0.01)	68.46
018-073-005-000	018-073-005-000		67.78	0.00	67.78
018-073-006-000	018-073-006-000		67.45	(0.01)	67.44
018-073-007-000	018-073-007-000		67.41	(0.01)	67.40
018-073-008-000	018-073-008-000		592.92	0.00	592.92
018-073-009-000	018-073-009-000		155.11	(0.01)	155.10
018-073-010-000	018-073-010-000		79.76	0.00	79.76
018-073-011-000	018-073-011-000		75.91	(0.01)	75.90
018-073-012-000	018-073-012-000		66.87	(0.01)	66.86

City of Hughson
Central Hughson BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-073-013-000	018-073-013-000		65.99	(0.01)	65.98
018-073-014-000	018-073-014-000		65.99	(0.01)	65.98
018-073-015-000	018-073-015-000		312.90	0.00	312.90
018-073-017-000	018-073-017-000		62.32	0.00	62.32
018-073-018-000	018-073-018-000		64.35	(0.01)	64.34
018-073-019-000	018-073-019-000		65.99	(0.01)	65.98
018-073-020-000	018-073-020-000		65.99	(0.01)	65.98
018-073-021-000	018-073-021-000		65.99	(0.01)	65.98
018-073-022-000	018-073-022-000		65.99	(0.01)	65.98
018-073-023-000	018-073-023-000		65.99	(0.01)	65.98
018-073-024-000	018-073-024-000		65.99	(0.01)	65.98
018-073-025-000	018-073-025-000		115.20	0.00	115.20
018-073-026-000	018-073-026-000		115.20	0.00	115.20
018-073-027-000	018-073-027-000		115.20	0.00	115.20
018-073-028-000	018-073-028-000		115.20	0.00	115.20
018-073-029-000	018-073-029-000		115.20	0.00	115.20
018-073-030-000	018-073-030-000		115.20	0.00	115.20
018-073-031-000	018-073-031-000		115.20	0.00	115.20
018-073-032-000	018-073-032-000		115.20	0.00	115.20
018-073-033-000	018-073-033-000		115.20	0.00	115.20
018-073-034-000	018-073-034-000		115.86	0.00	115.86
018-073-035-000	018-073-035-000		118.68	0.00	118.68
018-073-036-000	018-073-036-000		129.11	(0.01)	129.10
018-073-037-000	018-073-037-000		399.62	0.00	399.62
018-073-038-000	018-073-038-000		571.66	0.00	571.66
018-073-039-000	018-073-039-000		105.66	0.00	105.66
018-073-040-000	018-073-040-000		61.72	0.00	61.72
018-073-041-000	018-073-041-000		61.72	0.00	61.72
208 Accounts			\$28,345.42	\$(1.18)	\$28,344.24

City of Hughson
Feathers Glen BAD

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-090-003-000	018-090-003-000		\$186.46	\$186.46
018-090-004-000	018-090-004-000		186.46	186.46
018-090-005-000	018-090-005-000		186.46	186.46
018-090-006-000	018-090-006-000		186.46	186.46
018-090-007-000	018-090-007-000		186.46	186.46
018-090-008-000	018-090-008-000		186.46	186.46
018-090-009-000	018-090-009-000		186.46	186.46
018-090-010-000	018-090-010-000		186.46	186.46
018-090-011-000	018-090-011-000		186.46	186.46
018-090-012-000	018-090-012-000		186.46	186.46
018-090-013-000	018-090-013-000		186.46	186.46
018-090-014-000	018-090-014-000		186.46	186.46
018-090-015-000	018-090-015-000		186.46	186.46
018-090-016-000	018-090-016-000		186.46	186.46
018-090-017-000	018-090-017-000		186.46	186.46
018-090-018-000	018-090-018-000		186.46	186.46
018-090-019-000	018-090-019-000		186.46	186.46
018-090-020-000	018-090-020-000		186.46	186.46
018-090-021-000	018-090-021-000		186.46	186.46
018-090-022-000	018-090-022-000		186.46	186.46
018-090-023-000	018-090-023-000		186.46	186.46
018-090-024-000	018-090-024-000		186.46	186.46
018-090-025-000	018-090-025-000		186.46	186.46
018-090-026-000	018-090-026-000		186.46	186.46
018-090-027-000	018-090-027-000		186.46	186.46
018-090-028-000	018-090-028-000		186.46	186.46
018-090-029-000	018-090-029-000		186.46	186.46
018-090-030-000	018-090-030-000		186.46	186.46
018-090-031-000	018-090-031-000		186.46	186.46
018-090-032-000	018-090-032-000		186.46	186.46
018-090-033-000	018-090-033-000		186.46	186.46
018-090-034-000	018-090-034-000		186.46	186.46
018-090-035-000	018-090-035-000		186.46	186.46
018-090-036-000	018-090-036-000		186.46	186.46
018-090-037-000	018-090-037-000		186.46	186.46
018-090-038-000	018-090-038-000		186.46	186.46
018-090-039-000	018-090-039-000		186.46	186.46
018-090-040-000	018-090-040-000		186.46	186.46
018-090-041-000	018-090-041-000		186.46	186.46
018-090-042-000	018-090-042-000		186.46	186.46
018-090-043-000	018-090-043-000		186.46	186.46
018-090-044-000	018-090-044-000		186.46	186.46
42 Accounts			\$7,831.32	\$7,831.32

City of Hughson
Fontana Ranch North BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-091-001-000	018-091-001-000		\$196.42	\$196.42
018-091-002-000	018-091-002-000		196.42	196.42
018-091-003-000	018-091-003-000		196.42	196.42
018-091-004-000	018-091-004-000		196.42	196.42
018-091-005-000	018-091-005-000		196.42	196.42
018-091-006-000	018-091-006-000		196.42	196.42
018-091-007-000	018-091-007-000		196.42	196.42
018-091-008-000	018-091-008-000		196.42	196.42
018-091-009-000	018-091-009-000		196.42	196.42
018-091-010-000	018-091-010-000		196.42	196.42
018-091-011-000	018-091-011-000		196.42	196.42
018-091-012-000	018-091-012-000		196.42	196.42
018-091-013-000	018-091-013-000		196.42	196.42
018-091-014-000	018-091-014-000		196.42	196.42
018-091-015-000	018-091-015-000		196.42	196.42
018-091-016-000	018-091-016-000		196.42	196.42
018-091-017-000	018-091-017-000		196.42	196.42
018-091-018-000	018-091-018-000		196.42	196.42
018-091-019-000	018-091-019-000		196.42	196.42
018-091-020-000	018-091-020-000		196.42	196.42
018-091-021-000	018-091-021-000		196.42	196.42
018-091-022-000	018-091-022-000		196.42	196.42
018-091-023-000	018-091-023-000		196.42	196.42
018-091-024-000	018-091-024-000		196.42	196.42
018-091-025-000	018-091-025-000		196.42	196.42
018-091-026-000	018-091-026-000		196.42	196.42
018-091-027-000	018-091-027-000		196.42	196.42
018-091-028-000	018-091-028-000		196.42	196.42
018-091-029-000	018-091-029-000		196.42	196.42
018-091-030-000	018-091-030-000		196.42	196.42
018-091-031-000	018-091-031-000		196.42	196.42
018-091-032-000	018-091-032-000		196.42	196.42
018-091-033-000	018-091-033-000		196.42	196.42
018-091-034-000	018-091-034-000		196.42	196.42
018-091-035-000	018-091-035-000		196.42	196.42
018-091-036-000	018-091-036-000		196.42	196.42
018-091-037-000	018-091-037-000		196.42	196.42
018-091-038-000	018-091-038-000		196.42	196.42
018-091-039-000	018-091-039-000		196.42	196.42
018-091-040-000	018-091-040-000		196.42	196.42
018-091-041-000	018-091-041-000		392.84	392.84
018-092-001-000	018-092-001-000		196.42	196.42
018-092-002-000	018-092-002-000		196.42	196.42
018-092-003-000	018-092-003-000		196.42	196.42
018-092-004-000	018-092-004-000		196.42	196.42

City of Hughson
Fontana Ranch North BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-092-005-000	018-092-005-000		196.42	196.42
018-092-006-000	018-092-006-000		196.42	196.42
018-092-007-000	018-092-007-000		196.42	196.42
018-092-008-000	018-092-008-000		196.42	196.42
018-092-009-000	018-092-009-000		196.42	196.42
018-092-010-000	018-092-010-000		196.42	196.42
018-092-011-000	018-092-011-000		196.42	196.42
018-092-012-000	018-092-012-000		196.42	196.42
018-092-013-000	018-092-013-000		196.42	196.42
018-092-014-000	018-092-014-000		196.42	196.42
018-092-015-000	018-092-015-000		196.42	196.42
018-092-016-000	018-092-016-000		196.42	196.42
018-092-017-000	018-092-017-000		196.42	196.42
018-092-018-000	018-092-018-000		196.42	196.42
018-092-019-000	018-092-019-000		196.42	196.42
018-092-020-000	018-092-020-000		196.42	196.42
018-092-021-000	018-092-021-000		196.42	196.42
018-092-022-000	018-092-022-000		196.42	196.42
018-092-023-000	018-092-023-000		196.42	196.42
018-092-024-000	018-092-024-000		196.42	196.42
018-092-025-000	018-092-025-000		196.42	196.42
018-092-026-000	018-092-026-000		196.42	196.42
018-092-027-000	018-092-027-000		196.42	196.42
018-092-028-000	018-092-028-000		196.42	196.42
018-092-029-000	018-092-029-000		196.42	196.42
018-092-030-000	018-092-030-000		196.42	196.42
018-092-031-000	018-092-031-000		196.42	196.42
018-092-032-000	018-092-032-000		196.42	196.42
018-092-033-000	018-092-033-000		196.42	196.42
018-092-034-000	018-092-034-000		196.42	196.42
018-092-035-000	018-092-035-000		196.42	196.42
018-092-036-000	018-092-036-000		196.42	196.42
018-092-037-000	018-092-037-000		196.42	196.42
018-092-040-000	018-092-040-000		196.42	196.42
018-092-041-000	018-092-041-000		196.42	196.42
018-092-042-000	018-092-042-000		196.42	196.42
018-092-043-000	018-092-043-000		196.42	196.42
018-092-044-000	018-092-044-000		196.42	196.42
018-092-045-000	018-092-045-000		196.42	196.42
018-092-046-000	018-092-046-000		196.42	196.42
018-092-047-000	018-092-047-000		196.42	196.42
018-092-048-000	018-092-048-000		196.42	196.42
018-092-049-000	018-092-049-000		196.42	196.42
018-092-050-000	018-092-050-000		196.42	196.42
018-092-051-000	018-092-051-000		196.42	196.42

City of Hughson
Fontana Ranch North BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
90 Accounts			\$17,874.22	\$17,874.22

City of Hughson
Fontana Ranch South BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-001-000	018-093-001-000		\$159.60	\$159.60
018-093-002-000	018-093-002-000		159.60	159.60
018-093-003-000	018-093-003-000		159.60	159.60
018-093-004-000	018-093-004-000		159.60	159.60
018-093-005-000	018-093-005-000		159.60	159.60
018-093-006-000	018-093-006-000		159.60	159.60
018-093-007-000	018-093-007-000		159.60	159.60
018-093-008-000	018-093-008-000		159.60	159.60
018-093-009-000	018-093-009-000		159.60	159.60
018-093-010-000	018-093-010-000		159.60	159.60
018-093-011-000	018-093-011-000		159.60	159.60
018-093-012-000	018-093-012-000		159.60	159.60
018-093-013-000	018-093-013-000		159.60	159.60
018-093-014-000	018-093-014-000		159.60	159.60
018-093-015-000	018-093-015-000		159.60	159.60
018-093-016-000	018-093-016-000		159.60	159.60
018-093-017-000	018-093-017-000		159.60	159.60
018-093-018-000	018-093-018-000		159.60	159.60
018-093-019-000	018-093-019-000		159.60	159.60
018-093-020-000	018-093-020-000		159.60	159.60
018-093-021-000	018-093-021-000		159.60	159.60
018-093-022-000	018-093-022-000		159.60	159.60
018-093-023-000	018-093-023-000		159.60	159.60
018-093-024-000	018-093-024-000		159.60	159.60
018-093-025-000	018-093-025-000		159.60	159.60
018-093-026-000	018-093-026-000		159.60	159.60
018-093-027-000	018-093-027-000		159.60	159.60
018-093-028-000	018-093-028-000		159.60	159.60
018-093-029-000	018-093-029-000		159.60	159.60
018-093-030-000	018-093-030-000		159.60	159.60
018-093-031-000	018-093-031-000		159.60	159.60
018-093-032-000	018-093-032-000		159.60	159.60
018-093-033-000	018-093-033-000		159.60	159.60
018-093-034-000	018-093-034-000		159.60	159.60
018-093-035-000	018-093-035-000		159.60	159.60
018-093-036-000	018-093-036-000		159.60	159.60
018-093-037-000	018-093-037-000		159.60	159.60
018-093-038-000	018-093-038-000		159.60	159.60
018-093-039-000	018-093-039-000		159.60	159.60
018-093-040-000	018-093-040-000		159.60	159.60
018-093-041-000	018-093-041-000		159.60	159.60
018-093-042-000	018-093-042-000		159.60	159.60
018-093-043-000	018-093-043-000		159.60	159.60
018-093-044-000	018-093-044-000		159.60	159.60
018-093-045-000	018-093-045-000		159.60	159.60

City of Hughson
Fontana Ranch South BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Total
018-093-046-000	018-093-046-000		159.60	159.60
018-093-047-000	018-093-047-000		159.60	159.60
018-093-048-000	018-093-048-000		159.60	159.60
018-093-049-000	018-093-049-000		159.60	159.60
018-093-050-000	018-093-050-000		159.60	159.60
018-093-051-000	018-093-051-000		159.60	159.60
018-093-052-000	018-093-052-000		159.60	159.60
018-093-053-000	018-093-053-000		159.60	159.60
018-093-054-000	018-093-054-000		159.60	159.60
018-093-055-000	018-093-055-000		159.60	159.60
018-093-056-000	018-093-056-000		159.60	159.60
56 Accounts			\$8,937.60	\$8,937.60

**City of Hughson
Sterling Glen III BAD**

Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-003-000	018-089-003-000		\$103.43	\$(0.01)	\$103.42
018-089-004-000	018-089-004-000		82.75	(0.01)	82.74
018-089-005-000	018-089-005-000		82.75	(0.01)	82.74
018-089-011-000	018-089-011-000		137.92	0.00	137.92
018-089-013-000	018-089-013-000		137.92	0.00	137.92
018-089-014-000	018-089-014-000		137.92	0.00	137.92
018-089-015-000	018-089-015-000		137.92	0.00	137.92
018-089-016-000	018-089-016-000		137.92	0.00	137.92
018-089-017-000	018-089-017-000		137.92	0.00	137.92
018-089-018-000	018-089-018-000		137.92	0.00	137.92
018-089-019-000	018-089-019-000		137.92	0.00	137.92
018-089-020-000	018-089-020-000		137.92	0.00	137.92
018-089-021-000	018-089-021-000		137.92	0.00	137.92
018-089-022-000	018-089-022-000		137.92	0.00	137.92
018-089-023-000	018-089-023-000		137.92	0.00	137.92
018-089-024-000	018-089-024-000		137.92	0.00	137.92
018-089-025-000	018-089-025-000		137.92	0.00	137.92
018-089-026-000	018-089-026-000		137.92	0.00	137.92
018-089-027-000	018-089-027-000		137.92	0.00	137.92
018-089-028-000	018-089-028-000		137.92	0.00	137.92
018-089-030-000	018-089-030-000		137.92	0.00	137.92
018-089-031-000	018-089-031-000		137.92	0.00	137.92
018-089-032-000	018-089-032-000		137.92	0.00	137.92
018-089-033-000	018-089-033-000		137.92	0.00	137.92
018-089-034-000	018-089-034-000		137.92	0.00	137.92
018-089-035-000	018-089-035-000		137.92	0.00	137.92
018-089-036-000	018-089-036-000		137.92	0.00	137.92
018-089-037-000	018-089-037-000		137.92	0.00	137.92
018-089-038-000	018-089-038-000		137.92	0.00	137.92
018-089-039-000	018-089-039-000		137.92	0.00	137.92
018-089-040-000	018-089-040-000		137.92	0.00	137.92
018-089-041-000	018-089-041-000		137.92	0.00	137.92
018-089-042-000	018-089-042-000		137.92	0.00	137.92
018-089-043-000	018-089-043-000		137.92	0.00	137.92
018-089-044-000	018-089-044-000		137.92	0.00	137.92
018-089-045-000	018-089-045-000		137.92	0.00	137.92
018-089-046-000	018-089-046-000		137.92	0.00	137.92
018-089-047-000	018-089-047-000		137.92	0.00	137.92
018-089-048-000	018-089-048-000		137.92	0.00	137.92
018-089-049-000	018-089-049-000		137.92	0.00	137.92
018-089-050-000	018-089-050-000		137.92	0.00	137.92
018-089-051-000	018-089-051-000		137.92	0.00	137.92
018-089-052-000	018-089-052-000		137.92	0.00	137.92
018-089-053-000	018-089-053-000		137.92	0.00	137.92
018-089-054-000	018-089-054-000		137.92	0.00	137.92

