



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

**AGENDA**  
**MONDAY, JULY 13, 2015 – 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:** Hughson Ministerial Association

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

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

**2. PRESENTATIONS:**

**2.1:** Introduction of New Employee Michelle Roberts, Accounting Technician

### **3. CONSENT CALENDAR:**

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

- 3.1: Approve the Minutes of the Regular Meeting of June 22, 2015.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the lease agreement with Holtzclaw Compliance to occupy office space at the Hughson Business Incubation Center (City Hall Annex Building) at 7012 Pine Street and authorize the City Manager to execute the lease agreement.

### **4. UNFINISHED BUSINESS:**

### **5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:**

- 5.1: Introduce and waive the first reading of Ordinance No. 2015-07, an Ordinance of the City Council of the City of Hughson, adding a new Chapter to the Hughson Municipal Code (HMC), Chapter 17.03.062 – Reasonable Accommodation.
- 5.2: Introduce and waive the first reading of Ordinance No. 2015-08, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapter 17 – Zoning, regarding Transitional and Supportive Housing.
- 5.3: Introduce and waive the first reading of Ordinance No. 2015-09, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapters 8.08.010 – Definitions, 8.08.035 – Animals as a nuisance, 8.26.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, and 17.02.020 – Public use zones.
- 5.4: Approval of Resolution No. 2015-21b, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2015/2016 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson
  - 1. Conduct a Public Hearing to consider approval of the Fiscal Year 2015-2016 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.

2. Adopt Resolution No. 2015-21, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2015/2016 for all Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.
  3. Direct the City of Turlock City Engineer to File, or Cause to be Filed, a Certified Copy of this Resolution and the Report for Each Assessment District with the Tax Collector for the County of Stanislaus.
- 5.5:** Conduct a public hearing to consider adoption of Proposition 218 noticed water rates for the City of Hughson and In the absence of a majority protest, move forward with the water rate increase in order to access Safe Drinking Water State Revolving Funds (SDWSRF) for the Well No. 7 Replacement Project through adoption of Resolution No. 2015-22.

**6. NEW BUSINESS:**

**7. CORRESPONDENCE:**

- 7.1: Update of the Hatch Road and Santa Fe Avenue Signal Project.

**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:**

**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:**

<b>July 14</b>	▪ Parks & Recreation Meeting , City Hall Chambers, 6:00 p.m
<b>July 23</b>	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.m
<b>July 27</b>	▪ City Council Meeting, City Hall chambers, 7:00 p.m
<b>August 4</b>	▪ National Night Out!
<b>August 10</b>	▪ City Council Meeting, City Hall chambers, 7:00 p.m
<b>August 13</b>	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.m
<b>August 27</b>	▪ Hughson Farmer’s Market, Downtown Hughson, Charles St, 4:00-8:00 p.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.**

**AFFIDAVIT OF POSTING**

**DATE:** July 9, 2015 **TIME:** 5:00 pm  
**NAME:** Marilyn Castaneda **TITLE:** Management Intern

**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.

**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.

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**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](http://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  
CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
7018 Pine Street, Hughson, CA**

**MINUTES  
MONDAY, JUNE 22, 2015 – 7:00 P.M.**

**CALL TO ORDER:** Mayor Beekman

**ROLL CALL:**

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

Staff Present: Raul L. Mendez, City Manager  
Monica Streeter, City Attorney  
Jaylen French, Community Development Director  
Shannon Esenwein, Finance Director  
Margaret M. Souza, Budget/Finance Consultant  
Lisa Whiteside, Finance Manager  
Larry Seymour, Chief of Police Services  
Sam Rush, Public Works Superintendent  
Juan Padilla, City Treasurer  
Marilyn Castaneda, Management Intern

**FLAG SALUTE:** Mayor Beekman

**INVOCATION:** Ernie Spears, Hughson Ministerial Association

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

**Hughson Librarian, Heather Bailey, announced the ‘Local Hero Spotlight Program’. The Stanislaus County Library is celebrating the people who have**

made a difference in the community. Each week starting May 19 - August 4, 2015, they will highlight a different local hero on the library website.

## **2. PRESENTATIONS:**

No Presentations

## **3. CONSENT CALENDAR:**

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

- 3.1: Approve the Minutes of the Regular Meeting of June 8, 2015.
- 3.2: Approve the Warrants Register.
- 3.3: Review and Approve the City of Hughson Treasurer's Report: Investment Portfolio Report for April 2015.
- 3.4: Approve the use of Community Enhancement Funds for the purchase of automated external defibrillators for City facilities.
- 3.5: Approve City of Hughson 2015/2016 Investment Policy.

**Mayor Beekman pulled Consent item 3.3**

**BEEKMAN/CARR 5-0 motion passes to approve the Consent items 3.1, 3.2, 3.4.**

**Mayor Pro Tem Young thanked staff for all their hard work on item 3.3. Mayor Beekman directed staff develop a strategy for the City's Investment Portfolio that looks at drawing down debt rather than reinvesting as Certificates of Deposits mature.**

**BEEKMAN/CARR 5-0 motion passes to approve the Consent Calendar item 3.3.**

## **4. UNFINISHED BUSINESS: None.**

**AJOURN TO THE CITY OF HUGHSON SUCCESSOR AGENCY TO THE HUGHSON REDEVELOPMENT AGENCY MEEETING – 7:08 P.M**

**RECONVENE TO THE CITY OF HUGHSON CITY COUNCIL MEETING. – 7:12 P.M**

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

- 6.1:** Adopt Resolution No. 2015-19, declaring the City Council's intent to levy and collect assessments for Fiscal Year 2015-2016 for the City of Hughson Landscape and Lighting Districts (LLD) and Benefit Assessment Districts (BAD) and to set the Public Hearing for the July 13, 2014 City Council meeting

**Director French Presented the staff report on this item, accompanied with Garner Reynolds Municipal Services Director from the City of Turlock.**

**Mayor Beekman opened Public Hearing at 7:45 P.M. There were no public comments. The Public Hearing was closed at 7:46 P.M.**

**Mayor Beekman and Mayor Pro Tem Young requested additional information regarding the methodology used in the engineer's reports, the fiscal condition of assessment districts and the plan for repayment of those with negative balances, and the strategy for planned capital improvements. City staff indicated they would gather the additional information requested and provide it during the scheduled public hearing.**

**SILVA/YOUNG 5-0 motion to adopt Resolution No. 2015-19, declaring the City Council's intent to levy and collect assessments for Fiscal Year 2015-2016 for the City of Hughson Landscape and Lighting Districts (LLD) and Benefit Assessment Districts (BAD) and to set the Public Hearing for the July 13, 2015 City Council meeting.**

- 6.2:** Adopt Resolution No. 2015-20, Adopting Tax-Advantaged Bonds Post-Issuance Compliance Procedures

**Mayor Beekman opened Public Hearing at 7:52 P.M. There were no public comments. The Public Hearing was closed at 7:53 P.M.**

**Doug Anderson from Urban Futures presented the item to the City Council.**

**YOUNG/SILVA 5-0 motion to Adopt Resolution No. 2015-20, Adopting Tax-Advantaged Bonds Post-Issuance Compliance Procedures.**

**7. CORRESPONDENCE: NONE.**

**8. COMMENTS:****8.1: Staff Reports and Comments: (Information Only – No Action)****City Manager:**

**City Manager Mendez provided an update on the success of the Hughson's Concert Series as well as the Hughson Fire Protection District's Centennial Celebration. City Manager Mendez gave a special thanks to the Hughson Fire District and Board Member Jeff Serpa, who was in attendance on their behalf, for their dedication to Hughson. He also shared with the City Council and public that the Hughson Farmers' Market was this upcoming Thursday, National Night Out is August 4th, and Hughson Fruit and Nut Festival is September 19 – 20, as well as his attendance on June 22<sup>nd</sup> at the Dedication Ceremony with the naming of Keith Crabtree with a short plaque dedication. Lastly, he noted that the City will be transitioning to Gilton Solid Waste Management later in the month and that they will be present at the Farmers' Market to do additional education and outreach on the services to be provided.**

**City Clerk:****Community Development Director:**

**Community Development Director French shared that the painting on the fire house grounds was nearly complete with some additional touch up expected in the upcoming weeks. Community Development French also shared his appreciation to the Hughson Fire District Board for the partnership that was well received at the Hughson Fire Centennial Celebration.**

**Director French provided an update on the new elements for future Farmers' Markets. Also, Dollar General is expected to close escrow this month and will start pulling permits shortly after. Tully Road project is still working out the agreements between BNSF but progressing well.**

**Director of Finance:**

**Police Services:**

**Chief Larry Seymour provided the City Council with the Crime Statistic Report from 06/7/2015 - 06/20/2015.**

**City Attorney:**

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

**Council member Hill updated the Council on his attendance at the 2+2 meeting, Hughson Concert Series, the Hughson Fire Protection Districts Centennial, and the Dedication Ceremony for the naming of Keith Crabtree Fields at Starn Park.**

**Mayor Pro Tem Young updated Council on his attendance at the League of California Cities, also the Division meeting in Modesto about the budget and policy issues.**

**Council member Silva congratulated the Hughson Fire Protection District for such a great accomplishment.**

**Council member Carr attended the recent Sierra Vista Board Meeting, as well as commended the Fire Department for their dedication to Hughson. Council member Carr thanked Sam Rush and staff for their hard work and efforts during the Centennial Celebration.**

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

**Mayor Beekman updated the Council on his attendance at the Dedication Ceremony for the naming of Keith Crabtree Fields at Starn Park which included a plaque presentation. Mayor Beekman also shared with City Council how great it was to see all different levels of government working together at the Hughson Fire Protection District's Centennial Celebration.**

**9. CLOSED SESSION TO DISCUSS THE FOLLOWING: 8:20 P.M**

**9.1: PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54957:

Title: City Manager

**10. REPORT FROM CLOSED SESSION:**

**No reportable action was taken.**

**ADJOURNMENT:**

**CARR/HILL motion passes to adjourn the meeting at 8:51 P.M.**

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**MATT BEEKMAN, MAYOR**

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**DOMINIQUE SPINALE ROMO, CITY CLERK**



## **CITY OF HUGHSON AGENDA ITEM NO. 3.1 SECTION 3: CONSENT CALENDAR**

**Meeting Date:** July 13, 2015  
**Subject:** Approval of the City Council Minutes  
**Presented By:** Marilyn Castaneda, Management Intern

**Approved By:** \_\_\_\_\_

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### **Staff Recommendation:**

Approve the Minutes of the Regular Meeting of June 22, 2015.

### **Background and Overview:**

The draft minutes of the June 22, 2015 meeting are prepared for the Council's review.



## CITY OF HUGHSON AGENDA ITEM NO. 3.2

### SECTION 3: CONSENT CALENDAR

**Meeting Date:** July 13, 2015  
**Subject:** Approval of Warrants Register  
**Enclosure:** Warrants Register  
**Presented By:** Shannon Esenwein, Director of Finance

**Approved By:** \_\_\_\_\_

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#### **Staff Recommendation:**

Approve the Warrants Register as presented.

#### **Background and Overview:**

The warrants register presented to the City Council is a listing of all expenditures paid from June 30, 2015 through June 30, 2015.

#### **Fiscal Impact:**

There are reductions in various funds for payment of expenses.

REPORT.: Jul 09 15 Thursday  
 RUN....: Jul 09 15 Time: 16:39  
 Run By.: MARTHA SERRATO

City of Hughson  
 Cash Disbursement Detail Report  
 Check Listing for 06-15 Bank Account.: 0100

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

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Invoice #	Description
46604	6/30/2015	ALC03	ALCAUTER ALDOLFO	2995.00	B50630	BUSINESS INCENTIVE FUNDS SHAMI DOGS
46605	6/30/2015	EMP01	STATE OF CALIFORNIA	1264.04	B50630	PAYROLL TAXES
46606	6/30/2015	HAR02	THE HARTFORD	679.66	B50630	DEFERRED COMPENSATION
46607	6/30/2015	PER01	P.E.R.S.	8796.32	B50630	RETIREMENT
46608	6/30/2015	STA23	CaPERS SUPPLEMENTAL INCO	370.00	B50630	DEFERRED COMPENSATION
46609	6/30/2015	UNI07	UNITED WAY OF STANISLAUS	29.00	B50630	UNITED WAY
46610	6/30/2015	AND02	ANDREWS ELECTRIC	2891.66	77406	PUMP REPAIR FOR TULLY & WHITMORE LIFT STATION
46611	6/30/2015	ARR00	ARROWHEAD MOUNTAIN SPRING	60.15	B50709	DRINKING WATER FOR WWTP
46612	6/30/2015	ARZ01	ARZOLA, TERESA	210.00	B50709	DAMAGE DEPOSIT REFUND
46613	6/30/2015	ATT03	AT&T	30.66	6738026	PHONE
46614	6/30/2015	ATT04	AT&T MOBILITY	301.78	X06272015	PHONE
46615	6/30/2015	AVA00	AVAYA, INC	101.83 80.02	733468547 733468572	PHONE PHONE
Check Total:				181.85		
46616	6/30/2015	BAY02	BAY ALARM CO	165.66	B50709	MONITORING OF ALARMS WWTP
				136.17	42150615M	MONITORING OF ALARMS WWTP
Check Total:				301.83		
46617	6/30/2015	CAL08	CALAVERAS MATERIALS, INC.	631.93	B50709	STREET REPAIR ASPHALT
46618	6/30/2015	CAR10	CARROT-TOP INDUSTRIES	927.98	26721400	NEW US FLAGS FOR HUGHSON AVE
46619	6/30/2015	CON14	CONDOR EARTH TECHNOLOGIES	1832.15	71293	GROUNDWATER MONITORING & REPORTING
46620	6/30/2015	COO01	COOPER CONTROLS, INC.	18.53 722.55	FC429 9605-01	ANNUAL CALIBRATIONS ANNUAL CALIBRATIONS
Check Total:				741.08		
46621	6/30/2015	CUM02	CUMULUS BROADCASTING, LLC	650.00	B50709	MS-4 STORM WATER AWARENESS PROGRAM
46622	6/30/2015	DAR00	DARKHORSE OUTHOUSE SERVIC	300.00	172	PORTABLES FOR HUGHSON'S CONCERT SERIES
46623	6/30/2015	DEN05	DENAIR FENCIN, INC.	118.39	B50709	POLES FOR FLAGS FOR HUGHSON AVE

Check Number	Check Date	Vendor Number	Name	Gross Amount	-----Payment Information-----	
					Invoice #	Description
46624	6/30/2015	ENV02	ENVIRONMENTAL SYSTEMS	1788.93	27150	STREET SWEEPING
46625	6/30/2015	EWI00	EWING IRRIGATION PRODUCTS	74.47	9809835	REPLACEMENT SOLENOID FOR STARN PARK WATER VALVE
46626	6/30/2015	EXP00	EXPRESS PERSONNEL SERVICE	1426.30	157140617	EXTRA HELP FOR WEEK ENDING 4/26/15
				1217.58	158623330	EXTRA HELP WEEK ENDING 5/31/2015
				1392.09	159162916	EXTRA HELP WEEK ENDING 6/14/2015
				1381.83	159524768	EXTRA HELP WEEK ENDING 6/21/2015
				1528.79	159850601	EXTRA HELP WEEK ENDING 6/25/2015
			Check Total:	6946.59		
46627	6/30/2015	FAR03	FARMERS BROTHERS COFFEE	67.25	62287866	COFFEE
46628	6/30/2015	FIN04	FINELINE STRIPING	5500.00	1643	FIRE DEPT. LOGO PAINTING
46629	6/30/2015	GEO01	GEOANALYTICAL LABORATORIE	215.78	B5F0915	LAB TESTING WATER
				402.50	B5F0916	LAB TESTING WATER
				30.00	B5F1602	LAB TESTING WATER
				215.78	B5F1612	LAB TESTING WATER
				30.00	B5F2302	LAB TESTING WATER
			Check Total:	894.06		
46630	6/30/2015	GIB00	GIBBS MAINTENANCE CO	1102.00	18119	JANITOR SERVICES FOR JUNE
46631	6/30/2015	GOL09	GOLD STAR PAINTING	2789.06	4862	GRAFFITI REMOVAL FOR WATER TANK
46632	6/30/2015	GOL10	GOLDEN VALLEY AWARDS	436.96	152498	COMMEMORATIVE PLAQUE FOR KEITH CRABTREE FIELD
46633	6/30/2015	GRA01	GRAND FLOW	312.32	132088	OFFICE SUPPLIES
				405.35	132133	OFFICE SUPPLIES
			Check Total:	717.67		
46634	6/30/2015	HOM01	THE HOME DEPOT CRC	497.92	B50709	DEPARTMENT SUPPLIES
				55.00	B50910	DEPARTMENT SUPPLIES
			Check Total:	552.92		
46635	6/30/2015	HUG03	HUGHSON CHRONICLE	139.30	106874	LEGAL #1068 WEEK OF 6/2/15
46636	6/30/2015	HUG11	HUGHSON FARM SUPPLY	57.83	H140501	MISC. TOOLS & SUPPLIES
				42.43	H141054	MISC. TOOLS & SUPPLIES
			Check Total:	100.26		
46637	6/30/2015	HUG34	VALLEY PARTS WAREHOUSE, I	2.13	150184	SMALL MATERIALED NEEDED
				5.10	150506	SMALL MATERIALED NEEDED
				45.19	150881	SMALL MATERIALED NEEDED
				6.07	150999	SMALL MATERIALED NEEDED
			Check Total:	58.49		

Check Number	Check Date	Vendor Number	Name	Gross Amount	Payment Information	
					Invoice #	Description
46638	6/30/2015	KUB00	KUBWATER RESOURCES, INC	2448.65		4926 POLYMER
46639	6/30/2015	LEG01	LEGAL SHIELD	25.90	B50709	LEGAL SERVICES
46640	6/30/2015	LOP05	LOPEZ, GRISELDA	210.00	B50709	DAMAGE DEPOSIT REFUND
46641	6/30/2015	LUN01	LUNA, SAM	11.50	B50709	PESTICIDES CLASS/LICENSE/ MILEAGE
				49.22	B50710	PESTICIDES CLASS/LICENSE/ MILEAGE
				120.00	B50911	PESTICIDE CLASS/LICENSE/ MILEAGE
			Check Total:	180.72		
46642	6/30/2015	MCR01	MCR ENGINEERING, INC	400.00		10989 TULLY RD RECONSTRUCTION ENGINEERING
46643	6/30/2015	MIS01	MISSION UNIFORM SERVICE	41.00	500253511	UNIFORM SERVICE
				53.02	500253512	UNIFORM SERVICE
				15.44	500253513	UNIFORM SERVICE
				49.10	500298462	UNIFORM SERVICE
				61.12	500298463	UNIFORM SERVICE
				15.96	500298464	UNIFORM SERVICE
				15.00	500306525	UNIFORM SERVICE
				55.65	500342966	UNIFORM SERVICE
				58.83	500342967	UNIFORM SERVICE
				15.96	500342968	UNIFORM SERVICE
				56.70	500387448	UNIFORM SERVICE
				57.75	500387449	UNIFORM SERVICE
				15.96	500387450	UNIFORM SERVICE
			Check Total:	511.49		
46644	6/30/2015	OFF06	OFFICE TEAM	748.00		43254635 EXTRA HELP WEEK END 6/12/15
				733.98		43305946 EXTRA HELP WEEK END 6/19/15
			Check Total:	1481.98		
46645	6/30/2015	OPE01	OPERATING ENGINEERS LOCAL	329.00	B50709	LOCAL UNION #3 DUES
46646	6/30/2015	PAC05	PACIFIC PLAN REVIEW	340.00	B50709	CONTRACT SRVCS PLANNING/B
				340.00	H102215	CONTRACT SRVCS PLANNING/B
				117.21	H102915	CONTRACT SRVCS PLANNING/B
				523.55	H1017-15	CONTRACT SRVCS PLANNING/B
				220.94	H1020-15	CONTRACT SRVCS PLANNING/B
				85.00	H1021-15	CONTRACT SRVCS PLANNING/B
				96.73	H1023-15	CONTRACT SRVCS PLANNING/B
				95.96	H1024-15	CONTRACT SRVCS PLANNING/B
				2866.61	H1025-15	CONTRACT SRVCS PLANNING/B
				892.50	ADMIN.SER	CONTRACT SRVCS PLANNING/B
				2125.00	JUNINSPEC	CONTRACT SRVCS PLANNING/B
				2975.00	MAYINSPEC	CONTRACT SRVCS PLANNING/B
			Check Total:	10678.50		
46647	6/30/2015	PGE01	PG & E	145.01	B50709	UTILITIES

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Invoice #	Description
46648	6/30/2015	PIM00	PIMENTEL, JOSE	210.00	B50709	DAMAGE DEPOSIT REFUND
46649	6/30/2015	PLA03	PLATT	475.92	G913968	REPLACEMENT STREET LIGHTS
46650	6/30/2015	POS01	POSTAGE BY PHONE	200.00	B50709	POSTAGE REFILL
46651	6/30/2015	QUI03	QUICK N SAVE	64.69	1-1974	DIESEL
				98.99	1-5599	DIESEL
			Check Total:	163.68		
46652	6/30/2015	RAS00	RASHID, ADBEL OR BASMAH	500.00	B50709	ENCROACHMENT PERMIT REFUND
46653	6/30/2015	REG00	REGIONAL GOVERNMENT SERVI	1780.53		5061 CONTRACT SERVICES FOR MAY
46654	6/30/2015	RUS01	RUSH, SAM	43.92	B50709	REFUND FOR FOOD FOR HIRING PANEL
46655	6/30/2015	SEE01	SEEGER'S	256.15	117480IN	SHUT OFF HANGERS
46656	6/30/2015	SHO02	SHORE CHEMICAL COMPANY	823.21	42879	CHLORINE
46657	6/30/2015	SHR02	SHRED-IT CENTRAL CA	129.34	406229246	SHREDDING
46658	6/30/2015	STA47	STANISLAUS COUNTY SHERIFF	87746.51	1415-131	LAW ENFORCEMENT SERVICES Dec-14
				97186.68	1415-219	LAW ENFORCEMENT SERVICES FOR MAY 2015
			Check Total:	184933.19		
46659	6/30/2015	SYN02	SYNAGRO WEST, LLC	365.83	B50709	SLUDGE REMOVAL
				4262.85	30-103438	SLUDGE REMOVAL
			Check Total:	4628.68		
46660	6/30/2015	TID01	TURLOCK IRRIGATION DIST.	36305.12	B50709	ELECTRIC
46661	6/30/2015	TUR12	TURLOCK, CITY OF	99.60		28 DIESEL
				216.40		19 DIESEL
			Check Total:	316.00		
46662	6/30/2015	VAS03	VASQUEZ, SALUD	210.00	B50709	DAMAGE REFUND DEPOSIT
46663	6/30/2015	WAR00	WARDEN'S OFFICE	115.99	B50709	OFFICE SUPPLIES
				160.25	18638111	OFFICE SUPPLIES
				185.31	18664730	OFFICE SUPPLIES
				115.32	185656140	OFFICE SUPPLIES
			Check Total:	576.87		
46664	6/30/2015	WAS01	WASTE MANAGEMENT	1298.73	643-05424	DISPOSAL OF CITY REFUSE FOR JUNE
46665	6/30/2015	WIL01	CORBIN WILLITS SYSTEM	571.40	B506151	ENHANCEMENT & SERVICE FEE
			Cash Account Total:	294315.43		
			Total Disbursements:	294315.43		

**CITY OF HUGHSON  
HOLTZCLAW COMPLIANCE LEASE**

This LEASE AGREEMENT ("Lease") is made and entered into as of August 1, 2015, by and between the City of Hughson, a municipal corporation of the State of California ("Lessor"), and the Holtzclaw Compliance ("Lessee").

**AGREEMENT**

1. Premises. Lessor hereby leases and lets to Lessee, and Lessee hereby takes and leases from Lessor, subject to the terms and conditions contained herein, **three offices** (the "Premises") of that building located at 7012 Pine Street, Hughson, California (the "Building"), as outlined on the attached Exhibit "A."

1.1. Lessee is granted the right at all times during the Lease Term to the nonexclusive use of the main lobby of the Building, common corridors and hallways, stairwells, restrooms, kitchen, scheduled use of the conference room, and nonexclusive use of other public or common areas located in the Building. Lessor however, has the sole discretion to determine the manner in which those public and common areas are maintained and operated, and the use of those areas shall be subject to the Rules and Regulations, which may be amended at Lessor's sole discretion from time to time, attached hereto as Exhibit "B". Lessor shall enforce the Rules and Regulations in a consistent and nondiscriminatory manner regarding all tenants and occupants in the Building, including their respective officers, agents, employees, independent contractors, and invitees. Lessee shall comply with all such rules and regulations as published, revised, and promulgated. Lessee acknowledges that the Building is being used by the Lessor as part of a business incubator program and thus will have additional tenants occupying designated portions of the Building from time to time.

2. Term. The term of this Lease shall be an annual tenancy ("Term") scheduled to commence on **August 1, 2015** (the "Commencement Date").

2.1. The term of this Lease may be extended for additional periods upon the mutual written consent of the parties.

3. Rent. Lessee shall pay monthly rent (the "Rent") in the amount of **\$600** payable in advance on or before the tenth (10<sup>th</sup>) day of each consecutive calendar month. In the event Lessee shall fail to pay rent on the due date, a late charge of two percent (2%) of the monthly rent shall be added to the rental for each such late payment, and the same shall be treated as additional rent. All rent shall be paid by Lessee to Lessor at 7018 Pine Street, Hughson, California, or any other place or places that Lessor may from time to time designate by written notice given to Lessee. Rent for any partial month shall be prorated for that month based on a thirty (30) day month.

3.1. No security deposit is required for Lessee.

3.2. In no event will the Lessor accept any ownership interest in the Lessee or other business entity, nor take any interest in any property, whether real, personal, or intellectual, in lieu of rent.

4. Use. Lessee shall have the right to use the Premises solely for office purposes.

4.1. If during the Term of this Lease, or any extension hereof, the application of any statute, code or ordinance of any government, authority, agency, official or officer applicable to the Building or Premises shall make it impossible or not economical for Lessee to operate in the Premises in accordance with Paragraph 4, then Lessee or Lessor, at its option, may terminate this Lease, whereupon the Rent and all other charges payable hereunder by Lessee shall be prorated in accordance with Paragraph 3 as of such date of termination.

5. Subletting or Assignment. Lessee may not sublet or assign this Lease.

6. Lessor's Representations and Warranties. Lessor represents and warrants that:

6.1. Lessor shall maintain in good repair, reasonable wear and tear excepted, (a) all exterior glass, windows, doors and door locks in or about the Building; (b) structural elements of the Building; (c) mechanical, electrical, plumbing and fire/life safety systems serving the Building in general; (d) common areas; and (e) roof of the Building. Lessor will make such necessary repairs within a reasonable time after Lessor has notice of damage or the need for repair.

7. Lessee's Covenants. Lessee covenants and agrees it shall:

7.1. Pay rent when due without notice or demand;

7.2. Maintain the Premises in a clean, safe and good condition and return the Premises to Lessor at the Termination Date in accordance with Paragraph 10 hereof;

7.3. Comply with all statutes, codes, ordinances, rules and regulations applicable to the Premises;

7.4. Give Lessor prompt notice of any accident, damage, destruction, or occurrence affecting the Premises;

7.5. At its sole cost and expense, promptly perform all maintenance and repairs to the Premises that are not Lessor's express responsibility under Paragraph 6.1; and

7.6. Allow Lessor reasonable access to the Premises for inspection and necessary maintenance.

8. Insurance. Lessee, at its discretion, may purchase insurance for this Lease. Lessor recommends that Lessee purchase liability insurance to insure them against loss. Any insurance purchased by the Lessor covering the Premises or its contents will not provide any coverage for any property belonging to the Lessee. If the Lessee wishes such coverage for its property or for loss of Premises as a result of fire or other casualty, then Lessee will be solely responsible for purchasing same.

9. Cancellation. Notwithstanding the provisions set forth in Paragraphs 2 and 2.1 herein, Lessee and Lessor shall have the right to cancel this Lease upon giving sixty (60) days written notice of its intent to cancel to the other party.

10. Surrender. Upon the expiration or earlier termination of the Lease, Lessee shall surrender the Premises to Lessor in good order, condition, and repair, ordinary wear and tear excepted. Lessee shall, at its sole cost and expense, remove any and all of Lessee's furniture, furnishings, movable partitions and other fixtures, improvements or alterations approved by Lessor, and personal property. All fixtures and improvements not removed shall become the property of the Lessor.

11. Notice. All notice, demands, requests, consents, approvals, offers, statements, and other instruments or communications required or permitted to be given hereunder in writing shall be deemed to have been given when delivered or when mailed by first class mail, postage prepaid, addressed to Lessor or Lessee as follows

As to Lessor: City of Hughson  
Attention: City Manager  
7018 Pine Street  
P.O. Box 9  
Hughson, California 95326

As to Lessee: **Liz Holtzclaw**  
**Holtzclaw Compliance**  
**2100 Thomas Taylor Drive**  
**Hughson, CA 95326**

12. Amendments. This Lease may not be amended, modified, or terminated, nor may any obligation hereunder be waived orally, and no such amendment, modification, termination, or waiver shall be effective for any purposes unless it is in writing and signed by the party against whom enforcement thereof is sought.

13. Severability. If any provision of the Lease or any application thereof shall be invalid or unenforceable, the remainder of the Lease and any other application of such provision shall not be affected thereby.

14. Governing Law. This lease shall be governed by and construed in accordance with the laws of the City of Hughson and the State of California.

15. Disclaimer. The City of Hughson covenants and agrees that it will not represent to any third party, including potential investors, that by virtue of making available facilities and providing services to the Lessee, City is in any way endorsing or has in any way approved or disapproved of the Lessee, its management, business plan, valuation or any other matter regarding the Lessee.

16. Indemnification. Lessee shall hold harmless and indemnify Lessor from and against any and all damage or claims that may arise during normal operation of Lessee's business, except loss or damage arising from any negligent act by Lessor, its agents or employees.

17. Waiver. Lessee waives any and all rights that it may have or assert to have to make any claim or file any legal action against the Lessor, its elected officials, directors, agents, officers, employees, or other representatives for any decision made or which City fails to make regarding the financial promise of the Lessee's business, its ability to be financially successfully or its right to terminate the Lease. This exemption from liability extends to any advice received by the Lessee from the Lessor or from third party consultants provided by the Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year set forth above.

**LESSOR:**

\_\_\_\_\_  
Date

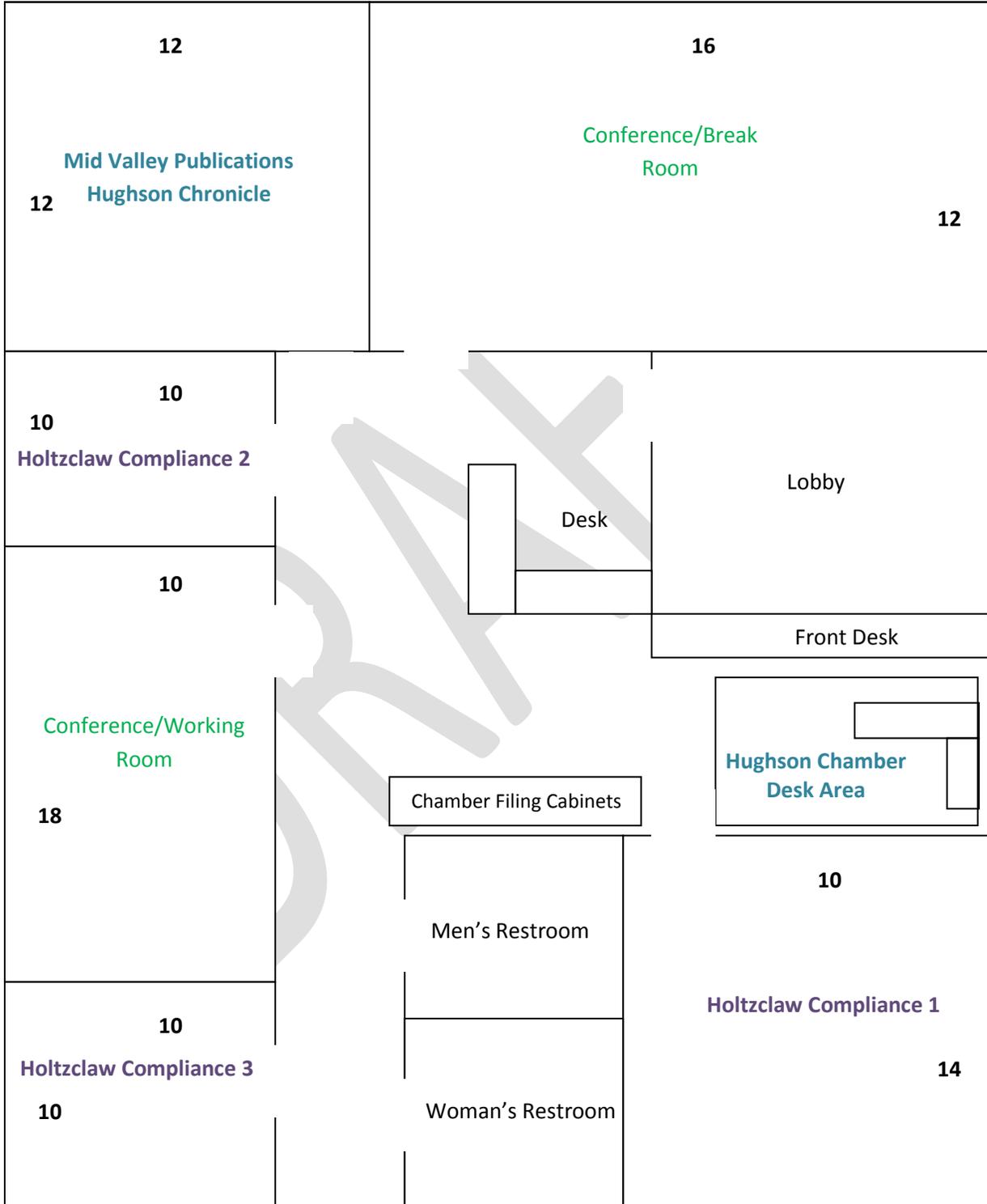
\_\_\_\_\_  
Raul L. Mendez, City Manager  
City of Hughson

**LESSEE:**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Liz Holtzclaw, Principal  
Holtzclaw Compliance

**EXHIBIT "A"**  
**Premises Map**



**EXHIBIT "B"**  
**RULES AND REGULATIONS**  
**CITY OF HUGHSON SMALL BUSINESS INCUBATOR**

All terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

1. Lessor shall provide Lessee with five keys for each exterior door lock. No additional locks shall be placed upon any doors of the premises by Lessee and Lessee agrees not to have any duplicate keys made nor have the locks changed without the consent of the Lessor.
2. Lessee, its invitees, guests, employees, or agents shall not disturb other occupants of the Building by making any undue or unseemly noise, or otherwise. Lessee shall not, without Lessor's written consent, install or operate in or upon the Premises any machine or machinery causing noise or vibration perceptible outside the Premises. All combustible material must be kept in OSHA approved containers.
3. Lessee shall not mark or drive nails or screws into the woodwork or walls, or paint or in any way deface the Building or any part thereof, or the Premises or any part thereof, or fixtures therein without consent of Lessor. The expense of remedying any breakage, damage or stoppage resulting from a violation of this rule shall be borne by Lessee.
4. Canvassing, soliciting and peddling in the Building are prohibited and each Lessee shall cooperate to prevent such activity. This is not to preclude industrial sales representatives. Lessor reserves all vending rights.
5. Lessee shall have the non-exclusive right, along with other lessees of the Building, to use the parking area located on the land upon which the building is located, except for portions of the parking area necessary for entrances, exits, driveways, walkways, loading, and unloading areas. Lessor shall have the authority at any time to designate portions of the parking area for exclusive use by certain tenants in the Building, or to regulate the use of the parking areas in general.
6. Lessor assumes no responsibility for and shall not be liable for any damages resulting from any error in regard to any identification of Lessee or its employees from admission to or exclusion from the Building.
7. The Lessor's responsibility for janitorial and other custodial services shall be limited to the exterior and common areas of the building, such as hallways, restrooms, etc. only if these areas are shared by other tenants. Otherwise the tenant shall be solely responsible for

janitorial and custodial services. Reasonable care and caution shall be used by Lessee to keep all shared facilities by tenants and administrators clean.