City of Hughson
Sterling Glen III BAD
Final Detail Report for the 2013/14 Billing

Account ID	Property ID	DB	Levy	Misc Adjs	Total
018-089-055-000	018-089-055-000		137.92	0.00	137.92
018-089-056-000	018-089-056-000		137.92	0.00	137.92
018-089-057-000	018-089-057-000		137.92	0.00	137.92
018-089-058-000	018-089-058-000		137.92	0.00	137.92
018-089-059-000	018-089-059-000		137.92	0.00	137.92
018-089-060-000	018-089-060-000		137.92	0.00	137.92
018-089-061-000	018-089-061-000		137.92	0.00	137.92
018-089-062-000	018-089-062-000		137.92	0.00	137.92
018-089-063-000	018-089-063-000		137.92	0.00	137.92
018-089-064-000	018-089-064-000		137.92	0.00	137.92
018-089-065-000	018-089-065-000		137.92	0.00	137.92
018-089-066-000	018-089-066-000		137.92	0.00	137.92
018-089-067-000	018-089-067-000		137.92	0.00	137.92
018-089-068-000	018-089-068-000		137.92	0.00	137.92
018-089-069-000	018-089-069-000		137.92	0.00	137.92
018-089-070-000	018-089-070-000		137.92	0.00	137.92
018-089-071-000	018-089-071-000		137.92	0.00	137.92
018-089-072-000	018-089-072-000		137.92	0.00	137.92
018-089-073-000	018-089-073-000		137.92	0.00	137.92
018-089-074-000	018-089-074-000		137.92	0.00	137.92
018-089-075-000	018-089-075-000		137.92	0.00	137.92
018-089-076-000	018-089-076-000		137.92	0.00	137.92
018-089-077-000	018-089-077-000		137.92	0.00	137.92
018-089-078-000	018-089-078-000		137.92	0.00	137.92
018-089-079-000	018-089-079-000		137.92	0.00	137.92
018-089-080-000	018-089-080-000		137.92	0.00	137.92
018-089-081-000	018-089-081-000		137.92	0.00	137.92
018-089-082-000	018-089-082-000		137.92	0.00	137.92
018-089-083-000	018-089-083-000		137.92	0.00	137.92
018-089-085-000	018-089-085-000		52.87	(0.01)	52.86
018-089-086-000	018-089-086-000		68.96	0.00	68.96
018-089-087-000	018-089-087-000		137.92	0.00	137.92
018-089-088-000	018-089-088-000		137.92	0.00	137.92
78 Accounts			\$10,458.92	\$(0.04)	\$10,458.88



CITY OF HUGHSON AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: August 12, 2013

Subject: Adoption of Resolution No. 2013-24 Approving the Request for Stanislaus County Enterprise Zone (Zone 40) Boundary Expansion in Various Locations

Enclosures:

1. Stanislaus County Enterprise Zone 40 (Hughson area)
2. 2012 Annual Report "The Big and Small of Enterprise Zone 40"
3. Department of Housing and Community Development Enterprise Zone 40 Individual Expansion Applications
4. Governor's "California Economic Development Initiative – New Tools for a New Economy"

Presented By: Raul L. Mendez, City Manager

Approved By: _____

Background:

Stanislaus Enterprise Zone Program – Zone 40

The California Enterprise Zone Program was created to stimulate economic growth in the most economically distressed areas throughout the State. The California Department of Housing and Community Development administers the Enterprise Zone Program for the State of California. Sections 7074(a) and (b) of the State Government Code govern Enterprise Zone expansions within a single jurisdiction and states as general criteria that the governing body of each adjacent jurisdiction must approve all requests for expansion by ordinance or resolution.

On December 6, 2005, the Board of Supervisors adopted and certified the program Environmental Impact Report (EIR) for the Stanislaus County/Highway 99 Corridor Enterprise Zone (Zone 40). In January 2006, Stanislaus received its first Enterprise Zone designation with an official effective date retroactive to November 16, 2005. The initial approval included the communities of Ceres, Turlock, Modesto, and parts of unincorporated Stanislaus County. The initial Zone 40 core footprint totaled 67,508.98 acres.

The Enterprise Zone Program offers five State tax credits that assist in reducing the cost of hiring new employees and investing in production/office equipment for businesses that operate within its boundaries. The credits applicable to the

program apply during the life of the Stanislaus County Enterprise Zone, from November 16, 2005 to November 15, 2020. While there have been subsequent expansion of the Zone with varied inception dates, all designations will have the November 15, 2020 expiration date.

In accordance with State Enterprise Zone law, up to 15% of the total (original) zone designation can be sought for zone expansion purposes. In the Zone 40 (Stanislaus) instance, this equates to approximately 10,126.35 acres of potential expansion. To prepare for future expansion processes the original Zone 40 workgroup (comprised of the initial applicant jurisdictions and Stanislaus County) prepared an expansion criteria primer, which was approved by the Board of Supervisors on February 7, 2006 and placed emphasis on business interest, community support and land eligibility.

Through cooperative efforts involving the County, partner cities, and local support from the private business sector, Zone 40's core footprint has been expanded to include a majority of all industrial/commercial sites throughout Stanislaus County and the nine incorporated cities including those in the Hughson area (Attachment 1). After the completion of seven successful expansions (totaling 8,973.57 acres), the Zone 40 footprint now encompasses a total of 76,482.55 acres. There is a current Zone balance of 1,152.78 available for expansions.

As indicated in the 2012 Annual Report “The Big and Small of Enterprise Zone 40,” over the period of 2009 to 2012, the Stanislaus County Enterprise Zone Program has created a total of 2,794 and retained 14,318 through the incentives offered to local businesses (Attachment 2). The average hourly wage has ranged from \$10.68/hour to \$12.64/hour. The Enterprise Zone Program has helped stimulate business and industrial growth in depressed areas across the State of California. Furthermore, the program has encouraged businesses to hire individuals in California with certain barriers to employment.

Current Expansion Request – Phase VIII

This eighth and perhaps final expansion of approximately 325.23 acres in various areas of Stanislaus County is approximately 28% of the total expansion remaining. With approval of the expansion request, there will be a Zone balance of 827.55 acres.

The following table summarizes the individual expansion requests. Each request requires a separate application that is submitted to the Department of Housing and Community Development for consideration once the local approvals are received (Attachment 3).

Proposed Expansion Name	Type	Expansion Acreage	General Location
Interstate Truck Center	Commercial	11.07	Keyes area
Flory Industries	Commercial	39.25	Salida area

Waterford Almond Huller & Sheller	Commercial	33.28	Waterford area
Proposed Expansion Name	Type	Expansion Acreage	General Location
Salida Business Park	Commercial	50.85	Salida area
Modesto Coffee and Oakdale Road	Commercial	190.78	Modesto area

Changes to the Enterprise Zone Program in California

On June 10, 2013, the Hughson City Council adopted a resolution in support of updating boundaries of the Targeted Employment Area (TEA) for the Stanislaus County Enterprise Zone and forwarding the required application to the California Department of Housing and Community Development. A TEA is defined as an area composed of those census tracts that have at least 51% of its residents of low or moderate income levels. The update was required as a result of new census data being available which occurred in December 2012 via the United States Census Bureau's American Community Survey five year averages.

On July 11, 2013, Governor Jerry Brown signed legislation overhauling the Enterprise Zone Program of hiring tax credits that have provided employers in locally designated areas large tax breaks for years. The legislation signed in San Diego, including Senate Bill 90 and Assembly Bill 93, significantly scales back such hiring credits, instead providing a sales tax exemption for manufacturing and biotech research companies and other tax credits negotiated on a case-by-case basis with the administration. The traditional program ends on December 31, 2013 and specifics of the new incentive program commencing January 1, 2014 have not been officially released. The Governor's Office did release some general information comparing some of the major differences between the current and new program (Attachment 4). The new program is expected to extend benefits within existing boundaries but include new components in the areas of sales tax exemption, hiring credit and investment incentive.

In Stanislaus County, the Stanislaus Economic Development and Workforce Alliance has been the local program administrator through a partnership with Stanislaus County and the nine partner cities. The workgroup has met and decided to accept and forward any expansion requests received immediately in an effort to position the Enterprise Zone 40 footprint in Stanislaus County and those that operate businesses within it to avail themselves of the incentives offered under the new program. The Alliance will continue to play a lead role in sustaining and implementing the incentive program in Stanislaus County as the new parameters are determined by the State of California.

Fiscal Impact:

There are nominal costs associated with this Zone expansion request. Certain costs associated with the development of the expansion application are covered by the applicant. This includes staff time for technical assistance provided by

Stanislaus County and the Stanislaus Economic Development and Workforce Alliance.

Staff Recommendation:

Adopt Resolution No. 2013-24 approving the request for Stanislaus County Enterprise Zone (Zone 40) boundary expansion to include various locations in Stanislaus County described herein as Interstate Truck Center, Flory Industries, Waterford Almond Huller and Sheller, Salida Business Park and Modesto - Coffee and Oakdale Road.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2013-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON OF
STANISLAUS COUNTY APPROVING THE EXPANSION OF THE
STANISLAUS ENTERPRISE ZONE BOUNDARIES**

WHEREAS, the City of Hughson of Stanislaus County currently has an enterprise zone that was established on November 16, 2005 and has jurisdiction over the existing zone; and

WHEREAS, the Stanislaus Enterprise Zone wishes to expand its boundaries to include areas within the jurisdiction of Stanislaus County and

WHEREAS, the City of Hughson of Stanislaus County authorizes and supports job development, job creation, and economic development; and

WHEREAS, the City of Hughson of Stanislaus County will provide the same or equivalent local incentives as provided by the other jurisdictions in the Stanislaus Enterprise Zone and

WHEREAS, the City of Hughson of Stanislaus County agrees to complete all actions stated within the Stanislaus Enterprise Zone Application for Designation, MOU, and MOU Supplement, that apply to its jurisdiction; and

WHEREAS, land included within the proposed expansion area within Stanislaus County is zoned for industrial or commercial use; and

WHEREAS, basic infrastructure is available to the area that would be included in the proposed expansion area within Stanislaus County and

WHEREAS, the City of Hughson of Stanislaus County will submit a written request as required to the California Department of Housing and Community Development to have its enterprise zone boundaries expanded

WHEREAS, the City of Hughson of Stanislaus County authorizes the Enterprise Zone Manager to sign official documents on behalf of the City of Hughson of Stanislaus County pertaining to the Stanislaus Enterprise Zone; and

NOW THEREFORE, BE IT RESOLVED that the City of Hughson of Stanislaus County does hereby support and approve the Stanislaus Enterprise Zone expansion into the areas of Stanislaus County to include Interstate Truck Center, Flory Industries, Waterford Almond Huller and Sheller, Salida Business Park and Modesto – Coffee Road and Oakdale Road as shown on the attached applications and maps.

PASSED AND ADOPTED by the City Council of the City of Hughson on August 12, 2013 by the following vote:

AYES:

NOES:

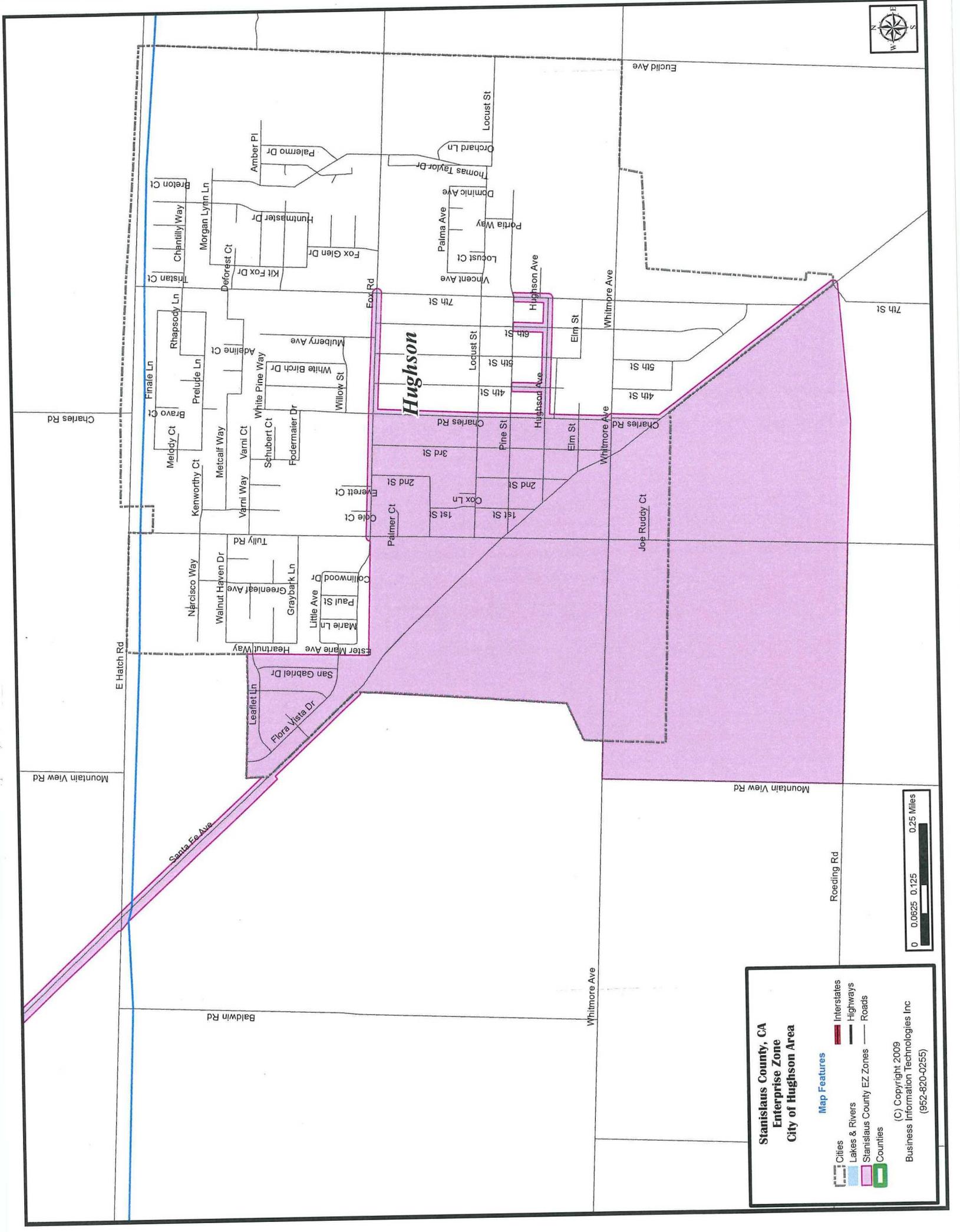
ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

DOMINIQUE SPINALE, Deputy City Clerk



**Stanislaus County, CA
Enterprise Zone
City of Hughson Area**

Map Features

- Cities
- Lakes & Rivers
- Interstates
- Highways
- Stanislaus County EZ Zones
- Roads
- Counties

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Business Information Technologies Inc
(952-820-0255)



The Big & Small of Enterprise Zone 40

2012 Annual Report



public & private

In 2002, the Alliance was formed to oversee both Economic Development and Workforce Development activities in Stanislaus County. Since that time, the Alliance has employed an economic development method that is unique and unduplicated in its approach to job generating activities locally, regionally and nationally. It serves both employer and employee needs while effectively partnering with and adding value to local economic development programs that currently exist in the county. The Alliance is a one stop concept that creates a blueprint for success where existing and expanding companies can thrive and prosper!

Under its leadership, the Alliance manages one of the largest Enterprise Zones in the State of California, encompassing over 76,000 acres. It was November 2005 when the official word was announced by the California Department of Housing and Community Development (HCD) that Stanislaus would become the 40th zone, closing a gap that had existed in the Central Valley for years. With this designation came significant benefits to thousands of companies located within Zone 40 boundaries, making them eligible for state incentives.

The overall goal of the Alliance is to improve economic conditions within Stanislaus County, and Zone 40 is a critical tool for growing and expanding existing local businesses and attracting new employers to the region. In economic development, businesses are always looking for incentives. Companies within the zone will benefit from this 15-year tax incentive, increasing the county's level of competitiveness. Job creation, retention and capital investment are the direct steps the Alliance and its countywide partners are making towards improving the local economy. When all is said and done, an Enterprise Zone is a prime example of a public-private partnership that works for business!

partnership

| ceres | hughson | modesto | newman | oakdale | patterson | riverbank | turlock | waterford | stanislaus county |

expansion

Phase 1: Total Acreage approved for inclusion = **3,090.30**

Phase 2: Total Acreage approved for inclusion = **215**

Phase 3: Total Acreage approved for inclusion = **120**

Phase 4: Total Acreage approved for inclusion = **809**

Phase 5: Total Acreage approved for inclusion = **778.5**

Phase 6: Total Acreage approved for inclusion = **101.65**

Core Footprint at Inception = **67,508.98** Acres

Original Expansion Capacity = **10,126.35** Acres (15%)

growth

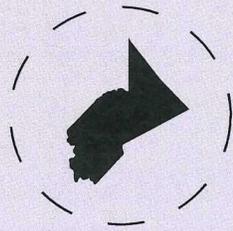
Zone footprint after completing 6 expansions = **76,219** Acres

Current Expansion Capacity = **1,152.78*** Acres (*pending expansion)

retention

credits

| hiring tax credit | sales and use tax credit | net operating loss carryover | business expense deduction | net interest deduction |



Hiring Tax Credit based on 2080 annual hours worked. *Total value over a five year period = **\$37,440** per qualified individual. Businesses can earn tax credits for a full-time or part time employee as long as they meet at least one of eleven qualifying categories at the time of hire. For each qualified employee, employers can earn these maximum credits.