8. Lessee shall exercise care and caution to insure that all water faucets, water apparatus are carefully and entirely shut off before Lessee or its employees leave the Building so as to prevent waste or damage. Lessee shall be responsible for any damage to the Premises or the Building so as to prevent waste or damage. Lessee shall be responsible for any damages to the Premises or the Building arising from Lessee's failure to observe this provision.
9. Lessor reserves the right to exclude or expel from the Building any person who, in the judgment of the Lessor is under the influence of alcohol or drugs, or someone who brings in or stores any drugs on the Premises, or who is in the judgment of Lessor, disturbing other Lessees or Lessor in any way or who shall in any manner do any act in violation of any city, state, or federal law or any of the rules and regulations of the Building.
10. Lessor shall not be responsible to Lessee for the non-observance or violation of any of these Rules and Regulations by any other tenant. Lessor reserves the right to make such other reasonable rules and regulations as may be necessary or appropriate, in Lessor's sole judgment, for the safety, care and cleanliness of the Building, and for the preservation of good order therein. Subsequent rules and regulations shall be binding upon the parties hereto the same as if inserted in this Lease at the time of execution.
11. Lessee agrees not to store any merchandise crates, goods, supplies or other materials of any kind outside the leased Premises without special permission. Lessee further agrees not to burn trash or other substances in or on the exterior of, the leased Premises.
12. The water and wash closets and other plumbing fixtures shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by Lessee who, or whose servants, employees, agents, visitors, or licensees, shall have caused the same.
13. Lessee shall be allowed at own expense to install separate internet and telephone services for security reasons.

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**Holtzclaw Compliance**

By: \_\_\_\_\_ DATE: August 1, 2015

TITLE: Owner



## CITY OF HUGHSON AGENDA ITEM NO. 3.3

### SECTION 3: CONSENT CALENDAR

**Meeting Date:** July 13, 2015  
**Subject:** Approval of Lease Agreement with Holtzclaw Compliance for Office Space at the Hughson Business Incubation Center  
**Presented By:** Raul L. Mendez, City Manager

**Approved By:** \_\_\_\_\_

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#### **Staff Recommendation:**

Approve the lease agreement with Holtzclaw Compliance to occupy office space at the Hughson Business Incubation Center (City Hall Annex Building) at 7012 Pine Street and authorize the City Manager to execute the lease agreement.

#### **Background and Overview:**

The City Council created the Hughson Business Incubator Program officially on July 25, 2011 and is located at the City Hall Annex Building at 7012 Pine Street. A business incubator is defined as “an organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services and networking connections.”

The Hughson Business Incubation Center is currently the home of the Hughson Chamber of Commerce and the Hughson Chronicle through separate lease agreements. The Hughson Small Business Development Center utilizes an office and the conference rooms a few hours each month or on an as needed basis.

During the amendment to the Hughson Chamber of Commerce lease back on August 25, 2014, the City Council established standard rental rates for tenants (\$200/month per office) to serve as the baseline for future tenants in hopes of occupying the remaining offices. The Hughson Business Incubation Center has three offices available for lease.

At a recent Economic Development Committee meeting, the Committee directed staff to continue efforts to try and identify tenants for the remaining offices. It was reported at that time that in the last year, there has been expressed interest by various prospective businesses in occupying an office at the Hughson Business Incubation Center. These

include an insurance agency, bail bond consultant, real estate agent, tax preparation service and others.

### ***Holtzclaw Compliance***

Holtzclaw Compliance is an existing sole proprietorship business (Liz and Bryan Holtzclaw) that originally began as a travel agency (under the name Hughson Travel) back in 2011. The local business has evolved over the last few years with the development of a business compliance consulting arm that provides services to manufacturers and importers of wine, spirits, cider and beer. The travel element of the business is now a small component and only has a small amount of activity. Holtzclaw Compliance is currently comprised of a Principal and two employees but has plans to hire a third after adequate office space is secured. The business currently operates out of a home office. Based on the most recent figures, the business reported that it brought in an estimated \$350,000 in annual revenues.

Due to the success of the business and its expansion needs, Holtzclaw Compliance has begun actively searching to purchase property to establish a permanent location in downtown Hughson. The Hughson Business Incubation Center will be an interim move to allow them to continue business operations and expand services. In order to accommodate the planned Holtzclaw Compliance it has requested the use of three offices at the Hughson Business Incubation Center and hope to occupy the space on August 1, 2015.

The Hughson Business Incubation Center currently has three offices that can be available for lease: (2) 10x10 and (1) 10x14. To accommodate the request from Holtzclaw Compliance, the Hughson SBDC will be work out of the existing conference rooms. The Hughson SBDC consultant currently utilizes a mobile laptop and thus can accommodate this change easily.

Holtzclaw Compliance plans to bring in their own telecommunication lines for both phone and internet services for convenience and security. The infrastructure installation will be coordinated with the City's information technology consultant (EZ Networks).

### **Fiscal Impact:**

It is anticipated that the lease agreement with Holtzclaw Compliance will generate revenue of \$7,400 annually. This rental revenue will be tracked accordingly in the event that the City Council wishes to designate it for future use for specific activities supporting the Hughson Small Business Incubation Program. Historically, rental revenue received from the City Hall Annex Building helps to offset operational costs incurred by the City during the fiscal year (i.e., utilities, janitorial, maintenance).

**CITY OF HUGHSON  
CITY COUNCIL  
ORDINANCE NO. 2015-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON  
ADDING A NEW CHAPTER TO THE HUGHSON MUNICIPAL CODE 17.03.062 –  
REASONABLE ACCOMMODATION**

**WHEREAS**, the City Council of the City of Hughson previously added Chapter 17, referred as the Zoning Ordinance, to the Hughson Municipal Code, pertaining to the provision of Zoning; and

**WHEREAS**, the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (hereafter “fair housing laws”) seek to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing in the application of zoning laws and other land use regulations, policies and procedures; and

**WHEREAS**, the City of Hughson desires to amend its Zoning Ordinance within the municipal code to address compliance with the fair housing laws; and

**WHEREAS**, the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) under the Public Resources Code section 15061(b)(3) because it does not have the potential for causing a significant effect on the environment; and

WHEREAS, it is the intent of the City Council, in enacting this ordinance, to ensure that a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing.

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

**Section 1.** Chapter 17.03.062, Reasonable Accommodation, is added to read as follows:

**Sections:**

**17.03.062 Reasonable Accommodation**

- A. Purpose. The purpose of this Chapter is to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (hereafter “Acts”) in the application of zoning laws and other land use regulations, policies, and procedures.
- B. Applicability.

1. A request for reasonable accommodation may be made by any person with a disability or their representative, when the application of a requirement of this zoning code or other City requirement, policy, or practice acts as a barrier to fair housing opportunities. For the purposes of this chapter, a “person with a disability” is any person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.
2. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
3. A reasonable accommodation is granted only to the household that needs the accommodation and does not apply to successors in interest to the site.
4. A reasonable accommodation may be granted in compliance with this Chapter without the need for the approval of a variance.

#### C. Procedure

1. A request for reasonable accommodation shall be submitted on an application form provided by the Community Development Department or in the form of a letter to the Director of Community Development Department, and shall contain the following information:
  - i. The applicant’s name, address, and telephone number;
  - ii. Address of the property for which the request is being made;
  - iii. The current use of the property;
  - iv. The basis for the claim that the individual is considered disabled under the Acts, including verification of such claim;
  - v. The zoning code provision, regulation, or policy from which reasonable accommodation is being requested; and
  - vi. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.
2. If the project for which the request for reasonable accommodation is being made requires some other discretionary approval (including use permit, design review, etc.), then the applicant shall file the information required by subsection (A) of this section for concurrent review with the application for discretionary approval.
3. A request for reasonable accommodation shall be reviewed by the Director of Community Development Department or his/her designee, if no approval is sought other than the request for reasonable accommodation. The Director or his/her designee shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.
4. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Planning Commission. The written determination on

whether to grant or deny the request for reasonable accommodation shall be made by the Planning Commission in compliance with the applicable review procedure for the discretionary review.

- D. Approval findings. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:
1. Whether the housing in the request will be used by a person with a disability under the Acts;
  2. Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;
  3. Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
  4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
  5. Potential impact on surrounding uses;
  6. Physical attributes of the property and structures; and
  7. Other reasonable accommodations that may provide an equivalent level of benefit.
- E. Conditions of approval. In granting a request for reasonable accommodation, the Director of Community Development Department or his/her designee, or the Planning Commission as the case might be, may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.
- F. **Appeals**
1. Any person dissatisfied with any action of the Director of the Community Development Department pertaining to this Chapter may appeal to the Planning Commission within 10 days after written notice of the Director's decision is sent to the applicant. The appeal is taken by filing a written notice of appeal with the Director of Community Development Department and shall specify the reasons for the appeal and the grounds asserted for relief.
  2. Any person dissatisfied with any action of the Planning Commission pertaining to this Chapter may appeal to the City Council within 10 days after the rendition of the decision of the Planning Commission. The appeal is taken by filing a written notice of appeal with the Director of Community Development Department and shall specify the reasons for the appeal and the grounds asserted for relief.
  3. The City Council shall, by resolution, adopt and from time to time amend a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal. No appeal shall be deemed valid unless the prescribed has been paid.

4. If an appeal is not filed within the time or in the manner prescribed in this section, the right to review of the action against which the complaint is made shall be deemed to have been waived.
5. After filing an appeal, the appropriate hearing body shall conduct a public hearing for the purpose of determining whether the appeal should be granted. Written notice of the time, date and place of hearing shall be given to the appellant, and to any other persons who have filed a written request for notice. Such notices shall be mailed to the appellant and the applicant at least ten days prior to the hearing.
6. The Planning Commission or City Council shall review de novo, i.e. without reference to the conclusions or assumptions from the prior body, the entire proceeding or proceedings relating to the decision, and may make any order it deems just and equitable, including the approval of the application. Any hearing may be continued from time to time.
7. At the conclusion of the hearing, the hearing body shall prepare a written decision which either grants or denies the appeal and contains findings of fact and conclusions. The written decision, including a copy thereof shall be provided to the appellant and the project applicant.

**Section 5.** This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**Section 6.** If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

**Section 7.** This ordinance shall become effective thirty (30) days after its final passage.

**Section 8.** Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be posted in full accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on July 13, 2015, and by a unanimous vote of the council members present, further reading was waived.

On motion of councilperson \_\_\_\_\_, seconded by councilperson \_\_\_\_\_, the second reading of the foregoing ordinance was waived and this ordinance was

duly passed by the City Council of the Hughson City Council at a regular meeting thereof held on July 27, 2015, by the following vote:

**AYES:**

**NOES:**

**ABSTENTIONS:**

**ABSENT:**

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**MATT BEEKMAN, Mayor**

**ATTEST:**

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**DOMINIQUE SPINALE, City Clerk**



## CITY OF HUGHSON AGENDA ITEM NO. 5.1

### SECTION 5: PUBLIC HEARING

**Meeting Date:** July 13, 2015  
**Subject:** Consideration to Adopt Ordinance No. 2015-07, Amending Municipal Code Chapter 17 – Zoning Regarding Reasonable Accommodation  
**Enclosures:** Draft Ordinance No. 2015-07  
**Presented By:** Jaylen French, Community Development Director

**Approved By:** \_\_\_\_\_

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#### **Staff Recommendation:**

Introduce and waive the first reading of Ordinance No. 2015-07, an Ordinance of the City Council of the City of Hughson, adding a new Chapter to the Hughson Municipal Code (HMC), Chapter 17.03.062 – Reasonable Accommodation.

#### **Background and Overview:**

The Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act (“Acts”) prohibit discrimination against individuals with disabilities and require that cities take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

In regards to Reasonable Accommodations, the Acts require that cities seek to provide a procedure for individuals with disabilities, or their representatives, to request reasonable accommodation in seeking equal access to housing in the application of zoning laws and other land use regulations, policies and procedures.

Further, California Senate Bill 520 (SB 520) requires that all cities and counties establish a reasonable accommodation procedure in their zoning ordinance. The ordinance should provide the ability for exceptions in zoning and land use for housing for persons with disabilities. A request for reasonable accommodations can be made by an individual with a disability protected under fair housing laws.

The City of Hughson 2009 Housing Element, includes Policy 1-8, “Ensure housing is available for persons with disabilities”, and includes Program 1-8-3, “Develop and formalize a general process that a person with disabilities will need to go

through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process.” However, subsequent to the adoption of the 2009 Housing Element, this policy was never codified in the HMC.

**Discussion:**

This requirement, per the Federal Fair Housing Amendment Acts and California SB 520, will need to be fulfilled prior to the California Department of Housing and Community Development’s (HCD) approval of the City’s 5<sup>th</sup> Cycle Housing Element (2015). As indicated above, this is something that the City intended to do previously and certainly something that the City wants to do to be equitable to all members of the community.

This item is to seek City Council consideration to add a new chapter to the Hughson Municipal Code (17.03.062) regarding the City establishing a procedure to request reasonable accommodation, in an effort to reflect the City’s intention to encourage fair and equitable housing for the disabled and to simplify the land use review process.

Under this amendment, the City will:

- 1) Add a new chapter, 17.03.062 and associated sub-sections to the HMC, which will provide a procedure for an individual or representative to request reasonable accommodation.

**Planning Commission Action:**

On July 7, 2015, the Hughson Planning Commission heard this matter and voted 3-0 to recommend that the City Council adopted the attached ordinance. During the discussion, it was suggested that a definition of disabled individual be added to the code language, as opposed to relying on the language from the referenced Fair Housing Acts. This language was later discovered in the amendment and therefore is in fact in the Ordinance.

The attached Ordinance provides all included or revised language.

**Fiscal Impact:**

There is no fiscal impact associated with this ordinance amendment.

**CITY OF HUGHSON  
CITY COUNCIL  
ORDINANCE NO. 2015-08**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON  
AMENDING MUNICIPAL CODE CHAPTER 17 – ZONING**

**WHEREAS**, the City Council of the City of Hughson previously added Chapter 17, referred as the Zoning Ordinance, to the Hughson Municipal Code, pertaining to the provision of Zoning; and

**WHEREAS**, Chapter 17.02 – Zoning Districts, specifically addresses the establishment and designation of zones, as well as the general requirements and allowed uses in each zone; and

**WHEREAS**, Senate Bill 2 (SB 2), which became effective on January 1, 2008 and is codified in the California Government Code Section 65580 *et seq.*, clarifies and strengthens housing element law to ensure zoning encourages and facilitates transitional and supportive housing as well as limits the denial of transitional and supportive housing under the Housing Accountability Act. The law facilitates efforts to address critical needs of homeless populations and persons with special needs throughout all communities in California. Generally, SB 2 amends housing element law regarding planning and approval for transitional and supportive housing to ensure these uses are considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone; and

**WHEREAS**, the City of Hughson desires to amend its Zoning Ordinance within the municipal code to address compliance with SB 2.

**WHEREAS**, it is the intent of the City Council, in enacting this ordinance, to ensure that transitional and supportive housing is allowed by right in all zones in which residential uses are allowed and subject to only the same restrictions as residential uses contained in the same type of structure in the same zone.

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

**Section 1.** Section 17.01.090(T)(3) is amended to read as follows:

“Transitional housing’ means rental housing operated under the California Multifamily Housing Program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months. Transitional housing units are residential uses permitted in all zones allowing residential uses of the same type in the same zone.”

**Section 2.** Section 17.01.090 is amended to add subsection (S)(32) which read as follows:

“Supportive housing’ means housing with no limits on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses permitted in all zones allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.”

**Section 3.** Section 17.01.090(T) is amended to read as follows:

1. “Target unit” means a dwelling unit within a housing development which will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to, very-low-, low-, or moderate-income households, or is a unit in a senior citizen housing development.

2. “Target population’ means persons with low income who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.”

3. “Temporary tract office” means a temporary sales office located on the site of a new development, usually in a model home, and operated until sales are completed.

4. “Transitional housing” means housing with supportive services that is limited to occupancy of up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goals of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low-income persons.

5. “Tree” means a woody perennial plant characterized by having a main stem or trunk, or a multistemmed trunk system with a more or less definitely formed crown. It is usually over 10 feet high at maturity. This definition shall not include trees planted, grown and held for sale by licensed nurseries or the first removal or transplanting of such trees pursuant to and as part of the operation of a licensed nursery business.

6. “Tree removal” means the elimination of a tree by cutting to the ground, complete extraction, or killing by spraying, girdling, or any other means.

7. Tree, Significant. “Significant tree” means any tree which measures three inches or more in diameter at breast height (DBH) (four and one-half feet above natural grade) or immediately below the lowest branch, whichever is lower.

**Section 4.** Table 17.02.032.1, Allowed Uses in Zoning Districts, is updated to allow 'Transitional housing' in Residential Zoning Districts.

**Allowed Uses in Zoning Districts**

	R-1	R-2	R-3	R-A	C-1	C-2	C-3	I	P	O-S	S-P	Related Regulations
<b>Residential</b>												
Single-family dwellings	P	P	P	P	-	-	-	-	-	-	*	
Duplexes	P	P	P	-	-	-	-	-	-	-	*	17.02.008
Multiple-family dwellings	-	P	P	-	-	C	-	-	-	-	*	17.02.008
Secondary dwelling unit	P	P	P	P	-	-	-	-	-	-	*	17.03.072
Guest houses	C	C	C	C	-	-	-	-	-	-	*	17.03.004
Boarding and rooming houses	-	-	C	-	-	C	-	-	-	-	*	
Emergency housing	-	-	P	-	-	-	-	C	-	-	*	
<b>Transitional housing</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>C</b>	<b>-</b>	<b>-</b>	<b>*</b>	<b>I</b>

**Section 5.** This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**Section 6.** If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

**Section 7.** This ordinance shall become effective thirty (30) days after its final passage.

**Section 8.** Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be posted in full accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on July 13, 2015, and by a unanimous vote of the council members present, further reading was waived.

On motion of councilperson \_\_\_\_\_, seconded by councilperson \_\_\_\_\_, the second reading of the foregoing ordinance was waived and this ordinance was duly passed by the City Council of the Hughson City Council at a regular meeting thereof held on July 27, 2015, by the following vote:

**AYES:**

**NOES:**

**ABSTENTIONS:**

**ABSENT:**

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**MATT BEEKMAN, Mayor**

**ATTEST:**

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**DOMINIQUE SPINALE ROMO, City Clerk**



## CITY OF HUGHSON AGENDA ITEM NO. 5.2

### SECTION 5: PUBLIC HEARING

**Meeting Date:** July 13, 2015  
**Subject:** Consideration to Adopt Ordinance No. 2015-08, Amending Municipal Code Chapter 17 – Zoning Regarding Transitional and Supportive Housing  
**Enclosures:** Draft Ordinance No. 2015-08  
**Presented By:** Jaylen French, Community Development Director

**Approved By:** \_\_\_\_\_

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#### **Staff Recommendation:**

Introduce and waive the first reading of Ordinance No. 2015-08, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapter 17 – Zoning, regarding Transitional and Supportive Housing.

#### **Background and Overview:**

Pursuant to Senate Bill 2 (SB 2), the City must explicitly allow both supportive and transitional housing types in all zones that allow residential development. Transitional and supportive housing provides temporary housing, often with supportive services to formerly homeless persons for a period that is typically between six (6) months and 24 months. The supportive services, such as job training, rehabilitation and counseling help individuals gain life skills necessary for independent living.

The City's Zoning Ordinance defines Transitional Housing as:

“housing with supportive services that is limited to occupancy of up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goals of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons.”

Currently, Transitional Housing is allowed, by right, in the High Density Residential, R-3 zone and with a conditional use permit (CUP) in the Industrial zone.

The City's Zoning Ordinance does not currently define Supportive Housing. Although this issue was noted in the 2009 Housing Element (Program 1-7-2) to address compliance with State law, this was never carried through by amendment to the HMC.

The intent of this item is to comply with SB 2 and to update the HMC to reflect this requirement. Additionally, complying with this law will provide the City the opportunity to utilize the California Department of Housing and Community Development's (HCD) Streamlined Review Process for the upcoming Housing Element Update.

**Discussion:**

This item will ensure that transitional and supportive housing is allowed by right (i.e. a permitted use) in all zones in which residential uses are allowed and subject to only the same restrictions as residential uses contained in the same type of structure. In essence, a jurisdiction cannot make the development of this housing type more difficult to obtain approval than residential housing.

Under this amendment, the City will:

- 1) Update the transitional housing element in Table 17.02.032.1, Allowed Uses in Zoning Districts; and
- 2) Revise the definition of Transitional Housing to state it is allowed in all residential zones; and
- 3) Add a definition for Supportive Housing, as well as a definition for Target Population which accompanies Supportive Housing

The attached Ordinance provides all included or revised language.

**Fiscal Impact:**

There is no fiscal impact associated with this ordinance amendment at this time.



## CITY OF HUGHSON AGENDA ITEM NO. 5.3

### SECTION 5: PUBLIC HEARING

**Meeting Date:** July 13, 2015  
**Subject:** Consideration to Adopt Ordinance No. 2015-09, Amending the Hughson Municipal Code (HMC) Chapters 8.08.010 – Definitions, 8.08.035 – Animals as a nuisance, 8.26.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, and 17.02.020 – Public use zones.  
**Enclosures:** Draft Ordinance 2015-09  
**Presented By:** Stefanie Voortman, Code Enforcement Officer

**Approved By:** \_\_\_\_\_

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#### **Staff Recommendation:**

Introduce and waive the first reading of Ordinance No. 2015-09, an Ordinance of the City Council of the City of Hughson, amending the Hughson Municipal Code (HMC) Chapters 8.08.010 – Definitions, 8.08.035 – Animals as a nuisance, 8.26.020 – Definitions, 8.26.050 – Property maintenance standards and unlawful conditions, 10.32.290 – Commercial vehicle parking, 17.02.008 – Residential zones, 17.02.012 – Commercial zones, and 17.02.020 – Public use zones.

#### **Background and Overview:**

During City staff's review of the HMC, in response to citizen and/or staff questions, staff discovered sections of the HMC which should be updated to benefit the City of Hughson.

Upon the City's adoption of Ordinance 2013-04, the definition of Household pets was inadvertently removed from the HMC and redundant references to the definition's old location in the code remained. Staff discovered that language, in Chapter 8.26.050 restricts the ability to promote a healthy and safe environment for the public. Staff believes that changing the language to provide more detailed guidelines and limits on the accumulation and keeping of junk and non-operational vehicles would enable the City to more effectively enforce property maintenance standards. It was also found that language in Chapter 10.32.290 inhibits the City from enforcing commercial vehicle parking in residential zones.

The intent of this item is to carry forward the recommendation from the Planning Commission, onto the City Council, to modify the language in the HMC to address these issues.

**Discussion:**

HMC Title 8 – Health and Safety, pertains to the establishment of criteria, standards and limits that protect the health and well-being of the public. The raising and keeping of animals is covered under Chapter 8.08 and citywide property maintenance standards are covered under Chapter 8.26. Review of these chapters found a need for clarification and expansion to cover the growing and changing dynamics of the City. The requested changes to HMC Chapter 17.02 serve to realign the connection between the keeping of animals and its referenced location in the HMC.

**Item 1 – Animals as a nuisance**

HMC Section 8.08.035 – Animals as a nuisance, states, “No person, whether as owner or occupant, shall permit animals, except household pets as defined in Chapter 6.08 HMC to reside, be placed on, located on or in structures which are residential in nature. Animals which are not household pets as defined in Chapter 6.08 HMC and which are located in or on such residential property or structures in the city threaten the health, welfare and safety of the citizens of the city as a sanitation hazard and therefore are a public nuisance and may be abated as provided in this chapter.”

Chapter 6.08 of the HMC currently provides the definitions that pertain to animals and the Stanislaus Animal Services Agency (SASA). Prior to the adoption of Ordinance 2013-04, this chapter also included a definition of Household pets which stated, ““Household pets” means animals permitted in the house and kept for company or pleasure such as: dogs, cats, domesticated small animals such as hamsters and guinea pigs, and birds, not including a sufficient number to constitute a kennel, as defined in this chapter. Household pets shall not include cows, horses, goats, hogs, sheep, chickens, or other farm or exotic animals.”

As Ordinance 2013-04 was written using a universal format, designed to be adopted by the city member partners of SASA, definition 6.08.065 was removed. This definition was specific to the HMC and was therefore not included in the new version of Chapter 6.08. This definition however is important for the understanding of the guidelines established in HMC Sections 8.08.035, 17.02.008, 17.02.012, and 17.02.020 as they pertain to the keeping of animals in different zones.

It is the City’s intention to add the term “Household pets” to Section 8.08.10 of the HMC and remove or replace the redundant references to Chapter 6.08 from HMC Sections 8.08.035, 17.02.008, 17.02.012, and 17.02.020.

## **Item 2 – Property maintenance standards and unlawful conditions**

HMC Section 8.26 details the City’s “Property Maintenance” standards. The intent of this section is to “promote the public health, safety and welfare” by preventing “social, economic and physical deterioration” and enhancing “the physical condition of real property”.

HMC Section 8.26.020 – Definitions, includes the words “Debris” and “Junk”. “Debris” is defined as “the same as junk” and “Junk” is defined as “any cast-off, damaged, discarded, junked, salvaged, scrapped, worn out or wrecked object, thing or material including, but not limited to, those composed in whole or in part of asphalt, brick, carbon, cement, cardboard, plastic or other synthetic substance, fiber, glass, plaster, plaster of paris, rubber, terra cotta, wool, cotton cloth, canvas, wood, metal, sand, organic matter (excluding compost not in public view) or other substance.” These terms, however, do not address the storage of recyclables or non-operational/non-registered vehicles, both of which are considered to be attractants for pests, vermin and other animals. Adjusting the definitions of “Debris” and “Junk” will help clarify the City’s meaning for members of the public and will add coverage for recyclable materials. Additionally, adding a definition for the term “Rubbish” and “Vehicle storage yard” will add clarification for the proposed changes to HMC Section 8.26.050.

Section 8.26.050 – Property maintenance standards and unlawful conditions, states, “It is unlawful, and a public nuisance, for any responsible person to maintain or allow to be maintained, permit or cause the property, including adjacent parkways, sidewalks or streets to be maintained with any of the following conditions which are visible from the street, sidewalk or public right-of-way”. As it is currently worded, this subsection does not allow for enforcement within any fenced, out-of-view areas such as a backyard.

In consideration of the promotion of public health, City staff believes that standards relating to conditions which are likely to harbor rats or vermin or allow access of flies, rodents and other animals should also be enforced in fenced in areas of public and private property. As these types of animals follow food and water sources and seek hidden places to nest and reproduce, the accumulation of junk, salvage material, weeds and even non-operational vehicles provide homes for animals and insects regardless of their location in a front or back yard. As such, the accumulation of these things should also be prohibited in the non-visible, outdoor areas of a parcel.

When regulating the “accumulation” of something it is helpful to provide specific guidelines so that members of the public can determine if they are within limits and/or how much of something is allowed. City staff believes that placing a limit of 120 square feet of outdoor space for the storage of junk, salvage materials, recyclables and other similar items will reduce the amount of space used by rodents, vermin and other animals for nesting and breeding. Additionally, limiting the number of non-operational/non-registered vehicles that can be stored on a parcel to 2 will also reduce available nesting and breeding spaces. Language would be added to provide exceptions for uses specifically permitted under HMC Chapter 17.02 – Zoning Districts.

### **Item 3 – Commercial vehicle parking**

HMC Section 10.32.290 – Commercial vehicle parking, covers the locations and duration where a commercial tractor and/or trailer can be parked. The code offers specific language for determining what qualifies as a commercial vehicle as well as the dollar amount of infraction fines. The vehicles specified in this code section are not allowed to park in residential zones, whether on public or private property. While on public property, the specific dollar fines are applicable as they pertain to law enforcement traffic citations. To enforce parking on private property however, law enforcement must meet certain standards. These standards include that signs have previously been posted “giving notice of removal” or a “Property Trespass Violation” order has been filed with law enforcement.

Adding a penalty for owners of residentially zoned property will continue to enable law enforcement to issue traffic citations for commercial vehicles parked on the street. However, this will also enable authorized City personnel to issue Administrative Citations for vehicles that have been parked on private property where no signs have been posted and no order has been filed with law enforcement.

As stated in the proposed recommendation, it is the intent of the City to promote the health, safety and welfare of the public and enhance the physical condition of real property by modifying the language in the HMC to address these inconsistencies and limitations.

#### **Fiscal Impact:**

There is no fiscal impact associated with this ordinance amendment at this time.

**CITY OF HUGHSON  
CITY COUNCIL  
ORDINANCE NO. 2015-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON  
AMENDING MUNICIPAL CODE CHAPTER 8 – HEALTH AND SAFETY,  
CHAPTER 10 – VEHICLES AND TRAFFIC AND CHAPTER 17 – ZONING**

**WHEREAS**, the City Council of the City of Hughson previously added Chapter 8, pertaining to the provision of health and safety for the public, Chapter 10, pertaining to the movement of traffic through the city, and Chapter 17, pertaining to the provision of Zoning, to the Hughson Municipal Code; and

**WHEREAS**, the City of Hughson desires to amend Chapter 8 and Chapter 17 to reinstate the definition of household pets and correct references made obsolete by the adoption of Ordinance 2013-04; and

**WHEREAS**, the City of Hughson desires to amend Chapter 8.26 – Property Maintenance, to include new terms and quantity limitations and expand compliance area on a property in order to provide for the health and welfare of the public and prevent economic deterioration; and

**WHEREAS**, the City of Hughson desires to amend Chapter 10 to revise verbiage pertaining to penalties associated with violations of the commercial vehicle parking section; and

**WHEREAS**, it is the intent of the City Council, in enacting this ordinance, to promote the health, safety and welfare of the citizens of the city.

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

**Section 1.** Chapter 8.08.010 – Definitions, is amended to add subsection (D) which reads as follows:

D. “Household pets” means animals permitted in the house and kept for company or pleasure such as: dogs, cats, domesticated small animals such as hamsters and guinea pigs, and birds, not including a sufficient number to constitute a kennel, as defined in Section 6.08.080. Household pets shall not include cows, horses, goats, hogs, sheep, chickens, or other farm or exotic animals.

**Section 2.** Chapter 8.08.035 – Animals as a nuisance, is amended to read as follows:

“8.08.035 Animals as a nuisance. No person, whether as owner or occupant, shall permit animals, except household pets as defined in this chapter, to reside, be placed on, located on or in structures which are residential in nature. Animals which are not household pets as defined in this chapter and which are located in or on such residential property or structures in the city threaten the health, welfare and safety of the citizens of the city as a sanitation hazard and therefore are a public nuisance and may be abated as provided in this chapter.”

**Section 3.** Chapter 17.02.008 – Residential zones, is amended to read as follows:

“(A)(3). Animals. No person, whether owner or occupant, shall permit animals, except as allowed in this chapter, to reside, be placed on, located on property or in structures which are subject to this section, except as otherwise provided in this section.”

**Section 4.** Chapter 17.02.012 – Commercial zones, is amended to read as follows:

“(A)(3). Animals. No person, whether owner or occupant, shall permit animals, except household pets as defined in Chapter 8.08 HMC, to reside, be placed on, located on property or in structures which are subject to this title.”

**Section 5.** Chapter 17.02.020 – Public use zones, is amended to read as follows:

“(A)(2). Animals. No person, whether owner or occupant, shall permit animals, except household pets as defined in Chapter 8.08 HMC, to reside, be placed on, located on property or in structures which are subject to this section, except as otherwise provided in this section.”

**Section 6.** Chapter 8.26.020 – Definitions, is amended to read as follows:

““Debris” means the same as rubbish or refuse.”

““Junk” means any cast-off, damaged, discarded, junked, salvaged, scrapped, worn out or wrecked object, thing or material including, but not limited to, those composed in whole or in part of asphalt, brick, carbon, cement, cardboard, plastic or other synthetic substance, fiber, glass, plaster, plaster of paris, rubber, terra cotta, wool, cotton cloth, canvas, wood metal, sand, organic matter (excluding compost not in public view), recyclable material, including, but not limited to, metals, glass or plastic, or other item with a redemption value, or any other item or material requiring reconditioning or rebuilding in order to be used for a new or original purpose.”

““Rubbish” means nonputrescible waste or any discarded or abandoned material, including but not limited to, ashes, tires, glass, paper, cardboard, rugs, plastic and construction debris.”

““Vehicle storage yard” means any location consisting of parcel(s) or lot(s) where two or more vehicles (as defined by Section 670 CVC and excluding those of historical or special interest value as defined under Sections 5004 and 5051 CVC), or vessels (as defined by Section 651 of the Harbors and Navigation Code), or combinations of both, which are disabled, under repair or restoration, and/or vehicles or vessels which are not currently registered with the State Department of Motor Vehicles are stored. For purposes of this section, a vessel and a trailer designed to carry a vessel that are used together as one unit shall count as one vehicle or vessel.”

**Section 7.** Chapter 8.26.050 – Property maintenance standards and unlawful conditions, is amended to read as follows:

“8.26.050 Property maintenance standards and unlawful conditions.

It is unlawful, and a public nuisance, for any responsible person to maintain or allow to be maintained, permit or cause the property, including adjacent parkways, sidewalks or streets to be maintained with any of the following conditions:

- A. The exterior accumulation of weeds as defined in Chapter 8.08 HMC, or dirt on the property to such an extent that it constitutes visual blight .
- B. The exterior accumulation of refuse, as defined in Chapter 8.12 HMC, rubbish or debris.
- C. The exterior accumulation of more than one hundred twenty square feet of junk, except as otherwise provided under Chapter 17.02 HMC, provided that no junk shall be visible from the street, sidewalk or public right of way.
- D. Neglected or inadequately maintained landscaping, trees, hedges, lawns, shrubs, plants or other vegetation which:
  - 1. Is dead, decayed, diseased, debris laden, weed infested, overgrown or dying as a result of physical damage, disease, pest infestation or lack of water
  - 2. Is overgrown as to be blighted or likely to harbor rats or vermin;
  - 3. Could create a fire hazard or is otherwise dangerous to the public health, safety and welfare;
  - 4. Interferes with or impedes the flow of traffic, whether vehicular or pedestrian or obstructs visibility on streets, intersections, sidewalks, or other public rights-of-way; or
  - 5. Creates a blighted appearance due to lack of water, provided, however, that the provision as to dead or dying vegetation due to lack of water shall not be enforced during a drought, as determined by the city. For purposes of this subdivision, a lawn

area shall be deemed overgrown if 50 percent or more of its area exceeds six inches in height.

E. The removal or failure to maintain in good condition any fencing required as a condition of any permit or development approval or included in the project plans or application, as approved by the city, including, but not limited to, those fences which abut major thoroughfares, sound walls or those fences required by a use permit. In addition, any required fence must be maintained consistent with and/or match the materials used when the fence was originally constructed.

F. Buildings, windows, walls, fences, trash enclosures, parking areas, or other structures, which are:

1. Significantly cracked or broken, fallen, decayed, dry rotted, warped, deteriorated, defective, defaced, in disrepair or missing components, or which either (a) threaten structural integrity, or (b) results in a dilapidated, decaying, disfigured, or partially ruined appearance to such an extent that they contribute to blight or threaten the public health, safety or welfare;

2. Fences which are leaning or listing more than 15 degrees from perpendicular or are in danger of collapse due to the elements, pest infestation, dry rot, lack of maintenance, or other damage;

3. Poorly maintained so as to become so defective, blighted, or in such condition of deterioration or disrepair that the same causes depreciation of the values of surrounding property or is materially detrimental to nearby properties and improvements.

G. The existence of indoor plumbing fixtures (including, but not limited to toilets or sinks), appliances or furniture, excluding lawn and patio furniture.

H. Attractive nuisances dangerous to children, including, but not limited to:

1. Abandoned and broken equipment, vehicles, furniture, appliances, or neglected machinery;

2. Improperly fenced, unsanitary or otherwise hazardous pools, ponds and excavations.

I. Lumber or other building materials which have been present on the property for more than 180 days, (excluding firewood that has been stacked out of public view or materials for a construction project on the property with a current valid permit) or other salvage materials (including, but not limited to, auto parts, pipe, scrap metals, tires, concrete, bricks, cans, bottles and plastic materials).