}
Year 1- \$12,480
Year 2- \$9,984
Year 3- \$7,488
Year 4- \$4,992
Year 5- \$2,496

Sales and Use Tax Credit

The sales and use tax credit allows the employer to reduce state income tax liabilities for the amount of sales tax or use tax paid on the purchase of equipment integral to the operation of the business.

Qualified Purchase = \$100,000

Local Sales Tax = \$7.625%

Credit = \$7,625

Net Operating Loss Carryover

According to the IRS up to 100% of Net Operating Loss (NOL) may be carried forward for 15 years and carried back for two years. California limits most companies to 100% carry over for ten years and no carry back. Businesses have the option of taking 100% of the NOL over 15 years if located in the Enterprise Zone.

Business Expense Deduction

Businesses may defer 40% of the costs of qualified property as a business expense in the first year. The maximum deduction is limited to \$20,000 and includes qualifying business equipment, furniture and fixtures or other depreciable property.

Net Interest Deduction

Lenders may deduct direct expenses incurred in making the loan from the interest income. In addition, lenders take a deduction equivalent to the net interest produced by the loan. Employers may be able to leverage these benefits to achieve lower interest rates or loan fees.

zone40

Vouchering by the #'s

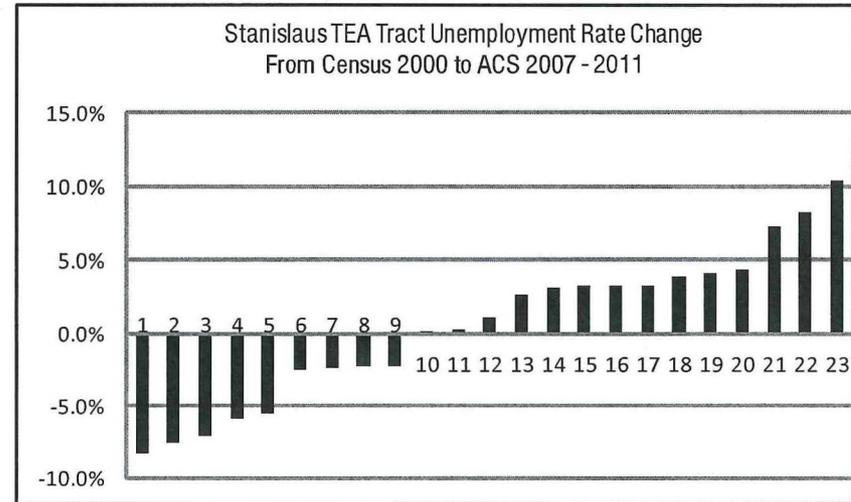
Categories	2009	2010	2011	2012
Eligible vouchers issued	3595	4762	4286	4471
Different companies with eligible vouchers	438	568	568	642
Companies that created new positions	63	115	116	160
Number of new jobs created	619	686	645	844
Number of jobs retained	2976	4076	3641	3627
Average hourly wage for new/existing positions	\$10.68	\$12.64	\$10.87	\$11.60
First year credits (based on 2080 hours worked)	\$39,930,384	\$59,429,760	\$48,452,372	\$53,938,144

Eligible Vouchers by Qualifying Category

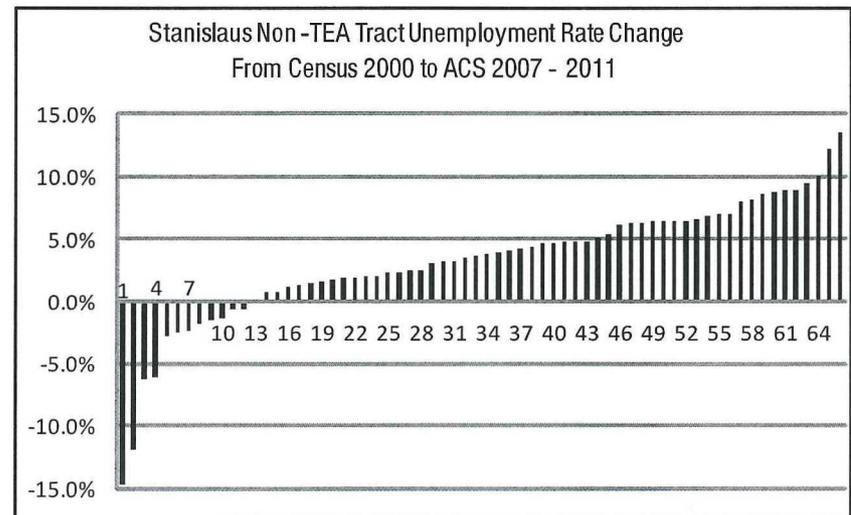
Categories	2009	2010	2011	2012
Cal Works	2	1	2	0
Workforce Investment Act (WIA)	9	9	72	305
Work Opportunity Tax Credit (WOTC)	104	419	300	148
Economically Disadvantaged	466	948	960	822
Dislocated Worker	230	38	20	23
Disabled Individual	1	0	0	0
Veteran	42	30	17	35
Ex-Offender	166	173	184	169
Public Assistance	85	122	113	247
Native American	4	3	3	5
Targeted Employment Area (TEA)	2485	3019	2615	2717
Totals	3595	4762	4286	4471

To date, the program has issued a total of 23,673 eligible Hiring Tax Credit Vouchers Certificates to 1,321 qualified businesses which in turn created 3,205 new jobs while retaining 20,562 local jobs. The average wage for all eligible vouchers issued is \$11.09, well above the State's minimum wage level. Systematically, Enterprise Zone Program incentives have helped reduce the unemployment rate within 23 of the most impoverished census tracts in Stanislaus County by .9%.

	CENSUS 2000			Census 2000	ACS 2006-2010	
	Tract	Labor Force	Unemp'd	Rate	Rate	Change
TEA/EZ	16.01	1858	349	20.9%	18.8%	-2.1%
TEA/EZ	16.03	2416	621	21.2%	25.7%	4.5%
TEA/EZ	16.04	1192	349	34.6%	29.3%	-5.3%
TEA/EZ	17	911	227	22.6%	24.9%	2.3%
TEA/EZ	18	672	120	23.4%	17.9%	-5.6%
TEA/EZ	20.02	1655	209	22.0%	12.6%	-9.3%
TEA/EZ	21	1295	354	28.6%	27.3%	-1.3%
TEA/EZ	22	2186	836	25.2%	38.2%	13.1%
TEA/EZ	23.01	3309	583	28.7%	17.6%	-11.1%
TEA/EZ	23.02	1533	255	28.1%	16.6%	-11.5%
TEA/EZ	24	3745	718	17.4%	19.2%	1.8%
TEA/EZ	26.02	2073	285	18.0%	13.7%	-4.3%
TEA/EZ	26.04	1966	395	23.3%	20.1%	-3.2%
TEA/EZ	31	1698	288	14.9%	17.0%	2.0%
TEA/EZ	38.02	2716	557	19.5%	20.5%	1.0%
TEA	2.02	3010	373	13.9%	12.4%	-1.5%
TEA	3.01	1012	237	29.5%	23.4%	-6.1%
TEA	8.03	1547	263	21.3%	17.0%	-4.3%
TEA	9.10	3321	523	10.1%	15.7%	5.7%
TEA	14	2736	406	7.4%	14.8%	7.4%
TEA	34	773	77	15.0%	10.0%	-5.1%
TEA	39.06	1997	294	13.9%	14.7%	0.9%
TEA	39.08	1135	30	9.2%	2.6%	-6.5%
Subtotals:	41,064	44,756	8,349	19.5%	18.7%	-0.9%



“ reduced unemployment within 23 census tracts ”



city #'s

	ceres	hughson	modesto	newman	oakdale	patterson	riverbank	turlock	waterford	stanislaus unincorporated
total vouchers:	286	43	2144	60	91	85	163	847	14	738
average wage:	\$10.61	\$11.88	\$11.50	\$8.70	\$16.66	\$13.92	\$9.18	\$10.82	\$8.67	\$11.97

3205
total of new jobs created

Vouchering Credits Generated by City/County

City	2009	2010	2011	2012
Ceres	\$2,426,580	\$2,871,377	\$3,578,390	\$3,155,838
Hughson	\$10,400	\$157,830	\$11,356	\$531,273
Modesto	\$16,658,844	\$27,867,840	\$23,510,448	\$25,642,240
Newman	n/a	\$12,480	\$236,714	\$542,880
Oakdale	\$2,121,423	\$3,456,960	\$911,040	\$1,135,680
Patterson	\$1,503,694	\$1,454,190	\$797,836	\$1,060,800
Riverbank	\$1,383,096	\$1,363,762	\$1,812,553	\$1,556,193
Turlock	\$4,289,376	\$8,187,816	\$7,821,777	\$9,531,121
Waterford	n/a	\$18,803	n/a	\$126,235
Unincorporated Stanislaus County	\$10,624,806	\$10,427,955	\$10,506,787	\$9,187,214

| business visitations | brochures | business e-newsletter | community profiles | press information | website | social media | pamphlets | community blitzes |

marketing

Departments	Face-to-Face Business Visits	Speaker Presentations
Business Assistance	562	3
Attraction	170	4
Business Services Unit	1,398	13
Business Resource Center	50	3
SBDC	425	14
Marketing/Communications	22	4
Enterprise Zone	480	15

Internet: 6,915 visits Electronic Communications Sent: 255,556
Social Media: 1,494 followers (facebook) 1,030 (twitter)

2012



“Stanislaus Alliance took a lead role in helping establish our Enterprise Zone for Duarte Nursery. They sent us the right people to help us enjoy the benefits of the Enterprise Zone. These incentives were key factors in our decision to expand our business and create jobs in Stanislaus County. We support the Alliance and encourage other local businesses to engage and also to support the Alliance. The Stanislaus Alliance is a key player in helping local businesses create jobs.”

Jeff Duarte & John Duarte
Duarte Nursery, Inc.



“The Enterprise Zone program with the tax credits and incentives has helped us to stimulate our business in tough economic times. Rey Campanur, from the Stanislaus County Alliance, is very professional and helpful with the Enterprise Zone process. As a result, our company has been able to maintain our current jobs, as well as create six new jobs. We have also been able to purchase much needed new equipment, with the help of the tax credits in the program. In this depressed area, the Enterprise Zone Program is a much needed and appreciated program.”

Hermanta and Anita Agarwala
Alpha Poultry & Livestock Equipment, Inc.



“The Stanislaus Alliance, its staff, and the Enterprise Zone hiring tax credit have proven to be key elements in empowering our businesses to have continued growth during a time of rising costs. The efforts of the Stanislaus Alliance have provided our companies with tangible incentives to employ and retain quality individuals, such as veterans and other experienced specialists.

The Alliance continues to provide services essential to the growth of small businesses and the local economy.

Corinne Rheinschild
Central Valley Gaming/Broadway & Main Properties

COMMUNITY PARTNERS

Ceres
www.ci.ceres.ca.us

Hughson
www.hughson.org

Modesto
www.ci.modesto.ca.us

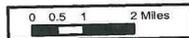
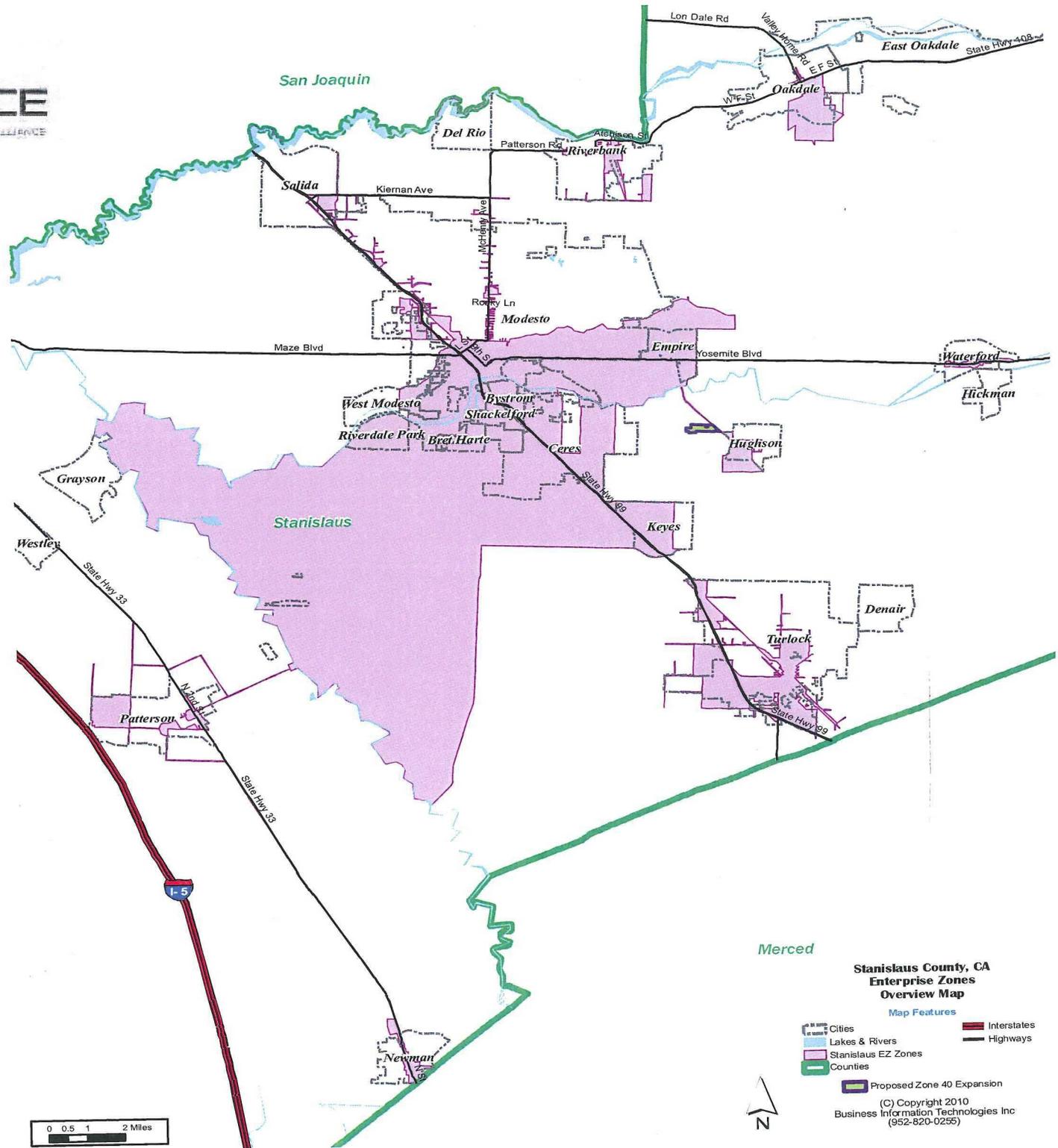
Newman
www.cityofnewman.com

Oakdale
www.ci.oakdale.ca.us

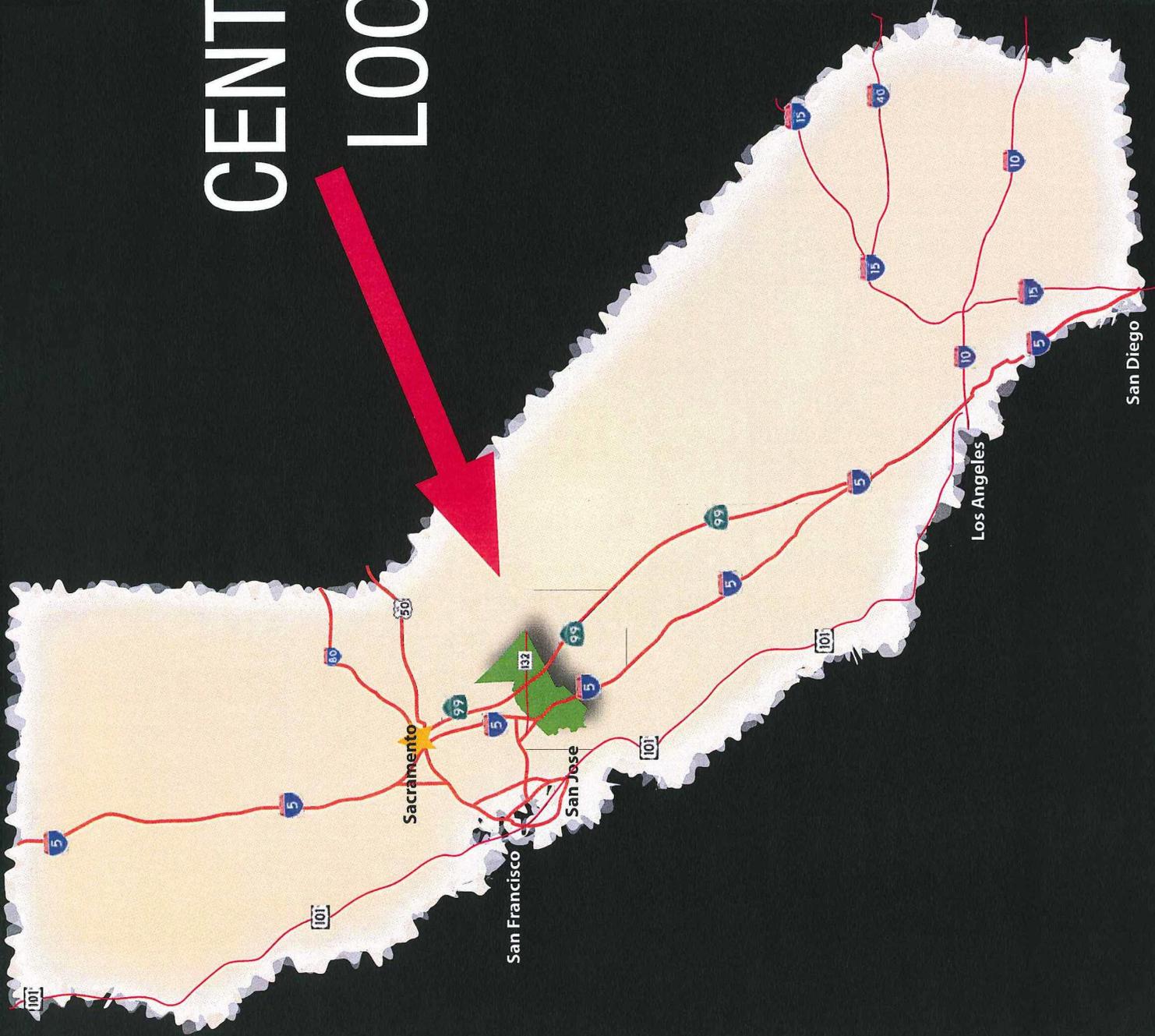
Patterson
www.ci.patterson.ca.us

Riverbank
www.riverbank.org

Turlock
www.ci.turlock.ca.us



CENTRALLY LOCATED



DISTANCE TO

Las Vegas	480
Los Angeles	313
Oakland	78
Phoenix	690
Reno	206
San Jose	85
San Francisco	92
Portland	675
Long Beach	336
Sacramento	75

Stanislaus Enterprise Zone –Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1. Contact Information		Expansion Acreage	
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:	67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*	
		15% X 20% <u> </u>	
		Current Expansion Capacity	
		1152.78 Acres	
Expansion Acreage Requested		<i>Industrial</i>	Acres
		<i>Commercial</i>	11.07 Acres
		<i>Other</i>	Acres
Contact Name: Rey Campanur		TOTAL 11.07 Acres	
Telephone Number:	209.567.4940	New Cumulative Zone Acreage	76493.62 Acres
Proposed Expansion Name:	Interstate Truck Center	Balance (Remaining Capacity)	1141.71 Acres
Expansion Type:	<i>Intra-jurisdictional Expansion:</i> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous	<i>Inter-jurisdictional Expansion:</i> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.	

Section 2. Required Documentation		
Exhibit Name	Document	(Optional) Applicant Comments
Exhibit A	Cover Letter	
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name) (Resolution #)	
Exhibit C	Map	
Exhibit D	Infrastructure Assessment	
Exhibit E	Street Range Listing	
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map
		<input type="checkbox"/> Description
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

Section 3 Instructions: For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

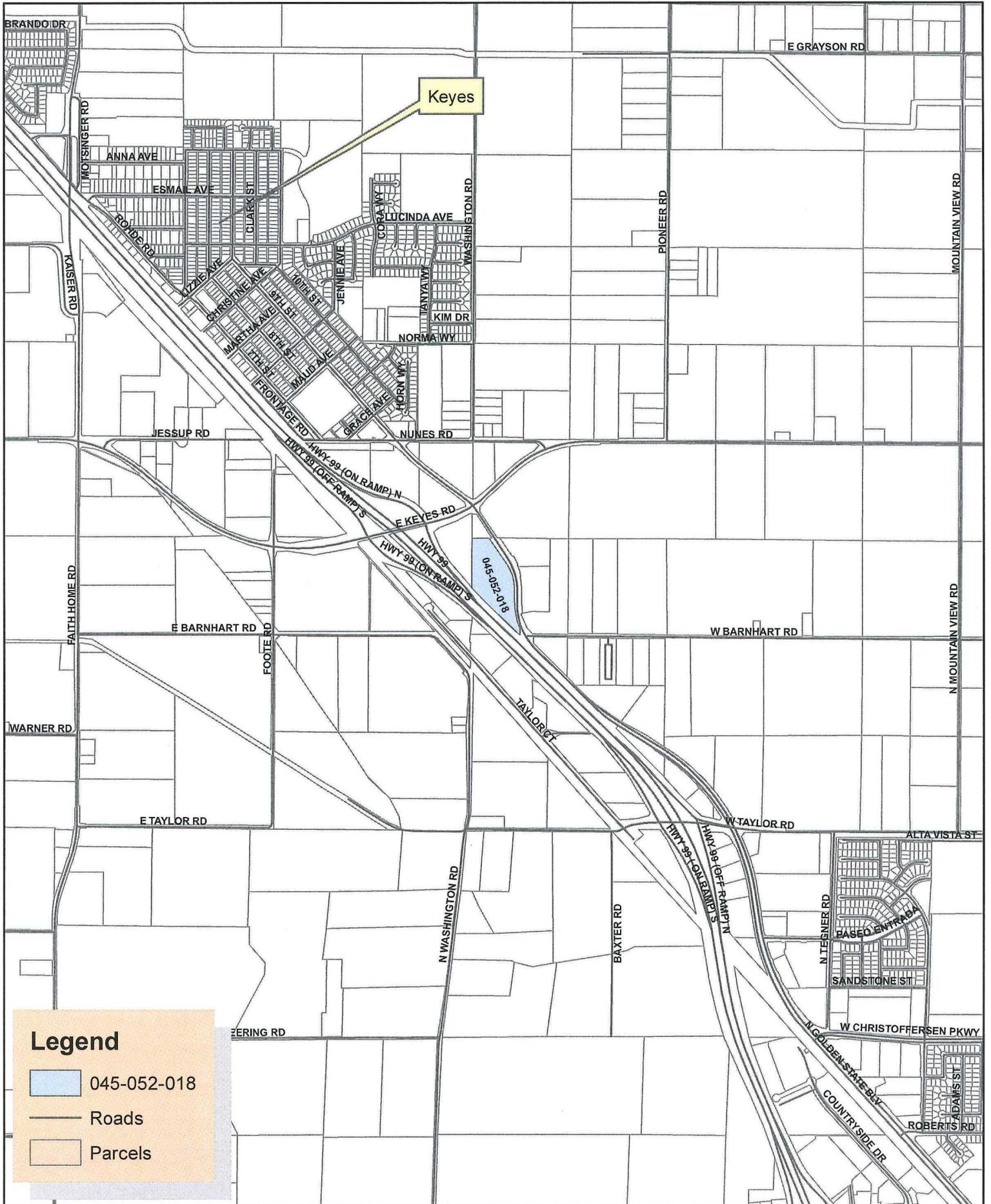
Section 3.		Expansion History				
<i>Original Zone Acreage:</i> 67508.98		<i>Original Expansion Capacity (acres):</i> 10126.35				
<i>Exp #</i>	<i>Expansion Name</i>	<i>Expansion Acreage Requested 11.07</i>			<i>Effective Date</i>	<i>Balance (Remaining Acres)</i>
		<i>Number of Businesses</i>				
		<i>Industrial</i>	<i>Commercial</i>	<i>Total</i>		
40-12	Interstate Truck Center		1	1	2013	1141.71

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory Date

1,100 550 0 1,100 Feet

045-052-018



Keyes

045-052-018

Legend

-  045-052-018
-  Roads
-  Parcels

Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1. Contact Information		Expansion Acreage		
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:	67508.98	
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis* 15% X 20% <u> </u>		
		Current Expansion Capacity 1141.71 Acres		
		Expansion Acreage Requested	<i>Industrial</i>	Acres
			<i>Commercial</i>	39.25 Acres
		<i>Other</i>	Acres	
		TOTAL	39.25 Acres	
Contact Name:	Rey Campanur			
Telephone Number:	209.567.4940	New Cumulative Zone Acreage	76532.87 Acres	
Proposed Expansion Name:	Flory Industries	Balance (Remaining Capacity)	1102.46 Acres	
Expansion Type:	<i>Intra-jurisdictional Expansion:</i> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous	<i>Inter-jurisdictional Expansion:</i> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.		

Section 2. Required Documentation		
Exhibit Name	Document	(Optional) Applicant Comments
Exhibit A	Cover Letter	
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name) (Resolution #)	
Exhibit C	Map	
Exhibit D	Infrastructure Assessment	
Exhibit E	Street Range Listing	
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map
		<input type="checkbox"/> Description
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

Section 3 Instructions: For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

Section 3.		Expansion History				
Original Zone Acreage:		67508.98		Original Expansion Capacity (acres): 10126.35		
<i>Exp #</i>	<i>Expansion Name</i>	<i>Expansion Acreage Requested 39.25</i>			<i>Effective Date</i>	<i>Balance (Remaining Acres)</i>
		<i>Number of Businesses</i>				
		<i>Industrial</i>	<i>Commercial</i>	<i>Total</i>		
40-13	Flory Industries		1	1	2013	1102.46

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory

Date

Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1. Contact Information		Expansion Acreage	
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:	67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*	
		15% X 20% <u> </u>	
		Current Expansion Capacity	
		1102.46 Acres	
Contact Name:	Rey Campanur	Expansion Acreage Requested	<i>Industrial</i> Acres
			<i>Commercial</i> 33.28 Acres
		<i>Other</i> Acres	
		TOTAL 33.28 Acres	
Telephone Number:	209.567.4940	New Cumulative Zone Acreage	76566.15 Acres
Proposed Expansion Name:	Waterford Almond Huller & Sheller	Balance (Remaining Capacity)	1069.18 Acres
Expansion Type:	<i>Intra-jurisdictional Expansion:</i> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous	<i>Inter-jurisdictional Expansion:</i> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.	

Section 2. Required Documentation		
Exhibit Name	Document	(Optional) Applicant Comments
Exhibit A	Cover Letter	
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name) (Resolution #)	
Exhibit C	Map	
Exhibit D	Infrastructure Assessment	
Exhibit E	Street Range Listing	
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map
		<input type="checkbox"/> Description
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

Section 3 Instructions: For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

Section 3.		Expansion History				
Original Zone Acreage: 67508.98		Original Expansion Capacity (acres): 10126.35				
<i>Exp #</i>	<i>Expansion Name</i>	<i>Expansion Acreage Requested 33.28</i>			<i>Effective Date</i>	<i>Balance (Remaining Acres)</i>
		<i>Number of Businesses</i>				
		<i>Industrial</i>	<i>Commercial</i>	<i>Total</i>		
40-14	Waterford Almond Huller & Sheller		1	1	2013	1069.18

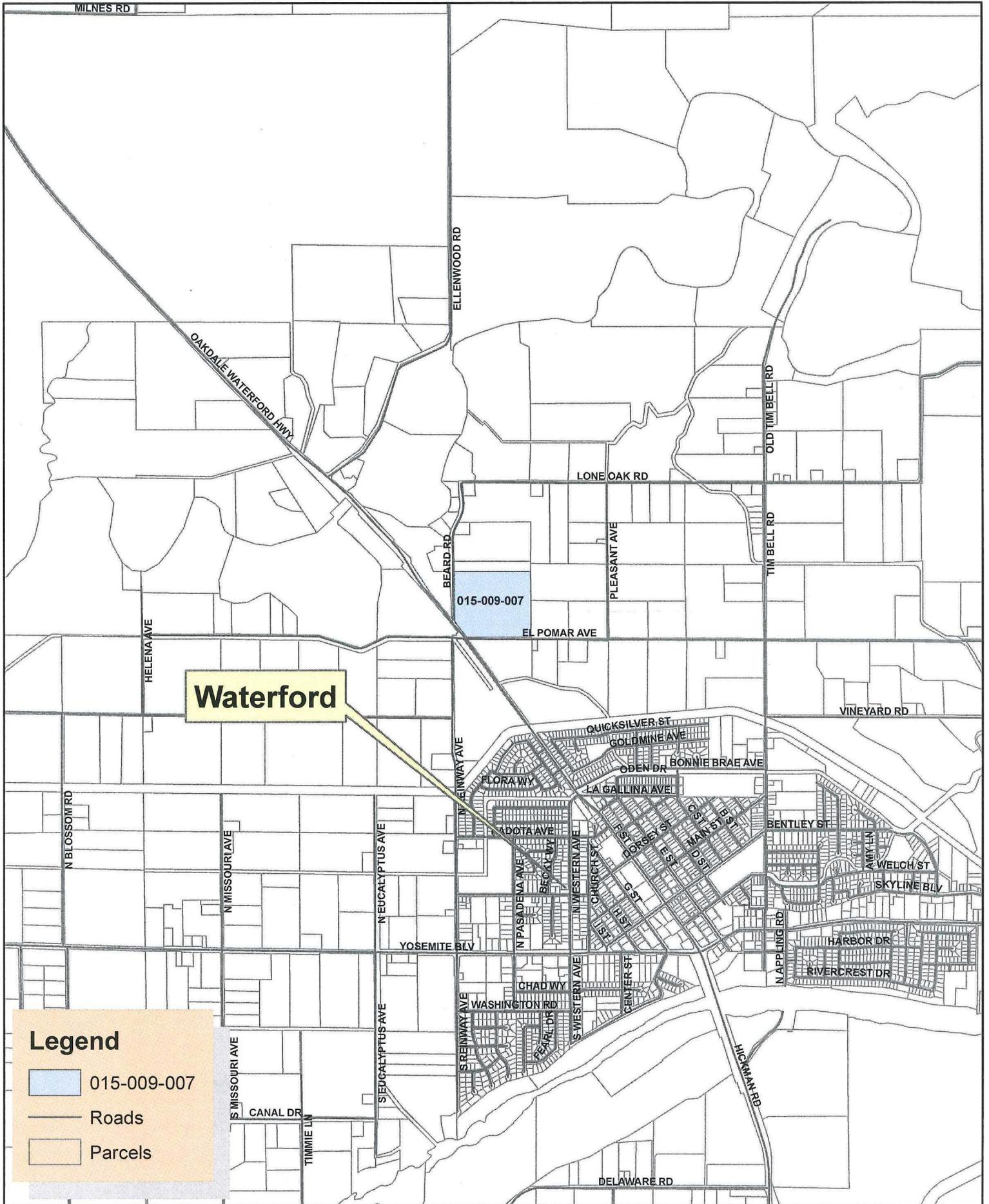
I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory

Date

1,300 650 0 1,300 Feet

015-009-007



Waterford

015-009-007

Legend

-  015-009-007
-  Roads
-  Parcels

Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1. Contact Information		Expansion Acreage	
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:	67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*	
		15% X 20% <u> </u>	
		Current Expansion Capacity	
		1069.18 Acres	
Contact Name:	Rey Campanur	Expansion Acreage Requested	<i>Industrial</i> Acres
			<i>Commercial</i> 50.85 Acres
			<i>Other</i> Acres
		TOTAL 50.85 Acres	
Telephone Number:	209.567.4940	New Cumulative Zone Acreage	76, 667.88 Acres
Proposed Expansion Name:	Salida Business Park	Balance (Remaining Capacity)	1018.33 Acres
Expansion Type:	<p style="text-align: center;"><i>Intra-jurisdictional Expansion:</i></p> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous	<p style="text-align: center;"><i>Inter-jurisdictional Expansion:</i></p> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.	