J. Broken windows or missing doors constituting blighted or hazardous conditions or which invite trespassers and malicious mischief.

K. Property otherwise maintained in such a blighted condition, or in such condition of deterioration or disrepair that the same causes appreciable diminution of the property values of surrounding properties or is materially detrimental to proximal properties and improvements.

L. The existence of a vehicle storage yard, except as otherwise provided under Chapter 17.02 HMC.

In addition to any other remedy provided by law, the provisions of this section may be enforced in accordance with any of the procedures set forth in this code or state law.”

**Section 8.** Chapter 10.32.290 – Commercial vehicle parking, is amended to read as follows:

“A. For the purposes of this section, “commercial vehicle” means and includes any vehicle designed to be used as a tractor, which has two or more axles, and has a fifth wheel, and a manufacturer’s gross vehicle weight of 10,000 pounds or more, and any trailer or semitrailer designed to be drawn by such vehicle.

B. The following prohibitions apply:

1. No person, whether as owner or occupant, shall permit any commercial vehicle to be stopped, parked or left standing, within any residential zoning district, on private property, at any time.

2. No commercial vehicle shall be stopped, parked or left standing, within any residential zoning district, on any street or public property, at any time .

3. No commercial vehicle shall be stopped, parked or left standing, within any nonresidential zoning district, on any street, for longer than one hour total within any 24-hour period.

C. Any commercial vehicle stopped, parked or left standing in violation of this section, when signs are posted giving notice of removal, may be removed and stored at said vehicle owner’s expense. The removal and storage of any commercial vehicle stopped, parked or left standing in violation of this section shall be carried out pursuant to Section 22850 et seq. of the Vehicle Code.

D. Any owner of real property in a residential zone, who violates the provisions of this section, shall be guilty of an infraction and is punishable pursuant to Chapter 1.12 HMC.

E. Any person, whether owner or operator of a commercial vehicle, who violates the provisions of this section, shall be guilty of an infraction and shall be subject to the following:

1. A fine of \$105.00 for a first violation;

2. A fine of \$205.00 for a second violation occurring within one year of the first violation which resulted in a conviction;

3. A fine of \$255.00 for a third or any subsequent violations occurring within one year of two or more prior violations which resulted in convictions.

F. The application of the provisions of subsection D and E of this section shall not be held to prevent the removal of a commercial vehicle pursuant to subsection C of this section.

G. The provisions of this section shall not apply to vehicles of a public utility when such vehicles are being used in connection with the operation, maintenance or repair of facilities of the public utility or being used in connection with providing public utility service, or to any commercial vehicle making pickups or deliveries of goods, wares or merchandise from or to a building or structure located on a restricted street or for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building or structure upon a restricted street for which a building permit has previously been obtained.”

**Section 9.** This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**Section 10.** If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

**Section 11.** This ordinance shall become effective thirty (30) days after its final passage.

**Section 12.** Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be posted in full accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council of the City of Hughson held on July 13, 2015, and by a unanimous vote of the council members present, further reading was waived.

On motion of councilperson \_\_\_\_\_, seconded by councilperson \_\_\_\_\_, the second reading of the foregoing ordinance was waived and this ordinance was duly passed by the City Council of the Hughson City Council at a regular meeting thereof held on July 27, 2015, by the following vote:

**AYES:**

**NOES:**

**ABSTENTIONS:**

**ABSENT:**

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**MATT BEEKMAN, Mayor**

**ATTEST:**

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**DOMINIQUE SPINALE ROMO, City Clerk**

2015/16 Estimated Assessment District Summary

District Name	Current EDUs	2014/15 Actual Rate Per EDU	2014/15 Maximum Rate Per EDU	2015/16 Actual Rate Per EDU	2015/16 Maximum Rate Per EDU	2015/16 Actual Budget	2015/16 Maximum Estimated Budget
Britnary Woods LLD	65	\$ 121.00	\$ 121.02	\$ 121.00	\$ 121.02	\$ 7,865.00	\$ 7,866.00
Central Hughson LLD*	N/A	N/A	N/A	N/A	N/A	\$ 14,006.92	\$ 14,107.37
Euclid North LLD	50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Euclid South LLD	69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feathers Glenn LLD	42	\$ 328.00	\$ 328.02	\$ 346.04	\$ 346.06	\$ 14,533.68	\$ 14,534.41
Fontana Ranch North LLD	91	\$ 194.44	\$ 194.46	\$ 160.16	\$ 160.17	\$ 14,574.56	\$ 14,575.37
Fontana Ranch South LLD	56	\$ 184.30	\$ 184.30	\$ 156.06	\$ 156.08	\$ 8,739.36	\$ 8,740.26
Rhapsody Unit No. 1 LLD	79	\$ 78.98	\$ 78.98	\$ 78.98	\$ 78.98	\$ 6,239.42	\$ 6,239.64
Rhapsody Unit No. 2 LLD	59	\$ 110.16	\$ 110.18	\$ 110.16	\$ 110.18	\$ 6,499.44	\$ 6,500.44
Santa Fe Estates Phase 1 LLD	55	\$ 131.44	\$ 131.45	\$ 131.44	\$ 131.45	\$ 7,229.20	\$ 7,229.52
Santa Fe Estates Phase 2 LLD	51	\$ 130.38	\$ 130.39	\$ 130.38	\$ 130.39	\$ 6,649.38	\$ 6,649.88
Starr Estates LLD	78	\$ 99.86	\$ 99.87	\$ 99.86	\$ 99.87	\$ 7,789.08	\$ 7,789.84
Sterling Glenn III LLD	73	\$ 211.80	\$ 211.80	\$ 223.44	\$ 223.45	\$ 16,311.08	\$ 16,312.00
Sterling Glenn III Annex LLD	1.7	\$ 332.05	\$ 332.05	\$ 350.31	\$ 350.31	\$ 584.96	\$ 595.52
Sun Glow Estates LLD	91	\$ 106.36	\$ 106.37	\$ 106.36	\$ 106.37	\$ 9,678.76	\$ 9,680.00
Walnut Haven III LLD	55	\$ 108.40	\$ 108.41	\$ 108.40	\$ 108.41	\$ 5,962.00	\$ 5,962.80
Central Hughson BAD*	N/A	N/A	N/A	\$ 31,399.98	\$ 31,414.27	\$ 31,399.98	\$ 31,414.27
Euclid North BAD	50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Euclid South BAD	69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feathers Glenn BAD	42	\$ 96.64	\$ 193.29	\$ 203.90	\$ 203.92	\$ 8,563.80	\$ 8,564.61
Fontana Ranch North BAD	91	\$ 101.60	\$ 203.22	\$ 214.38	\$ 214.40	\$ 19,508.58	\$ 19,510.14
Fontana Ranch South BAD	56	\$ 84.42	\$ 168.85	\$ 178.10	\$ 178.12	\$ 9,973.60	\$ 9,974.71
Sterling Glenn III BAD	73	\$ 72.94	\$ 145.89	\$ 153.90	\$ 153.92	\$ 11,234.70	\$ 11,235.90
Sterling Glenn III Annex BAD	1.7	\$ 121.58	\$ 243.16	\$ 256.53	\$ 256.53	\$ 428.38	\$ 436.10
<b>Total LLD's</b>						<b>\$ 126,662.84</b>	<b>\$ 126,783.05</b>
<b>Total BAD's</b>						<b>\$ 81,109.04</b>	<b>\$ 81,135.73</b>
<b>Total of All Assessment Districts</b>						<b>\$ 207,771.88</b>	<b>\$ 207,918.78</b>

\* Too many individual factors to provide a uniform rate

STERLING GLEN III ANNEX BENEFIT ASSESSMENT DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Street Maintenance Costs:**

Street Sweeping and Maintenance	\$	15.33
Traffic/Pedestrian Improvements	\$	23.01
Sidewalk Repair	\$	126.09
Road Repair	\$	130.42
Graffiti Abatement	\$	2.74
	<u>\$</u>	<u>297.59</u>

**Storm Drain Maintenance Services:**

Storm Water Management Program	\$	2.85
Collection System	\$	1.42
Drop Inlets and Curb Basins	\$	5.12
Manholes/Covers	\$	1.72
Retention and Detention Basins	\$	22.65
	<u>\$</u>	<u>33.76</u>

**Subtotal Direct Costs** \$ **331.35**

**Administration Costs**

Administration and Operations	\$	96.12
Contingency	\$	7.20
County Administration Fee	\$	1.43
	<u>\$</u>	<u>104.75</u>

**District Total** \$ **436.10**

Total Acres 1.7

**Total Yearly Charges Per Acre\*\*** \$ **256.53**

\*Annual CPI is 2.5 % plus 3.0%

\*\*Assessed value per parcel is based on total acreage of individual lot size

\*\*An \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 50026

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Street Maintenance Costs:**

Street Sweeping and Maintenance	\$	405.32
Traffic/Pedestrian Improvements	\$	602.08
Sidwalk Repair	\$	3,330.27
Road Repair	\$	3,445.08
Graffiti Abatement	\$	75.26
	\$	<u>7,858.01</u>

**Storm Drain Maintenance Services:**

Storm Water Management Program	\$	75.26
Collection System	\$	37.63
Drop Inlets and Curb Basins	\$	135.47
Manholes/Covers	\$	45.15
Retention and Detention Basins	\$	598.05
	\$	<u>891.56</u>

**Subtotal Direct Costs** \$ 8,749.57

**Administration Costs**

Administration and Operations	\$	2,257.81
Contingency	\$	37.63
County Administration Fee	\$	189.90
Rounding Adjustment	\$	0.99
	\$	<u>2,486.33</u>

**District Total** \$ 11,235.90

Number of Lots 73

**Total Yearly Charges Per Lot\*\*** \$ 153.92

\*Annual CPI plus 3.0%

\*\*A \$0.02 adjustment will be made to create an even number cost per parcel

Tax Code 50026

Engineer's Benefit Assessment Report  
*Sterling Glen III*  
 Benefit Assessment District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	089	003	000	\$110.30
2	018	089	004	000	\$89.78
3	018	089	005	000	\$92.34
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17	018	089	025	000	\$153.90
18	018	089	026	000	\$153.90
19	018	089	027	000	\$153.90
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48	018	089	057	000	\$153.90

Assmt No.	Book	Page	Parcel	Subparcel	
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72	018	089	081	000	\$153.90
73	018	089	082	000	\$153.90
74	018	089	083	000	\$153.90
75	018	089	085	000	\$59.00
76	018	089	086	000	\$76.96
77	018	089	087	000	\$153.90
78	018	089	088	000	\$153.90

**TOTAL: \$11,663.08**

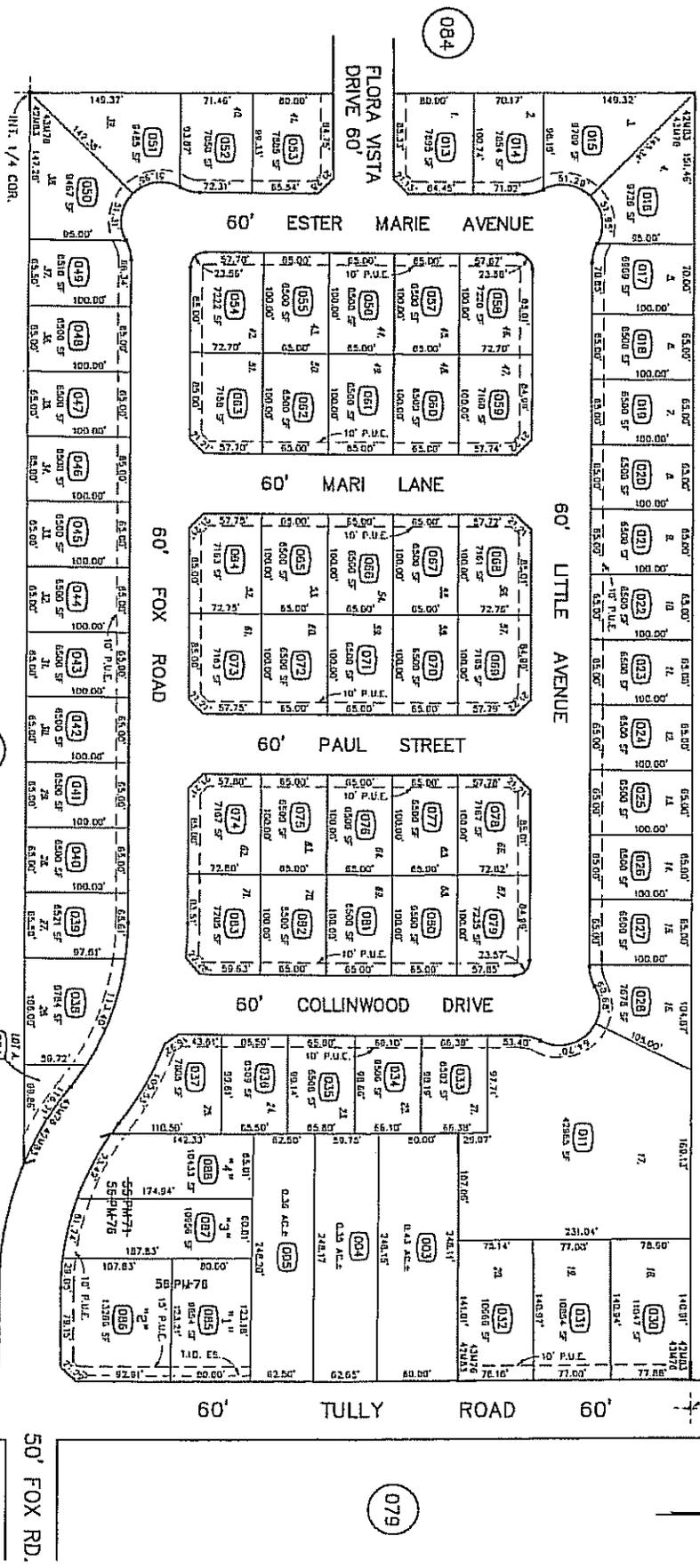
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 STERLING GLEN 3 (42M83)  
 AMENDING STERLING GLEN 3 (43M76)

009 001  
 009 014  
 018 - 089

NOTE:  
 THIS AMENDING MAP WAS FILED TO CORRECT  
 THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20

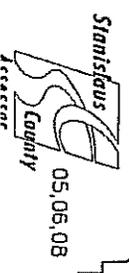
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THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



FROM: 018-018  
 DRAWN: 09-13-04 (V) MB  
 REVISION: 09-15-05 ME, 01-25-06 MF, 2-13-06 DH, 01-18-08 MB, 02-22-08 MB, 10-21-08 MF

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018 - 089

POR. S. 1/2 OF SW. 1/4 OF NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.  
 STERLING GLEN 3 (42M83)  
 AMENDING STERLING GLEN 3 (43M76)

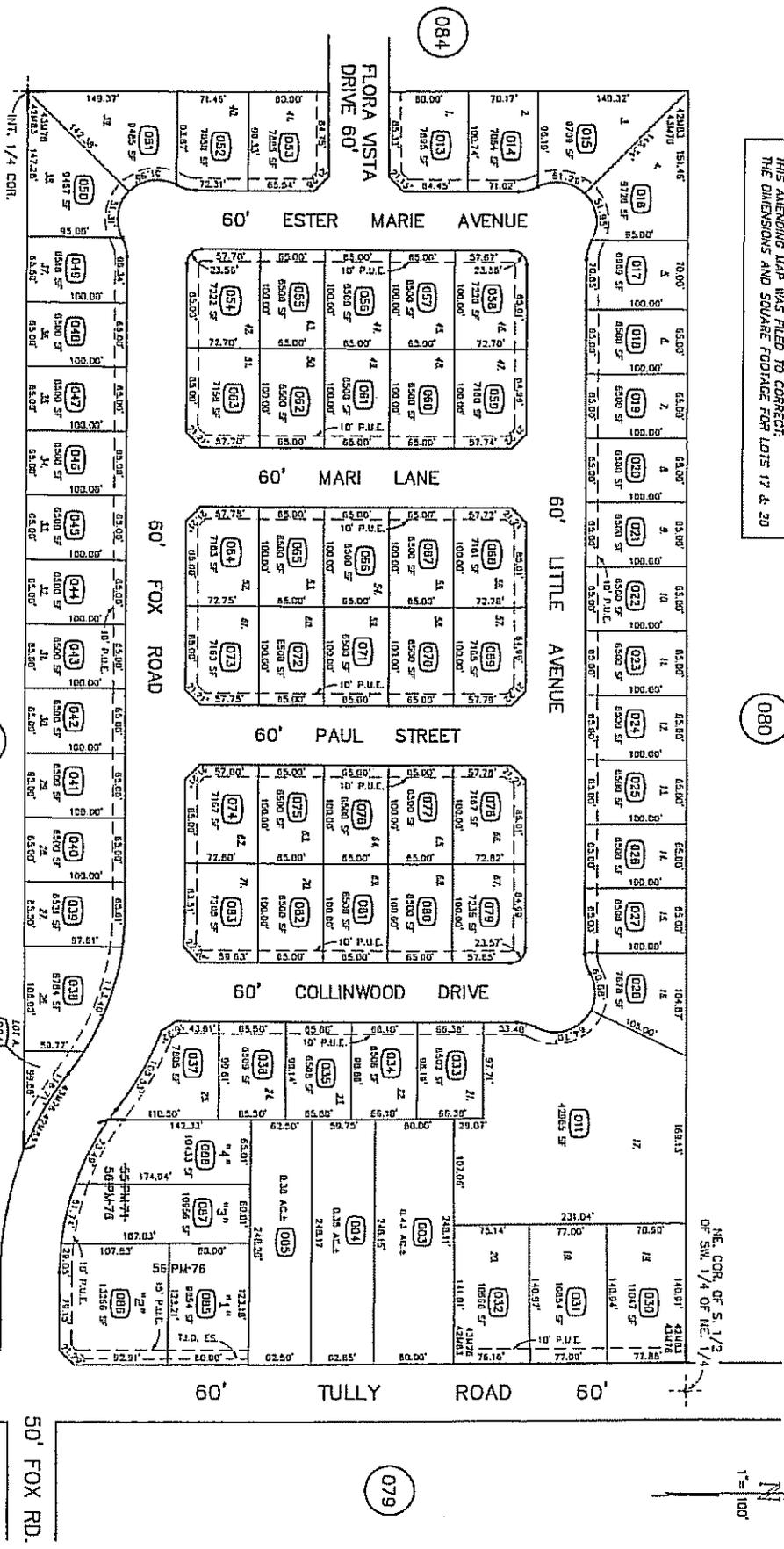
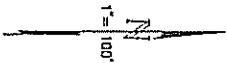
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018 - 089

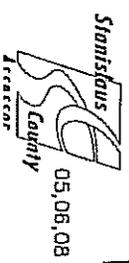
NOTE:  
 THIS AMENDING MAP WAS FILED TO CORRECT:  
 THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20

080

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



FROM: 018-018  
 DRAWN: 09-13-04 (V) MB.  
 REVISION: 09-15-05 MB, 01-25-06 NJF, 2-13-06 DH, 01-18-08 MB, 02-22-08 MB, 10-21-08 NF



018 - 089

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FEATHERS GLEN BENEFIT ASSESSMENT DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Street Maintenance Costs:**

Cleaning	\$ 247.51
Traffic/Pedestrian Improvements	\$ 288.85
Sidwalk Repair	\$ 1,599.98
Road Repair	\$ 2,965.17
Graffiti Abatement-General	\$ 73.24
Graffiti Abatement-Specific	\$ 282.10
	<u>\$ 5,456.85</u>

**Storm Drain Maintenance Services:**

Storm Water Management Program	\$ 73.24
Maintenance of Collection Pipes	\$ 37.30
Drop Inlets and Curb Basins	\$ 51.67
Manholes	\$ 48.80
Retention and Detention Basins	\$ 572.47
	<u>\$ 783.48</u>

**Subtotal Direct Costs** **\$ 6,240.33**

**Administration Costs**

City Administration Costs	\$ 2,157.48
County Collection Charge	\$ 37.30
Contingency	\$ 129.50
	<u>\$ 2,324.28</u>

**District Total** **\$ 8,564.61**

Number of Lots 42

**Total Yearly Charges Per Lot\*\*** **\$ 203.92**

\*Annual CPI is 2.5% plus 3.0%

\*\*A \$0.02 adjustment will be made to create an even number cost per parcel

Tax Code 50027

Engineer's Benefit Assessment Report  
*Feathers Glen*  
 Benefit Assessment District  
 Assessment Roll Fiscal Year 2015/16

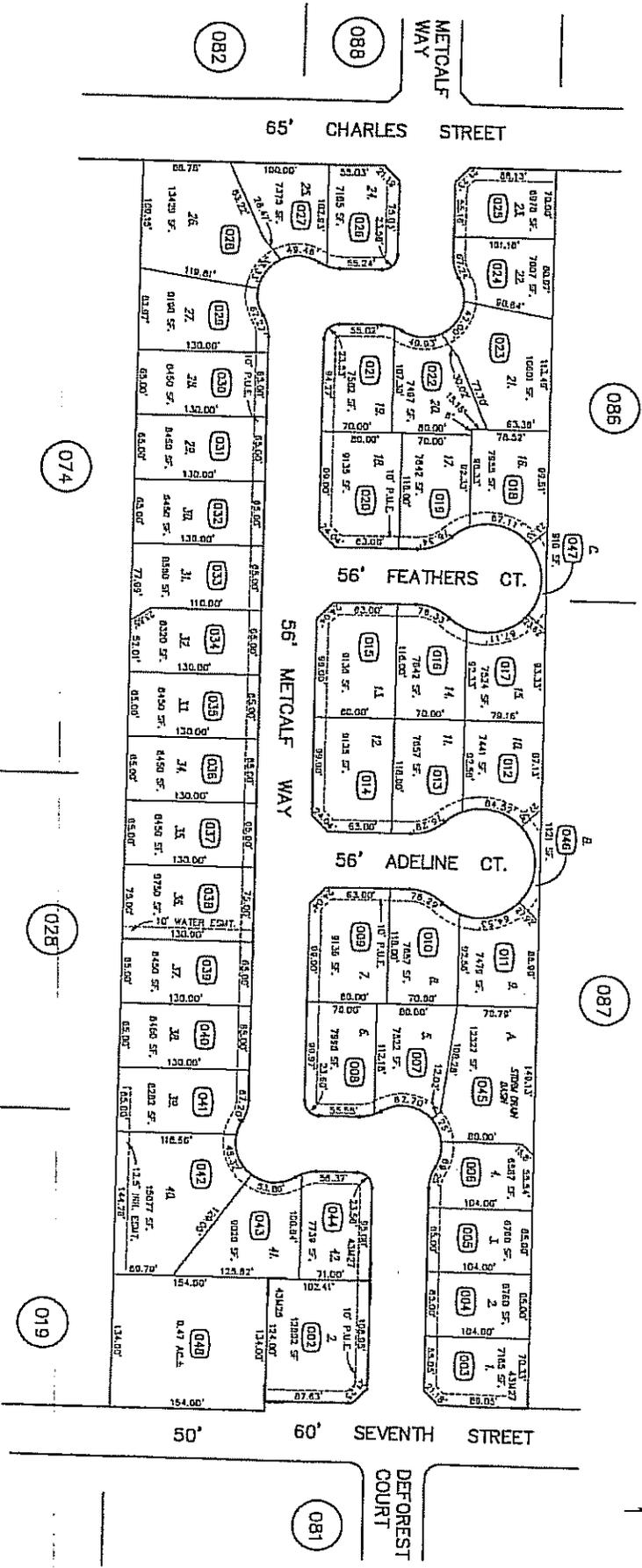
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31	018	090	033	000	\$203.90
32	018	090	034	000	\$203.90
33	018	090	035	000	\$203.90
34	018	090	036	000	\$203.90
35	018	090	037	000	\$203.90
36	018	090	038	000	\$203.90
37	018	090	039	000	\$203.90
38	018	090	040	000	\$203.90
39	018	090	041	000	\$203.90
40	018	090	042	000	\$203.90
41	018	090	043	000	\$203.90
42	018	090	044	000	\$203.90
<b>TOTAL:</b>					<b>\$8,563.80</b>

POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.  
 POR. FEATHERS GLEN PHASE 1 - LOT 2 (43M26)  
 FEATHERS GLEN PHASE 2 (43M27)

009 018 018 - 090

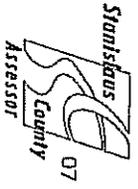
THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY

1" = 100'



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FROM: 018-019  
 DRAWN: 8-22-06 DH  
 REVISED: 8-30-06 MF



018 - 090

FONTANA RANCH NORTH BENEFIT ASSESSMENT DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Street Maintenance Costs:**

Street Sweeping and Maintenance	\$ 296.60
Traffic/Pedestrian Improvements	\$ 301.04
Sidewalk Repair	\$ 3,987.26
Road Repair	\$ 8,015.07
Graffiti Abatement-Cleaning/Painting	\$ 75.26
Graffiti Abatement-Sound Wall	\$ 684.86
	<u>\$ 13,360.09</u>

**Storm Drain Maintenance Services:**

Storm Water Management Program	\$ 75.26
Collection System	\$ 37.63
Drop Inlets and Curb Basins	\$ 105.36
Manholes/Covers	\$ 67.73
Retention and Detention Basins	\$ 598.05
	<u>\$ 884.03</u>

**Subtotal Direct Costs** **\$ 14,244.12**

**Administration Costs**

Administration and Operations	\$ 2,257.81
Consulting Fees	\$ 2,257.81
Contingency	\$ 712.20
County Administration Fee	\$ 37.63
Rounding Adjustment	\$ 0.57
	<u>\$ 5,266.02</u>

**District Total** **\$ 19,510.14**

Number of Lots 91

**Total Yearly Charges Per Lot\*\*** **\$ 214.40**

\*Annual CPI is 2.5% plus 3.0%

\*\*A \$0.02 adjustment will be made to create an even number cost per parcel

Tax Code 50028

Engineer's Benefit Assessment Report  
*Fontana Ranch North*  
 Benefit Assessment District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	091	001	000	\$214.38
2	018	091	002	000	\$214.38
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28	018	091	030	000	\$214.38
29	018	091	031	000	\$214.38
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43	018	092	001	000	\$214.38
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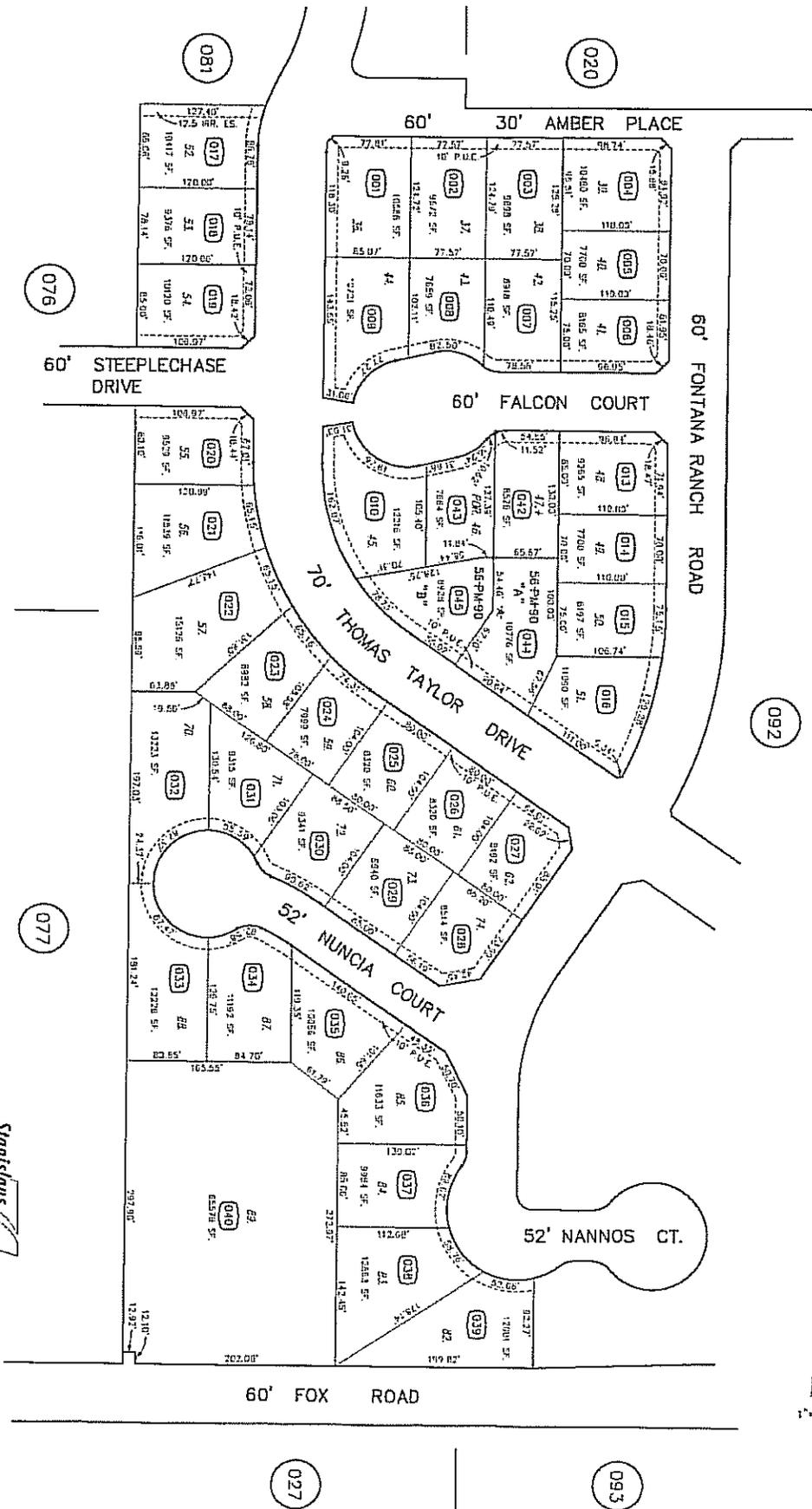
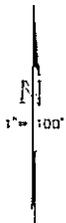
Assmt No.	Book	Page	Parcel	Subparcel	
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78	018	092	036	000	\$214.38
79	018	092	037	000	\$214.38
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82	018	092	042	000	\$214.38
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87	018	092	047	000	\$214.38
88	018	092	048	000	\$214.38
89	018	092	049	000	\$214.38
90	018	092	050	000	\$214.38
91	018	092	051	000	\$214.38
<b>TOTAL:</b>					<b>\$19,508.58</b>

POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B.& M.  
 FONTANA RANCH NORTH, LOTS 36-62, 70-74, 82-89 & A (43M32)

009 013

018 - 091

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



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FROM: 018--022  
 DRAWN: 9-29-06 JF  
 REVISED: 02-26-13 MB, 11-25-13 MB, 12-05-13 MB

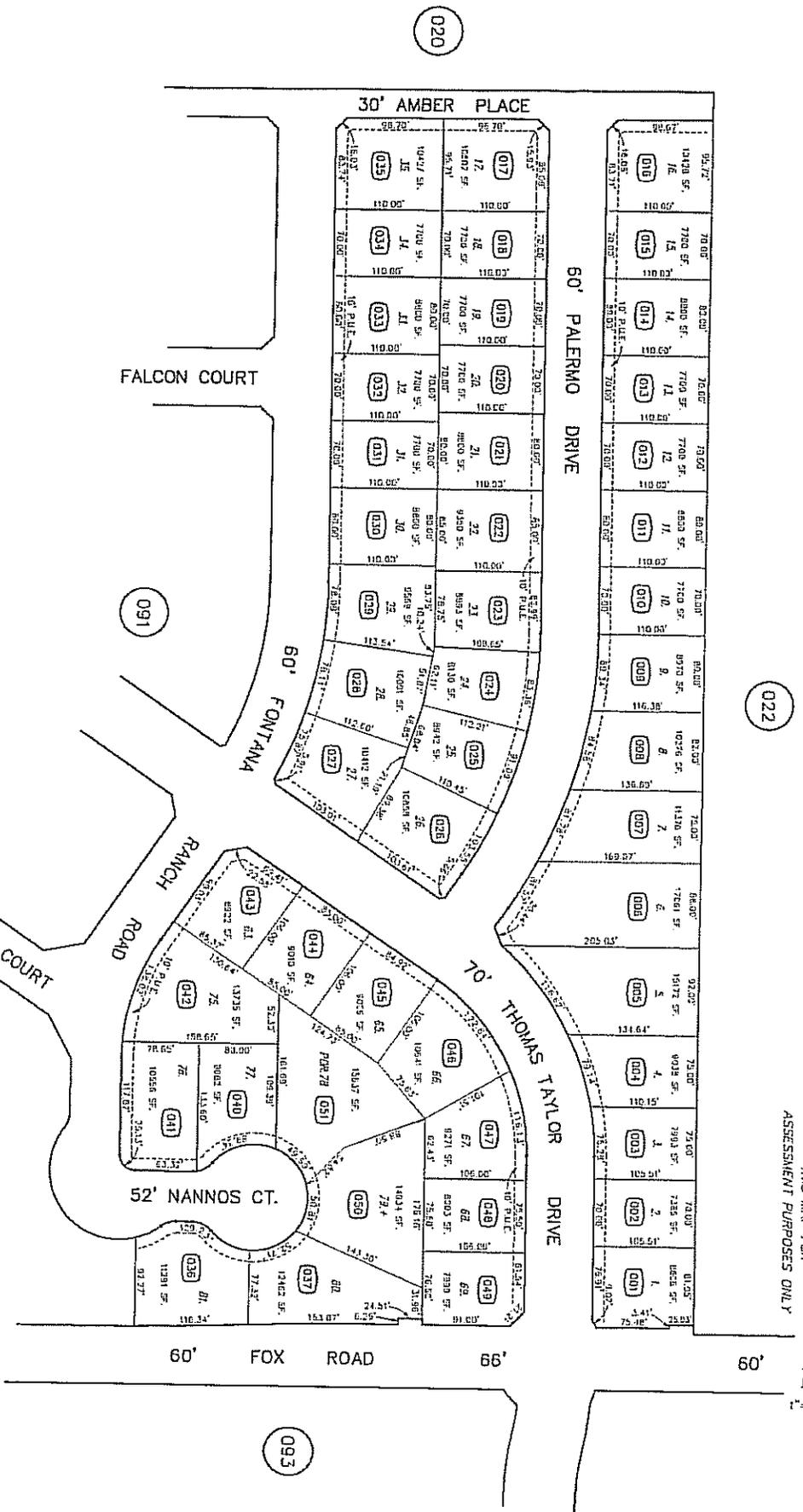


018 - 091

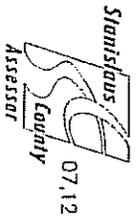
POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B. & M.  
 FONTANA RANCH NORTH, LOTS 1-35, 63-69 & 75-81 (43M32)

009 013 018 --- 092

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



FROM: 018-022  
 DRAWN: 9-27-08 MIF  
 REVISION: 08-12-11 MIF  
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07.12

018 - 092

FONTANA RANCH SOUTH BENEFIT ASSESSMENT DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Street Maintenance Costs:**

Street Sweeping and Maintenance	\$ 350.44
Traffic/Pedestrian Improvements	\$ 301.04
Sidewalk Repair	\$ 2,197.61
Road Repair	\$ 3,824.73
Graffiti Abatement-Cleaning/Painting	\$ 75.26
	<u>\$ 6,749.08</u>

**Storm Drain Maintenance Services:**

Storm Water Management Program	\$ 75.26
Collection System	\$ 37.63
Drop Inlets and Curb Basins	\$ 52.69
Manholes/Covers	\$ 31.61
Retention and Detention Basins	\$ 598.05
	<u>\$ 795.24</u>

**Subtotal Direct Costs** **\$ 7,544.32**

**Administration Costs**

Administration and Operations	\$ 2,257.81
Contingency	\$ 134.17
County Administration Fee	\$ 37.63
Rounding Adjustment	\$ 0.78
	<u>\$ 2,430.39</u>

**District Total** **\$ 9,974.71**

Number of Lots 56

**Total Yearly Charges Per Lot\*\*** **\$ 178.12**

\*Annual CPI Is 2.5% plus 3.0%

\*\*A \$0.02 adjustment will be made to create an even number cost per parcel

Engineer's Benefit Assessment Report  
*Fontana Ranch South*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