Section 2. Required Documentation		
Exhibit Name	Document	(Optional) Applicant Comments
Exhibit A	Cover Letter	
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name) (Resolution #)	
Exhibit C	Map	
Exhibit D	Infrastructure Assessment	
Exhibit E	Street Range Listing	
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map
		<input type="checkbox"/> Description
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

Section 3 Instructions: For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

Section 3.		Expansion History				
<i>Original Zone Acreage:</i> 67508.98					<i>Original Expansion Capacity (acres):</i> 10126.35	
<i>Exp #</i>	<i>Expansion Name</i>	<i>Expansion Acreage Requested 50.85</i>			<i>Effective Date</i>	<i>Balance (Remaining Acres)</i>
		<i>Number of Businesses</i>				
		<i>Industrial</i>	<i>Commercial</i>	<i>Total</i>		
40-15	Salida Business Park		48	48	2013	1018.33

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

Enterprise Zone Signatory

Date

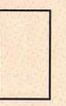


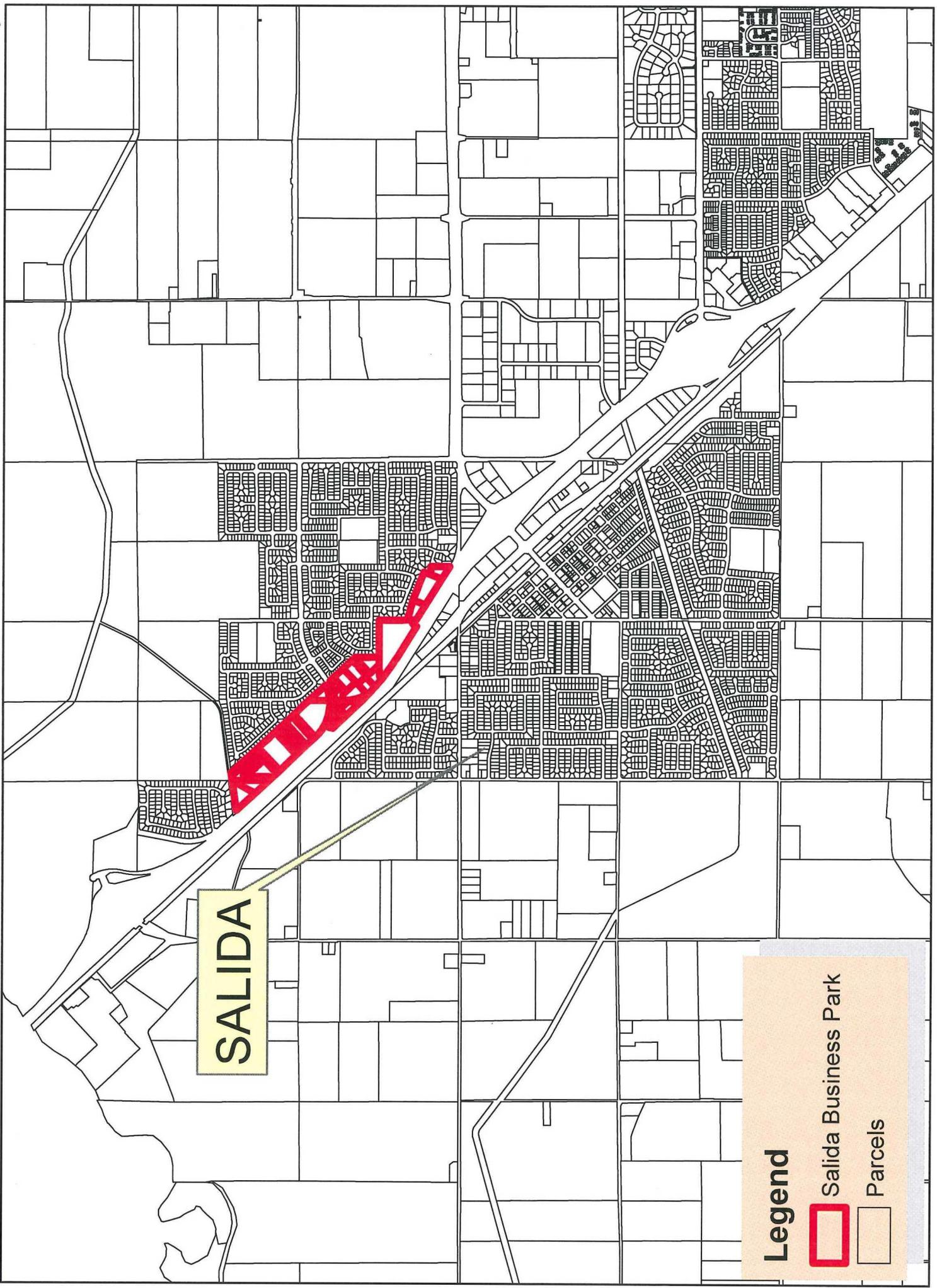
Salida Business Park (50.85 Ac)



SALIDA

Legend

-  Salida Business Park
-  Parcels



Stanislaus Enterprise Zone – Expansion 2013

Instructions: Applicant to complete Sections 1, 2, & 3. See *Expansion Application Submission Guidelines* for further instructions.

Section 1. Contact Information		Expansion Acreage	
Enterprise Zone:	Stanislaus Enterprise Zone – Zone 40	Original Zone Acreage:	67508.98
Jurisdictions:	Cities of: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford, & Stanislaus County Unincorporated areas	Basis*	
		15% X 20% <u> </u>	
		Current Expansion Capacity	
		1018.33 Acres	
Contact Name:	Rey Campanur	Expansion Acreage Requested	<i>Industrial</i> Acres
			<i>Commercial</i> 190.78 Acres
			<i>Other</i> Acres
		TOTAL 190.78 Acres	
Telephone Number:	209.567.4940	New Cumulative Zone Acreage	76858.66 Acres
Proposed Expansion Name:	Modesto Coffee & Oakdale Rd. Expansion	Balance (Remaining Capacity)	827.55 Acres
Expansion Type:	<i>Intra-jurisdictional Expansion:</i> <input type="checkbox"/> Contiguous <input checked="" type="checkbox"/> Non-Contiguous	<i>Inter-jurisdictional Expansion:</i> <input type="checkbox"/> Adding a contiguous jurisdiction <input type="checkbox"/> Using a right-of-way to establish contiguity.	

Section 2. Required Documentation		
Exhibit Name	Document	(Optional) Applicant Comments
Exhibit A	Cover Letter	
Exhibit B	Certified Resolution or Ordinance (Jurisdiction Name) (Resolution #)	
Exhibit C	Map	
Exhibit D	Infrastructure Assessment	
Exhibit E	Street Range Listing	
Exhibit F	Boundary Description	<input checked="" type="checkbox"/> Digitized Map
		<input type="checkbox"/> Description
Exhibit G (if applicable)	<i>Intra-jurisdictional Non-Contiguous Justification</i>	<input checked="" type="checkbox"/> Exhibit G1
	<i>Inter-jurisdictional Right-of-way Description</i>	<input type="checkbox"/> Exhibit G2

* Basis: If the original enterprise zone area is no greater than 13 square miles (8,320 acres), the zone may be expanded by 20%.

Expansion Application (cont)

Section 3 Instructions: For each expansion identify the number of acres and the number of existing businesses within the proposed expansion area.

Section 3.		Expansion History				
Original Zone Acreage: 67508.98		Original Expansion Capacity (acres): 10126.35				
<i>Exp #</i>	<i>Expansion Name</i>	<i>Expansion Acreage Requested 190.78</i>			<i>Effective Date</i>	<i>Balance (Remaining Acres)</i>
		<i>Number of Businesses</i>				
		<i>Industrial</i>	<i>Commercial</i>	<i>Total</i>		
40-16	Modesto Coffee & Oakdale Rd. Expansion		474		2013	827.55

I have approved the information contained in this expansion application. I understand that the effective date of the expansion will be the date the expansion approval letter is mailed by the Department.

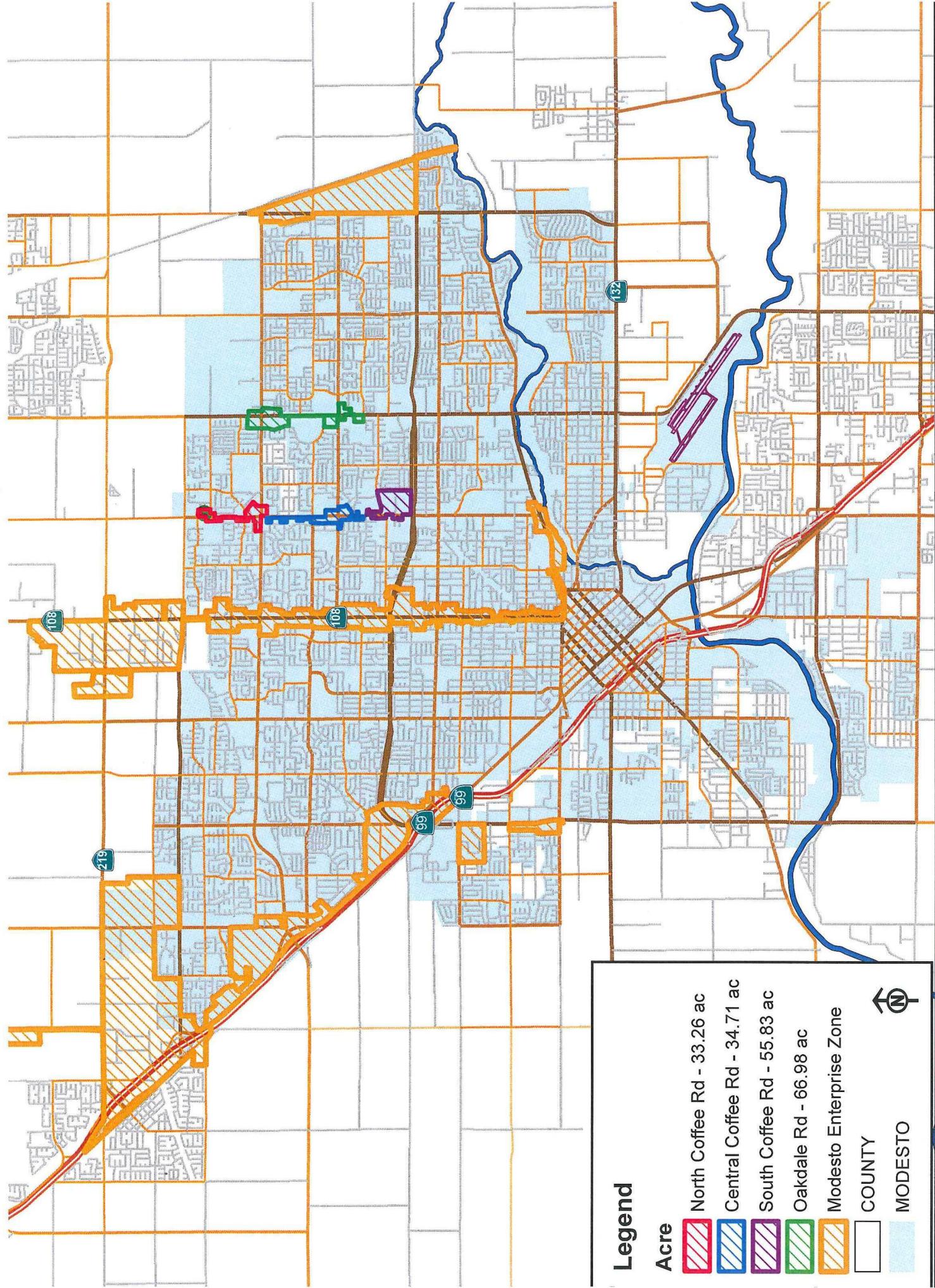
Enterprise Zone Signatory

Date



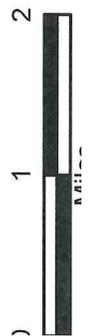
Date: 4/10/2013

City of Modesto



Legend

Acres		North Coffee Rd - 33.26 ac
		Central Coffee Rd - 34.71 ac
		South Coffee Rd - 55.83 ac
		Oakdale Rd - 66.98 ac
		Modesto Enterprise Zone
		COUNTY
		MODESTO





CALIFORNIA ECONOMIC DEVELOPMENT INITIATIVE

NEW TOOLS FOR A NEW ECONOMY

An informational briefing from The Governor's
Office of Business and Economic Development

NEW CALIFORNIA INCENTIVES:

AB93 & SB90 reshape and strengthen the state's economic development tax programs to bolster California's business environment and put Californians back to work. Building upon the framework of existing targeted programs, these bills redirect roughly \$750 million annually from the current geographically limited Enterprise Zone program to three new business incentive programs.

**A LOOK AT THE NEW
PROGRAM COMPONENTS...**

SALES TAX EXEMPTION

The existing sales tax credit for businesses located in Enterprise Zones will be expanded to a statewide sales tax exemption on manufacturing equipment or research and development equipment purchases by companies engaged in manufacturing or biotechnology research and development. A business will be allowed to exclude the first \$200 million equipment purchases from the state share of sales tax (4.19%) beginning on 7/1/14. The sales tax exemption will be available statewide until 6/30/22.

HIRING CREDIT

The hiring credit is for businesses located in census tracts with the 25 percent highest share of both unemployment and poverty in the state. The hiring credit also applies to current Local Agency Military Base Recovery Areas (LAMBRA) and Enterprise Zone boundaries excluding wealthy areas. The hiring credit also reinstates the boundaries for two recently expired Enterprise Zones in Antelope Valley and Watsonville. The hiring credit will be available for the hiring of long-term unemployed workers, veterans within 12 months of separation from service, people receiving the Federal earned income tax credit, ex-offenders and recipients of CalWorks or general assistance. The hiring credit will only be allowed to taxpayers who have a net increase in jobs. The hiring credit will be 35 percent of wages between 1.5 and 3.5 times the minimum wage for a period of five years. In five pilot areas designated by GO-Biz the credit will be calculated on wages starting at \$10 per hour. The hiring credit is available for employees hired between 1/1/14 and 1/1/21.

INVESTMENT INCENTIVE

The California Competes Credit will be created and administered by GO-Biz. Businesses will have the opportunity to compete for available tax credits. Criteria for competition includes the number of jobs to be created or retained, the extent of poverty in a business development area, a minimum compensation limitation and a set job retention period. Approval of any proposed incentive will be made by a five member committee composed of a representative from the Treasurer's office, Department of Finance, GO-Biz, the CA Senate and CA Assembly. Approved credits may be recaptured if a business fails to fulfill the terms and conditions of the contract. 25% of these credits will be designated for small businesses.

FORMER ENTERPRISE ZONE PROGRAM

Taxpayers will be allowed to continue using Enterprise Zone carryover credits for 10 years and will be able to continue to earn hiring credits for employees hired prior to January 1, 2014.



AB93 & SB90 VS. FORMER ENTERPRISE ZONE LAW



**Enterprise Zones
Former Program**



**Governor Brown's
Proposal - AB93 & SB90**

**Manufacturing
Equipment Sales
Tax Exemption**



**Enterprise Zones
Former Program**



**Governor Brown's
Proposal - AB93 & SB90**

Incentive Type

- Income Tax Credit

- Sales Tax Exemption

Value of Incentive

- Limited by income earned in the zone

- Eliminates California portion of sales tax (4.19%)

**Maximum Annual
Amount**

- \$1 million of equipment for non-corporations; \$20 million for corporations

- \$200 million of equipment regardless of entity type

Getting The Incentive

- Claim made when annual income tax return is filed

- Benefit immediate - no state tax paid at time of purchase

Business Location

- Must locate in enterprise zone

- Anywhere in California

**Equipment Qualified
for Tax Incentive**

- Basic manufacturing equipment - no research and development

- Basic manufacturing equipment AND
 - R&D for manufacturing & biotech
 - Addition of necessary tenant improvements (ex: clean rooms)

Hiring Credit



Enterprise Zones
Former Program



Governor Brown's
Proposal - AB93 & SB90

Middle Class Wages

- NO - credit based on wages paid UPTO \$12 an hour
- YES - credit based on wages above \$12 an hour and up to \$28 an hour (or above \$10 an hour base in limited pilot areas).

Max Credit Amount

- \$36,000 per employee (five year total, 2,000 hours)
- \$56,000 per employee (five year total, 2,000 hours)

Credit Calculation

- 50% of wages in first year. Declines 10% each year to zero for a total of 150%
- 35% of wages each year for a total of 175%

Employee Qualifications

- Extensive. Consultants hired to claim business' credits for them
- Persons unemployed 6 months, veterans within one year of separation, Earned Income Tax Credit recipients, ex-offenders and recipients of CalWorks or general assistance.

Poverty Area Targeting

- Zone boundaries are gerrymandered for interests other than reducing poverty
- Areas based on census tracts with highest unemployment and poverty rates as well as LAMBRAS and current enterprise zone boundaries (excluding wealthy areas).

Retroactive Availability

- Yes
- No

Credit to Replace Current Employees

- Yes - common use of program
- No - employer gets credit only for increasing jobs

Incentive Transparency

- No - tax information is confidential
- Yes - Tax credit info will be publicly posted on FTB webpage

California Competes
Incentive Credit



Enterprise Zones
Former Program



Governor Brown's
Proposal - AB93 & SB90

Incentive Transparency

- No - Tax information is confidential

- Yes - All California Competes incentive awards will be made public and award information must be posted on the GO Biz webpage

Expanding Businesses

- Businesses can only expand in an enterprise zone

- Location can be ANYWHERE in California

Attracting Businesses

- Businesses wishing to move to California can only locate in an enterprise zone

- Location can be ANYWHERE in California

Return On Taxpayer
Dollars

- Incentivizes low paying jobs

- GO-Biz negotiates amount of credit based on factors including the number of jobs, location and new capital investment.



CITY OF HUGHSON AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date: August 12, 2013

Subject: Consideration of a Professional Services Agreement with Bartle Wells and Associates for an Updated Water Rate Study

Enclosures: 1. Professional Services Agreement with Bartle Wells Associates with Attachments
2. Metered Water Rate Study Dated February 2009 (Not Adopted by City Council)

Presented By: Thom Clark, Community Development Director

Approved By: _____

Background and Overview:

At its regularly scheduled meeting of July 23, 2013, the City Council requested that staff provide additional information on water rates and bring back a proposal for an updated water rate study for consideration.

Water System Recap

The City of Hughson's water system is currently operating under a Compliance Order from the California Department of Public Health (CDPH) to deliver arsenic free water to customers. CDPH has extended the compliance date for the City's system until July of 2015. The City of Hughson has six water wells in its system, two of which (Wells 3 and 8) are capable of delivering arsenic free and completely compliant drinking water. Well 8 has an arsenic removal treatment system yet Well 3 does not. Wells 4 is currently testing just under the Maximum Contamination Limit (MCL) for arsenic. For the time being, Well 4 is still a usable production well but it is on the edge with arsenic compliance and currently has other production issues, aside from meeting clean water standards. Well 6 produces water over the MCL for arsenic but is still in use in the system. Well 7 tested over the MCL for nitrates and was subsequently taken off-line. Well 5 has tested over the MCL for arsenic and DBCP (Dibromochloropropane) and is available to the system on emergency stand-by only.

Non-Potable Water System

The City of Hughson's strategy for complying with the Compliance Order is two pronged. Funding has been set aside in the budget this year for system improvements that will allow taking non-drinking water compliant wells off of the drinking water system and use them only for irrigation of large landscape areas: mostly turf. Although the plan is to eventually connect all these water wells together for redundancy, the current project takes a more economical tact by connecting non-compliant wells to the nearest large turf area. Large turf areas are mostly City owned or operated parks and Hughson Unified School District schools, although there is an opportunity to remove the Samaritan Village landscaping and turf from the system as well.

CDPH requires water purveyors to calculate their water system needs (maximum demand) based on the largest source (municipal water well) being off-line. When looking at our system, they use maximum demand numbers from 2006, which was the City's highest water usage year. After installing water meters in 2007, the water use has steadily dropped, although CDPH has not yet reduced the required maximum demand from 2006. The City is working with CDPH to lower the maximum demand after completion of the Non-potable Water System, to avoid the cost of another water well with arsenic treatment. While CDPH has indicated that a demand reduction is possible, they are checking with the Water Board to see if the City will be allowed to deliver nitrate contaminated water from Well 7 to the turf areas as planned. If the City can't use Well 7 in the Non-potable Water System, it can still use Well 6. This would require a need to trench more in the streets to get the water from Well 6 to Emily Ross Middle School and LeBright Fields.

The savings realized by avoiding the capital cost of constructing another production well with arsenic treatment is estimated at approximately 20% of current billing. In other words, rates will need to be raised by about 20% to cover this additional costs. That is an increase of about \$8.50 - \$9.00 per month per EDU (equivalent dwelling unit).

Hughson Unified School District

Much of the turf area to be taken off-line from the drinking water system belongs to the Hughson Unified School District. To successfully removing demand in the water system in an amount sufficient to convince CDPH to lower the City's required maximum daily demand, the School District needs to be on board and supportive of this strategy. Specifically, to enable the City to connect a non-compliant well to a school's irrigation system, it would need the District's approval to enter the school site, identify how to isolate the irrigation system from the drinking water system, modify the school's piping as required, hire a specialist to certify that the irrigation system is isolated from the drinking water system, and then clearly mark the irrigation lines as non-potable with signage and/or other approved means.

In the first nine months of this year, Emily Ross Middle School was billed approximately \$16,800, or \$1,866 per month. A 20% increase would add about \$373 per month to that bill. This potential increase needs to be shared with the School District.

Well 7 Replacement Project

This Well 7 Replacement Project is on the priority list for the State Revolving Loan Fund because of the loss of a production well to contamination. The estimated \$6.6 million project consists of drilling a new deep well (Well 9), re-drilling old Well 5 to deeper levels, and piping Well 5 down to Well 9 to share an arsenic treatment facility located directly behind Grossi Manufacturing on Tully Road.

Preliminary estimates indicate that the current rate structure is not robust enough to enable payment of the debt service on a \$6.6 million loan. The City Council has asked staff to bring back a proposal for an updated Water Rate Study that would have rates sufficient to make the necessary debt service payments. Additionally, staff was also directed to share the 2009 Water Rate Study that was not adopted by the City Council.

2009 Water Rate Study (not adopted by City Council)

Enclosed with this staff report is a Metered Water Rate Study dated February 2009. This study was not adopted by the City Council. It is included here to give the City Council and idea of what is included in a rate study as well as the scale of capital projects assumed with the resultant rates.

Table 1 shows current adopted rates based on the adopted 2007 Water Rate Study. The 2009 Study also has two proposed scenarios included for revenue requirements: Table 3A based on wellhead treatment and Table 3B based on participation in the Regional Surface Water Treatment Plant. The City Council has decided not to participate in the Treatment Plant option at this time. On the page of the rate study immediately preceding Table 3A, there is a list of maintenance and capital assumptions which are built in to the proposed rates. Item 1 assumes four wellhead treatment systems costing \$10 million.

Since the City's strategy is to drill two deep wells with wellhead treatment and avoid construction of a third well by constructing the Non-potable Water System, the rates shown in this non-adopted rate study are higher than currently needed. An updated rate study should provide rate numbers higher than current rates but lower than anticipated with the 2009 rate study.

Updated Water Rate Study

Bartle Wells and Associates authored both the 2007 and 2009 Water Rate Studies, so they are very familiar with Hughson water system and rate structure. Enclosed with this report is a Scope of Work and associated documents to provide a proposed new fee schedule to update the City's current water rates. Please note that the work would be performed by Doug Dove, one of the principals of the company.

Fiscal Impact:

The proposal from Bartle Wells has a not-to-exceed figure of \$18,000 to provide an updated Water Rate Study. Funding is available in the Water Enterprise Fund in the event that the City Council approves entering into a professional services agreement for Bartle Wells and Associates.

Staff Recommendations:

1. Retain Bartle Wells and Associates to perform an updated Water Rate Study at a not-to-exceed figure of \$18,000.
2. Authorize the City Manager to sign the professional services agreement with Bartle Wells and Associates.

DOUGLAS R. DOVE, CIPFA, PE

Experience

Douglas R. Dove is President of Bartle Wells Associates and a principal consultant with over 23 years of municipal finance and project management experience. He specializes in strategic financial planning, bond marketing, utility rate setting, and reinvestment of bond proceeds. Since joining BWA in 1990, he has worked for a wide variety of public agencies and developed financing plans to support numerous public works programs.

Mr. Dove assists public agencies in evaluating financing alternatives for capital projects, conducting utility rate and development impact fee studies, and in securing project financing including state and federal grants and bonds. He has extensive experience developing rates and charges for water, wastewater, reclaimed water, and stormwater enterprises. He has substantial experience representing public agencies as independent financial advisor on the issuance of debt. He is also experienced in evaluating reinvestment opportunities such as forward purchase contracts, reserve fund put agreements, and escrow restructuring.

Recent Assignments

- **City of Modesto:** Wastewater rate review and expert analysis of industrial rates.
- **City of Hughson:** Water and wastewater rates; water and wastewater project financings and citywide development impact fee study.
- **El Dorado Irrigation District:** Strategic financial plan for a five-year capital improvement program totaling over \$280 million. Developed water, wastewater, and recycled water rates. Served as financial advisor on over \$200 million of fixed and variable rate debt.
- **City of Patterson:** Long-range financing plan, water and wastewater rates and computer rate model.
- **City of Hesperia:** Water and wastewater financial plans and rate studies.
- **South Bay Water Recycling Program, Phases 1 & 2:** Financial plan and rate study for \$200+ million regional wastewater recycling program.
- **California Statewide Communities Development Authority:** Financial advisor for ongoing, statewide pooled revenue bond program (over \$170 million issued to date for over 28 borrowers).
- **Lake Arrowhead Community Services District:** Financial master plan, revenue bond refinancing, and water and wastewater rate studies.
- **City of Roseville:** Regional wastewater financing plan and connection charge study for over \$200 million of planned capital improvements.
- **City of Tulare:** Financial advisor to the City, sale of \$47 million in bonds (3 issues).
- **City of Calistoga:** Long range utility financial plan, water and wastewater rates, \$6 million SRF loan, \$3.5 million revenue bonds.
- **West Valley Sanitation District:** Developed long-range financing plan and facilitated the sale of wastewater bonds to finance the District's capital improvement plans.
- **Monterey County Water Resources Agency:** Developed a financing plan for Salinas Valley seawater intrusion program.
- **City of Pacifica:** Revenue program and financing plan for a \$50 million wastewater project, assistance with procurement of SRF loans and sale of revenue bonds.
- **Sacramento Regional County Sanitation District:** Financial master plan for \$2 billion capital improvement program.
- **Victor Valley Wastewater Reclamation Authority:** Preparation of comprehensive wastewater reclamation/reuse financing plan.
- **Big Bear Area Regional Wastewater Agency:** Regional wastewater rate study and sale of bonds.

Memberships

- National Association of Independent Public Finance Advisors
- League of California Cities
- Association of California Water Agencies
- California Water Environment Association
- California Association of Sanitation Agencies
- WateReuse Association

Education

M.S., Civil Engineering - University of California, Berkeley

Certifications

Certified Independent Public Finance Advisor (CIPFA), and registered Professional Engineer (PE) in California

PROFESSIONAL SERVICES AGREEMENT
(City of Hughson/Bartle Wells Associates)

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into by and between the City of Hughson, a California municipal corporation (“City”) and Bartle Wells Associates a California (“Consultant”).

RECITALS

City has determined that it requires the following professional services from a consultant:
Water Rate Study, Professional Services.
Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees.

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

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

1. DEFINITIONS

1.1. “Scope of Services”: Such professional services as are set forth in Consultant’s revised proposal to City attached hereto as Exhibit A and incorporated herein by this reference.

1.2. “Approved Fee Schedule”: Such compensation rates as are set forth in Consultant’s revised fee schedule to City attached hereto as Exhibit B and incorporated herein by this reference.

1.3. “Commencement Date”: August 12, 2013

1.4. “Expiration Date”: Upon Adoption of the Final Report by Council

2. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Expiration Date unless extended by written agreement of the parties or terminated earlier in accordance with Section 15 (“Termination”) below.

3. CONSULTANT’S SERVICES

3.1. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement. In no event shall the total compensation and costs payable to Consultant under this Agreement exceed the sum of eighteen thousand dollars (\$18,000) unless specifically approved in advance and in writing by City.

3.2. Consultant shall perform all work to the highest professional standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 et seq.).

3.3. Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. David Chase, Public Works Director, shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

4. COMPENSATION

4.1. City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept in full satisfaction for such services, payment in accordance with the Approved Fee Schedule, and Section 3.1 of this Agreement.

4.2. Consultant shall submit to City an invoice, on a monthly basis or less frequently, for the services performed pursuant to this Agreement. Each invoice shall itemize the services rendered during the billing period and the amount due. Within ten business days of receipt of each invoice, City shall notify Consultant in writing of any disputed amounts included on the invoice. Within forty-five calendar days of receipt of each invoice, City shall pay all undisputed amounts included on the invoice. City shall not withhold applicable taxes or other authorized deductions from payments made to Consultant.

4.3. Payments for any services requested by City and not included in the Scope of Services shall be made to Consultant by City on a time-and-materials basis using Consultant's standard fee schedule.

5. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material (“written products”) developed by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

6. RELATIONSHIP OF PARTIES

Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant’s employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

7. CONFIDENTIALITY

All data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without prior written consent by City. City shall grant such consent if disclosure is legally required. Upon request, all City data shall be returned to City upon the termination or expiration of this Agreement.

8. INDEMNIFICATION

8.1. To the fullest extent permitted by law, Consultant shall indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant or any of its officers, employees, servants, agents, or subcontractors in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys’ fees incurred by counsel of City’s choice.

8.2. City shall have the right to offset against the amount of any compensation due Consultant under this Agreement any amount due City from Consultant as a result of Consultant’s failure to pay City promptly any indemnification arising under this Section 8 and related to Consultant’s failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers’ compensation laws.

8.3. The obligations of Consultant under this Section 8 will not be limited by the provisions of any workers’ compensation act or similar act. Consultant expressly waives any statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

8.4. Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 8 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. In the event Consultant fails to obtain such indemnity obligations from others as required herein, Consultant agrees to be fully responsible and indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant's subcontractors or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of City's choice.

8.5. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

9. INSURANCE

9.1. During the term of this Agreement, Consultant shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with Consultant's performance of this Agreement. Such insurance shall be of the types and in the amounts as set forth below:

9.1.1. Comprehensive General Liability Insurance with coverage limits of not less than One Million Dollars (\$1,000,000), per occurrence and in the aggregate, including products and operations hazard, contractual insurance, broad form property damage, independent consultants, personal injury, underground hazard, and explosion and collapse hazard where applicable.

9.1.2. Automobile Liability Insurance for vehicles used in connection with the performance of this Agreement with minimum limits of One Million Dollars (\$1,000,000) per claimant and One Million dollars (\$1,000,000) per incident.

9.1.3. Worker's Compensation insurance as required by the laws of the State of California.

9.1.4. Professional Errors and Omissions Insurance with coverage limits of not less than One Million Dollars (\$1,000,000).

9.2. Consultant shall require each of its subcontractors to maintain insurance coverage that meets all of the requirements of this Agreement.

9.3. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A:VII in the latest edition of Best's Insurance Guide.

9.4. Consultant agrees that if it does not keep the aforesaid insurance in full force and effect, City may either (i) immediately terminate this Agreement; or (ii) take out the necessary insurance and pay, at Consultant's expense, the premium thereon.

9.5. At all times during the term of this Agreement, Consultant shall maintain on file with City a certificate or certificates of insurance showing that the aforesaid policies are in effect in the required amounts and naming the City and its officers, employees, agents and volunteers as additional insureds. Consultant shall, prior to commencement of work under this Agreement, file with City such certificate(s).

9.6. Consultant shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.

9.7. The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming City and its officers, employees, agents and volunteers as additional insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to City. Consultant agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

9.8. The insurance provided by Consultant shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

9.9. All insurance coverage provided pursuant to this Agreement shall not prohibit Consultant, and Consultant's employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against the City.

9.10. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of City, Consultant shall either reduce or

eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

9.11. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duties to indemnify, hold harmless and defend under Section 8 of this Agreement.

10. MUTUAL COOPERATION

10.1. City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

10.2. In the event any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require.

11. RECORDS AND INSPECTIONS

Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of three years after the expiration or termination of this Agreement. City shall have the right to access and examine such records, without charge, during normal business hours. City shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

12. PERMITS AND APPROVALS

Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary in the performance of this Agreement. This includes, but shall not be limited to, encroachment permits and building and safety permits and inspections.

13. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City:
Mr. Thomas Clark
City of Hughson
P.O. Box 9h
Hughson, CA 95326
Telephone: (209) 883-4055
Facsimile: (209) 883-2638

With courtesy copy to:

Dan Schroeder, City Attorney
Neumiller & Beardslee
P.O. Box 20
509 W. Weber Avenue, Fifth Floor
Stockton, CA 95202
Telephone: (209) 948-8200
Facsimile: (209) 948-4910

If to Consultant:

Mr. Douglas R. Dove
Bartle Wells Associates
1889 Alcatraz Avenue
Berkeley, CA 94703
Telephone: 510.653.3399
Facsimile: 510.653.3769

14. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 7, Section 8, Paragraph 10.2 and Section 11 of this Agreement shall survive the expiration or termination of this Agreement.

15. TERMINATION

15.1. City shall have the right to terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

15.2. If City terminates this Agreement for any reason other than fault, or breach of this Agreement, or failure of performance by Consultant, then Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement.

16. GENERAL PROVISIONS

16.1. Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

16.2. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability or medical condition.

16.3. The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the section or paragraph thereof, as the case may be, and not such heading, shall control and govern in the construction of this Agreement. Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

16.4. The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing.

16.5. Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

16.6. Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies. In the event legal action shall be necessary to enforce any term, covenant or condition herein contained, the party prevailing in such action, whether reduced to judgment or not, shall be entitled to its reasonable court costs, including accountants' fees, if any, and attorneys' fees expended in such action. The venue for any litigation shall be Stanislaus County, California.

16.7. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and

provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

16.8. This Agreement shall be governed and construed in accordance with the laws of the State of California.

16.9. All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by City and Consultant.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“City”
City of Hughson
By _____
Raul Mendez, City Manager

“Consultant”
Bartle Wells Associates
By: _____
Douglas R. Dove, Principal and President

Date: _____

Date: _____

By: _____
Date: _____

Attest:

By
City Clerk
Date:

Approved as to form:

By
Dan Schroeder, City Attorney

EXHIBIT A
SCOPE OF WORK



BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

1889 Alcatraz Avenue
Berkeley, CA 94703
510 653 3399 fax: 510 653 3769
e-mail: bwa@bartlewells.com

July 30, 2013

Thom Clark, Community Development Director
City of Hughson
7018 Pine Street
Hughson, CA 95326

Re: Water rate study for the City of Hughson.

Bartle Wells Associates is pleased to submit this proposal to serve as financial consultant in connection with preparation of a water rate study for the City of Hughson.

Our proposal includes the scope of services our firm will provide and the estimated consulting fee for such services.

Bartle Wells Associates is an independent financial advisor to public agencies. Our firm was established in 1964 and is owned and managed by its principal consultants. We specialize in providing financial advisory and utility rate consulting services to California water and wastewater agencies. Our firm has a well-earned reputation for providing clients with straightforward, practical advice. We have a strong track record of building consensus for our final recommendations.

We propose to assign Douglas R. Dove, president and one of our principal consultants. Doug has worked with the City in the past, and is an expert in developing water rates and financing plans for California cities. Jason Bartlett and others on our staff may assist him as needed.

Bartle Wells Associates is particularly well suited to assist the City with the water rate analysis since BWA prepared the prior water rate study for the City and has also worked for a number of agencies in the region. We recently completed utility rate studies and financial plans for the Cities of Modesto, Patterson and Fresno and Keyes Community Services District. We have helped many agencies in California develop effective rate and financial strategies to meet their infrastructure needs.