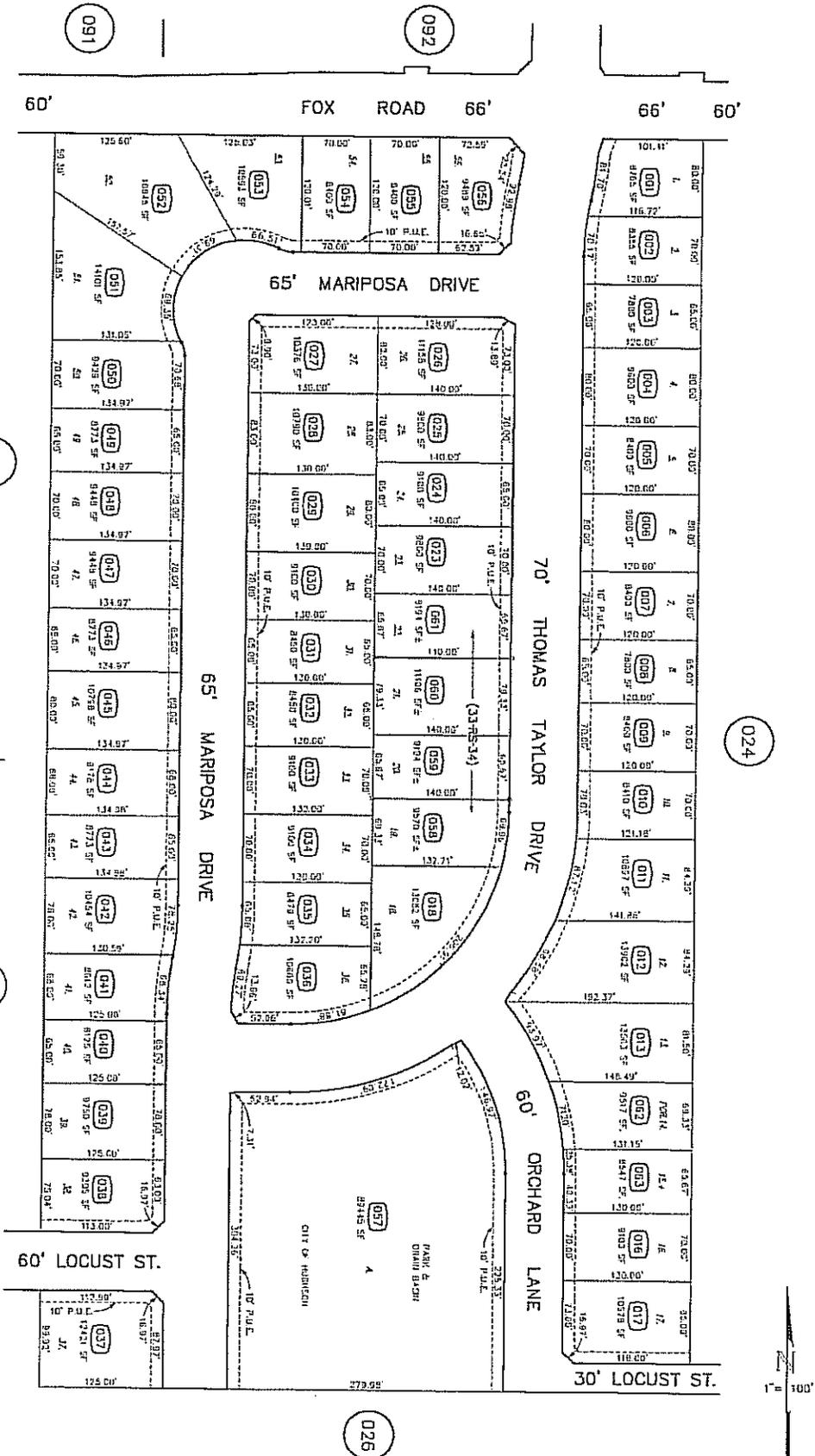
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2	018	093	002	000	\$178.10
3	018	093	003	000	\$178.10
4	018	093	004	000	\$178.10
5	018	093	005	000	\$178.10
6	018	093	006	000	\$178.10
7	018	093	007	000	\$178.10
8	018	093	008	000	\$178.10
9	018	093	009	000	\$178.10
10	018	093	010	000	\$178.10
11	018	093	011	000	\$178.10
12	018	093	012	000	\$178.10
13	018	093	013	000	\$178.10
14	018	093	016	000	\$178.10
15	018	093	017	000	\$178.10
16	018	093	018	000	\$178.10
17	018	093	023	000	\$178.10
18	018	093	024	000	\$178.10
19	018	093	025	000	\$178.10
20	018	093	026	000	\$178.10
21	018	093	027	000	\$178.10
22	018	093	028	000	\$178.10
23	018	093	029	000	\$178.10
24	018	093	030	000	\$178.10
25	018	093	031	000	\$178.10
26	018	093	032	000	\$178.10
27	018	093	033	000	\$178.10
28	018	093	034	000	\$178.10
29	018	093	035	000	\$178.10
30	018	093	036	000	\$178.10
31	018	093	037	000	\$178.10
32	018	093	038	000	\$178.10
33	018	093	039	000	\$178.10
34	018	093	040	000	\$178.10
35	018	093	041	000	\$178.10
36	018	093	042	000	\$178.10
37	018	093	043	000	\$178.10
38	018	093	044	000	\$178.10
39	018	093	045	000	\$178.10
40	018	093	046	000	\$178.10
41	018	093	047	000	\$178.10
42	018	093	048	000	\$178.10
43	018	093	049	000	\$178.10
44	018	093	050	000	\$178.10
45	018	093	051	000	\$178.10
46	018	093	052	000	\$178.10
47	018	093	053	000	\$178.10
48	018	093	054	000	\$178.10

Assmt No.	Book	Page	Parcel	Subparcel	
49	018	093	055	000	\$178.10
50	018	093	056	000	\$178.10
51	018	093	058	000	\$178.10
52	018	093	059	000	\$178.10
53	018	093	060	000	\$178.10
54	018	093	061	000	\$178.10
55	018	093	062	000	\$178.10
56	018	093	063	000	\$178.10
				TOTAL:	\$9,973.60

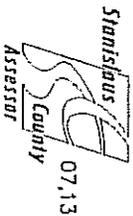
THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

POR. SE 1/4 SEC. 10 T.4S. R.10E. M.D.B. & M.  
FONTANA RANCH SOUTH (43M33)

009 012 018 - 093



FROM 018-024  
DRAWN 9-29-06 DH  
REVISED: 09-21-12 KLB, 11-29-12 LMB  
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07.13  
018 - 093

CENTRAL HUGHSON BENEFIT ASSESSMENT DISTRICT ZONE 2  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Street Maintenance Costs:**

Street Cleaning	\$ 1,141.69
Sidewalk Installation & Repairs	\$ 11,803.92
Road Maintenance & Repairs	\$ 14,031.96
Graffiti Abatement-Cleaning/Painting	\$ 1,091.93
	<u>\$ 28,069.50</u>

**Storm Drain Maintenance Services:**

Storm Water Management Program	\$ 118.79
	<u>\$ 118.79</u>

**Subtotal Direct Costs** **\$ 28,188.29**

**Administration Costs**

Program Administration Allowance	\$ 3,225.98
	<u>\$ 3,225.98</u>

**District Total\*\*** **\$ 31,414.27**

Number of Lots 207

Individual lots are based on the size of lot.

\*Annual CPI is 2.5% plus 3.0%

\*\*Due to rounding, the maximum assessment allowed per parcel will be lowered \$0.01 as not to exceed total district cost.

Tax Code 50032

Engineer's Benefit Assessment Report  
*Central Hughson Zone 2*  
 Benefit Assessment District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	105.50%	200.00%
					14/15	Amount
1	018	030	010	000	\$91.06	\$192.14
2	018	030	011	000	\$131.98	\$278.48
3	018	030	015	000	\$9.76	\$20.58
4	018	030	016	000	\$959.46	\$2,024.46
5	018	042	004	000	\$67.24	\$141.88
6	018	042	039	000	\$799.02	\$1,685.92
7	018	042	069	000	\$23.06	\$48.66
8	018	042	070	000	\$59.42	\$125.38
9	018	042	071	000	\$32.00	\$67.52
10	018	042	072	000	\$13.36	\$28.18
11	018	048	009	000	\$169.18	\$356.96
12	018	048	038	000	\$57.38	\$121.06
13	018	048	039	000	\$37.04	\$78.14
14	018	048	040	000	\$84.10	\$177.44
15	018	049	004	000	\$325.34	\$686.46
16	018	049	016	000	\$40.78	\$86.04
17	018	049	025	000	\$62.18	\$131.20
18	018	049	026	000	\$65.64	\$138.50
19	018	049	028	000	\$58.28	\$122.96
20	018	049	029	000	\$58.34	\$123.10
21	018	049	032	000	\$145.36	\$306.70
22	018	049	035	000	\$157.12	\$331.52
23	018	049	039	000	\$38.24	\$80.68
24	018	049	041	000	\$66.68	\$140.68
25	018	049	042	000	\$251.84	\$531.38
26	018	049	043	000	\$74.44	\$157.06
27	018	049	044	000	\$56.98	\$120.22
28	018	049	048	000	\$48.66	\$102.66
29	018	049	049	000	\$65.24	\$137.66
30	018	049	050	000	\$45.80	\$96.64
31	018	049	051	000	\$39.38	\$83.08
32	018	049	052	000	\$202.22	\$426.68
33	018	049	057	000	\$50.34	\$106.22
34	018	049	059	000	\$37.12	\$78.32
35	018	049	060	000	\$29.62	\$62.50
36	018	049	061	000	\$16.38	\$34.56
37	018	049	062	000	\$9.80	\$20.68
38	018	049	064	000	\$9.80	\$20.68
39	018	049	065	000	\$62.66	\$132.20
40	018	049	066	000	\$381.24	\$804.42
41	018	049	067	000	\$91.62	\$193.32
42	018	049	069	000	\$64.98	\$137.10
43	018	051	004	000	\$29.36	\$61.94
44	018	051	005	000	\$29.36	\$61.94
45	018	051	006	000	\$20.48	\$43.20
46	018	051	007	000	\$20.48	\$43.20
47	018	051	008	000	\$20.48	\$43.20

Assmt No.	Book	Page	Parcel	Subparcel	Amount	Amount
48	018	051	009	000	\$20.48	\$43.20
49	018	051	010	000	\$73.14	\$154.32
50	018	051	011	000	\$96.50	\$203.62
51	018	051	012	000	\$33.46	\$70.60
52	018	051	013	000	\$33.46	\$70.60
53	018	051	014	000	\$33.46	\$70.60
54	018	051	015	000	\$33.46	\$70.60
55	018	051	017	000	\$166.76	\$351.86
56	018	051	018	000	\$36.20	\$76.38
57	018	051	019	000	\$33.46	\$70.60
58	018	051	020	000	\$45.32	\$95.62
59	018	051	021	000	\$33.46	\$70.60
60	018	051	022	000	\$36.30	\$76.58
61	018	051	023	000	\$38.20	\$80.60
62	018	051	024	000	\$39.16	\$82.62
63	018	051	025	000	\$39.62	\$83.60
64	018	051	026	000	\$45.32	\$95.62
65	018	051	029	000	\$47.50	\$100.22
66	018	051	030	000	\$35.08	\$74.02
67	018	051	031	000	\$42.00	\$88.62
68	018	051	032	000	\$45.32	\$95.62
69	018	051	033	000	\$33.46	\$70.60
70	018	051	034	000	\$198.80	\$419.46
71	018	051	035	000	\$166.72	\$351.78
72	018	051	036	000	\$35.40	\$74.68
73	018	051	037	000	\$38.42	\$81.06
74	018	051	038	000	\$38.10	\$80.38
75	018	051	039	000	\$38.20	\$80.60
76	018	051	040	000	\$46.26	\$97.60
77	018	051	041	000	\$36.30	\$76.58
78	018	051	046	000	\$23.60	\$49.80
79	018	051	047	000	\$29.02	\$62.22
80	018	051	048	000	\$30.34	\$64.02
81	018	051	049	000	\$35.26	\$74.40
82	018	051	052	000	\$27.42	\$57.86
83	018	051	053	000	\$112.54	\$237.46
84	018	051	056	000	\$33.46	\$70.60
85	018	051	057	000	\$33.46	\$70.60
86	018	051	060	000	\$178.74	\$377.14
87	018	051	062	000	\$47.50	\$100.22
88	018	051	067	000	\$33.82	\$71.36
89	018	051	069	000	\$12.14	\$25.62
90	018	051	070	000	\$69.96	\$147.62
91	018	051	071	000	\$46.74	\$98.62
92	018	051	072	000	\$652.72	\$1,377.24
93	018	051	073	000	\$33.46	\$70.60
94	018	051	074	000	\$49.36	\$104.14
95	018	051	075	000	\$31.32	\$66.08
96	018	051	076	000	\$31.32	\$66.08
97	018	051	077	000	\$26.50	\$55.92
98	018	051	078	000	\$28.68	\$60.50
99	018	059	001	000	\$177.66	\$374.86
100	018	059	002	000	\$20.48	\$43.20
101	018	059	003	000	\$20.48	\$43.20
102	018	059	004	000	\$20.48	\$43.20
103	018	059	005	000	\$20.48	\$43.20

Assmt No.	Book	Page	Parcel	Subparcel	Amount	Amount
104	018	059	006	000	\$20.48	\$43.20
105	018	059	007	000	\$20.48	\$43.20
106	018	059	008	000	\$20.48	\$43.20
107	018	059	009	000	\$20.48	\$43.20
108	018	059	010	000	\$20.48	\$43.20
109	018	059	011	000	\$22.78	\$48.06
110	018	059	012	000	\$32.36	\$68.28
111	018	059	013	000	\$33.46	\$70.60
112	018	059	022	000	\$70.96	\$149.72
113	018	059	023	000	\$26.06	\$54.98
114	018	059	024	000	\$40.86	\$86.20
115	018	059	025	000	\$83.32	\$175.80
116	018	059	026	000	\$584.90	\$1,234.14
117	018	059	027	000	\$234.86	\$495.54
118	018	059	028	000	\$47.10	\$99.38
119	018	059	029	000	\$48.40	\$102.12
120	018	072	001	000	\$31.50	\$66.46
121	018	072	002	000	\$25.46	\$53.72
122	018	072	003	000	\$37.02	\$78.10
123	018	072	004	000	\$37.02	\$78.10
124	018	072	005	000	\$18.16	\$38.32
125	018	072	006	000	\$34.92	\$73.68
126	018	072	007	000	\$34.92	\$73.68
127	018	072	008	000	\$34.92	\$73.68
128	018	072	009	000	\$34.92	\$73.68
129	018	072	010	000	\$34.92	\$73.68
130	018	072	011	000	\$34.92	\$73.68
131	018	072	012	000	\$177.04	\$373.54
132	018	072	013	000	\$60.40	\$127.44
133	018	072	014	000	\$32.82	\$69.24
134	018	072	015	000	\$32.82	\$69.24
135	018	072	016	000	\$32.82	\$69.24
136	018	072	017	000	\$32.82	\$69.24
137	018	072	018	000	\$132.98	\$280.58
138	018	072	019	000	\$65.96	\$139.18
139	018	072	020	000	\$60.36	\$127.36
140	018	072	021	000	\$60.36	\$127.36
141	018	072	022	000	\$60.36	\$127.36
142	018	072	023	000	\$60.36	\$127.36
143	018	072	024	000	\$60.36	\$127.36
144	018	072	025	000	\$60.36	\$127.36
145	018	072	026	000	\$60.36	\$127.36
146	018	072	027	000	\$60.36	\$127.36
147	018	072	028	000	\$60.36	\$127.36
148	018	072	029	000	\$60.36	\$127.36
149	018	072	030	000	\$35.08	\$74.02
150	018	072	031	000	\$35.08	\$74.02
151	018	072	032	000	\$35.08	\$74.02
152	018	072	033	000	\$35.08	\$74.02
153	018	072	034	000	\$35.08	\$74.02
154	018	072	035	000	\$35.08	\$74.02
155	018	072	037	000	\$34.30	\$72.36
156	018	072	038	000	\$81.28	\$171.50
157	018	072	039	000	\$40.18	\$84.78
158	018	072	040	000	\$35.08	\$74.02
159	018	072	041	000	\$35.30	\$74.48

Assmt No.	Book	Page	Parcel	Subparcel	Amount	Amount
160	018	072	042	000	\$35.08	\$74.02
161	018	072	043	000	\$35.08	\$74.02
162	018	072	044	000	\$35.10	\$74.06
163	018	072	045	000	\$35.24	\$74.36
164	018	072	046	000	\$35.08	\$74.02
165	018	072	047	000	\$35.68	\$75.28
166	018	072	048	000	\$35.08	\$74.02
167	018	072	049	000	\$35.10	\$74.06
168	018	073	001	000	\$35.18	\$74.22
169	018	073	002	000	\$35.28	\$74.44
170	018	073	003	000	\$35.58	\$75.06
171	018	073	004	000	\$35.62	\$75.16
172	018	073	005	000	\$35.30	\$74.48
173	018	073	006	000	\$35.10	\$74.06
174	018	073	007	000	\$35.08	\$74.02
175	018	073	008	000	\$313.04	\$660.50
176	018	073	009	000	\$81.48	\$171.92
177	018	073	010	000	\$41.62	\$87.82
178	018	073	011	000	\$39.58	\$83.50
179	018	073	012	000	\$34.80	\$73.42
180	018	073	013	000	\$34.32	\$72.42
181	018	073	014	000	\$34.32	\$72.42
182	018	073	015	000	\$164.92	\$347.98
183	018	073	017	000	\$32.40	\$68.36
184	018	073	018	000	\$33.46	\$70.60
185	018	073	019	000	\$34.32	\$72.42
186	018	073	020	000	\$34.32	\$72.42
187	018	073	021	000	\$34.32	\$72.42
188	018	073	022	000	\$34.32	\$72.42
189	018	073	023	000	\$34.32	\$72.42
190	018	073	024	000	\$34.32	\$72.42
191	018	073	025	000	\$60.36	\$127.36
192	018	073	026	000	\$60.36	\$127.36
193	018	073	027	000	\$60.36	\$127.36
194	018	073	028	000	\$60.36	\$127.36
195	018	073	029	000	\$60.36	\$127.36
196	018	073	030	000	\$60.36	\$127.36
197	018	073	031	000	\$60.36	\$127.36
198	018	073	032	000	\$60.40	\$127.44
199	018	073	033	000	\$60.36	\$127.36
200	018	073	034	000	\$60.88	\$128.46
201	018	073	035	000	\$62.16	\$131.16
202	018	073	036	000	\$68.40	\$144.32
203	018	073	037	000	\$210.80	\$444.78
204	018	073	038	000	\$301.80	\$636.80
205	018	073	039	000	\$54.44	\$114.86
206	018	073	040	000	\$32.08	\$67.68
207	018	073	041	000	\$32.08	\$68.68
<b>TOTAL:</b>						<b>\$31,399.98</b>

PORTION S 1/2 SECTION 9 T. 4 S. R. 10 E. M. D. B. & M.

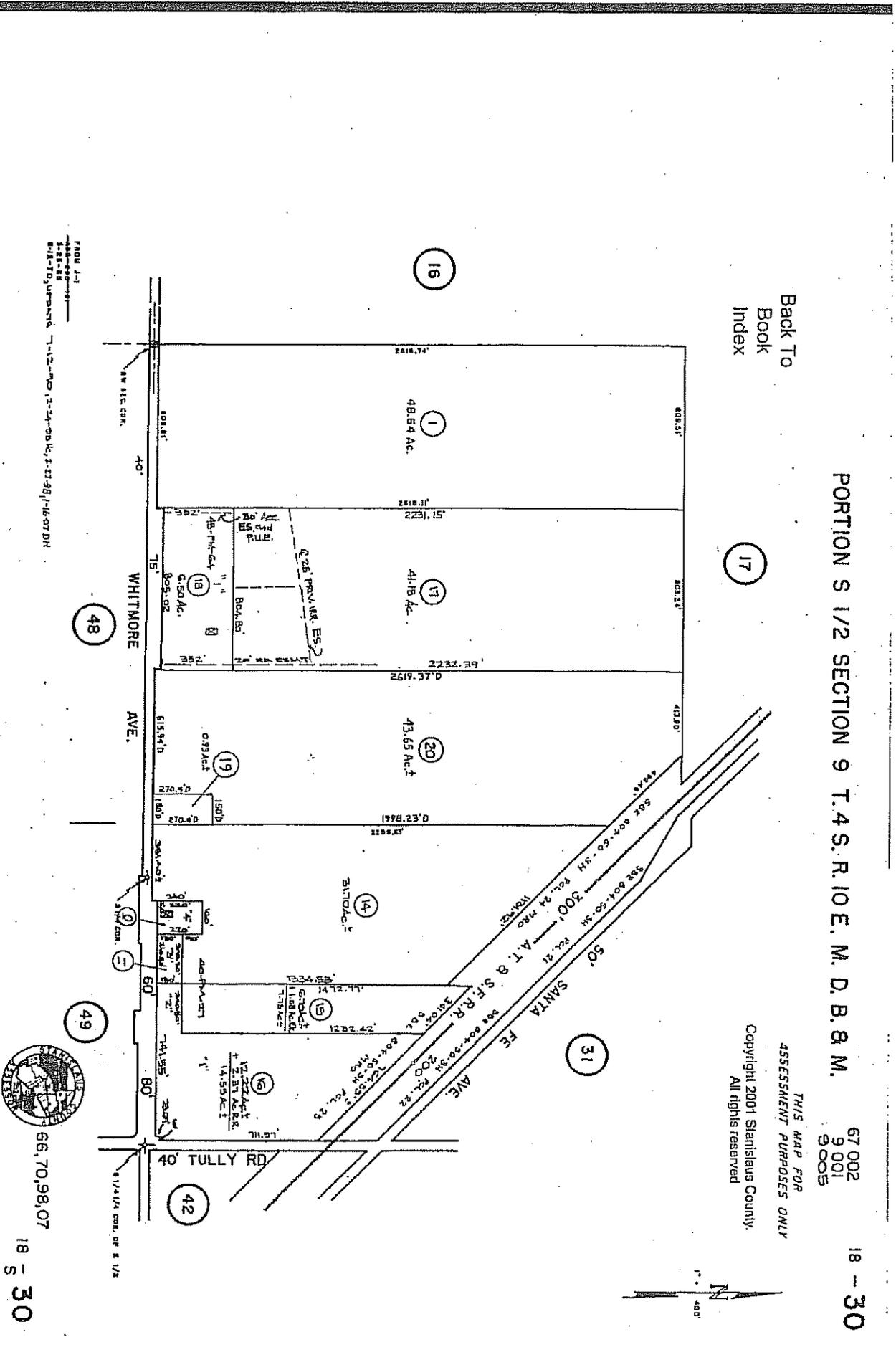
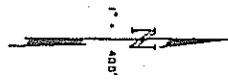
67 002  
9 001  
9 005

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FROM J-1  
44-44-44  
44-44-44  
44-44-44  
7-13-90 2-24-90 2-21-98 1-16-07 DM



66,70,98,07

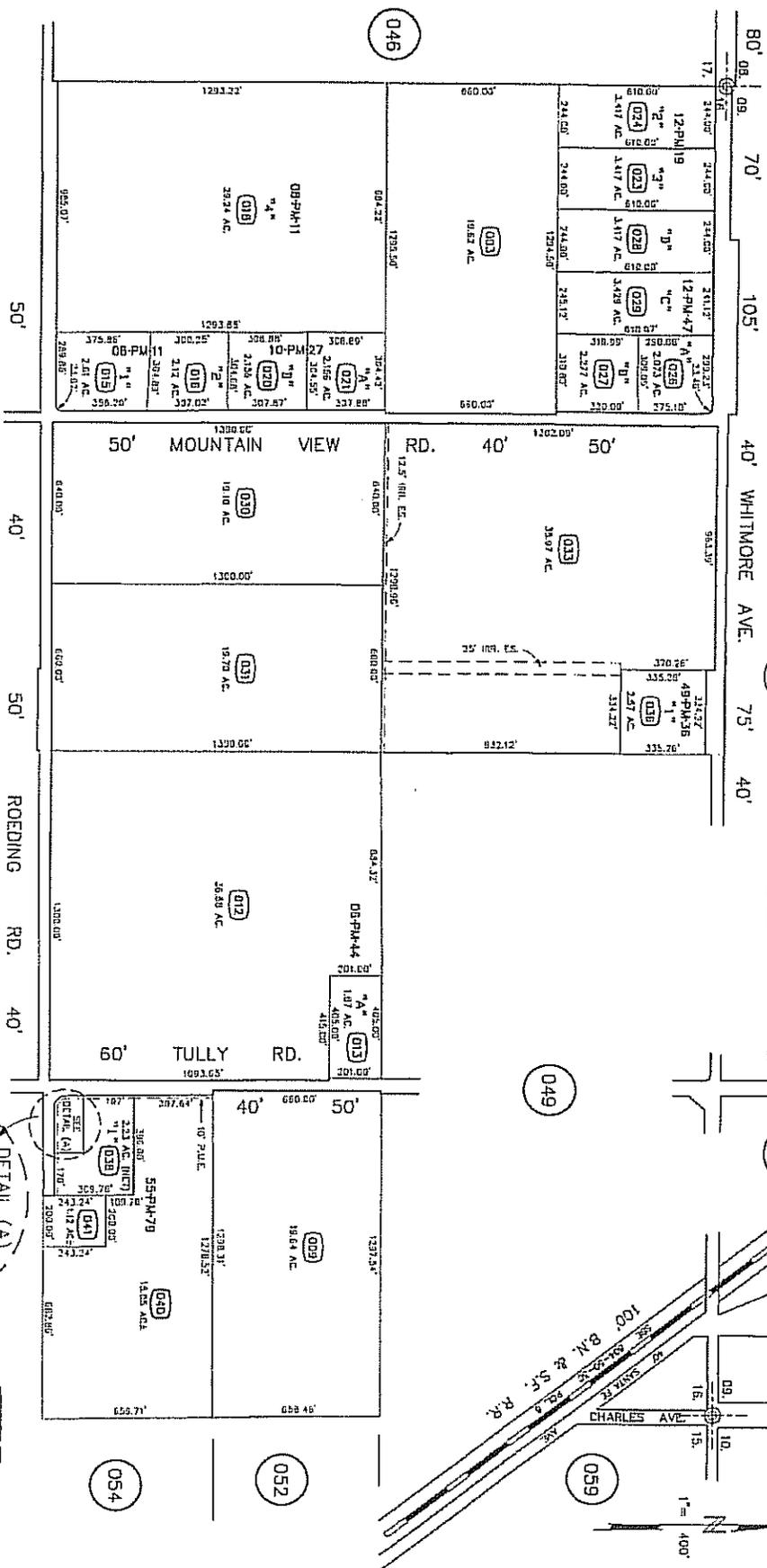
18 - 30



PORTION N. 1/2 SECTION 16 T.4S. R.10E. M.D.B.& M.

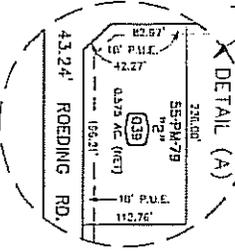
THIS MAP FOR ASSESSMENT PURPOSES ONLY

067 002 018 - 048



FROM: 1-4  
 DRAWN: 05-14-85  
 REVISIONS: 08-15-70, 01-03-92 K.L, 02-22-02 M.F., 01-24-03 D.H., 03-24-04 H.B., 08-01-08 (V) H.B., 1-5-09 M.F.

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Stanislaus  
 County  
 Assessor  
 66,70,02,  
 03,04,09

018 - 048

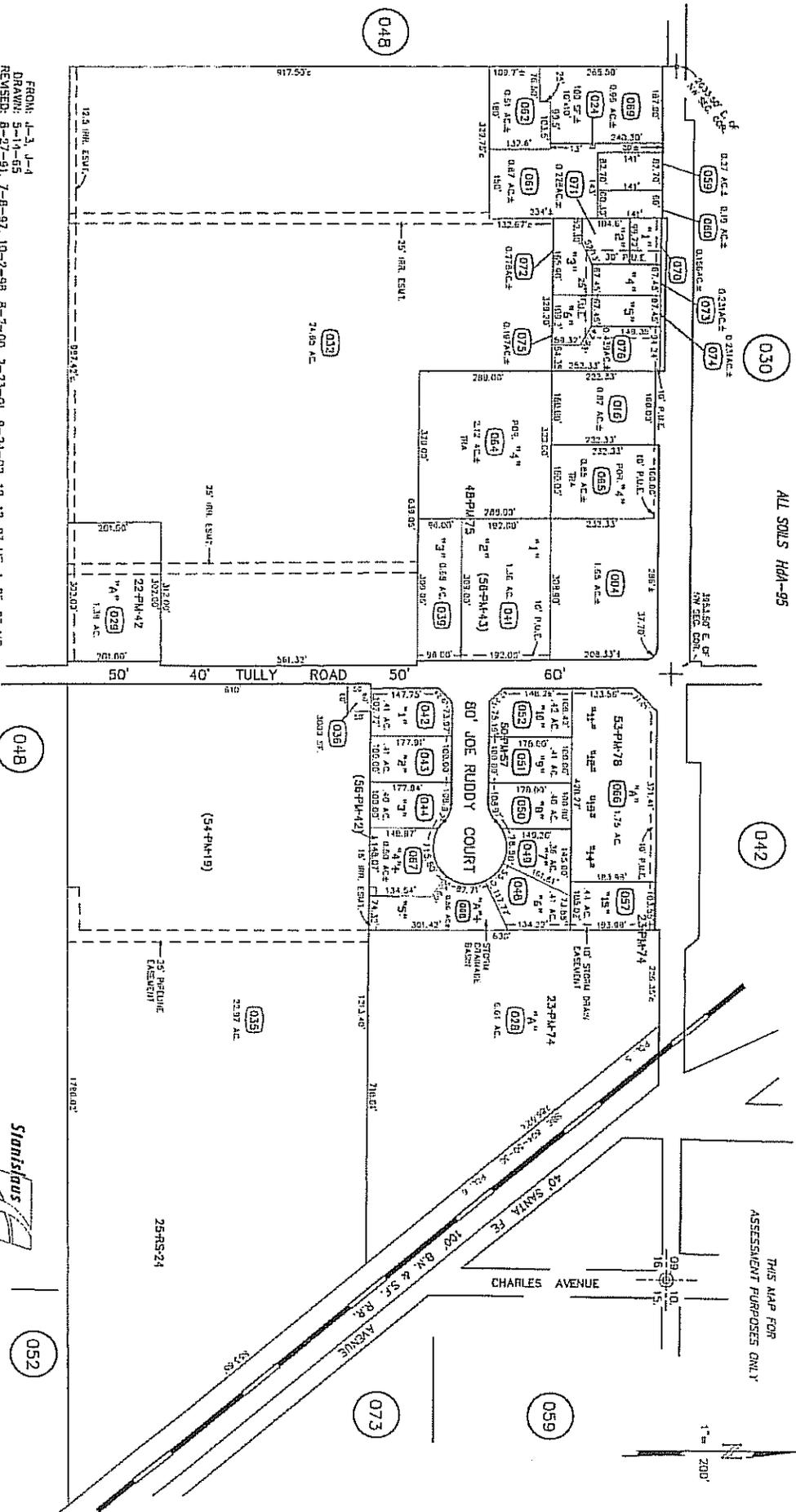
POR. NE 1/4 SECTION 16 T.4S. R.10E. M.D.B. & M.