BARTLE WELLS ASSOCIATES

Since 1964, we have served over 500 public agency clients in the western United States on over 2,500 financing assignments. Our clients have ranged from small cities and special districts to large cities, joint powers authorities, counties, and state agencies. We have extensive experience in formulating financial plans and in developing revenue sources to meet a public agency's capital and operating requirements. We also have supervised the procurement of billions of dollars of funding for California infrastructure projects through municipal bond issues, private

placement loans and state and federal grants and loans.

SCOPE OF WORK

Bartle Wells Associates will work closely with City staff, Council and interested members of the public to develop a plan to introduce metered water rates in Hughson. This section presents a proposed scope of services that we believe forms a sound basis for completing this assignment. We propose to perform the following services in connection with implementation of a water rate structure for the City of Hughson:

1. Project Team Orientation/Kickoff Meeting

To initiate our work, hold a meeting with City staff, consulting engineers, and others as appropriate, to accomplish the following:

- Identify members of City staff, engineers, and others who will participate in the project.
- Determine the roles and responsibilities of study participants.
- Identify other parties that have a significant interest in the project.
- Establish project schedule and key milestone dates.
- Confirm the key goals and expectations of the project team.
- Identify key policy objectives of the City regarding implementing water rates and metering the entire City.

2. Investigation and Data Collection

Assemble the information necessary to understand and describe the City's current water rates and charges, customers that currently have water meters and those who don't, the City's existing infrastructure and proposed capital/facilities needs, and the latest plan to meter all water customers prior to the State mandated deadline of 2025.

Key steps in this phase of the project include:

- Review current water user and other fees.
- Review prior user fee studies and history of water operations.
- Review City's water system capital improvement plans, and identify additional long-term water funding needs.
- Identify the types of customers that benefit from each group or type of facilities.
- Review City financial information including audits and budgets and outstanding debt.
- Identify current funding sources for the water system operating and capital costs.
- Review existing development agreements, when applicable.

The assistance of City staff will be required during this phase in collecting and researching relevant information and helping to identify data sources when relevant. The objectives of investigation and data collection are to develop a sound understanding of the characteristics of the water system, its facilities and infrastructure, its finances and annual revenue requirements, short-term and long-term capital needs, and to develop the basic assumptions to be used in the study.

3. Survey Surrounding Agencies' Rates

Prepare a survey of surrounding water agencies' rates. Work with staff to identify agencies to be included in the survey. Summarize the findings of the survey in an easy-to-understand format.

4. Develop Revenue and Expense Projections

Develop revenue and expense projections for the water enterprise over the next five to ten years. Include costs of future capital improvements and the meter retrofit program. Project customer growth and annual water revenue requirements over the study period. Evaluate the financial impact of various rate adjustment alternatives. Develop a phased implementation plan for achieving the recommended rate structure goals while minimizing rate impacts.

5. Develop Preliminary Water Rate Structure Recommendations

Determine an equitable allocation of costs to applicable water usage parameters. Work with the project team to identify customer and usage profiles to use in the analysis. Model the impact of rates on various customer classes. Based on the best consumption information available, develop a preliminary rate structure for the City. Evaluate methods of including annual cost escalators such as CPI in the new rates

6. Meet with City to Review Preliminary Recommendations

Meet with City staff review water rate recommendations and discuss key alternatives. Receive City input and revise recommendations as needed.

7. Conduct Council Workshop

Develop a PowerPoint presentation summarizing the findings of the water rate study. Conduct a workshop to present the findings and receive input from Council and the public. Input received from the City Council, staff, the public, and others will be incorporated in our final recommendations.

Bartle Wells Associates is experienced at clearly and concisely presenting our findings and recommendations to non-technical audiences in order to gain public acceptance and build consensus for our final recommendations.

8. Draft the Proposition 218 Mailer

BWA will assist the City with drafting the Prop. 218 rate notice. We recommend the notice go beyond the minimum legal requirements and provide clear and concise explanation of the reasons for any rate increase. We have found that ratepayers are generally much more accepting of rate increases when they understand why they are needed.

9. Prepare Draft & Final Reports

Prepare a draft report of the water rate study findings and recommendations, including proposed implementation of water rates. Submit the draft report to City staff for review and comments. Following staff review and input, prepare and submit a final report.

10. Attend Public Hearing on Water Rates

Attend the rate hearing. Prepare a brief PowerPoint presentation summarizing the proposed rate structure and how it was developed. Be available to answer questions about the proposed rates

during the hearing.

ADDITIONAL SERVICES

Bartle Wells Associates will remain available to provide additional services as requested by the City of Hughson. Additional services may include:

- Additional presentations, as necessary
- Assisting with the development of public education and outreach materials.

AVAILABILITY AND PROPOSED FEE

1. Bartle Wells Associates is prepared to begin work upon authorization to proceed.
2. Bartle Wells Associates will perform all work. Douglas R. Dove, one of the firm's principals, will be placed in charge of the study and will devote the time and effort to the project as needed.
3. BWA will be compensated for the proposed services on a time and expenses basis. The not-to-exceed fee for the water rate study, based on our Billing Rate Schedule 2013 is \$18,000, including direct expenses.
4. The fee is based on the following assumptions:
 - a. Availability of all necessary information, in a timely manner, from the City, its staff, attorneys, engineers, and other consultants.
 - b. One draft submittal of the water rate study. Time and expenses in revising tables and assumptions due to changes in data from the City, or in preparing additional draft reports, constitute additional services.
 - c. Four meetings at the City including two meetings with City staff, one workshop meeting with City Council, and a public rate hearing with City Council.
 - d. Completion of the work within eight months of notice to proceed.
5. BWA will bill the City as the work proceeds on a time-and-materials basis in accordance with our Billing Rate Schedule 2013.
6. In addition to the services provided under this proposal, the City may authorize BWA to perform additional services for which the City will compensate BWA based on consultants' hourly rates (Billing Rate Schedule 2013) at the time the work is performed, plus direct expenses. Additional services may include, but are not limited to:
 - Attendance at additional meetings or presentations
 - Changes in project scope
 - Any other services not specified
7. BWA will maintain in force, during the full term of the assignment, insurance in the amounts and coverage as provided in the attached Insurance Schedule.
8. If the project is terminated for any reason, BWA is to be reimbursed for professional services and direct expenses incurred up to the time BWA receives notification of such termination.
9. This proposal may be withdrawn or amended if not accepted within 90 days of its date.
10. We would very much like to work for the City on this assignment and hope that this proposal will constitute a suitable basis for our serving you.

Very truly yours,

BARTLE WELLS ASSOCIATES

A handwritten signature in black ink, appearing to read "Douglas R. Dove". The signature is fluid and cursive, with a large initial "D" and "R".

Douglas R. Dove, CIPFA
President

Enclosures: Fee Estimate and Schedule
Resume for Douglas R. Dove
Billing Rate Schedule 2013

EXHIBIT B
APPROVED FEE SCHEDULE

BARTLE WELLS ASSOCIATES

368473-2

BILLING RATE SCHEDULE 2013

Rates Effective 1/1/2013

Professional Services

Financial Analyst I.....	\$135 per hour
Financial Analyst II.....	\$165 per hour
Senior Consultant	\$195 per hour
Principal Consultant.....	\$235 per hour

The professional time rates include all overhead and indirect costs. Bartle Wells Associates does not charge for secretarial support services and internal computer time. Expert witness, legal testimony or other special limited assignment will be billed at one and one-half times the consultant's hourly rate.

The above rates will be in effect through December 31, 2013 at which time they will be subject to change.

Direct Expenses

Subconsultants will be billed at cost plus ten percent. Word processing and computer-assisted services related to official statement production are charged as direct expenses at \$70 per hour. Other reimbursable direct expenses incurred on behalf of the District will be billed at cost plus ten percent. These reimbursable costs include, but are not limited to:

- Travel, meals, lodging
- Long distance telephone and fax
- Printing and report binding
- Special statistical analysis
- Outside computer services
- Bond ratings
- Automobile mileage
- Messenger services and mailing costs
- Photocopying
- Graphic design and photography
- Special legal services
- Legal advertisements

Insurance

Bartle Wells Associates maintains insurance in the amounts and coverage as provided in the attached schedule of insurance. Additional or special insurance, licensing, or permit requirements beyond what is shown on the schedule of insurance are billed in addition to the contract amount.

Payment

Fees will be billed monthly for the preceding month, and will be payable within 30 days of the date of the invoice. A late charge of 1.0 percent per month may be applied to balances unpaid after 60 days.

City of Hughson				
Fee Estimate -- Water Rate Study				
Task	Total Estimated Hours	Principal Consultant (Dove) \$235	Senior Analyst (Bartlett) \$135	Total Cost
Task 1 – Project team orientation/kickoff meeting	10	5	5	1,850
Task 2 – Investigation and data collection	8	2	6	1,280
Task 3 – Survey surrounding agencies' tiered rates	8	2	6	1,280
Task 4 – Develop revenue and expense projections	10	5	5	1,850
Task 5 – Develop preliminary tiered water rate recommendations	12	2	10	1,820
Task 6 – Meet with City to review preliminary recommendations	10	5	5	1,850
Task 7 – Conduct Council workshop	10	5	5	1,850
Task 8 – Draft the Prop 218 mailer	6	2	4	1,010
Task 9 – Prepare draft and final reports	12	2	10	1,820
Task 10 – Attend public hearing on rates	10	5	5	1,850
Total Estimated Consulting Hours & Costs	96	35	61	\$16,460
Estimated Expenses				
Transportation/meals				1,000
Copies/binding				250
Phone/fax/mail				100
Miscellaneous				190
Total Estimated Expenses				\$1,540
Total Fee Estimate -- Water Rate Study				\$18,000

CITY OF HUGHSON

METERED WATER RATE STUDY

February 2009

BARTLE WELLS ASSOCIATES

Independent Public Finance Consultants

1889 Alcatraz Avenue

Berkeley, California 94703

www.bartlewells.com

Tel: 510/653-3399

Executive Summary

The City of Hughson retained Bartle Wells Associates (BWA) to develop a metered water rate schedule in early 2007. Using preliminary water production data, BWA developed a recommended water commodity rate (along with an updated fixed monthly charge) that was adopted in August 2007.

Since that time, previously identified problems with groundwater quality in the City (specifically, with arsenic concentrations) have led to a Cease and Desist Order from the State Water Resources Control Board. There are two identified remedies to the problem. The first is wellhead treatment, where groundwater arsenic concentrations are treated at the source of supply. The second option is for the City to join a regional surface water treatment project, in partnership with neighboring jurisdictions, which will use raw water supplied by Turlock Irrigation District (TID) treated for potable consumption. This water supply has no arsenic issues. Once complete, the City could use the treated surface water as a stand alone supply while relying on the wells for peak capacity needs or emergencies.

BWA has developed two rate structures that meet the estimated costs of complying with the Cease and Desist Order. Each structure combines a fixed monthly charge for service with a commodity charge based on water use. The commodity charge will be “two tiered,” meaning the first block of water use will be charged one rate, and all water above that point will be charged a second higher rate. The primary reason for using a tiered commodity rate is to encourage conservation and preserve water supply for critical indoor and public health uses over irrigation.

In either scenario, BWA recommends that the City gradually phase in the water structures outlined in this report over the next four years. At the end of four years, BWA projects that revenue generated by the rate structures will be sufficient to meet revenue requirements of the proposed water capital programs (either wellhead treatment or surface water treatment project).

The rate recommendations are outlined below.

Table ES-1
 City of Hughson
 Recommended Rate Structure

Fixed monthly charge		Current	1-Jul-09	1-Jul-10	1-Jul-11	1-Jul-12
5/8" and 3/4"		\$38.65	\$39.81	\$41.00	\$42.23	\$43.50
1"		38.65	63.70	65.61	67.57	69.60
1 1/2"		38.65	79.62	82.01	84.47	87.00
2"		38.65	159.24	164.02	168.94	174.00
3"		38.65	238.86	246.02	253.40	261.01
4"		38.65	318.48	328.03	337.87	348.01
6"		38.65	796.19	820.08	844.68	870.02
8"		38.65	1,194.29	1,230.11	1,267.02	1,305.03
Commodity charge						
Tier 1	0 - 15,000 gallons per month	X \$	0.40	\$ 0.63	\$ 1.10	\$ 2.15
Tier 2	Above 15,000 gallons per month	X \$	0.70	\$ 1.10	\$ 1.93	\$ 3.76

BWA also recommends that these rates be adjusted every July 1, starting July 1, 2012, based on the change in the Consumer Price Index (CPI)+2% over the last year (not to exceed 5%). This allows the City to keep water rates in line with rising costs of salaries and materials beyond these projections. This CPI adjustment should be included with the Prop. 218 notification and rate ordinance so that the adjustment can happen by motion of the City Council and not require a new hearing.

Background

AB 2572 amended the Water Code of the State of California to require that all water utilities install water meters on all service connections without them (generally speaking, only properties built before 1992 do not have meters) by 2025. Additionally, it requires that water utilities begin to charge customers for the volume of water consumed.

The City of Hughson (the City) retained Bartle Wells Associates (BWA) in 2007 to develop an initial metered water rate as part of their meter installation program to comply with AB 2572. Since that time, customers have largely remained on flat monthly charges until such time that all meters are installed.

In early January 2009, the City received a Cease and Desist Order from the California Department of Health compelling it to address the arsenic contamination in its groundwater supply. This was a previously identified problem, for which two known solutions have already been scoped. The first, a wellhead treatment option, would require the City to construct and operate some type of wellhead treatment technology that would remove arsenic from the groundwater. The second option would involve the City joining a regional effort to build a surface water treatment plant to treat and deliver Turlock Irrigation District (TID) water to the City. Both options have been evaluated in this analysis, along with the rate impacts of each.

Current Rates

The City currently charges single family residences a flat fee of \$38.65 per month. There is a metered rate available for use, but the City has not completed all meter installations, so it is not yet being charged to customers.

All other accounts are charged based on “use factors,” as they relate to the single family factor of 3.0. For example, a multi-family unit has an assigned use factor of 2.7, so the flat monthly fee is $2.7/3.0 * \$38.65$, or \$34.79.

Table 1 lists the full rate structure currently in place in the City.

Table 1
City of Hughson
Current Water Rates

Fixed rate schedule	Per month
Residential	
Single Family attached and detached	\$38.65
Multi-Family dwelling units "apartments"	34.79
Mobile Home Parks for each mobile home	30.92
plus for each common shower, washer, or	38.65
Personal Health Services	
Medical Clinics, Dental, Beauty Shops	45.09
Pharmacy and Bank	45.09
Retail Vendors, Household &	12.88
Commercial-Industrial Businesses:	
(Tortilla Factory) food mfg	38.65
(Nielsen-Schmidt) blacksmith/ironworks	70.86
(Valley Tool) machine, toll & die mfg	135.28
(Hughson Chemical) agr. Chemical sales,	77.30
Food locker	38.65
Cabinet shop	25.77
Refrig. & Air Conditioning	25.77
Automotive repair (gas)	38.65
Bar (\$/seat)	3.35
Restaurant (\$/seat)	5.80
Quick Food/Drive-In	96.63
Convenience Market/Quick Stop	25.77
Major Food Market (\$/sq ft)	0.04
Car Wash (\$/stall)	27.31
Commercial Laundry (\$/washer)	2.83
Gas Station (\$/pump)	12.88
Churches	25.77
Fraternal	77.30
Schools (\$/student)	
High School (9-12)	3.09
Jr. High (w/o gym & cafeteria)	1.87
Elementary	1.87
Full School (K-12)	2.32

Metered water rate schedule (1)

	<u>Fixed monthly charge</u>			
<u>Meter size</u>	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>
5/8" and 3/4"	\$32.50	\$29.72	\$26.40	\$23.75
1"	54.17	49.53	44.00	39.58
1 1/2"	108.32	99.06	87.99	79.16
2"	173.32	158.49	140.79	126.65
3"	346.63	316.98	281.57	253.31
4"	541.61	495.28	439.96	395.79
6"	1,083.23	990.57	879.91	791.59
8"	1,733.16	1,584.91	1,407.86	1,266.54
Commodity rate				
Per 1,000 gallons	<u>2008/09</u> \$0.50	<u>2009/10</u> \$0.75	<u>2010/11</u> \$1.00	<u>2011/12</u> \$1.37

(1) Metered water rate schedule not yet charged as of January 1, 2009

Existing Customers and Estimated Water Demand

The City has approximately 1,779 accounts in service. Approximately 1,631 of these accounts are single family residential (about 92%). Assuming that one single family residence is one equivalent dwelling unit, current billing data shows that there are approximately 2,302 EDUs in service in the City. Table 2 summarizes the existing customers of the water utility.