009 001  
009 011  
009 015  
009 020

018 - 049

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

1" = 200'



FROM: 1-3, 1-4  
DRAWN: 5-11-65  
REMOVED: 8-27-61  
05-09-06 MB, 12-14-06 CS, 02-19-07 MB, 12-12-07 NF, 08-15-10 MB, 09-24-13 MB  
03-13-15 PD

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Stanislaus  
County  
Assessor  
66,70,98,99,01,03,04,  
07,08,14

018 - 049

THIS MAP FOR ASSESSMENT  
PURPOSES ONLY

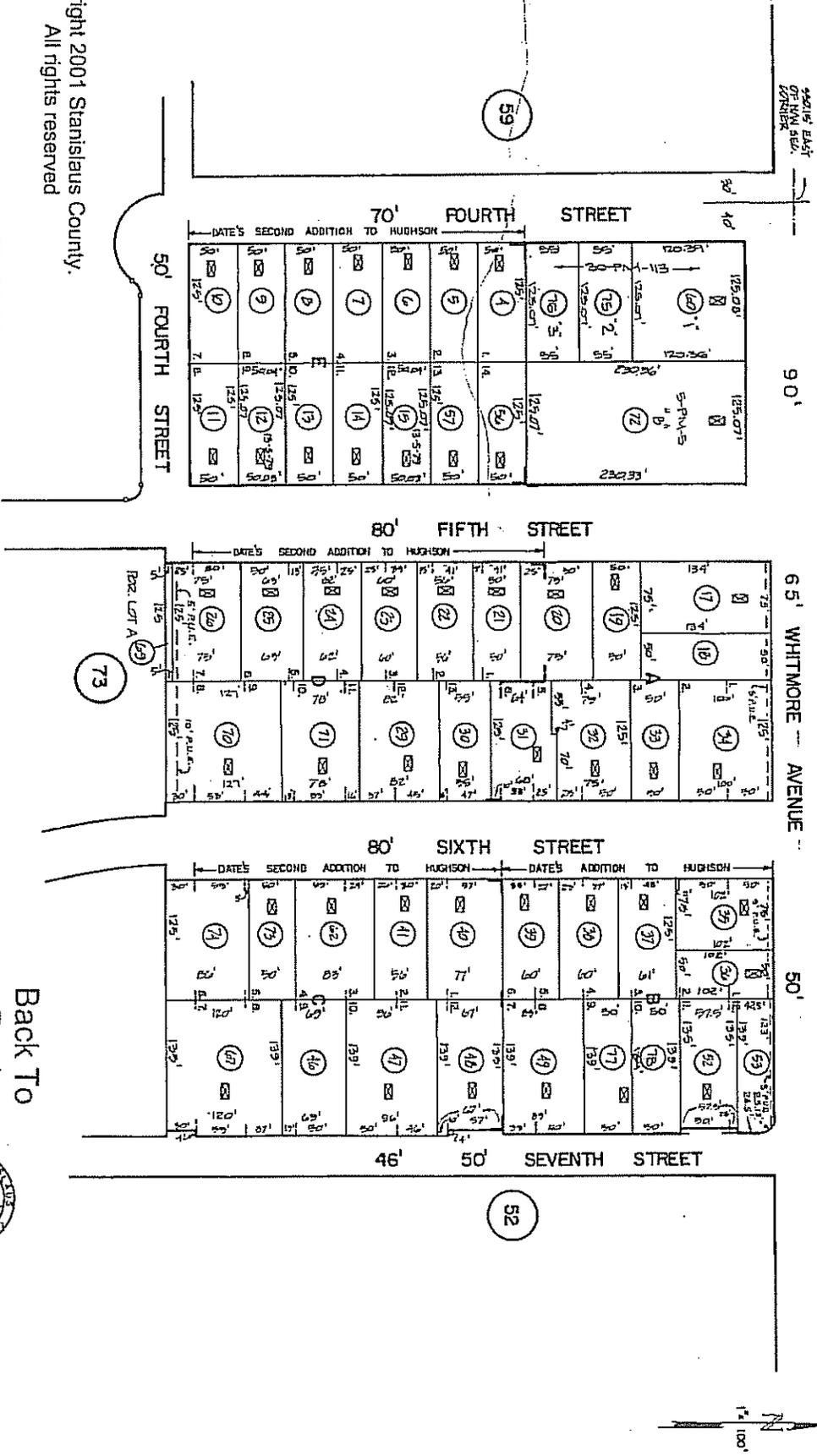
PORTION NW/4 SECTION 15 T4S R10E M.D.B.A.M.  
DATES - ADDITIONS TO HUGHSON

43

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

9 01

18-51



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FROM 140-21, 18-51  
RECORDED MAPS VOL. 8-31, 18-42  
RECEIVED 4-7-01, SUPPLEMENTED 7-27-02, 2/11/04 D11, 4-30-04 MAP 11/17/04 D11

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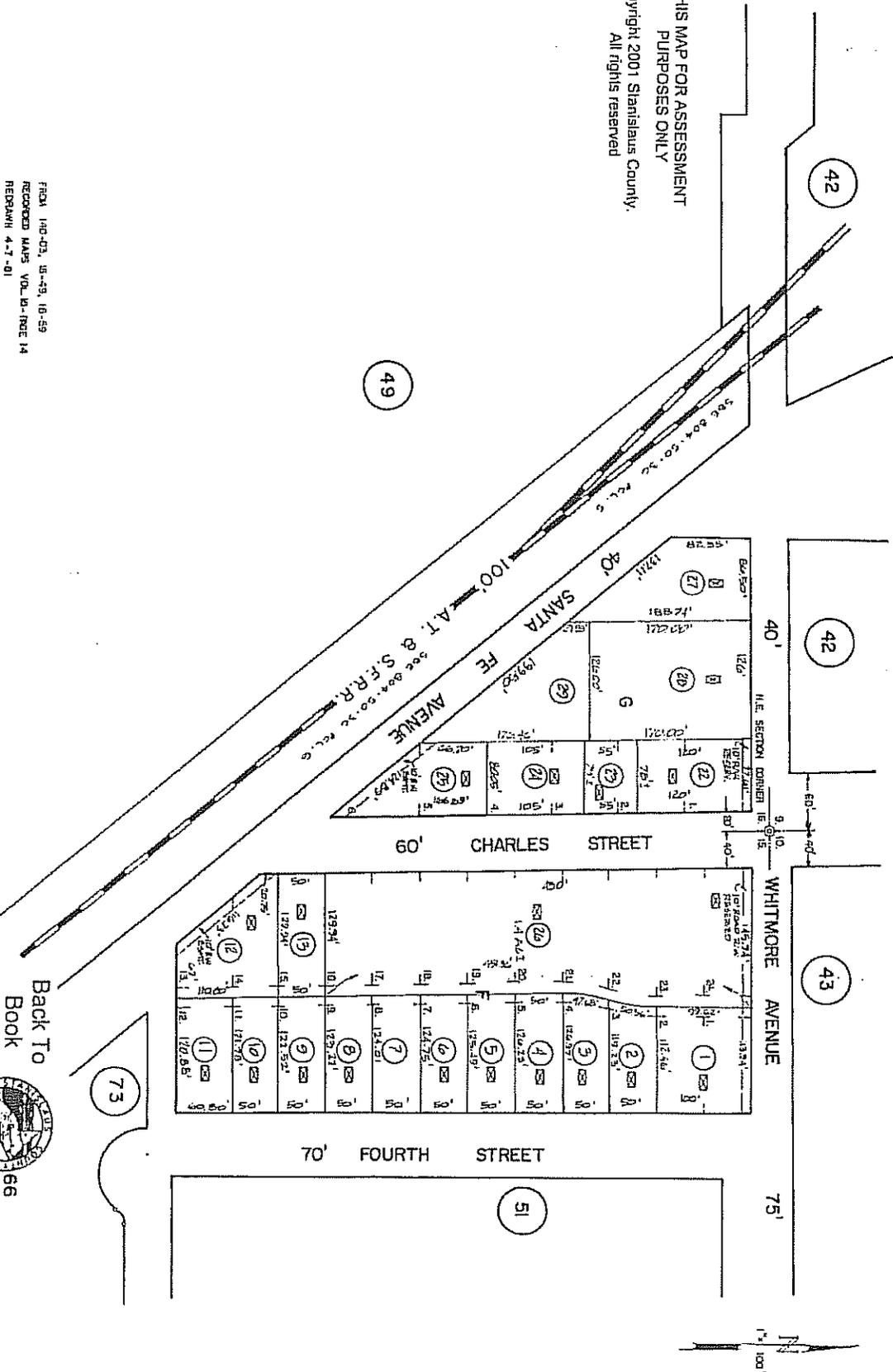
18-51

PORTION NE 1/4 SEC 16 & PORTION NW 1/4 SECTION 15 T.4S R.10E M.D.B.&M.  
 ADAM'S ADDITION TO HUGHSON

9 01

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FD-1 140-03, 15-49, 16-59  
 RECORDED MAPS VOL. 18 - PAGE 14  
 REBRAWN 4-7-01

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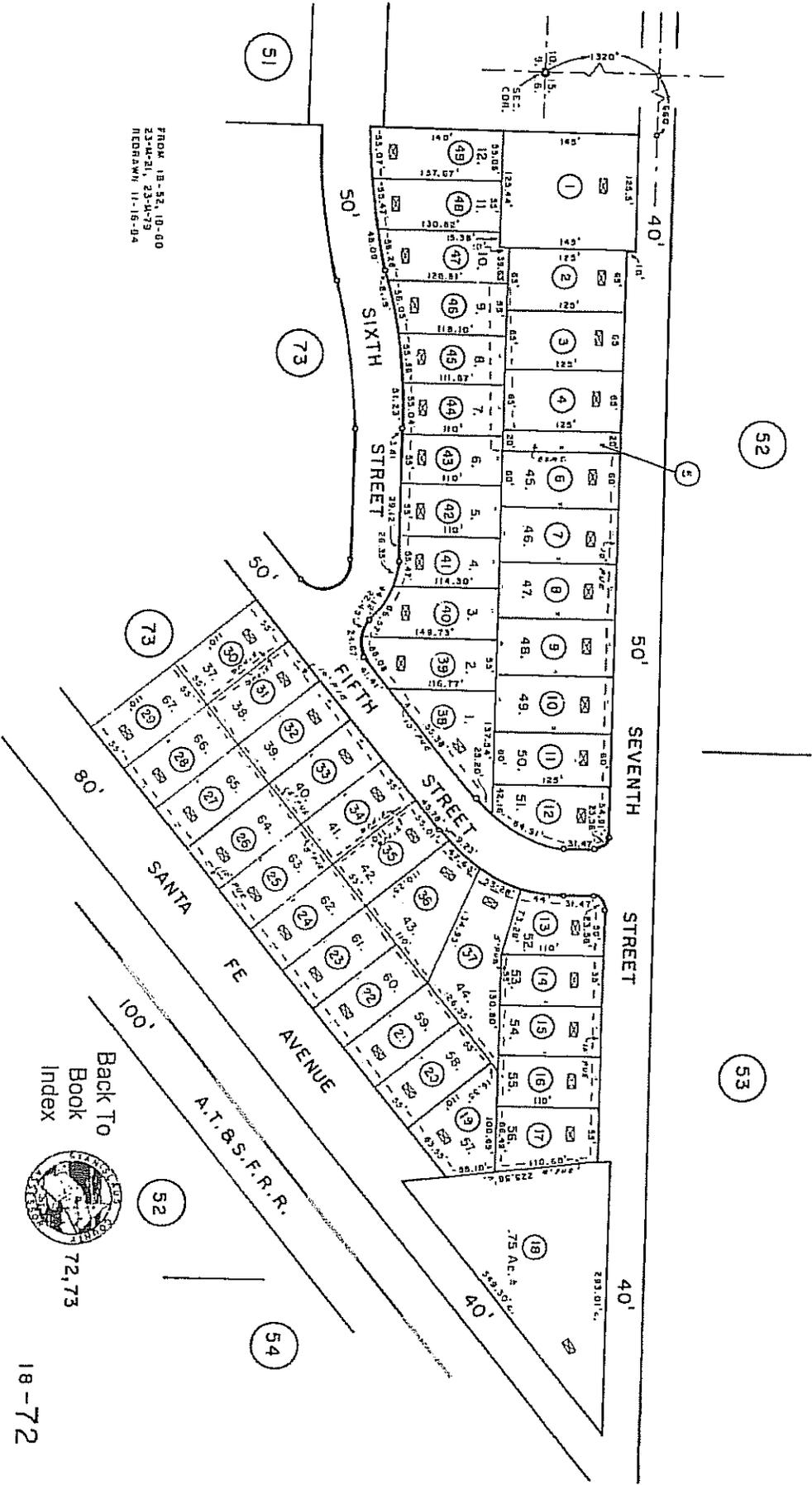


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PORTION NW 1/4 SECTION 15 T.4S. R.10E. M.D.B.&M.  
POR. ARLINGTON SUBD. UNITS 1&2 LOTS 1-12, 37-67

009 001 18-72



FROM 18-52, 18-60  
23-4-21, 23-4-73  
REORDER 11-18-84

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72, 73

18-72

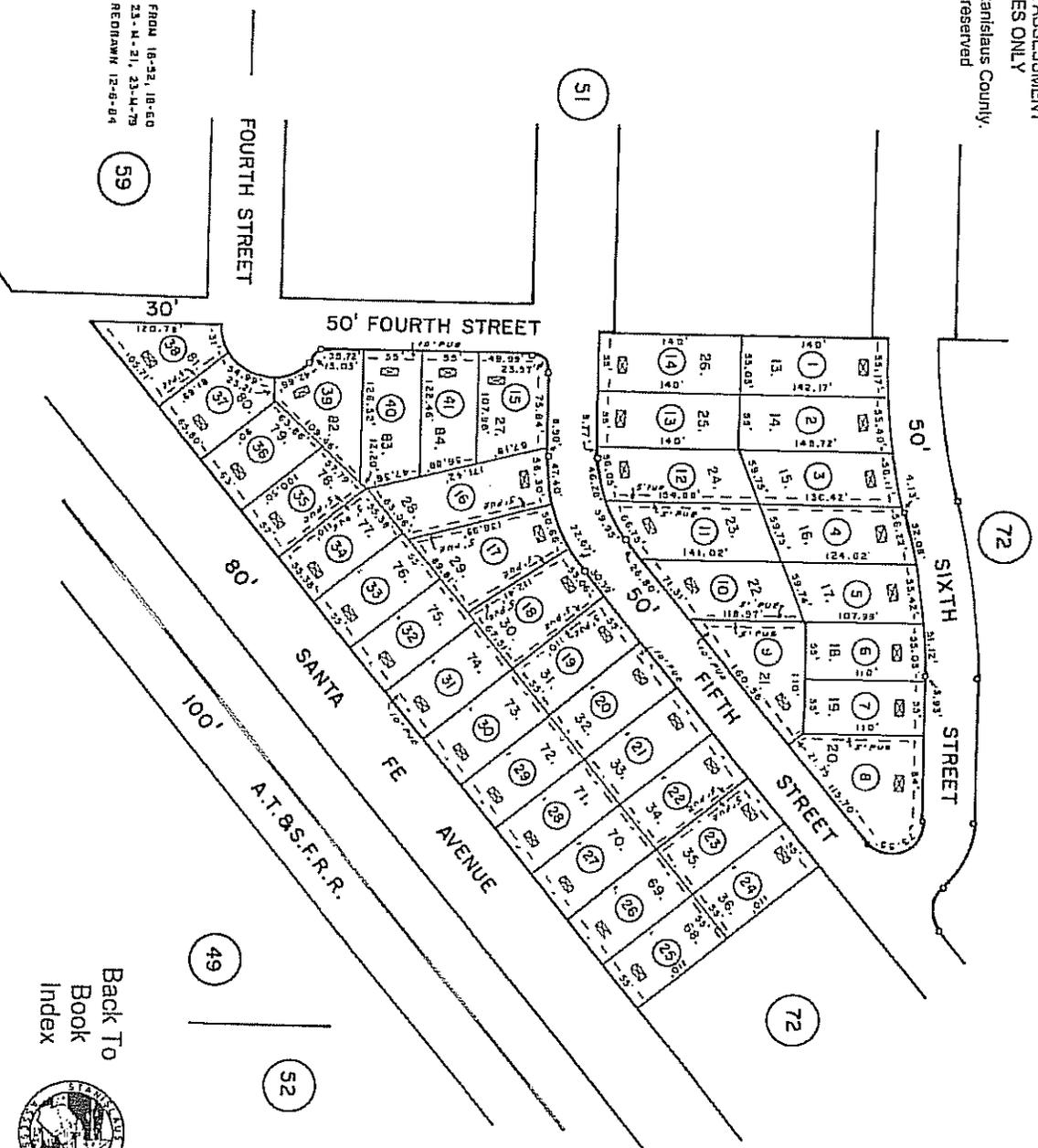
THIS MAP FOR ASSESSMENT  
PURPOSES ONLY

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PORTION NW 1/4 SECTION 15 T4S. R.10E. M.D.B.&M.  
POR. ARLINGTON SUBD. UNITS 1&2 LOTS 13-36, 68-84

009 001

18-73



FROM 18-32, 18-50  
23-M-21, 23-M-79  
REDDRAWN 12-9-84

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Back To  
Book  
Index



72, 73

18-73

STERLING GLEN III LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting Costs:**

Electrolier Repairs	\$	1,160.38
Bucket Truck Replacement	\$	224.90
Electricity for 150 Watt T.I.D.	\$	880.33
Electricity for 100 Watt T.I.D.	\$	402.33
	\$	<u>2,667.94</u>

**Landscaping Costs:**

Labor for Community Park Maintenance	\$	2,419.77
Maintenance Supplies Cost for Community Park (Fertilizer)	\$	616.14
Maintenance Equipment Cost for Community Park	\$	1,411.54
Water Cost for Community Park	\$	420.34
Street Tree Chipping	\$	712.17
Street Tree Removal	\$	1,424.33
Street Tree Replacement	\$	712.17
Graffiti Abatement	\$	80.02
	\$	<u>7,796.48</u>

**Subtotal Direct Costs** \$ 10,464.42

**Administration Costs**

Contingency	\$	1,046.44
Consultant Fees	\$	2,400.57
City Administrative Costs	\$	2,400.57
	\$	<u>5,847.58</u>

**District Total** \$ 16,312.00

Number of Lots 73

**Total Yearly Charges Per Lot\*\*** \$ 223.45

\*Annual CPI plus 3.0%

\*\*Due to rounding the maximum assessment allowed per parcel will be lowered \$0.01 as not to exceed total cost

Tax Code 57115

STERLING GLEN III ANNEX LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electricity	\$	54.18
Electrolifer Repairs	\$	49.99
Bucket Truck Replacement	\$	9.68
	\$	<u>113.85</u>

**Landscaping Costs:**

Landscaping (Community Park)		
Labor	\$	102.62
Maintenance Costs	\$	26.52
Equipment	\$	60.26
Water	\$	16.56
	\$	<u>205.96</u>

**Street Trees:**

Chipping	\$	30.66
Removals	\$	60.96
Replacements	\$	30.66
	\$	<u>122.28</u>

**Subtotal Direct Costs** \$ 442.09

**Administration Costs:**

Administration and Operations	\$	106.62
County Administration Fee	\$	1.73
Contingency	\$	45.08
	\$	<u>153.43</u>

**District Total** \$ 595.52

Total Acres 1.7

**Total Yearly Charges Per Acre\*\*** \$ 350.31

\*Annual CPI is 2.5% plus 3.0%

\*\*Assessed value per parcel is based on total acreage of individual lot size

Tax Code 57115

Engineer's Benefit Assessment Report  
*Sterling Glen III*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	089	003	000	\$150.62
2	018	089	004	000	\$122.60
3	018	089	005	000	\$126.10
4	018	089	011	000	\$223.44
5	018	089	013	000	\$223.44
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7	018	089	015	000	\$223.44
8	018	089	016	000	\$223.44
9	018	089	017	000	\$223.44
10	018	089	018	000	\$223.44
11	018	089	019	000	\$223.44
12	018	089	020	000	\$223.44
13	018	089	021	000	\$223.44
14	018	089	022	000	\$223.44
15	018	089	023	000	\$223.44
16	018	089	024	000	\$223.44
17	018	089	025	000	\$223.44
18	018	089	026	000	\$223.44
19	018	089	027	000	\$223.44
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25	018	089	034	000	\$223.44
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27	018	089	036	000	\$223.44
28	018	089	037	000	\$223.44
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37	018	089	046	000	\$223.44
38	018	089	047	000	\$223.44
39	018	089	048	000	\$223.44
40	018	089	049	000	\$223.44
41	018	089	050	000	\$223.44
42	018	089	051	000	\$223.44
43	018	089	052	000	\$223.44
44	018	089	053	000	\$223.44
45	018	089	054	000	\$223.44
46	018	089	055	000	\$223.44
47	018	089	056	000	\$223.44

Assmt No.	Book	Page	Parcel	Subparcel	Amount
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49	018	089	058	000	\$223.44
50	018	089	059	000	\$223.44
51	018	089	060	000	\$223.44
52	018	089	061	000	\$223.44
53	018	089	062	000	\$223.44
54	018	089	063	000	\$223.44
55	018	089	064	000	\$223.44
56	018	089	065	000	\$223.44
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73	018	089	082	000	\$223.44
74	018	089	083	000	\$223.44
75	018	089	085	000	\$80.56
76	018	089	086	000	\$105.08
77	018	089	087	000	\$223.44
78	018	089	088	000	\$223.40
				TOTAL:	\$16,896.04

POR. S. 1/2 OF SW. 1/4 OF NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.

STERLING GLEN 3 (42M83)

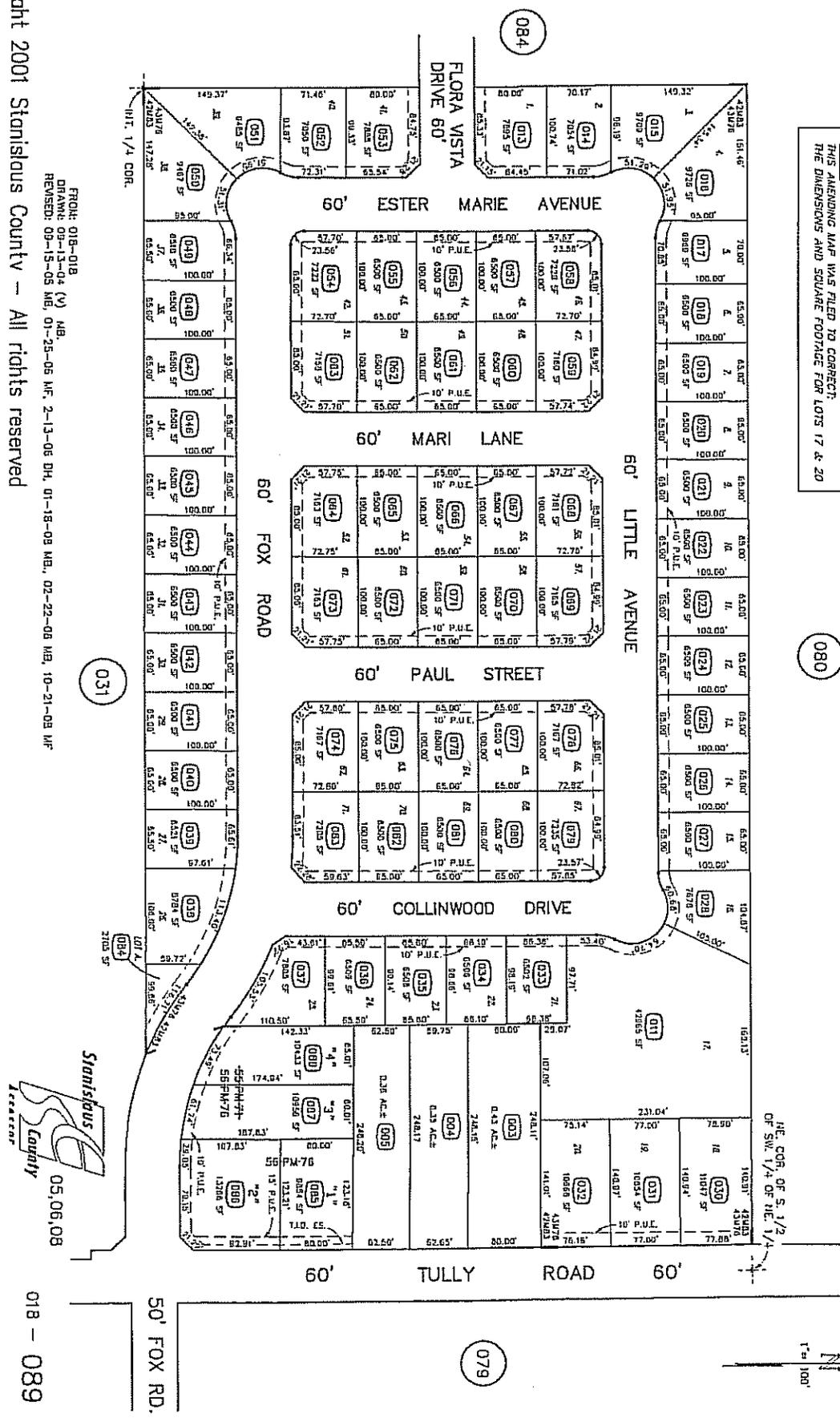
AMENDING STERLING GLEN 3 (43M76)

NOTE:  
THIS AMENDING MAP WAS FILED TO CORRECT  
THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20

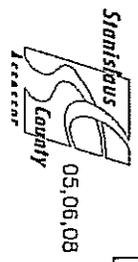
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009 001  
009 014  
018 - 089



FROM: 018-018  
DRAWN: 08-13-04 (V) MB  
REVISION: 08-15-05 MB, 01-25-06 MF, 2-13-06 DH, 01-18-08 MB, 02-22-08 MB, 10-21-08 MF



018 - 089

POR. S. 1/2 OF SW. 1/4 OF NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.  
 STERLING GLEN 3 (42M83)  
 AMENDING STERLING GLEN 3 (43M76)

NOTE:  
 THIS AMENDING MAP WAS FILED TO CORRECT  
 THE DIMENSIONS AND SQUARE FOOTAGE FOR LOTS 17 & 20

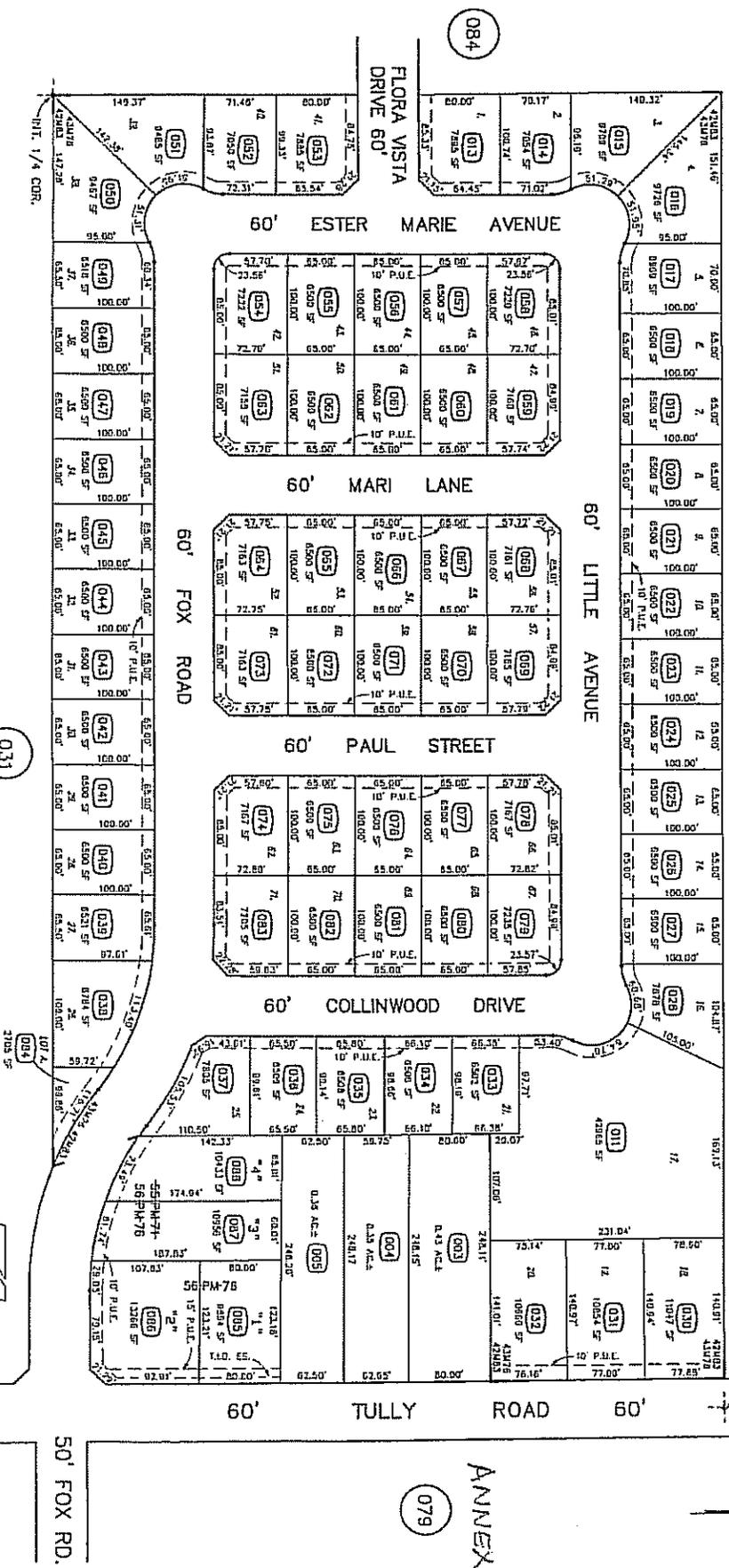
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009 001  
 009 014  
 018 - 089

NE COR. OF S. 1/2  
 OF SW. 1/4 OF NE. 1/4

1" = 100'



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FROM: 018-018  
 DRAWN: 09-11-04 (V) MB  
 REVISED: 09-15-05 MB, 01-25-06 MF, 2-13-06 DR, 01-18-08 MB, 02-22-08 MB, 10-21-08 MF



018 - 089

079

ANNEX

FEATHERS GLEN LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting Costs:**

Electrolier Repairs	\$ 1,071.13
Bucket Truck Replacement	\$ 207.60
Electricity for 100 Watt T.I.D.	\$ 965.60
	<u>\$ 2,244.33</u>

**Landscaping Costs:**

Labor for Community Park Maintenance	\$ 2,419.77
Maintenance Supplies Cost for Community Park (Fertilizer)	\$ 616.14
Maintenance Equipment Cost for Community Park	\$ 1,411.54
Water Cost for Community Park	\$ 234.73
Street Tree Chipping	\$ 464.11
Street Tree Removal	\$ 928.22
Street Tree Replacement	\$ 464.11
Graffiti Abatement	\$ 80.02
	<u>\$ 6,618.64</u>

**Subtotal Direct Costs** **\$ 8,862.97**

**Administration Costs**

Contingency	\$ 870.30
Consultant Fees	\$ 2,400.57
City Administrative Costs	\$ 2,400.57
	<u>\$ 5,671.44</u>

**District Total** **\$ 14,534.41**

Number of Lots 42

**Total Yearly Charges Per Lot\*\*** **\$ 346.06**

\* Annual CPI is 2.5% plus 3.0%

\*\*Maximum assessment allowed per parcel will be lowered \$0.02, as not to exceed district total

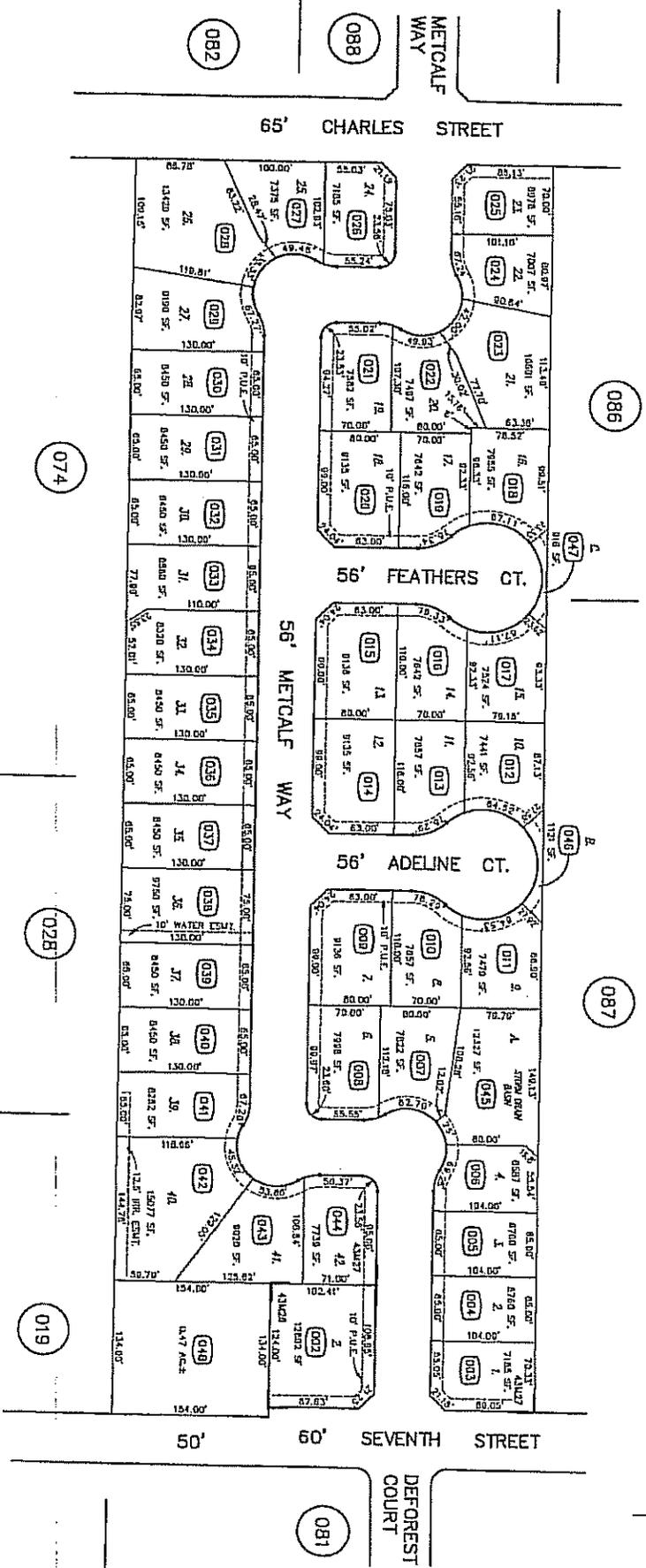
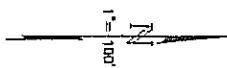
Engineer's Benefit Assessment Report  
*Feathers Glen*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	090	003	000	\$346.04
2	018	090	004	000	\$346.04
3	018	090	005	000	\$346.04
4	018	090	006	000	\$346.04
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40	018	090	042	000	\$346.04
41	018	090	043	000	\$346.04
42	018	090	044	000	\$346.04
				TOTAL:	\$14,533.68

POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B. & M.  
 POR. FEATHERS GLEN PHASE 1 - LOT 2 (43M26)  
 FEATHERS GLEN PHASE 2 (43M27)

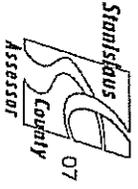
009 018 018 - 090

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FROM: 018-018  
 DRAWING: 8-22-08 CH  
 REVISION: 8-30-08 MF

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018 - 090

FONTANA RANCH NORTH LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

Total Personnel Labor & Fringe	\$	2,275.87
Other Services - City Forces	\$	888.07
Utilities: Water, Sewer, Electricity	\$	3,648.93
Equipment & Material Costs	\$	6,116.48
Capital Improvements	\$	2,664.21
Other Incidental Costs	\$	779.68
	<u>\$</u>	<u>16,373.24</u>
25% Reduction (General Benefit)	\$	(4,093.31)
<b>Total Direct Costs</b>	<u>\$</u>	<u><b>12,279.93</b></u>

**Indirect Costs**

Program Administration	\$	2,257.81
Stanislaus County Assessor's Fee	\$	37.63
	<u>\$</u>	<u>2,295.44</u>

**District Total** **\$ 14,575.37**

Number of Lots 91

**Total Yearly Charges Per Lot\*** **\$ 160.17**

Annual CPI is 2.5% plus 3.0%

\*A \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 57117

Engineer's Benefit Assessment Report  
*Fontana Ranch North*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

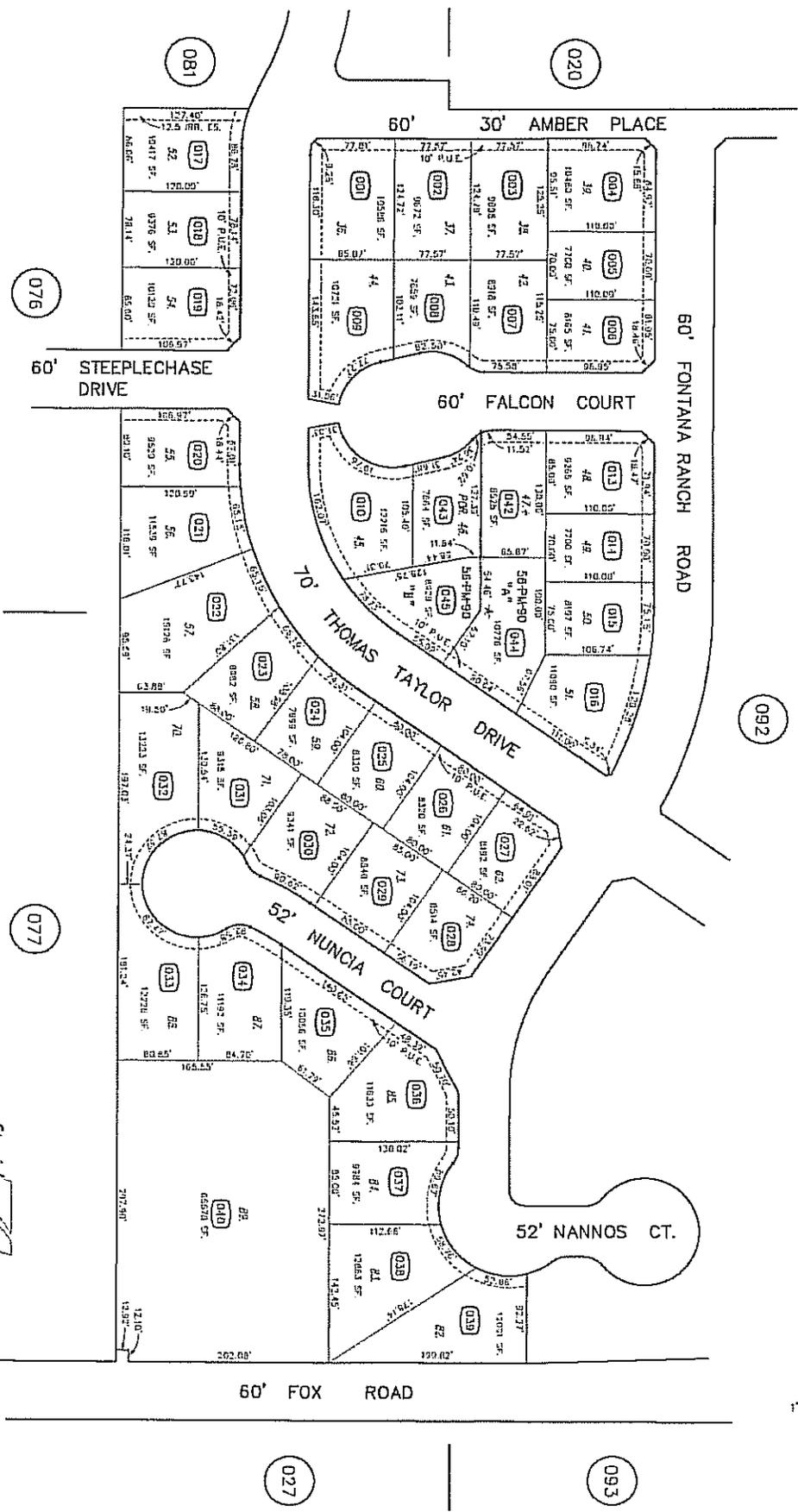
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21	018	091	023	000	\$160.16
22	018	091	024	000	\$160.16
23	018	091	025	000	\$160.16
24	018	091	026	000	\$160.16
25	018	091	027	000	\$160.16
26	018	091	028	000	\$160.16
27	018	091	029	000	\$160.16
28	018	091	030	000	\$160.16
29	018	091	031	000	\$160.16
30	018	091	032	000	\$160.16
31	018	091	033	000	\$160.16
32	018	091	034	000	\$160.16
33	018	091	035	000	\$160.16
34	018	091	036	000	\$160.16
35	018	091	037	000	\$160.16
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37	018	091	039	000	\$160.16
38	018	091	040	000	\$160.16
39	018	091	042	000	\$160.16
40	018	091	043	000	\$160.16
41	018	091	044	000	\$160.16
42	018	091	045	000	\$160.16
43	018	092	001	000	\$160.16
44	018	092	002	000	\$160.16
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46	018	092	004	000	\$160.16
47	018	092	005	000	\$160.16
48	018	092	006	000	\$160.16

Assmt No.	Book	Page	Parcel	Subparcel	
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54	018	092	012	000	\$160.16
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57	018	092	015	000	\$160.16
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59	018	092	017	000	\$160.16
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79	018	092	037	000	\$160.16
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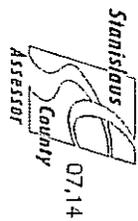
POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B. & M.  
 FONTANA RANCH NORTH, LOTS 36-62, 70-74, 82-89 & A (43M32)

009 013 018 - 091

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



FROM: 018-022  
 DRAWN: 9-23-04 M.F.  
 REVISED: 02-20-13 M.B., 11-25-13 M.A., 12-05-13 M.B.



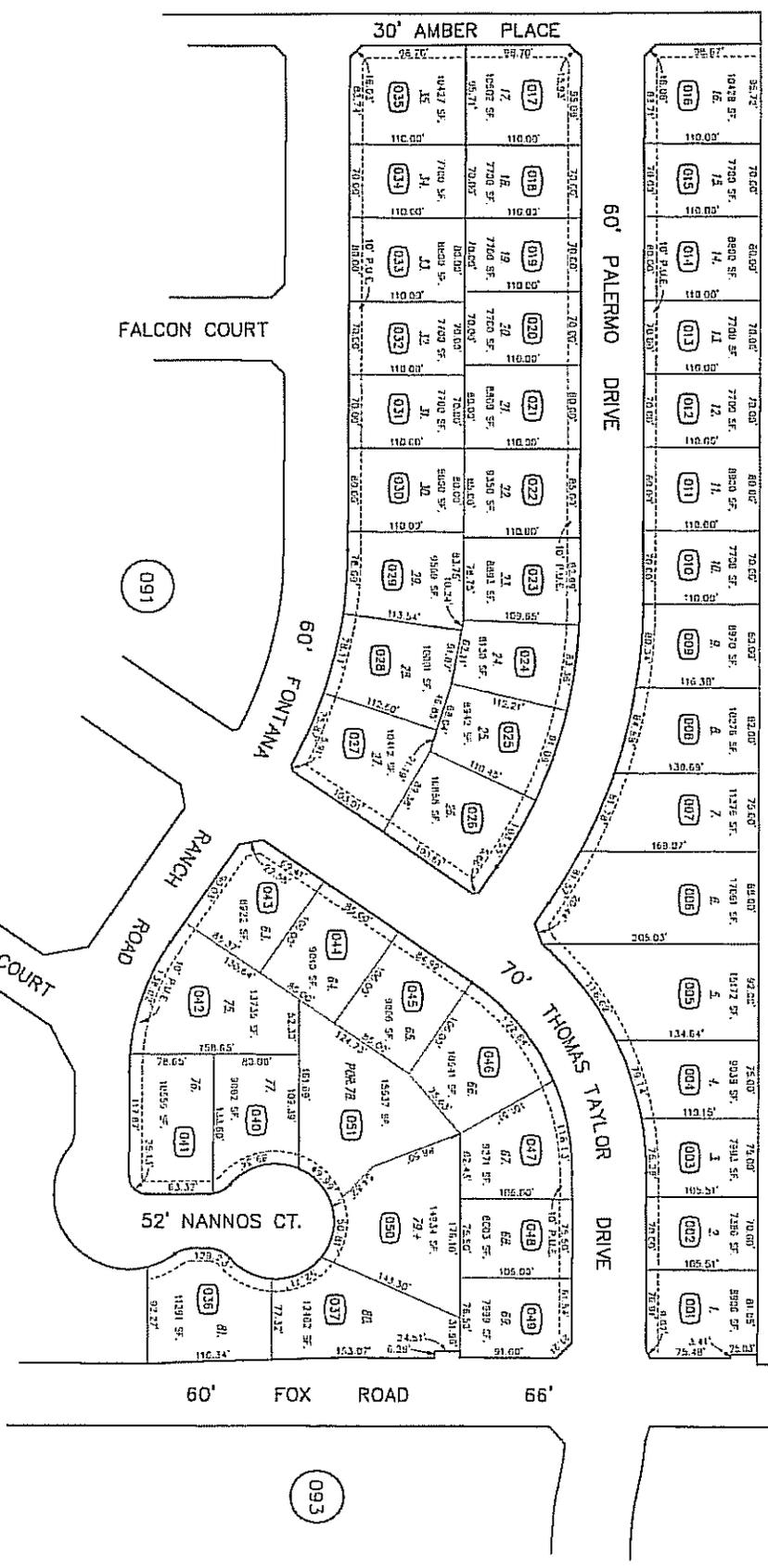
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 018 - 091

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POR. N 1/2 SECTION 10 T.4S. R.10E. M.D.B.& M.  
 FONTANA RANCH NORTH, LOTS 1-35, 63-69 & 75-81 (43M32)

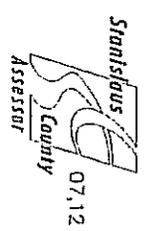
009 013 018 - 092

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 ASSESSMENT PURPOSES ONLY



FROM: 018-022  
 DRAWN: 9-27-05 MFB  
 REVISED: 08-12-11 MFB

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07.12  
 018 - 092

FONTANA RANCH SOUTH LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

Total Personnel Labor & Fringe	\$ 2,275.87
Other Services - City Forces	\$ 609.61
Utilities: Water, Sewer, Electricity	\$ 869.24
Equipment & Material Costs	\$ 3,009.55
Capital Improvements	\$ 1,828.82
	<u>\$ 8,593.09</u>
25% Reduction (General Benefit)	\$ (2,148.27)
<b>Total Direct Costs</b>	<u><b>\$ 6,444.82</b></u>

**Indirect Costs**

Program Administration	\$ 2,257.81
Stanislaus County Assessor's Fee	\$ 37.63
	<u>\$ 2,295.44</u>

**District Total** **\$ 8,740.26**

Number of Lots 56

**Total Yearly Charges Per Lot\*\*** **\$ 156.08**

\* Annual CPI is 2.5% plus 3.0%

\*\*Due to rounding, the maximum assessment per parcel will be lowered \$0.02 as not to exceed district total

Tax Code 57118

Engineer's Benefit Assessment Report  
*Fontana Ranch South*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	093	001	000	\$156.06
2	018	093	002	000	\$156.06
3	018	093	003	000	\$156.06
4	018	093	004	000	\$156.06
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25	018	093	031	000	\$156.06
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27	018	093	033	000	\$156.06
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32	018	093	038	000	\$156.06
33	018	093	039	000	\$156.06
34	018	093	040	000	\$156.06
35	018	093	041	000	\$156.06
36	018	093	042	000	\$156.06
37	018	093	043	000	\$156.06
38	018	093	044	000	\$156.06
39	018	093	045	000	\$156.06
40	018	093	046	000	\$156.06
41	018	093	047	000	\$156.06
42	018	093	048	000	\$156.06
43	018	093	049	000	\$156.06
44	018	093	050	000	\$156.06
45	018	093	051	000	\$156.06
46	018	093	052	000	\$156.06
47	018	093	053	000	\$156.06
48	018	093	054	000	\$156.06

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	093	055	000	\$156.06
50	018	093	056	000	\$156.06
51	018	093	058	000	\$156.06
52	018	093	059	000	\$156.06
53	018	093	060	000	\$156.06
54	018	093	061	000	\$156.06
55	018	093	062	000	\$156.06
56	018	093	063	000	\$156.06
				<b>TOTAL:</b>	<b>\$8,739.36</b>

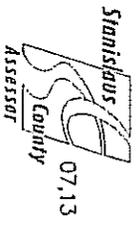
THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

POR. SE 1/4 SEC. 10 T.4S. R.10E. M.D.B. & M.  
FONTANA RANCH SOUTH (43M33)

009 012 018 -- 093



FROM 018-024  
DRAWN 9-29-06 DH  
REVISED: 09-21-12 MIB, 11-29-12 MIB  
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07.13  
018 -- 093

CENTRAL HUGHSON ZONE 2 LANDSCAPING LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

Total Landscape	\$	10,614.73
Total Lighting	\$	1,414.20
	\$	<b>12,028.93</b>

**Indirect Costs**

Program Administration	\$	1,477.00
Contingency	\$	601.44
	\$	<b>2,078.44</b>

<b>Subtotal Direct Costs</b>	<b>\$</b>	<b>14,107.37</b>
------------------------------	-----------	------------------

Number of Lots 42

Annual CPI is 2.5% plus 3%

Due to rounding the maximum assessment allowed per parcel will be lowered \$0.03 as not to exceed total cost

Tax Code 57121

Engineer's Benefit Assessment Report  
*Central Hughson Zone 2*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

105.50%

Assmt No.	Book	Page	Parcel	Subparcel	14/15	Amount
1	018	030	010	000	\$354.56	\$374.02
2	018	030	011	000	\$354.56	\$374.02
3	018	030	015	000	\$354.56	\$374.02
4	018	030	016	000	\$344.10	\$363.00
5	018	042	004	000	\$354.56	\$374.02
6	018	042	039	000	\$354.56	\$374.02
7	018	042	069	000	\$354.56	\$374.02
8	018	042	070	000	\$354.56	\$374.02
9	018	042	071	000	\$354.56	\$374.02
10	018	042	072	000	\$354.56	\$374.02
11	018	048	009	000	\$33.36	\$35.16
12	018	048	038	000	\$33.36	\$35.16
13	018	048	039	000	\$120.56	\$127.16
14	018	048	040	000	\$33.36	\$35.16
15	018	049	004	000	\$123.44	\$130.22
16	018	049	016	000	\$33.36	\$35.16
17	018	049	025	000	\$33.36	\$35.16
18	018	049	026	000	\$33.36	\$35.16
19	018	049	028	000	\$33.36	\$35.16
20	018	049	029	000	\$33.36	\$35.16
21	018	049	032	000	\$297.84	\$314.18
22	018	049	035	000	\$300.72	\$317.22
23	018	049	039	000	\$36.24	\$38.20
24	018	049	041	000	\$123.44	\$130.20
25	018	049	042	000	\$914.58	\$964.86
26	018	049	043	000	\$875.08	\$923.18
27	018	049	044	000	\$875.08	\$923.18
28	018	049	048	000	\$875.08	\$923.18
29	018	049	049	000	\$875.08	\$923.18
30	018	049	050	000	\$875.08	\$923.18
31	018	049	051	000	\$875.08	\$923.18
32	018	049	052	000	\$914.58	\$964.84
33	018	049	057	000	\$33.36	\$35.16
34	018	049	059	000	\$33.36	\$35.16
35	018	049	060	000	\$33.36	\$35.16
36	018	049	061	000	\$344.10	\$363.00
37	018	049	062	000	\$33.36	\$35.16
38	018	049	064	000	\$33.36	\$35.16
39	018	049	065	000	\$33.36	\$35.16
40	018	049	066	000	\$36.24	\$38.20
41	018	049	067	000	\$875.08	\$923.18
42	018	049	069	000	\$33.36	\$35.16

TOTAL:

\$14,006.92

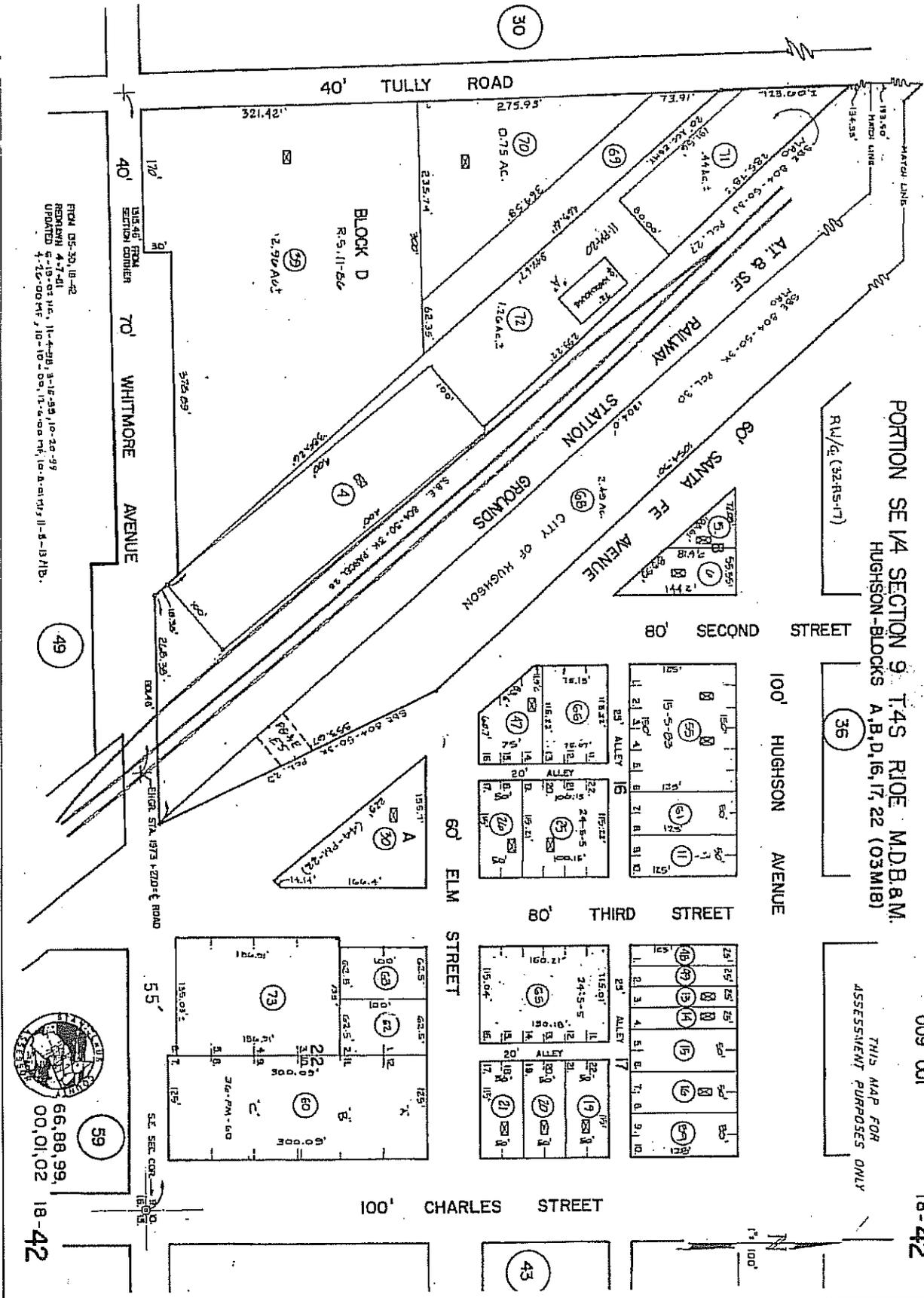


PORTION SE 1/4 SECTION 9 T.4S R.10E M.D.B.&M.  
 HUGHSON-BLOCKS A, B, D, 16, 17, 22 (03M18)

009 001

18-42

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



FROM 05-30-18-42  
 REOPENED 4-7-41  
 5-19-03 MC, 11-4-08, 3-12-09, 10-20-09  
 UPDATED 4-26-00 MC, 10-10-00, 11-4-00 MC, 10-8-01 MC, 11-5-01 B.



66,88,99,  
 00,01,02

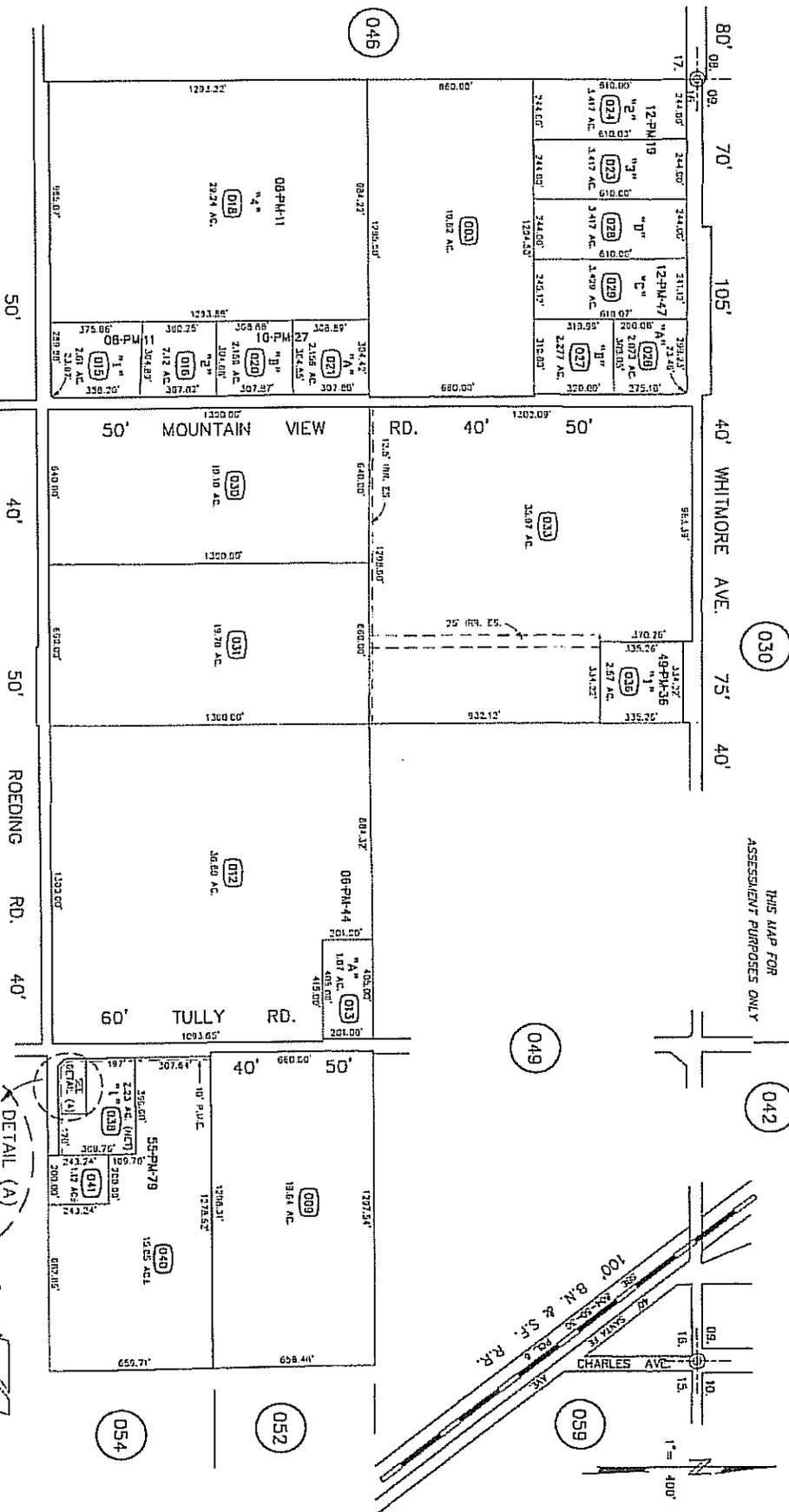
18-42

PORTION N. 1/2 SECTION 16 T.4S. R.10E. M.D.B.& M.

THIS MAP FOR ASSESSMENT PURPOSES ONLY

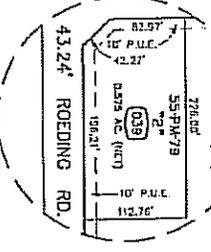
067 002

018 - 048



FROM: J-1  
 DRAWN: 05-14-95  
 REVISED: 08-15-70, 01-03-92 K.L, 02-22-02 M.F, 01-24-03 D.H., 03-24-04 M.B., 05-04-08 (V) M.B., 1-5-09 M.F

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Stanislaus County Assessor  
 66,70,02,  
 03,04,09

018 - 048

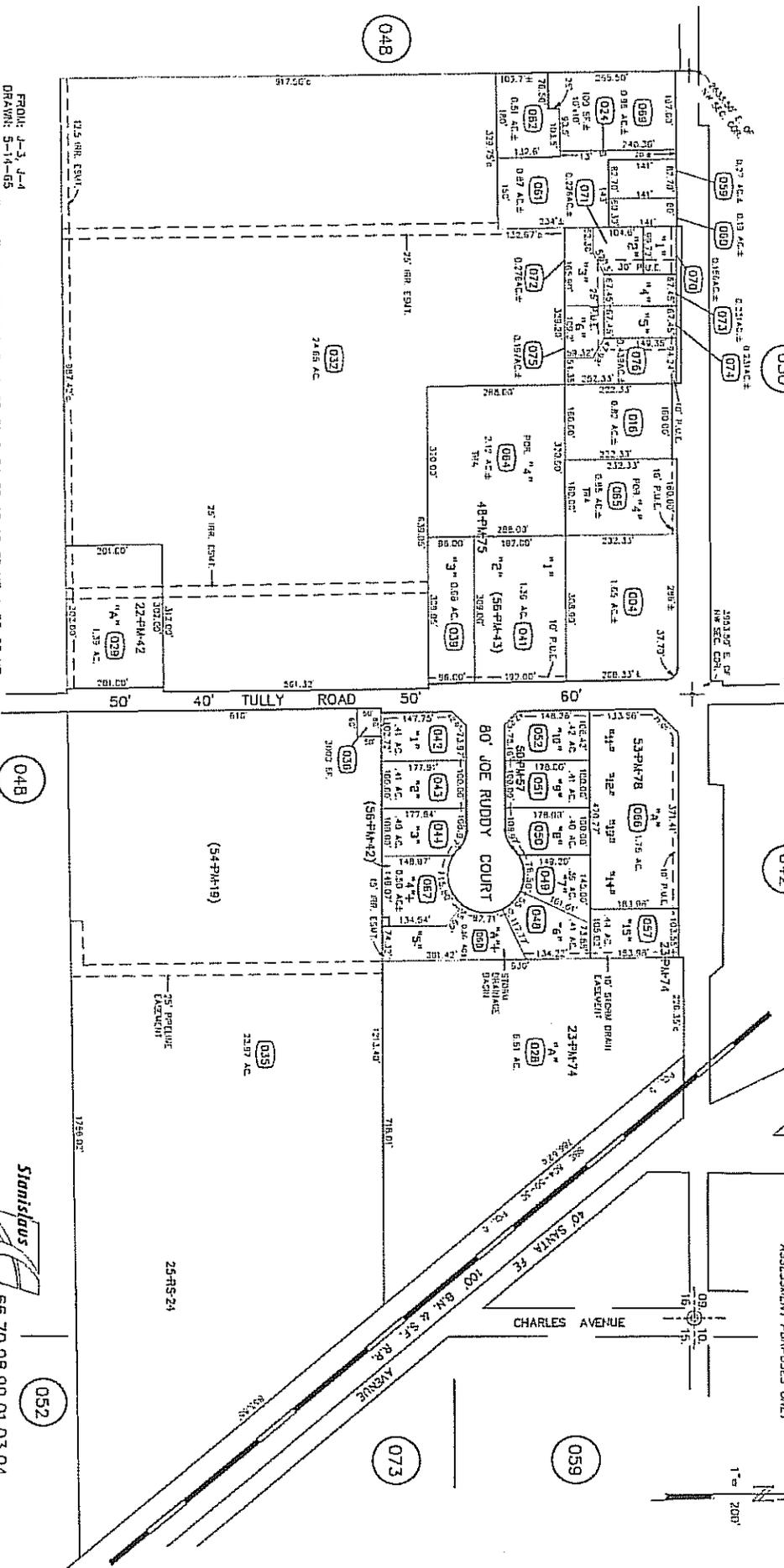
POR. NE 1/4 SECTION 16 T.4S. R.10E. M.D.B. & M.

ALL SOILS H44-95

009 001  
009 011  
009 015  
009 020

018 - 049

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



FROM: J-3, J-4  
DRAWN: 5-14-05  
REVISED: 8-27-01, 7-8-07, 10-2-08, 8-2-00, 2-23-01, 9-24-02, 12-12-03 MF, 1-25-06 MF,  
06-09-08 ME, 12-14-08 CS, 03-19-07 MB, 12-12-07 MF, 06-15-10 MB, 09-24-13 MB  
03-13-15 PO

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Stanislaus  
County  
Assessor  
66,70,98,99,01,03,04,  
07,08,14

018 - 049

BRITTANY WOODS LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	305.00
Electricity Rate	\$	900.00
Labor	\$	2,160.00
	\$	<u>3,365.00</u>

**Landscaping:**

Labor	\$	1,296.00
Maintenance	\$	325.00
Machinery Rate	\$	756.00
Water	\$	109.00
Street Tree Chipping	\$	260.00
	\$	<u>2,746.00</u>

**Streets:**

Maintenance	\$	255.00
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<b>Subtotal Direct Costs</b>	<b>\$</b>	<b>6,366.00</b>
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**Administration Costs**

Administration and Operations	\$	1,500.00
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<b>Subtotal</b>	<b>\$</b>	<b>7,866.00</b>
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<b>District Total</b>	<b>\$</b>	<b>7,866.00</b>
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Number of Lots	65
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<b>Total Yearly Charges Per Lot</b>	<b>\$</b>	<b>121.02</b>
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Due to rounding the maximum assessment allowed per parcel will be lowered \$0.02 as not to exceed total cost

Tax Code 57310

Engineer's Benefit Assessment Report  
*Brittany Woods*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	085	001	000	\$121.00
2	018	085	002	000	\$121.00
3	018	085	003	000	\$121.00
4	018	085	004	000	\$121.00
5	018	085	005	000	\$121.00
6	018	085	006	000	\$121.00
7	018	085	007	000	\$121.00
8	018	085	008	000	\$121.00
9	018	085	009	000	\$121.00
10	018	085	010	000	\$121.00
11	018	085	011	000	\$121.00
12	018	085	012	000	\$121.00
13	018	085	013	000	\$121.00
14	018	085	014	000	\$121.00
15	018	085	015	000	\$121.00
16	018	085	016	000	\$121.00
17	018	085	017	000	\$121.00
18	018	085	018	000	\$121.00
19	018	085	019	000	\$121.00
20	018	085	020	000	\$121.00
21	018	085	021	000	\$121.00
22	018	085	022	000	\$121.00
23	018	085	023	000	\$121.00
24	018	085	024	000	\$121.00
25	018	085	025	000	\$121.00
26	018	085	026	000	\$121.00
27	018	085	027	000	\$121.00
28	018	085	028	000	\$121.00
29	018	085	029	000	\$121.00
30	018	065	030	000	\$121.00
31	018	085	031	000	\$121.00
32	018	085	032	000	\$121.00
33	018	085	033	000	\$121.00
34	018	085	034	000	\$121.00
35	018	085	035	000	\$121.00
36	018	085	036	000	\$121.00
37	018	085	037	000	\$121.00
38	018	085	038	000	\$121.00
39	018	085	039	000	\$121.00
40	018	085	040	000	\$121.00
41	018	085	041	000	\$121.00
42	018	085	042	000	\$121.00
43	018	085	043	000	\$121.00
44	018	085	044	000	\$121.00
45	018	085	045	000	\$121.00
46	018	085	046	000	\$121.00
47	018	085	047	000	\$121.00
48	018	085	048	000	\$121.00

Assmt No.	Book	Page	Parcel	Subparcel	
49	018	085	049	000	\$121.00
50	018	085	050	000	\$121.00
51	018	085	051	000	\$121.00
52	018	085	052	000	\$121.00
53	018	085	053	000	\$121.00
54	018	085	054	000	\$121.00
55	018	085	055	000	\$121.00
56	018	085	056	000	\$121.00
57	018	085	057	000	\$121.00
58	018	085	058	000	\$121.00
59	018	085	059	000	\$121.00
60	018	085	060	000	\$121.00
61	018	085	061	000	\$121.00
62	018	085	062	000	\$121.00
63	018	085	063	000	\$121.00
64	018	085	064	000	\$121.00
65	018	085	066	000	\$121.00
				TOTAL:	\$7,865.00

POR. N 1/2 SEC. 10 T.4S. R.10E. M.D.B.& M.  
BRITANY WOODS (40M73)

009 009 018 - 085

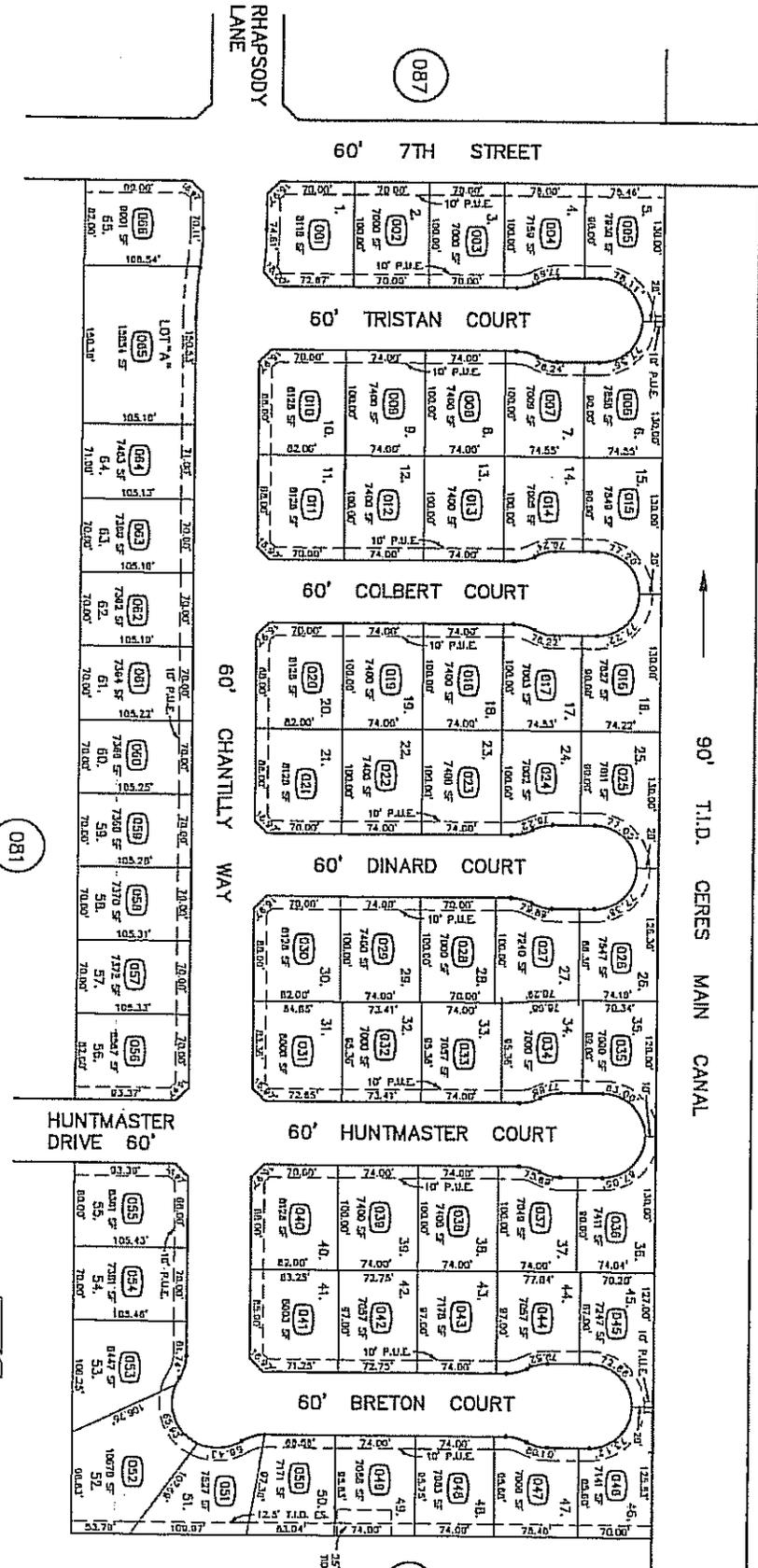
THIS MAP FOR  
ASSESSMENT PURPOSES ONLY

1" = 100'

66' HATCH ROAD

90' T.I.D. CERES MAIN CANAL

RHAPSODY  
LANE



087

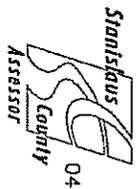
004

081

020

FROM 018-21  
DRAWN 3-14-03 DH  
REVISED 9-27-06 DH

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018 - 085

RHAPSODY UNIT NO. 1 LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	395.00
Electricity Rate	\$	875.00
Labor	\$	2,304.00
	\$	<u>3,574.00</u>

**Landscaping:**

Labor	\$	1,512.00
Maintenance	\$	385.00
Machinery Rate	\$	882.00
Water	\$	130.00
	\$	<u>587.62</u>

**Street Trees:**

Street Tree Chipping	\$	227.00
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**Streets:**

Maintenance	\$	351.02
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<b>Subtotal Direct Costs</b>	\$	<b>4,739.64</b>
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**Administration Costs**

Administration and Operations	\$	1,500.00
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<b>Subtotal</b>	\$	<b>6,239.64</b>
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<b>District Total</b>	\$	<b>6,239.64</b>
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Number of Lots		79
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<b>Total Yearly Charges Per Lot</b>	\$	<b>78.98</b>
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Engineer's Benefit Assessment Report  
*Rhapsody Unit No. 1*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	086	001	000	\$78.98
2	018	086	002	000	\$78.98
3	018	086	003	000	\$78.98
4	018	086	004	000	\$78.98
5	018	086	005	000	\$78.98
6	018	086	006	000	\$78.98
7	018	086	007	000	\$78.98
8	018	086	008	000	\$78.98
9	018	086	009	000	\$78.98
10	018	086	010	000	\$78.98
11	018	086	011	000	\$78.98
12	018	086	012	000	\$78.98
13	018	086	013	000	\$78.98
14	018	086	014	000	\$78.98
15	018	086	015	000	\$78.98
16	018	086	016	000	\$78.98
17	018	086	017	000	\$78.98
18	018	086	018	000	\$78.98
19	018	086	019	000	\$78.98
20	018	086	020	000	\$78.98
21	018	086	021	000	\$78.98
22	018	086	022	000	\$78.98
23	018	086	023	000	\$78.98
24	018	086	024	000	\$78.98
25	018	086	025	000	\$78.98
26	018	086	026	000	\$78.98
27	018	086	027	000	\$78.98
28	018	086	028	000	\$78.98
29	018	086	029	000	\$78.98
30	018	086	030	000	\$78.98
31	018	086	031	000	\$78.98
32	018	086	032	000	\$78.98
33	018	086	033	000	\$78.98
34	018	086	034	000	\$78.98
35	018	086	035	000	\$78.98
36	018	086	036	000	\$78.98
37	018	086	037	000	\$78.98
38	018	086	038	000	\$78.98
39	018	086	039	000	\$78.98
40	018	086	040	000	\$78.98
41	018	086	041	000	\$78.98
42	018	086	042	000	\$78.98
43	018	087	001	000	\$78.98
44	018	087	002	000	\$78.98
45	018	087	003	000	\$78.98
46	018	087	004	000	\$78.98
47	018	087	005	000	\$78.98
48	018	087	006	000	\$78.98

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	087	007	000	\$78.98
50	018	087	008	000	\$78.98
51	018	087	009	000	\$78.98
52	018	087	010	000	\$78.98
53	018	087	011	000	\$78.98
54	018	087	012	000	\$78.98
55	018	087	013	000	\$78.98
56	018	087	014	000	\$78.98
57	018	087	015	000	\$78.98
58	018	087	016	000	\$78.98
59	018	087	017	000	\$78.98
60	018	087	018	000	\$78.98
61	018	087	019	000	\$78.98
62	018	087	020	000	\$78.98
63	018	087	021	000	\$78.98
64	018	087	022	000	\$78.98
65	018	087	023	000	\$78.98
66	018	087	024	000	\$78.98
67	018	087	025	000	\$78.98
68	018	087	026	000	\$78.98
69	018	087	027	000	\$78.98
70	018	087	028	000	\$78.98
71	018	087	029	000	\$78.98
72	018	087	030	000	\$78.98
73	018	087	031	000	\$78.98
74	018	087	032	000	\$78.98
75	018	087	033	000	\$78.98
76	018	087	034	000	\$78.98
77	018	087	035	000	\$78.98
78	018	087	036	000	\$78.98
79	018	087	037	000	\$78.98
				TOTAL:	\$6,239.42