Table 2
City of Hughson
Water Enterprise - Customer Count

Residential	
Single family	1,631
Duplexes and triplexes (total residential units)	29
Mobile Homes (total residential units)	48
Apartments (total residential units)	74
Commercial	
Personal health service	9
Pharmacy and bank	2
Institutional/civic	3
Professional services	16
Retail vendors	11
Commercial-Industrial	8
Restaurant	10
Quick Food/Drive-In	3
Convenience markets	3
Major food markets	2
Churches	13
Schools	3
Other	<u>33</u>
Total water accounts	1,779
Total single family equivalents	2,302

Source: City of Hughson Billing Records August 2008

The Water System Master Plan (WSMP) estimates per capita water consumption at 250 gpd. For a single family residence with 3 residents, the estimated demand for each new EDU is 750 gpd. Existing development has an average daily demand (ADD) of approximately 1.6 mgd. ***The WSMP estimates that the water use of existing customers will drop by approximately 10% after the installation of meters.***

The City has provided BWA will actual metered water use from July 2008 through September 2008 (3 months). Looking at water production history, it is known that water production from wells in the summer months (Jul, Aug, Sept) is at least three times greater than in the winter (from landscape irrigation). Using this information, along with

the actual meter reads from July through September, BWA was able to construct an estimated breakdown of water usage patterns among single family homes. These billing patterns can then be used to determine the percentage of water sold in a given set of tiers.

BWA is recommending that the City adopt a two-tiered system, where the first 15,000 gallons of water per month is billed at one rate, and all water beyond 15,000 gallons is billed at a higher rate. BWA estimates that, should the City adopt this rate structure, approximately 62% of water would be sold in Tier 1, and 38% of water would be sold in Tier 2.

Revenue Requirement

BWA has developed a projection of the five-year revenue requirement for the water utility. Using audits, the current budget, and feedback from City staff, BWA first projected operating expenses, equipment purchases, and contribution to the fixed asset replacement fund (to fund repair and rehabilitation of existing fixed assets) over the next five years. This “base” revenue requirement is approximately \$942,000 in the current fiscal year (2008/09).

From this base requirement, BWA developed two future scenarios. The first assumes that the City chooses the wellhead treatment option for arsenic mitigation. Included in this assumption is the following:

- 1) An estimated total capital cost of \$10 million for four wellhead treatment systems. These would be financed over 25 years at a current interest rate of 6% (about \$780,000 per year);
- 2) Two new full time water operations staff members to maintain and operate the wellhead treatment system, at \$100,000 cost per year, including benefits;
- 3) Increased operations expense, primarily for chemicals and disposal of spent media, of approximately \$90,000; and
- 4) Repayment of the “First Agreement” costs of the TID Surface Water Treatment Project (these include shared administrative and planning costs for initial study of the project, that will have to be paid back if the City decides to not move forward with the project). The repayment is estimated at \$150,000 per year for five years.

Table 3A details the projected revenue requirement for this option.

Table 3A
City of Hughson
Operating Revenue Requirement - Wellhead Treatment

	Estimated 2007/08	Budget 2008/09	2009/10	2010/11	2011/12	2012/13
Operating expenses						
Salaries and benefits (1)	\$238,000	\$366,000	\$484,000	\$608,000	\$638,000	\$670,000
Maintenance and operations (2)	280,000	404,000	416,000	518,000	534,000	550,000
Equipment (3)	352,000	12,700	25,000	26,000	27,000	28,000
<u>Transfer to fixed asset fund (Fund 82)</u>	<u>75,000</u>	<u>160,000</u>	<u>163,000</u>	<u>166,000</u>	<u>169,000</u>	<u>172,000</u>
Total operating expenditures	945,000	942,700	1,088,000	1,318,000	1,368,000	1,420,000
Surface Water Treatment Project (4)	-	-	\$149,659	\$149,659	\$149,659	\$149,659
Total operating revenue requirement	\$945,000	\$942,700	\$1,237,659	\$1,467,659	\$1,517,659	\$1,569,659
Operating expense cost escalators						
Salaries and benefits						5.0%
Maintenance and operations						3.0%
Equipment						5.0%

(1) Assumes 2 new staff required to maintain well-head treatment system

(2) Arsenic study suggests \$45 per acre-foot O&M charge for well-head treatment chemicals (2008\$) starting 2010/11

(3) Minor capital and vehicles only; does not include major capital or water system master plan projects

(4) Assumes repayment of \$657,000 in First Agreement Costs over 5 years at 4.5% interest

For the other scenario, the City would choose to participate in the regional surface water treatment project. Under this option, the revenue requirement assumes:

- 1) Reduction in ongoing operations and maintenance expenses (primarily from reduce electricity for wells and reduced chemicals) of about 20%.
- 2) Ongoing payments to the Surface Water Treatment Project of approximately \$1.55 million starting in 2012/13. This assumes that the City makes an initial purchase of 2 mgd of supply from the project and finances the upfront capital expense. The \$1.55 million also includes the City's share of ongoing O&M at the plant.

Table 3B details this revenue requirement estimate.

Table 3B
City of Hughson
Operating Revenue Requirement - Regional WTP

	Estimated 2007/08	Budget 2008/09	2009/10	2010/11	2011/12	2012/13
Operating expenses						
Salaries and benefits	\$238,000	\$366,000	\$384,000	\$403,000	\$423,000	\$444,000
Maintenance and operations (1)	280,000	404,000	416,000	428,000	375,000	386,000
Equipment (2)	352,000	12,700	25,000	26,000	27,000	28,000
<u>Transfer to fixed asset fund (Fund 82)</u>	<u>75,000</u>	<u>160,000</u>	<u>163,000</u>	<u>166,000</u>	<u>169,000</u>	<u>172,000</u>
Total operating expenditures	945,000	942,700	988,000	1,023,000	994,000	1,030,000
Surface Water Treatment Project (3)	-	-	-	-	-	1,550,000
Total operating revenue requirement	\$945,000	\$942,700	\$988,000	\$1,023,000	\$994,000	\$2,580,000
Operating expense cost escalators						
Salaries and benefits						5.0%
Maintenance and operations						3.0%
Equipment						5.0%

- (1) Assumes 15% decrease in operations expense (reduced electricity from pumping; reduced staffing) starting in 2011/12
(2) Minor capital and vehicles only; does not include major capital or water system master plan projects
(3) Oct 17, 2008 estimated provided by TID; includes annual share of debt service and WTP O&M; assumes 2 MGD buy-in to plant

Table 4 details existing debt service and the project debt service for the wellhead treatment option (Scenario A).

NOTE: The \$1.55M for the TID surface water treatment project is included as an operating expense in Table 3B; for the purposes of this analysis, it is assumed that it will not be direct debt of the City.

Table 4
City of Hughson
Capital Expenses and Debt Service

	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>	<u>2012/13</u>
Capital Expenses (Rate funded share of total CIP)					
Water system capital improvement program (Table G-1)	\$320,000	\$151,000	\$1,467,000	\$2,022,000	\$403,000
Debt service - Existing					
<i>Existing debt</i>					
Water tank installment sale	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000
Debt service - TID Option (1)					
Installment sale 2010/11 for funding other capital	\$0	\$0	\$0	\$0	\$0
Total debt service	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000
Debt service - Local treatment option					
Arsenic treatment project (2)	\$0	\$0	\$391,134	\$782,267	\$782,267

- (1) Assumes TID annual payment is part of O&M expense and not debt of City
(2) Assumes \$10M capital cost for 4 wells (2008\$), financed over 25 years at 6%

Water Revenue Model

Fixed Charges Currently, the water utility collects 100% of its revenues from fixed charges. Under this recommended change, the City will continue to collect a fixed charge on a monthly basis, based on meter size.

Further, because of the size of expected revenue requirement increases to fund either option, BWA does not recommend that the fixed charge be reduced. Rather, the fixed charge should be increased at an inflationary rate to cover increases in fixed costs. The additional revenue required for either arsenic treatment option should then be recovered in the commodity rate schedule.

Commodity Charges To recommend a metered water rate, BWA must estimate total metered water use in the City (though one full year of metered monitoring is not yet complete). To do this, BWA used average total well production data from 2006 and 2007, and assumed 10% system water loss, and 10% conservation in the first year of metered billing. Under these assumptions, the assumed total water use in the City in 2009/10 would be approximately 500,000,000 gallons of water (about 1.4 mgd).

Using the tiers recommended earlier (Tier 1 = 0 – 15,000 gallons of water per month, Tier 2 = all water used above 15,000 gallons), we can assume that 62% of this water is sold in Tier 1 prices, and 38% is sold at Tier 2 prices.

Table 5 details the calculations of projected water use in 2009/10.

Table 5
 City of Hughson
 Water Use Summary - CY 2006 and 2007; Project Water Use 2009/10

Total annual water production (gal)			607,013,500
<u>Water loss (10%)</u>			<u>60,701,350</u>
Total metered water consumed			546,312,150
Max day			3,576,708
<u>Water loss (10%)</u>			<u>357,671</u>
Total max day consumed			3,219,037
Min day			852,916
<u>Water loss (10%)</u>			<u>85,292</u>
Total min day consumed			767,624
<u>Assumed conservation from metered billing</u>	10%		<u>54,631,215</u>
Total billed usage 2009/10			491,680,935
<u>Tier Analysis (estimate)</u>			
	<u>gals</u>	<u>% of water sold</u>	<u>Total water sales</u>
Tier 1	15,000	62.0%	304,842,180
Tier 2	And Above	38.0%	186,838,755

Tables 6A is a cash flow projection assuming adoption of the local treatment option. It includes both the recommended fixed charges (for one single family residence or one EDU) and the recommended two-tiered commodity rate.

Table 6B is a cash flow projection for the TID regional project. It also includes changes to fixed and commodity charges.

Table 6A
City of Hughson
Water Revenue Model - Local Treatment Option

	2008/09	2009/10	2010/11	2011/12	2012/13
Operating revenue requirement (1)	\$857,700	\$1,151,659	\$1,380,659	\$1,429,659	\$1,480,659
<u>Debt service</u>	<u>184,000</u>	<u>184,000</u>	<u>575,000</u>	<u>966,000</u>	<u>966,000</u>
Annual revenue requirement	1,041,700	1,335,659	1,955,659	2,395,659	2,446,659
Customer count (equivalent meters)	2,302	2,320	2,340	2,390	2,440
Total water sales (1,000 gallons) Tier 1	546,000	305,000	305,000	311,000	317,000
Total water sales (1,000 gallons) Tier 2	0	187,000	187,000	191,000	195,000
	Current	1-Jul-09	1-Jul-10	1-Jul-11	1-Jul-12
Single family fixed charge (per month)	38.65	39.81	41.00	42.23	43.50
% increase in meter charge	0.0%	3.0%	3.0%	3.0%	3.0%
Tier 1 Metered water rate (per 1,000 gallons)	\$0.00	\$0.50	\$1.30	\$1.85	\$1.90
Tier 2 Metered water rate (per 1,000 gallons)	\$0.00	\$0.88	\$2.28	\$3.24	\$3.33
Source of revenues					
Meter/fixed charge	1,068,000	1,108,000	1,151,000	1,211,000	1,274,000
<u>Water sales/commodity charge</u>	<u>0</u>	<u>316,125</u>	<u>821,925</u>	<u>1,193,713</u>	<u>1,250,675</u>
Total operating revenues	1,068,000	1,424,125	1,972,925	2,404,713	2,524,675
Net operating revenue	\$26,300	\$88,466	\$17,266	\$9,053	\$78,016
Bill for single family home with 8,000 gals use	\$38.65	\$43.81	\$51.40	\$57.03	\$58.70
Bill for single family home with 15,000 gals use	\$38.65	\$47.31	\$60.50	\$69.98	\$72.00
Bill for single family home with 23,000 gals use	\$38.65	\$54.31	\$78.70	\$95.88	\$98.60
Bill for single family home with 35,000 gals use	\$38.65	\$64.81	\$106.00	\$134.73	\$138.50

(1) Includes funding of fixed asset replacement fund; assumes \$75,000 per year escalating 3% per year

(2) See Table 5; assumes 10% drop in water consumption after meter installation then 2% growth in water use annually

Table 6B
City of Hughson
Water Revenue Model - Regional WTP

	2008/09	2009/10	2010/11	2011/12	2012/13
Operating revenue requirement (1)	\$857,700	\$902,000	\$936,000	\$884,000	\$2,469,000
<u>Debt service</u>	<u>184,000</u>	<u>184,000</u>	<u>184,000</u>	<u>184,000</u>	<u>184,000</u>
Annual revenue requirement	1,041,700	1,086,000	1,120,000	1,068,000	2,653,000
Customer count (equivalent meters)	2,302	2,320	2,340	2,390	2,440
Total water sales (1,000 gallons) Tier 1	546,000	305,000	305,000	311,000	317,000
Total water sales (1,000 gallons) Tier 2	0	187,000	187,000	191,000	195,000
	Current	1-Jul-09	1-Jul-10	1-Jul-11	1-Jul-12
Single family fixed charge (per month)	38.65	39.81	41.00	42.23	43.50
% increase in meter charge	0.0%	3.0%	3.0%	3.0%	3.0%
Tier 1 Metered water rate (per 1,000 gallons)	\$0.00	\$0.40	\$0.63	\$1.10	\$2.15
Tier 2 Metered water rate (per 1,000 gallons)	\$0.00	\$0.70	\$1.10	\$1.93	\$3.76
Source of revenues					
Meter/fixed charge	1,068,000	1,108,000	1,151,000	1,211,000	1,274,000
<u>Water sales/commodity charge</u>	<u>0</u>	<u>252,900</u>	<u>398,318</u>	<u>709,775</u>	<u>1,415,238</u>
Total operating revenues	1,068,000	1,360,900	1,549,318	1,920,775	2,689,238
Net operating revenue	\$26,300	\$274,900	\$429,318	\$852,775	\$36,238
Bill for single family home with 8,000 gals use	\$38.65	\$43.01	\$46.04	\$51.03	\$60.70
Bill for single family home with 15,000 gals use	\$38.65	\$45.81	\$50.45	\$58.73	\$75.75
Bill for single family home with 23,000 gals use	\$38.65	\$51.41	\$59.27	\$74.13	\$105.85
Bill for single family home with 35,000 gals use	\$38.65	\$59.81	\$72.50	\$97.23	\$151.00

(1) Includes funding of fixed asset replacement fund; assumes \$75,000 per year escalating 3% per year

(2) See Table 5; assumes 10% drop in water consumption after meter installation then 2% growth in water use annually

Bill Impacts

Under the two scenarios outlined above, impacts on customer bills will depend on water use. Because of the shift to metered billing, those who use more water will see larger increases than those who use less water.

Table 7 details the impacts of the proposed increases for both scenarios on four different levels of water use.

Table 7
City of Hughson
Rate Impacts of TID Surface Water Plant Vs. Local Treatment Option

TID Surface Water Project		Water use	Current	1-Jul-09	1-Jul-10	1-Jul-11	1-Jul-12
Bill for single family home with 8,000 gals use	Lifeline	\$38.65	\$43.01	\$46.04	\$51.03	\$60.70	
Bill for single family home with 15,000 gals use	Low	38.65	45.81	50.45	58.73	75.75	
Bill for single family home with 23,000 gals use	Median	38.65	51.41	59.27	74.13	105.85	
Bill for single family home with 35,000 gals use	High	38.65	59.81	72.50	97.23	151.00	
Local Treatment Option		Water use	Current	1-Jul-09	1-Jul-10	1-Jul-11	1-Jul-12
Bill for single family home with 8,000 gals use	Lifeline	\$38.65	\$43.81	\$51.40	\$57.03	\$58.70	
Bill for single family home with 15,000 gals use	Low	38.65	47.31	60.50	69.98	72.00	
Bill for single family home with 23,000 gals use	Median	38.65	54.31	78.70	95.88	98.60	
Bill for single family home with 35,000 gals use	High	38.65	64.81	106.00	134.73	138.50	

The total bill impacts are slightly higher for the TID project.

Under that scenario, lifeline water users (8,000 gallons per month, or about 260 gallons per day) would see monthly bill increases of about 12% per year from current levels.

Median users (23,000 gallons of water per month) would see average annual increases of about 29% per year.

High users would be the largest impacts under this scenario; approximately 40% per year.

Rate Recommendations

Should the City Council decide to move forward with one of these projects to address the arsenic compliance issue, the rates developed in the above cash flow projections would be sufficient to meet ongoing revenue requirements. Under Prop 218, the City must notify citizens of the maximum charge that can be applied on their properties. The City could notify residents of the slightly higher charge associated with the TID project, and should the City decide to move forward with the local treatment option, they could adopt rates lower than those approved.

At no time can the City adopt rates that exceed the cost of providing service.

Table 8
 City of Hughson
 Recommended Rate Structure

Fixed monthly charge		<u>Current</u>	<u>1-Jul-09</u>	<u>1-Jul-10</u>	<u>1-Jul-11</u>	<u>1-Jul-12</u>
5/8" and 3/4"		\$38.65	\$39.81	\$41.00	\$42.23	\$43.50
1"		38.65	63.70	65.61	67.57	69.60
1 1/2"		38.65	79.62	82.01	84.47	87.00
2"		38.65	159.24	164.02	168.94	174.00
3"		38.65	238.86	246.02	253.40	261.01
4"		38.65	318.48	328.03	337.87	348.01
6"		38.65	796.19	820.08	844.68	870.02
8"		38.65	1,194.29	1,230.11	1,267.02	1,305.03
Commodity charge						
Tier 1	0 - 15,000 gallons per month	X \$	0.40	\$ 0.63	\$ 1.10	\$ 2.15
Tier 2	Above 15,000 gallons per month	X \$	0.70	\$ 1.10	\$ 1.93	\$ 3.76