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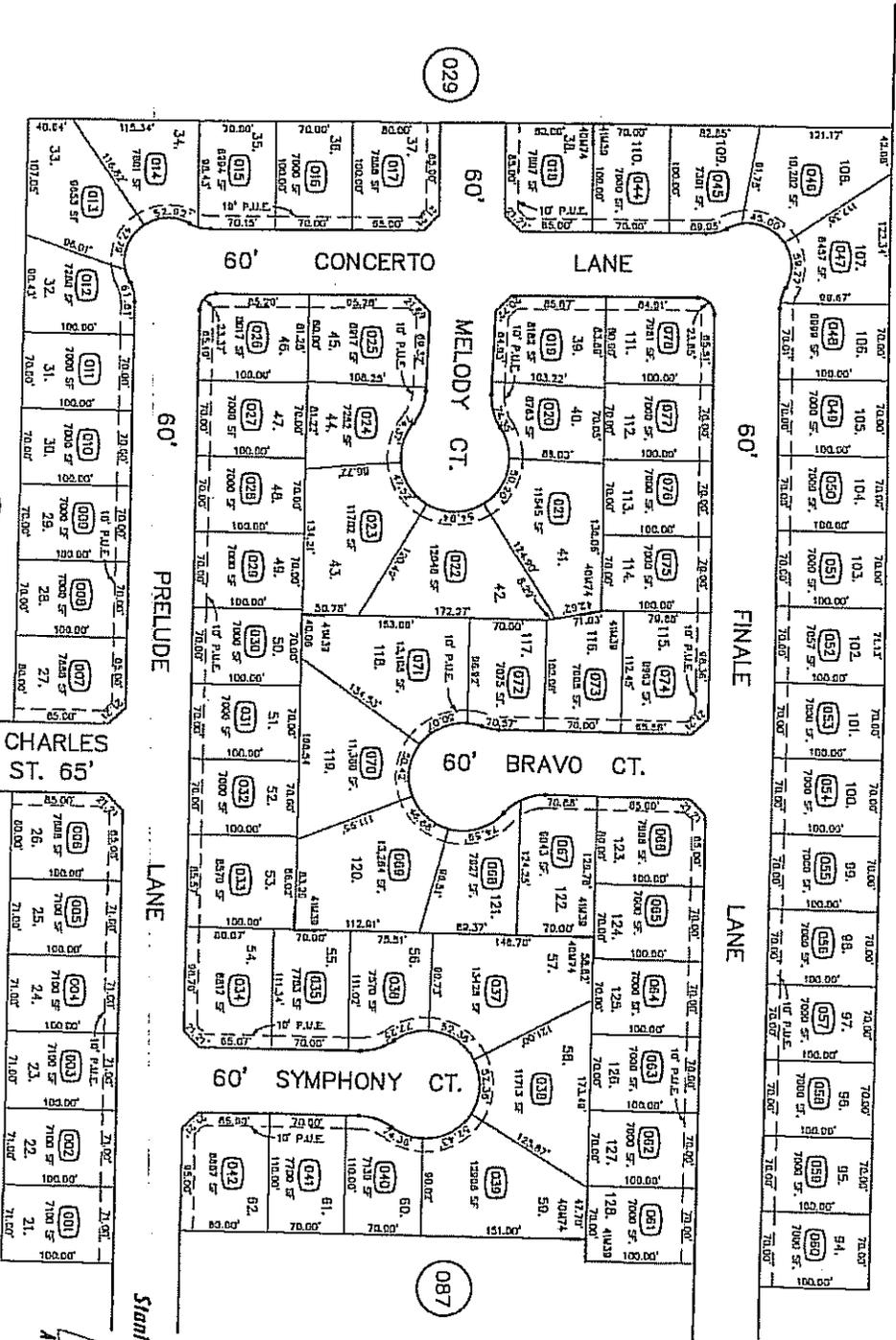
66' HATCH ROAD

POR. NE 1/4 SEC. 9 & POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.  
POR. RHAPSODY UNIT NO. 1 LTS. 21-62 (40M74) 04.01.10 POR. RHAPSODY UNIT NO. 2 LTS. 94-128 (41M39)

009 008 018 - 086

90' CERES MAIN CANAL

THIS MAP FOR ASSESSMENT PURPOSES ONLY

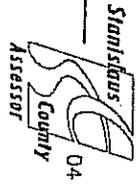


FROM 18-19  
DRAWN 3-31-03 DH  
REVISION 01-28-04 MB, 9-27-06 DH

088

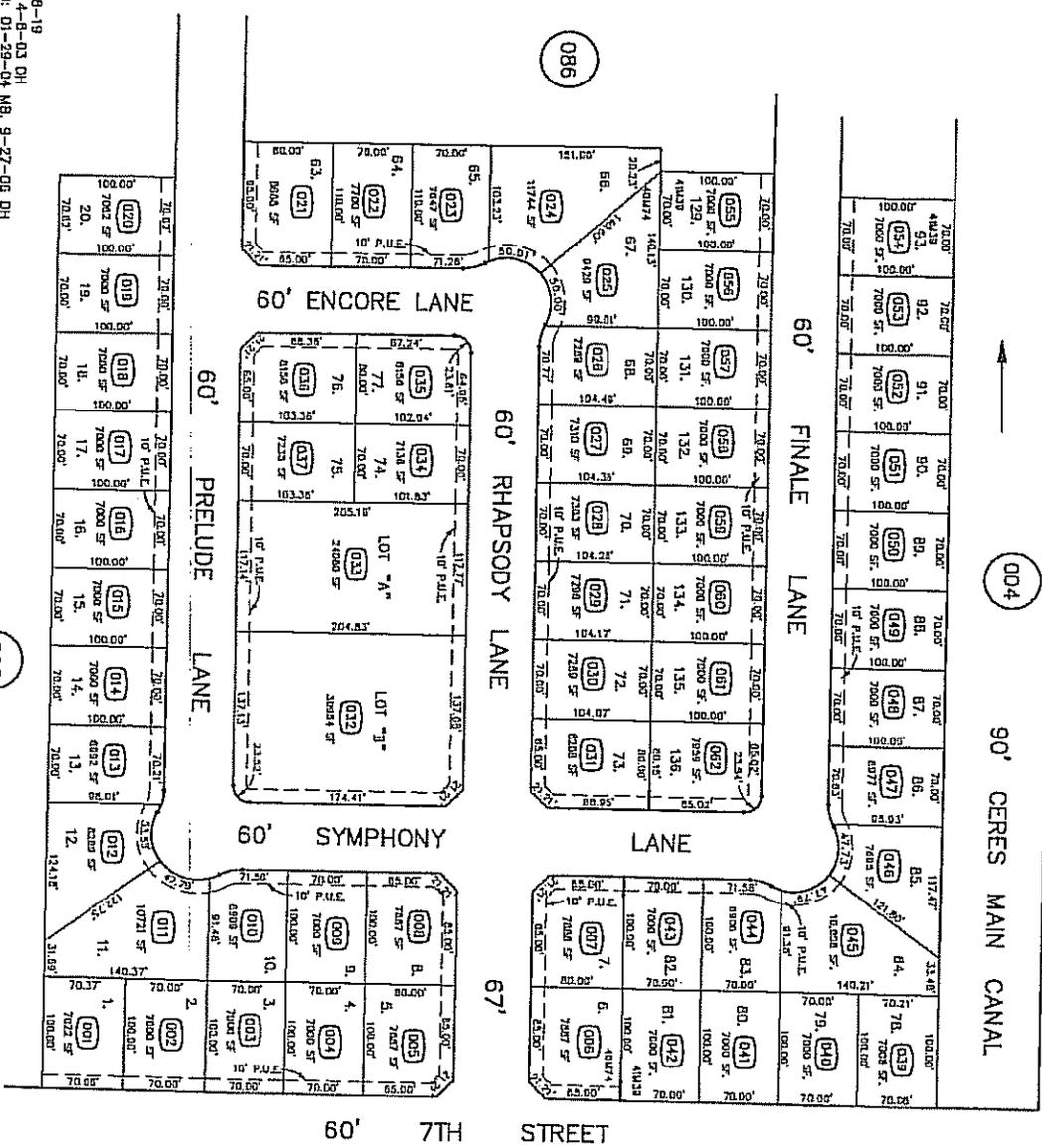
090

018 - 086



POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M. 009 008 018 - 087  
 POR. RHAPSODY UNIT NO. 1 LTS. A, B, 1-20 & 63-77 (40M74) 66' HATCH ROAD  
 POR. RHAPSODY UNIT NO. 2 LTS. 78-93, 129-136 (41M39)

004 90' CERES MAIN CANAL



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FROM 18-19  
 DRAWN 4-8-03 DH  
 REVISION: 01-29-04 MB, 9-27-06 DH

090



018 - 087

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY

1" = 100'

RHAPSODY UNIT NO. 2 LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	395.00
Electricity Rate 150W	\$	693.00
Electricity Rate 100W	\$	562.50
Labor	\$	2,304.00
	<u>\$</u>	<u>3,954.50</u>

**Landscaping:**

Labor	\$	1,512.00
Maintenance	\$	295.00
Machinery Rate	\$	882.00
Water	\$	119.00
	<u>\$</u>	<u>440.82</u>

**Street Trees:**

Street Tree Chipping	\$	142.00
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**Streets:**

Maintenance	\$	159.12
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**Storm:**

Maintenance	\$	304.00
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<b>Subtotal Direct Costs</b>	<b>\$</b>	<b>5,000.44</b>
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**Administration Costs**

Administration and Operations	\$	1,500.00
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<b>Subtotal</b>	<b>\$</b>	<b>6,500.44</b>
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<b>District Total</b>	<b>\$</b>	<b>6,500.44</b>
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Number of Lots	59
----------------	----

<b>Total Yearly Charges Per Lot</b>	<b>\$</b>	<b>110.18</b>
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\*Due to rounding the maximum assessment allowed per parcel will be lowered \$0.02 as not to exceed the district total cost.

Engineer's Benefit Assessment Report  
*Rhapsody Unit No. 2*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	086	044	000	\$110.16
2	018	086	045	000	\$110.16
3	018	086	046	000	\$110.16
4	018	086	047	000	\$110.16
5	018	086	048	000	\$110.16
6	018	086	049	000	\$110.16
7	018	086	050	000	\$110.16
8	018	086	051	000	\$110.16
9	018	086	052	000	\$110.16
10	018	086	053	000	\$110.16
11	018	086	054	000	\$110.16
12	018	086	055	000	\$110.16
13	018	086	056	000	\$110.16
14	018	086	057	000	\$110.16
15	018	086	058	000	\$110.16
16	018	086	059	000	\$110.16
17	018	086	060	000	\$110.16
18	018	086	061	000	\$110.16
19	018	086	062	000	\$110.16
20	018	086	063	000	\$110.16
21	018	086	064	000	\$110.16
22	018	086	065	000	\$110.16
23	018	086	066	000	\$110.16
24	018	086	067	000	\$110.16
25	018	086	068	000	\$110.16
26	018	086	069	000	\$110.16
27	018	086	070	000	\$110.16
28	018	086	071	000	\$110.16
29	018	086	072	000	\$110.16
30	018	086	073	000	\$110.16
31	018	086	074	000	\$110.16
32	018	086	075	000	\$110.16
33	018	086	076	000	\$110.16
34	018	086	077	000	\$110.16
35	018	086	078	000	\$110.16
36	018	087	039	000	\$110.16
37	018	087	040	000	\$110.16
38	018	087	041	000	\$110.16
39	018	087	042	000	\$110.16
40	018	087	043	000	\$110.16
41	018	087	044	000	\$110.16
42	018	087	045	000	\$110.16
43	018	087	046	000	\$110.16
44	018	087	047	000	\$110.16
45	018	087	048	000	\$110.16
46	018	087	049	000	\$110.16
47	018	087	050	000	\$110.16
48	018	087	051	000	\$110.16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	087	052	000	\$110.16
50	018	087	053	000	\$110.16
51	018	087	054	000	\$110.16
52	018	087	055	000	\$110.16
53	018	087	056	000	\$110.16
54	018	087	057	000	\$110.16
55	018	087	058	000	\$110.16
56	018	087	059	000	\$110.16
57	018	087	060	000	\$110.16
58	018	087	061	000	\$110.16
59	018	087	062	000	\$110.16
				TOTAL:	\$6,499.44

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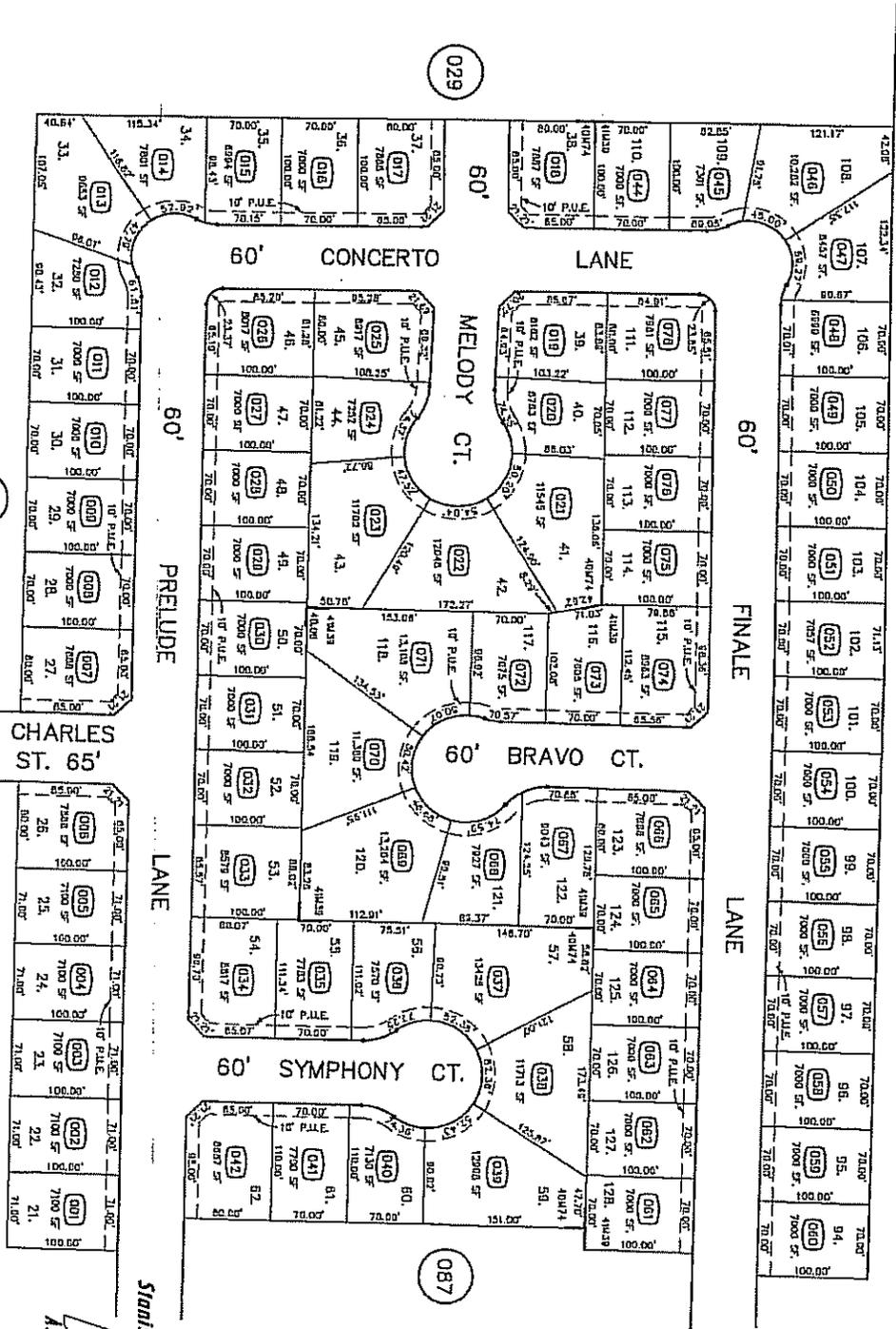
66' HATCH ROAD

POR. NE 1/4 SEC. 9 & POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.  
POR. RHAPSODY UNIT NO. 1 LTS. 21-62 (40M74) 04, 05, 06, 07, 08, 09, 10 POR. RHAPSODY UNIT NO. 2 LTS. 94-128 (41M39)

009 008 018 - 086

002 90' CERES MAIN CANAL 004

THIS MAP FOR ASSESSMENT PURPOSES ONLY

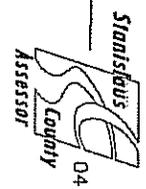


FROM 18-119  
DRAWN 3-31-03 DH  
REVISED 01-28-04 MB, 9-27-06 DH

088

090

018 - 086



1" = 100'

POR. NW 1/4 SEC. 10 T.4S. R.10E. M.D.B.& M.  
 POR. RHAPSODY UNIT NO. 1 LTS. A, B, 1-20 & 63-77 (40M74)  
 POR. RHAPSODY UNIT NO. 2 LTS. 78-93, 129-136 (41M39)

66' HATCH ROAD

009 008

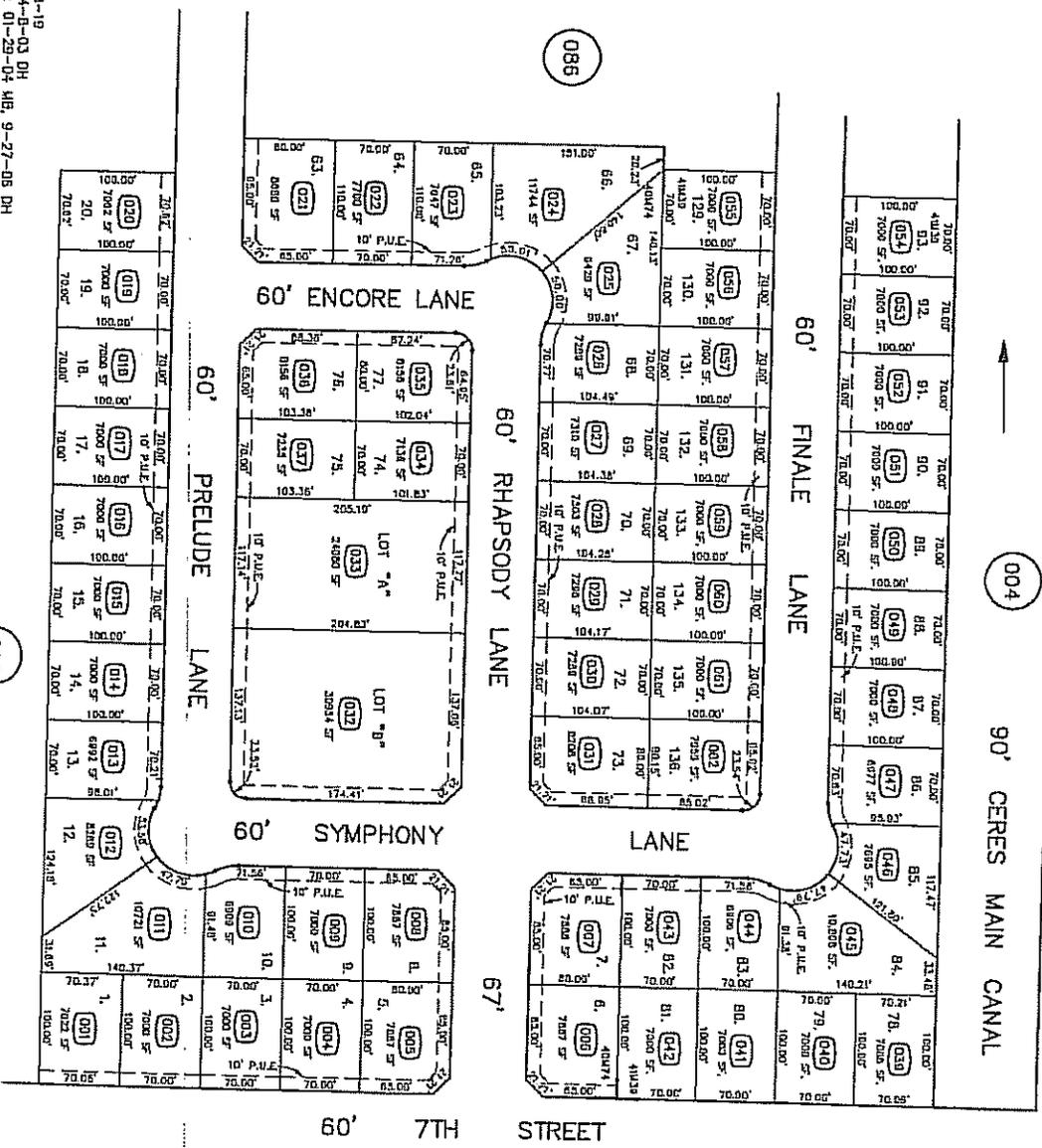
018 - 087

004

90' CERES MAIN CANAL

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY

1" = 100'



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FROM 18-19  
 DRAWN 4-B-03 DH  
 REVISED: 01-29-04 MIB, 9-27-06 DH

090



018 - 087

SANTA FE ESTATES PHASE 1 LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	165.00
Electricity Rate 200W	\$	300.00
Electricity Rate 150W	\$	504.00
Electricity Rate 100W	\$	46.00
Labor	\$	2,160.00
	\$	<u>3,175.00</u>

**Landscaping:**

Labor	\$	900.00
Maintenance	\$	275.00
Machinery Rate	\$	525.00
Water	\$	110.00
Street Tree Chipping	\$	220.00
	\$	<u>2,030.00</u>

**Streets:**

Maintenance	\$	240.72
-------------	----	--------

**Storm:**

Maintenance	\$	283.80
-------------	----	--------

**Subtotal Direct Costs**

\$ 5,729.52

**Administration Costs**

Administration and Operations	\$	1,500.00
-------------------------------	----	----------

**Subtotal**

\$ 7,229.52

**District Total**

\$ 7,229.52

Number of Lots

55

**Total Yearly Charges Per Lot**

\$ 131.45

\*An \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 57313

Engineer's Benefit Assessment Report  
*Santa Fe Estates Phase 1*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	083	001	000	\$131.44
2	018	083	002	000	\$131.44
3	018	083	003	000	\$131.44
4	018	083	004	000	\$131.44
5	018	083	005	000	\$131.44
6	018	083	006	000	\$131.44
7	018	083	007	000	\$131.44
8	018	083	008	000	\$131.44
9	018	083	009	000	\$131.44
10	018	083	010	000	\$131.44
11	018	083	011	000	\$131.44
12	018	083	012	000	\$131.44
13	018	083	013	000	\$131.44
14	018	083	014	000	\$131.44
15	018	083	015	000	\$131.44
16	018	083	016	000	\$131.44
17	018	083	017	000	\$131.44
18	018	083	018	000	\$131.44
19	018	083	019	000	\$131.44
20	018	083	020	000	\$131.44
21	018	083	021	000	\$131.44
22	018	083	022	000	\$131.44
23	018	083	023	000	\$131.44
24	018	083	024	000	\$131.44
25	018	083	025	000	\$131.44
26	018	083	026	000	\$131.44
27	018	083	027	000	\$131.44
28	018	083	028	000	\$131.44
29	018	083	029	000	\$131.44
30	018	083	030	000	\$131.44
31	018	083	031	000	\$131.44
32	018	083	032	000	\$131.44
33	018	083	033	000	\$131.44
34	018	083	034	000	\$131.44
35	018	083	035	000	\$131.44
36	018	083	036	000	\$131.44
37	018	083	037	000	\$131.44
38	018	083	038	000	\$131.44
39	018	083	039	000	\$131.44
40	018	083	040	000	\$131.44
41	018	083	041	000	\$131.44
42	018	083	042	000	\$131.44
43	018	083	043	000	\$131.44
44	018	083	044	000	\$131.44
45	018	083	045	000	\$131.44
46	018	083	046	000	\$131.44

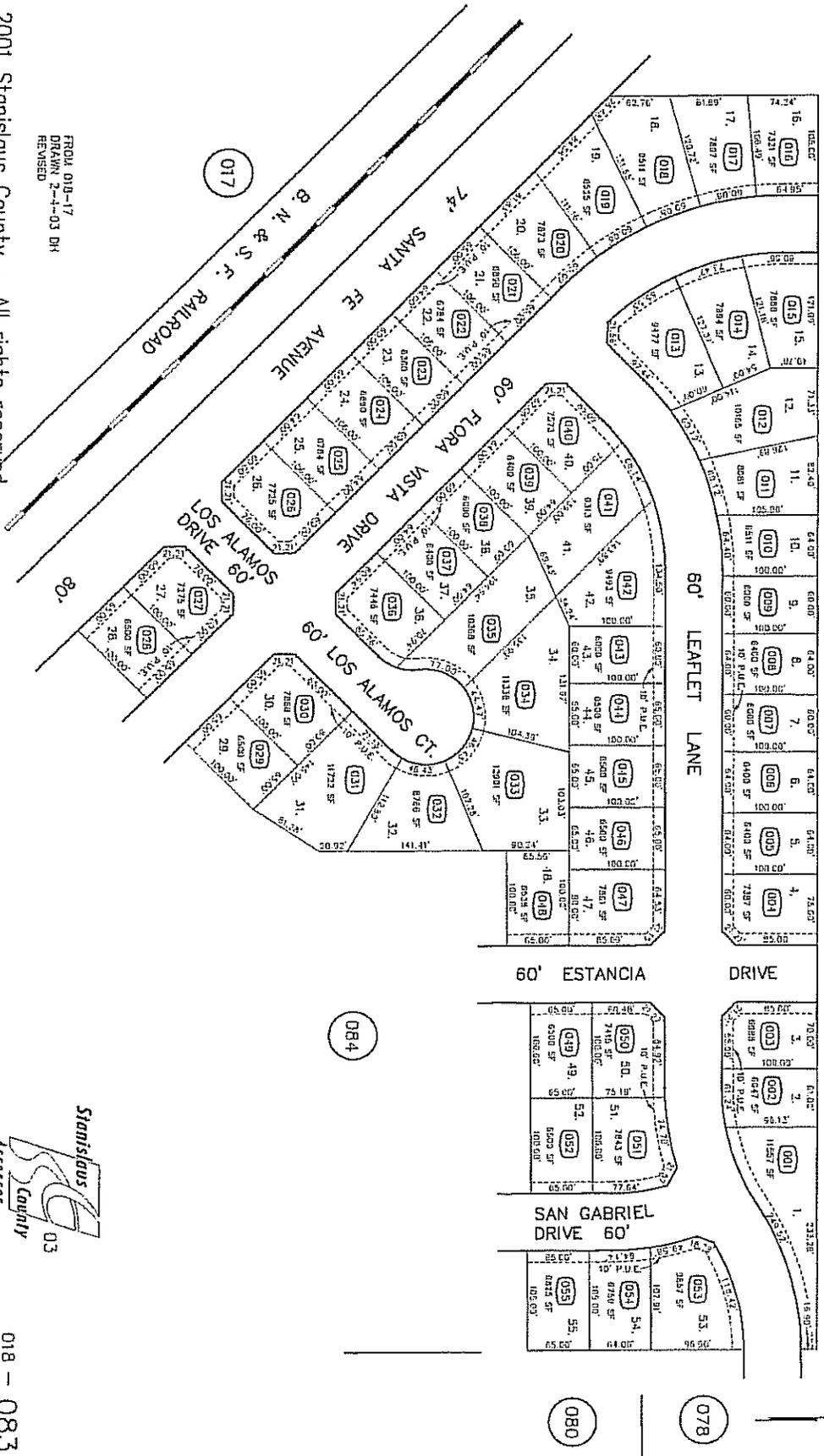
Assmt No.	Book	Page	Parcel	Subparcel	Amount
47	018	083	047	000	\$131.44
48	018	083	048	000	\$131.44
49	018	083	049	000	\$131.44
50	018	083	050	000	\$131.44
51	018	083	051	000	\$131.44
52	018	083	052	000	\$131.44
53	018	083	053	000	\$131.44
54	018	083	054	000	\$131.44
55	018	083	055	000	\$131.44
				<b>TOTAL:</b>	<b>\$7,229.20</b>

POR. NW 1/4 SEC. 9 T.4S. R.10E. M.D.B.& M.  
 SANTA FE ESTATES PHASE 1 (40MS6)

009 014

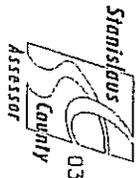
018 - 083

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



FROM 018-17  
 DRAWN 2-1-03 DH  
 REVISED

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018 - 083

SANTA FE ESTATES PHASE 2 LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	165.00
Electricity Rate 200W	\$	75.00
Electricity Rate 150W	\$	504.00
Labor	\$	2,064.00
	\$	<u>2,808.00</u>

**Landscaping:**

Labor	\$	864.00
Maintenance	\$	255.00
Machinery Rate	\$	504.00
Water	\$	102.80
Street Tree Chipping	\$	204.00
	\$	<u>1,929.80</u>

**Streets:**

Maintenance	\$	148.92
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**Storm:**

Maintenance	\$	263.16
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<b>Subtotal Direct Costs</b>	<b>\$</b>	<b>5,149.88</b>
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**Administration Costs**

Administration and Operations	\$	1,500.00
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<b>Subtotal</b>	<b>\$</b>	<b>6,649.88</b>
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<b>District Total</b>	<b>\$</b>	<b>6,649.88</b>
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Number of Lots	51
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<b>Total Yearly Charges Per Lot</b>	<b>\$</b>	<b>130.39</b>
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\*An \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 57314

Engineer's Benefit Assessment Report  
*Santa Fe Estates Phase 2*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	084	002	000	\$130.38
2	018	084	003	000	\$130.38
3	018	084	004	000	\$130.38
4	018	084	005	000	\$130.38
5	018	084	006	000	\$130.38
6	018	084	007	000	\$130.38
7	018	084	008	000	\$130.38
8	018	084	009	000	\$130.38
9	018	084	010	000	\$130.38
10	018	084	011	000	\$130.38
11	018	084	012	000	\$130.38
12	018	084	013	000	\$130.38
13	018	084	014	000	\$130.38
14	018	084	015	000	\$130.38
15	018	084	016	000	\$130.38
16	018	084	017	000	\$130.38
17	018	084	018	000	\$130.38
18	018	084	019	000	\$130.38
19	018	084	020	000	\$130.38
20	018	084	021	000	\$130.38
21	018	084	022	000	\$130.38
22	018	084	023	000	\$130.38
23	018	084	024	000	\$130.38
24	018	084	025	000	\$130.38
25	018	084	026	000	\$130.38
26	018	084	027	000	\$130.38
27	018	084	028	000	\$130.38
28	018	084	029	000	\$130.38
29	018	084	030	000	\$130.38
30	018	084	031	000	\$130.38
31	018	084	032	000	\$130.38
32	018	084	033	000	\$130.38
33	018	084	034	000	\$130.38
34	018	084	035	000	\$130.38
35	018	084	036	000	\$130.38
36	018	084	037	000	\$130.38
37	018	084	038	000	\$130.38
38	018	084	039	000	\$130.38
39	018	084	040	000	\$130.38
40	018	084	041	000	\$130.38
41	018	084	042	000	\$130.38
42	018	084	043	000	\$130.38
43	018	084	044	000	\$130.38
44	018	084	045	000	\$130.38
45	018	084	046	000	\$130.38
46	018	084	047	000	\$130.38
47	018	084	048	000	\$130.38
48	018	084	049	000	\$130.38

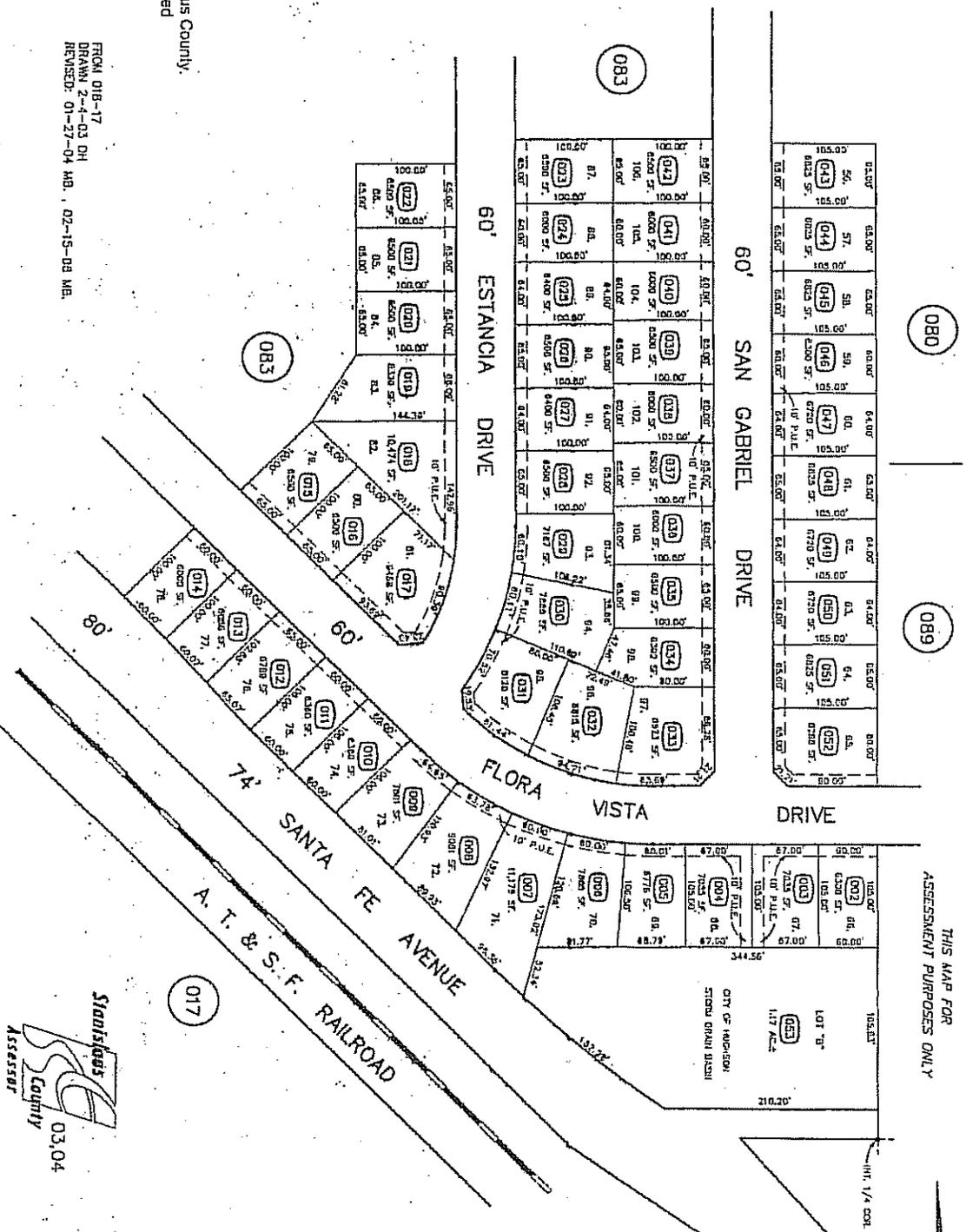
Assmt No.	Book	Page	Parcel	Subparcel	Amount
49	018	084	050	000	\$130.38
50	018	084	051	000	\$130.38
51	018	084	052	000	\$130.38
				TOTAL:	\$6,649.38

POR. NW 1/4 SEC. 9 T.4S. R.10E. M.D.B.& M.  
 SANTA FE ESTATES PHASE 2 (41M3B)

009 014

018 - 084

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



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FROM 018-17  
 DRAWN 2-4-03 OH  
 REVISED: 01-27-04 MB, 02-15-08 ME



018 - 084

Back To  
 Book  
 Index

STARN ESTATES LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	305.00
Electricity Rate	\$	1,059.84
Labor	\$	2,016.00
	\$	<u>3,380.84</u>

**Landscaping:**

Labor	\$	1,512.00
Maintenance	\$	385.00
Machinery Rate	\$	882.00
Water	\$	130.00
	\$	<u>2,909.00</u>

<b>Subtotal Direct Costs</b>	\$	<b>6,289.84</b>
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**Administration Costs**

Administration and Operations	\$	<b>1,500.00</b>
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<b>District Total</b>	\$	<b>7,789.84</b>
-----------------------	----	-----------------

Number of Lots	78
----------------	----

<b>Total Yearly Charges Per Lot</b>	\$	<b>99.87</b>
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\*An \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 57315

Engineer's Benefit Assessment Report  
*Starn Estates*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	081	001	000	\$99.86
2	018	081	002	000	\$99.86
3	018	081	003	000	\$99.86
4	018	081	004	000	\$99.86
5	018	081	005	000	\$99.86
6	018	081	006	000	\$99.86
7	018	081	007	000	\$99.86
8	018	081	008	000	\$99.86
9	018	081	009	000	\$99.86
10	018	081	010	000	\$99.86
11	018	081	011	000	\$99.86
12	018	081	012	000	\$99.86
13	018	081	013	000	\$99.86
14	018	081	014	000	\$99.86
15	018	081	015	000	\$99.86
16	018	081	016	000	\$99.86
17	018	081	017	000	\$99.86
18	018	081	018	000	\$99.86
19	018	081	019	000	\$99.86
20	018	081	020	000	\$99.86
21	018	081	021	000	\$99.86
22	018	081	022	000	\$99.86
23	018	081	023	000	\$99.86
24	018	081	024	000	\$99.86
25	018	081	025	000	\$99.86
26	018	081	026	000	\$99.86
27	018	081	027	000	\$99.86
28	018	081	028	000	\$99.86
29	018	081	029	000	\$99.86
30	018	081	030	000	\$99.86
31	018	081	031	000	\$99.86
32	018	081	032	000	\$99.86
33	018	081	033	000	\$99.86
34	018	081	034	000	\$99.86
35	018	081	035	000	\$99.86
36	018	081	036	000	\$99.86
37	018	081	037	000	\$99.86
38	018	081	039	000	\$99.86
39	018	081	040	000	\$99.86
40	018	081	041	000	\$99.86
41	018	081	042	000	\$99.86
42	018	081	043	000	\$99.86
43	018	081	044	000	\$99.86
44	018	081	045	000	\$99.86
45	018	081	046	000	\$99.86
46	018	081	047	000	\$99.86

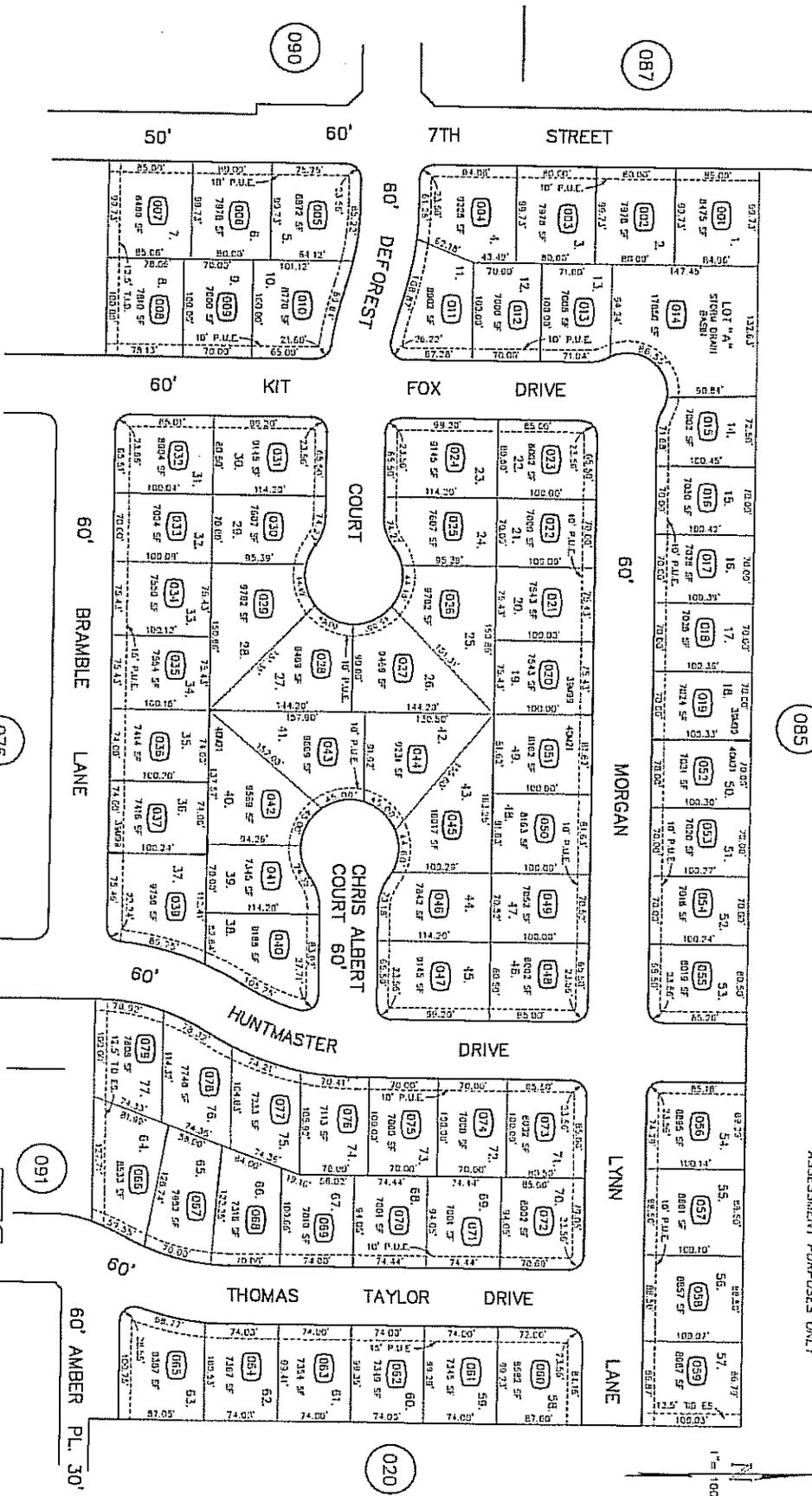
Assmt No.	Book	Page	Parcel	Subparcel	Amount
47	018	081	048	000	\$99.86
48	018	081	049	000	\$99.86
49	018	081	050	000	\$99.86
50	018	081	051	000	\$99.86
51	018	081	052	000	\$99.86
52	018	081	053	000	\$99.86
53	018	081	054	000	\$99.86
54	018	081	055	000	\$99.86
55	018	081	056	000	\$99.86
56	018	081	057	000	\$99.86
57	018	081	058	000	\$99.86
58	018	081	059	000	\$99.86
59	018	081	060	000	\$99.86
60	018	081	061	000	\$99.86
61	018	081	062	000	\$99.86
62	018	081	063	000	\$99.86
63	018	081	064	000	\$99.86
64	018	081	065	000	\$99.86
65	018	081	066	000	\$99.86
66	018	081	067	000	\$99.86
67	018	081	068	000	\$99.86
68	018	081	069	000	\$99.86
69	018	081	070	000	\$99.86
70	018	081	071	000	\$99.86
71	018	081	072	000	\$99.86
72	018	081	073	000	\$99.86
73	018	081	074	000	\$99.86
74	018	081	075	000	\$99.86
75	018	081	076	000	\$99.86
76	018	081	077	000	\$99.86
77	018	081	078	000	\$99.86
78	018	081	079	000	\$99.86

TOTAL: \$7,789.08

POR. N. 1/2 OF SECTION 10 T.4S. R.10E. M.D.B.& M.  
 STARN ESTATES PHASE 1 (39M99)  
 STARN ESTATES PHASE 2 (40M21)

009 009 018 - 081

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



COGO  
 FROM: 018-21  
 DRAWN: 3-15-02 DH  
 REVERSE: 10-10-02 DH, 6-9-03 DH, 9-27-06 DH, 2-13-07 MF

SUN GLOW ESTATES LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	305.00
Electricity Rate	\$	1,125.00
Labor	\$	2,304.00
	\$	<u>3,734.00</u>

**Landscaping:**

Labor-Park & Landscape Frontage STIP Maintenance	\$	1,728.00
Labor-Average Cost for Fertilizers	\$	450.00
Machinery Rate	\$	1,008.00
Water	\$	180.00
Street Tree Chipping	\$	360.00
	\$	<u>3,726.00</u>

**Streets:**

Maintenance	\$	255.00
-------------	----	--------

**Storm:**

Maintenance	\$	465.00
-------------	----	--------

<b>Subtotal Direct Costs</b>	<b>\$</b>	<b>8,180.00</b>
------------------------------	-----------	-----------------

**Administration Costs**

Administration and Operations	\$	1,500.00
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<b>District Total</b>	<b>\$</b>	<b>9,680.00</b>
-----------------------	-----------	-----------------

Number of Lots	91
----------------	----

<b>Total Yearly Charges Per Lot</b>	<b>\$</b>	<b>106.37</b>
-------------------------------------	-----------	---------------

\*An \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 57316

Engineer's Benefit Assessment Report  
*Sun Glow Estates*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	082	001	000	\$106.36
2	018	082	002	000	\$106.36
3	018	082	003	000	\$106.36
4	018	082	004	000	\$106.36
5	018	082	005	000	\$106.36
6	018	082	006	000	\$106.36
7	018	082	007	000	\$106.36
8	018	082	008	000	\$106.36
9	018	082	009	000	\$106.36
10	018	082	010	000	\$106.36
11	018	082	011	000	\$106.36
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13	018	082	013	000	\$106.36
14	018	082	014	000	\$106.36
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20	018	082	020	000	\$106.36
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22	018	082	022	000	\$106.36
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35	018	082	035	000	\$106.36
36	018	082	036	000	\$106.36
37	018	082	037	000	\$106.36
38	018	082	038	000	\$106.36
39	018	082	039	000	\$106.36
40	018	082	040	000	\$106.36
41	018	082	041	000	\$106.36
42	018	082	042	000	\$106.36
43	018	082	043	000	\$106.36

Assmt No.	Book	Page	Parcel	Subparcel	Amount
44	018	082	045	000	\$106.36
45	018	082	046	000	\$106.36
46	018	082	047	000	\$106.36
47	018	082	048	000	\$106.36
48	018	082	049	000	\$106.36
49	018	082	050	000	\$106.36
50	018	082	051	000	\$106.36
51	018	082	052	000	\$106.36
52	018	082	053	000	\$106.36
53	018	082	054	000	\$106.36
54	018	082	055	000	\$106.36
55	018	082	056	000	\$106.36
56	018	082	057	000	\$106.36
57	018	082	058	000	\$106.36
58	018	082	059	000	\$106.36
59	018	082	060	000	\$106.36
60	018	082	061	000	\$106.36
61	018	082	062	000	\$106.36
62	018	082	063	000	\$106.36
63	018	082	064	000	\$106.36
64	018	082	065	000	\$106.36
65	018	082	066	000	\$106.36
66	018	082	067	000	\$106.36
67	018	082	068	000	\$106.36
68	018	082	069	000	\$106.36
69	018	082	070	000	\$106.36
70	018	082	071	000	\$106.36
71	018	082	072	000	\$106.36
72	018	082	073	000	\$106.36
73	018	082	074	000	\$106.36
74	018	082	075	000	\$106.36
75	018	082	076	000	\$106.36
76	018	082	077	000	\$106.36
77	018	082	078	000	\$106.36
78	018	082	079	000	\$106.36
79	018	082	080	000	\$106.36
80	018	082	081	000	\$106.36
81	018	082	082	000	\$106.36
82	018	082	083	000	\$106.36
83	018	082	084	000	\$106.36
84	018	082	085	000	\$106.36
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86	018	082	087	000	\$106.36
87	018	082	088	000	\$106.36
88	018	082	089	000	\$106.36
89	018	082	090	000	\$106.36
90	018	082	091	000	\$106.36
91	018	082	092	000	\$106.36
TOTAL:					\$9,678.76

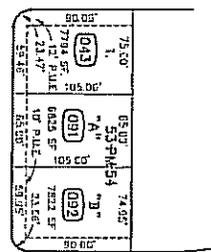
PORTON NE. 1/4 SECTION 9 T.4S. R.10E. M.D.B.& M.  
 SUN GLOW ESTATES (39M98)

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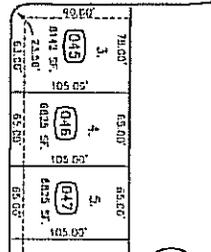
THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY

009 017

018 - 082



BURLWOOD ST. 60'

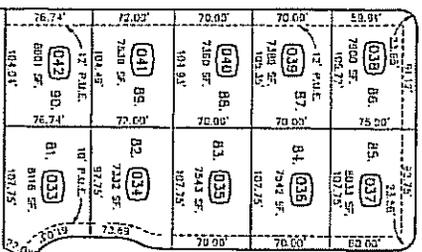


VARNI WAY

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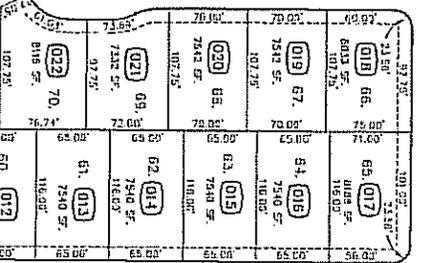
VARNI CT.

80'



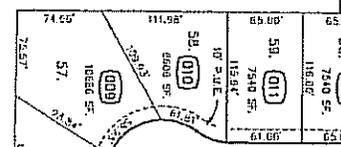
80' BURLWOOD CT. 60'

80' IMSHU CT. 60'



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60' CARPATHIAN WAY

60' SCHUBERT CT.

FODERMAIER DR.

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WALNUT HAVEN III LANDSCAPE AND LIGHTING DISTRICT  
ENGINEER'S BENEFIT ASSESSMENT REPORT  
Fiscal Year 2015/16

**Direct Costs**

**Lighting:**

Electrolier Repairs	\$	305.00
Electricity Rate 100W	\$	184.00
Electricity Rate 150W	\$	189.00
Labor	\$	1,680.00
	\$	<u>2,358.00</u>

**Landscaping:**

Labor	\$	648.00
Maintenance	\$	275.00
Machinery Rate	\$	378.00
Water	\$	110.00
Street Tree Chipping	\$	220.00
	\$	<u>1,631.00</u>

**Streets:**

Maintenance	\$	190.00
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**Storm:**

Maintenance	\$	283.80
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<b>Subtotal Direct Costs</b>	<b>\$</b>	<b>4,462.80</b>
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**Administration Costs**

Administration and Operations	\$	1,500.00
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<b>District Total</b>	<b>\$</b>	<b>5,962.80</b>
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Number of Lots	55
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<b>Total Yearly Charges Per Lot</b>	<b>\$</b>	<b>108.41</b>
-------------------------------------	-----------	---------------

\*An \$0.01 adjustment will be made to create an even number cost per parcel

Tax Code 57317

Engineer's Benefit Assessment Report  
*Walnut Haven III*  
 Landscaping and Lighting District  
 Assessment Roll Fiscal Year 2015/16

Assmt No.	Book	Page	Parcel	Subparcel	Amount
1	018	088	001	000	\$108.40
2	018	088	002	000	\$108.40
3	018	088	003	000	\$108.40
4	018	088	004	000	\$108.40
5	018	088	005	000	\$108.40
6	018	088	006	000	\$108.40
7	018	088	007	000	\$108.40
8	018	088	008	000	\$108.40
9	018	088	009	000	\$108.40
10	018	088	010	000	\$108.40
11	018	088	011	000	\$108.40
12	018	088	012	000	\$108.40
13	018	088	013	000	\$108.40
14	018	088	014	000	\$108.40
15	018	088	015	000	\$108.40
16	018	088	016	000	\$108.40
17	018	088	017	000	\$108.40
18	018	088	018	000	\$108.40
19	018	088	019	000	\$108.40
20	018	088	020	000	\$108.40
21	018	088	021	000	\$108.40
22	018	088	022	000	\$108.40
23	018	088	023	000	\$108.40
24	018	088	024	000	\$108.40
25	018	088	025	000	\$108.40
26	018	088	026	000	\$108.40
27	018	088	027	000	\$108.40
28	018	088	028	000	\$108.40
29	018	088	029	000	\$108.40
30	018	088	030	000	\$108.40
31	018	088	031	000	\$108.40
32	018	088	032	000	\$108.40
33	018	088	033	000	\$108.40
34	018	088	034	000	\$108.40
35	018	088	035	000	\$108.40
36	018	088	036	000	\$108.40
37	018	088	037	000	\$108.40
38	018	088	038	000	\$108.40
39	018	088	039	000	\$108.40
40	018	088	040	000	\$108.40
41	018	088	041	000	\$108.40
42	018	088	042	000	\$108.40
43	018	088	043	000	\$108.40
44	018	088	044	000	\$108.40
45	018	088	045	000	\$108.40
46	018	088	046	000	\$108.40

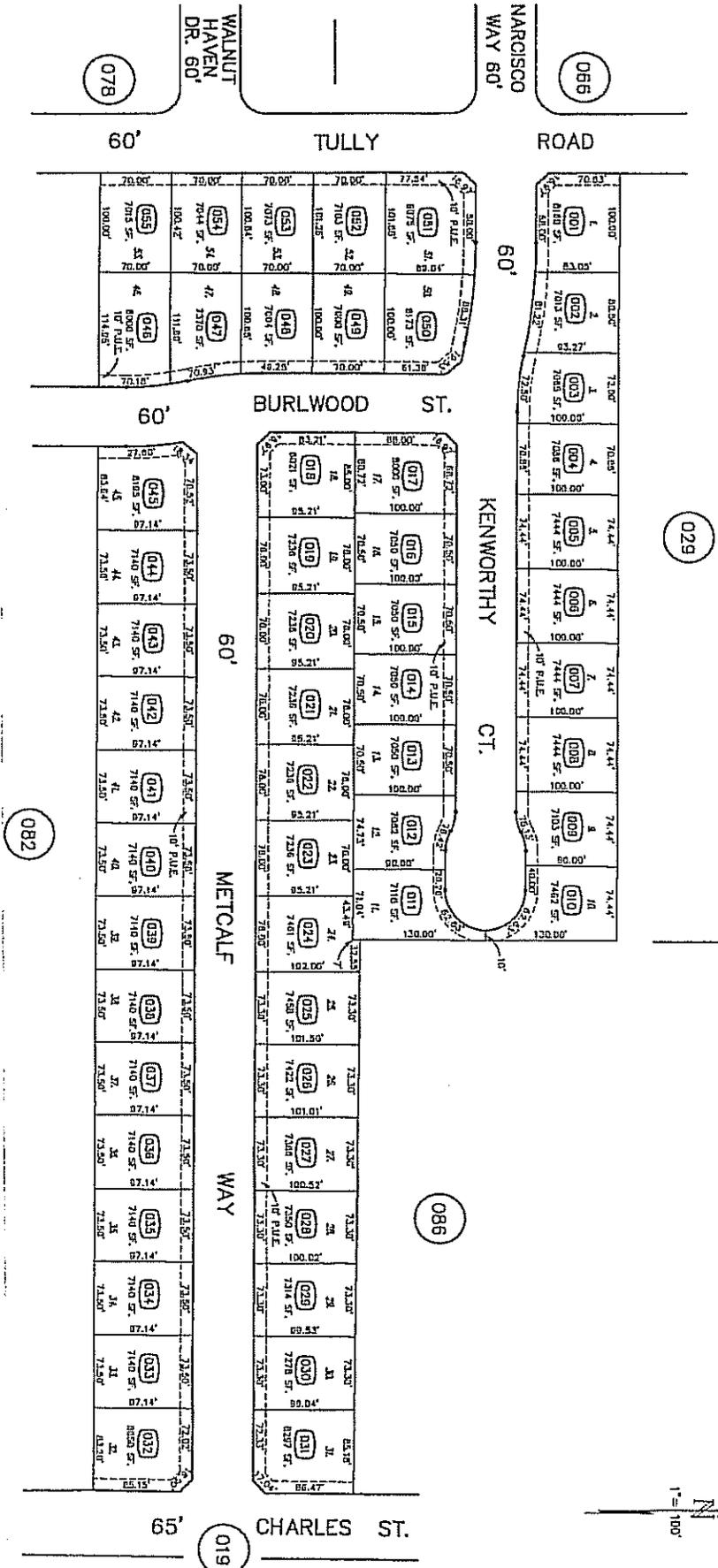
Assmt No.	Book	Page	Parcel	Subparcel	Amount
47	018	088	047	000	\$108.40
48	018	088	048	000	\$108.40
49	018	088	049	000	\$108.40
50	018	088	050	000	\$108.40
51	018	088	051	000	\$108.40
52	018	088	052	000	\$108.40
53	018	088	053	000	\$108.40
54	018	088	054	000	\$108.40
55	018	088	055	000	\$108.40
				<b>TOTAL:</b>	<b>\$5,962.00</b>

POR. NE. 1/4 SEC. 9 & POR. NW. 1/4 SEC. 10 T.4S. R.10E. M.D.B. & M.  
 WALNUT HAVEN NO.3 (40N76)

009 007

018 - 088

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



1" = 100'

FROM: D18-029  
 DRAWN: 05-07-03 A.B.  
 REVISED: 9-27-06 D.H.

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018 - 088

**CITY OF HUGHSON  
CITY COUNCIL  
RESOLUTION NO. 2015-21b**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON  
CONFIRMING DIAGRAMS, ASSESSMENTS AND REPORTS AND LEVYING  
ASSESSMENTS FOR FISCAL YEAR 2015/2016 FOR ALL LANDSCAPE AND  
LIGHTING DISTRICTS AND BENEFIT ASSESSMENT DISTRICTS WITHIN THE CITY  
OF HUGHSON**

**WHEREAS**, pursuant to the Landscaping and Lighting Act of 1972 and the provisions of the Benefit Assessment Act of 1982, the City Council of the City of directed Michael G. Pitcock, Engineer of Work for all assessment districts within the City of Hughson, to prepare and file annual reports for fiscal year 2015/2016, and does hereby impose these annual assessments within each assessment district listed on attached Exhibits A; and

**WHEREAS**, the Engineer of Work did file an annual report for each assessment district on June 8, 2015, and the City Council of the City of Hughson adopted a resolution of intention to levy and collect assessments within these districts for fiscal year 2015/2016 and set a public hearing to be held July 13, 2015 at Hughson City Hall located at 7018 Pine Street, Hughson, California, and a notice of this hearing was given in the time and manner required by law; and

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

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

**WHEREAS**, on Monday, the 13th day of July, at the hour of 7:00 p.m., the City Council of the City of Hughson will conduct a public hearing on the question of the levy of the proposed annual assessment for each district; and

**WHEREAS**, the charges against the real property are not levied with regard to property values but rather, are based on the landscaping, lighting and street maintenance performed within the area.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hughson does hereby confirm the diagrams, assessments and reports of the Engineer of Work and hereby levies the assessments set forth therein for the fiscal year 2015/2016.

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

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Hughson this 13th day of July, 2015 by the following vote:

**AYES: SILVE, CARR, BEEKMAN**

**NOES:**

**ABSTENTIONS:**

**ABSENT: YOUNG, HILL**

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**MATT BEEKMAN,**  
**Mayor**

**ATTEST:**

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**DOMINIQUE SPINALE**  
**Assistant to the City Manager/City Clerk**

**EXHIBIT "A"**

<b>1972 Landscaping and Lighting Act Assessment Districts 1982 Benefit Assessment Act of 1982 Assessment Districts</b>		
Brittany Woods LLD	Central Hughson LLD	Euclid North LLD
Euclid South LLD	Feathers Glenn LLD	Fontana Ranch North LLD
Fontana Ranch South LLD	Rhapsody Unit No. 1 LLD	Rhapsody Unit No. 2 LLD
Santa Fe Estates Ph 1 LLD	Santa Fe Estates Ph 2 LLD	Starn Estates LLD
Sterling Glenn III LLD	Sterling Glen III Annex LLD	Sun Glow Estates LLD
Walnut Haven III LLD	Central Hughson BAD	Euclid North BAD
Euclid South BAD	Feathers Glen BAD	Fontana Ranch North BAD
Fontana Ranch South BAD	Sterling Glen III BAD	Sterling Glen III Annex BAD



## CITY OF HUGHSON AGENDA ITEM NO. 5.4

### SECTION 5: PUBLIC HEARING

**Meeting Date:** July 13, 2015  
**Subject:** Approval of Resolution No. 2015-21, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2015/2016 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson  
**Presented By:** Jaylen French, Community Development Director

**Approved By:** \_\_\_\_\_

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#### **Staff Recommendation:**

1. Conduct a Public Hearing to consider approval of the Fiscal Year 2015-2016 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
2. Adopt Resolution No. 2015-21, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2015/2016 for all Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.
3. Direct the City of Turlock City Engineer to File, or Cause to be Filed, a Certified Copy of this Resolution and the Report for Each Assessment District with the Stanislaus County Tax Collector.

#### **Background:**

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 (LLD) 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 Benefit Assessment Report ("Report") describes the districts, incorporates any annexations or changes to the districts, the proposed assessments and the levies for Fiscal Year 2015-2016. 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 2015-2016 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 2015-2016.

### Summary of Proposed Assessments for Fiscal Year 2015-2016

The following is a summary of the Fiscal Year 2015-2016 proposed assessments as set forth in the Report and per equivalent dwelling unit (EDU). City staff has worked with City of Turlock Municipal Services Department under a new partnership, formally approved by each respective City Council on April 14 and 22, 2014 for administrative and engineering services associated with the LLDs and BADs. Part of this new collaborative effort has included a collective review of original formation documents, a validation of assessment rate history, a clear definition of program budgets based on actual costs incurred, and a discussion of effective ways to address deficiencies over time.

As previously indicated, in preparation for the annual assessment process for the upcoming fiscal year, City of Turlock staff recreated the appropriate current assessment levels for each district by retracing previous calculated amounts and incorporating technical adjustments. Although there were some minor discrepancies, none of the districts exceed their approved maximum rates. Additionally, City of Hughson staff has also spent considerable time this past year monitoring individual districts and actual costs incurred and implementing efficiencies where possible (e.g., reducing water usage, validating lighting inventory, adjusting maintenance schedules). The information collected is critical for the purposes of determining the true cost of providing services and better understanding the condition of each respective district. A review of expenditures

through the end of June (although not yet closed) has revealed that expenses are tracking slightly higher than anticipated in most cases which is cause for maximum increases as proposed by staff. Some are tracking even or slightly lower and will help to bolster fund balances, which staff, next year, will identify necessary and delayed capital projects for which to utilize these funds.

### ***Prior City Council Comments/Question***

On June 22, 2015, at the regularly scheduled Hughson City Council meeting, the council asked several questions regarding the assessment levels, negative fund balances, automatic increases, large fund balances, and ensuring assessments are collected for benefits received. The following is a summary of staff's responses to these questions.

#### ***Negative Fund Balances***

There are currently three (3) assessment districts that have negative fund balances. These are: Fontana Ranch South LLD, Santa Fe Estates I LLD and Santa Fe Estates II LLD.

Fontana Ranch South LLD had a structural deficit because costs associated with the maintenance of the storm drain basin were paid out of the LLD as opposed to the BAD—which currently has a large fund balance. The BAD in part was established to pay for this basin. Additionally, staff is transferring funds from the BAD into the LLD to cover the costs from previous years; therefore both the annual loses as well as the negative fund balance will be remedied by the end of Fiscal Year 2015-16.

Santa Fe Estates is experiencing the same issue for the same reason. The established LLD is currently funding the maintenance of the storm basin. However, the LLD was not established to maintain the basin. A BAD should have been established to maintain the basin.

Staff has determined that approximately 33% of the residents' storm water in Sterling Glen III, which does have a BAD, is attributable to the Santa Fe Estates basin. Last year, Santa Fe Estates I and II had a total structural deficit of \$4,226. 33% of the Sterling Glen III BAD is approximately \$3,707.85, and 33% of the LLD is about \$5,382.96. This means that the structure deficit would be fixed and the negative fund balance would be righted in approximately five (5) years and two (2) years respectively.

#### ***Annual Inflationary Adjustments***

11 of the 18 assessment districts were established with annual escalators to cover the natural cost increases that occur over time. This means that seven (7) of the districts do not have escalators. The districts are able to inflate the assessment by the rate of the Consumer Price Index or CPI, plus an additional 3%. This year, the CPI was 2.5%, which means the maximum assessment level established for the June 22, 2015 Council meeting assumed the full 5.5%. As indicated later in this staff report, staff is proposing that seven (7) of the 11 districts with escalators assume the full 5.5%.

As outlined in the recently adopted Fiscal Year 2015-2016 City budget, staff is receiving a 3% salary increase. In addition, with the passing of AB 1522, the State's new paid sick leave law; this percentage will be higher as at least one temporary employee spends approximately 40% of the work week on assessment districts. Staff salaries comprise approximately 50% to 90% of the total cost of the districts. The water rate will also likely increase next year approximately 5%, which will increase the cost to maintain each of the districts. With these two factors considered and in looking at the details of each district, staff is recommending assuming the inflationary adjustment in all but four (4) districts.

### *Community Park Description*

In regards to the question pertaining to a 'Community Park' description in districts that do not have a park, staff reviewed the line item details of each assessment. Based on this review, it is clear that there no district which does not have a park is being assessed for both landscape frontage and park. So no resident is being double assessed. However, it is less clear exactly why the descriptions were provided as such. Staff has done significant research to locate the formation documents and has so far been unsuccessful. In some cases landscape frontage like in the Santa Fe Estates districts (on Santa Fe Avenue) are described as such and in some cases similar frontages are referred to as community park. Staff will revise the descriptions to make them more accurate.

### ***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:	\$7,866.00
Maximum Rate per EDU:	\$121.02
Recommended Rate per EDU:	\$121.02
Estimated Fund Balance (06/30/14):	\$7,509

### ***Central Hughson No. 2***

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:	\$14,107.37
Maximum Rates*:	\$35.16 - \$964.86 (low and high)
Recommended Rate per EDU:	\$17.58 - \$482.43 (50% for FY 2015-16)
Estimated Fund Balance (06/30/14):	\$11,648

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

### *Benefit Assessment District*

Balance to Levy:	\$31,414.27
Maximum Rates*:	\$20.58 - \$2,024.46 (low and high)
Recommended Rate per EDU:	\$0 (0% for FY 2015-16)
Estimated Fund Balance (06/30/14):	\$42,869

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

### **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 (Formed But Not Developed)*

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Recommended Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$0

### *Benefit Assessment District*

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Recommended Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$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 Starn 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 (Formed But Not Developed)*

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Recommended Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$0

*Benefit Assessment District*

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Recommended Rate per EDU:	\$0
Estimated Fund Balance (06/30/14):	\$0

**Feathers Glen**

Feathers Glen 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:	\$14,534.41
Maximum Rate per EDU:	\$346.06
Recommended Rate per EDU:	\$173.03 (50% for FY 2015-16)
Estimated Fund Balance (06/30/14):	\$31,061

*Benefit Assessment District*

Balance to Levy:	\$8,564.61
Maximum Rate per EDU:	\$203.92
Recommended Rate per EDU:	\$203.92
Estimated Fund Balance (06/30/14):	\$4,592

**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:	\$14,575.37
Maximum Rate per EDU:	\$160.17
Recommended Rate per EDU:	\$160.17
Estimated Fund Balance (06/30/14):	\$17,309

*Benefit Assessment District*

Balance to Levy:	\$19,510.14
Maximum Rate per EDU:	\$214.40
Recommended Rate per EDU:	\$214.40
Estimated Fund Balance (06/30/14):	\$37,387**

\*\* An amount to be calculated by Public Works and Finance department will be transferred from this fund to the Fontana Ranch South LLD for the maintenance of the storm drain basin for multiple years to cover costs that should have been from the BAD.

**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. Fontana Ranch South currently has 56 equivalent dwelling units.

*Landscape and Lighting District*

Balance to Levy:	\$8,740.26
Maximum Rate per EDU:	\$156.08
Recommended Rate per EDU:	\$156.08
Estimated Fund Balance (06/30/14):	(\$27,347)**

\*\* An amount to be calculated by Public Works and Finance department will be transferred from this fund to the Fontana Ranch South LLD for the maintenance of the storm drain basin for multiple years to cover costs that should have been from the BAD.

*Benefit Assessment District*

Balance to Levy:	\$9,974.71
Maximum Rate per EDU:	\$178.12
Recommended Rate per EDU:	\$178.12
Estimated Fund Balance (06/30/14):	\$6,631

**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. Note: Annual costs of district are not inflated by CPI.

*Landscape and Lighting District*

Balance to Levy:	\$6,239.64
Maximum Rate per EDU:	\$78.98
Recommended Rate per EDU:	\$78.98
Estimated Fund Balance (06/30/14):	\$3,707

***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. Note: Annual costs of district are not inflated by CPI.

*Landscape and Lighting District*

Balance to Levy:	\$6,500.44
Maximum Rate per EDU:	\$110.18
Recommended Rate per EDU:	\$110.18
Estimated Fund Balance (06/30/14):	\$2,643

***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. Note: Annual costs of district are not inflated by CPI.

*Landscape and Lighting District*

Balance to Levy:	\$7,229.52
Maximum Rate per EDU:	\$131.45
Recommended Rate per EDU:	\$131.45
Estimated Fund Balance (06/30/14):	(\$21,061)

***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. Note: Annual costs of district are not inflated by CPI.

*Landscape and Lighting District*

Balance to Levy:	\$6,649.88
Maximum Rate per EDU:	\$130.39
Recommended Rate per EDU:	\$130.39
Estimated Fund Balance (06/30/14):	(\$8,811)

***Starn Estates***

Starn Estates lies directly south of the Brittany Woods 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. Note: Annual costs of district are not inflated by CPI.

*Landscape and Lighting District*

Balance to Levy:	\$7,789.84
Maximum Rate per EDU:	\$99.87
Recommended Rate per EDU:	\$99.87
Estimated Fund Balance (06/30/14):	\$18,877

***Sterling Glen 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:	\$16,312.00/595.52
Maximum Rate per EDU:	\$223.45/\$350.31
Recommended Rate per EDU:	\$223.45/\$175.15 (50% for FY 2015-16)
Estimated Fund Balance (06/30/14):	\$17,849/\$20,466

*Benefit Assessment District*

Balance to Levy:	\$11,235.90/\$436.10
Maximum Rate per EDU:	\$153.92/256.53
Recommended Rate per EDU:	\$153.92/256.53
Estimated Fund Balance (06/30/14):	\$7,327

***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. Note: Annual costs of district are not inflated by CPI.

*Landscape and Lighting District*

Balance to Levy:	\$9,680.00
Maximum Rate per EDU:	\$106.37
Recommended Rate per EDU:	\$53.18 (50% of FY 2015-16)
Estimated Fund Balance (06/30/14):	\$21,568

**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:	\$5,962.80
Maximum Rate per EDU:	\$108.41
Recommended Rate per EDU:	\$108.41
Estimated Fund Balance (06/30/14):	\$4,293

**Annual Inflationary Adjustment:**

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

**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 LLDs and BADs provide the City of Hughson with funding annually to provide specific services and improvements to properties within their respective approved boundaries. For Fiscal Year 2015-2016, annual assessments are expected to generate a maximum total of \$207,918.78, a less than 1% total increase from Fiscal Year 2014-2016, for associated labor, administration, utilities, equipment, materials, and preparation of the annual report. The City of Turlock Municipal Services Department provides technical administrative support to the City of Hughson and its LLDs and BADs.



7018 Pine Street  
Hughson, CA 95326

**Proposition 218 Notification  
NOTICE TO PROPERTY OWNERS OF PUBLIC HEARING  
ON WATER RATES**

APN Number: <INSERT APN#>

<INSERT OWNER NAME>  
<INSERT ADDRESS 1>  
<INSERT ADDRESS 2>

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**Hearing Date & Time: July 13, 2015, at 7:00 PM or as soon thereafter as possible**  
**Hearing Location: Hughson City Hall, 7018 Pine Street Hughson, CA 95326**  
**Questions or More Information: (209) 883-4054**

***Why Am I Receiving This Notice?***

You are receiving this notice in accordance with Proposition 218, a state law which requires providers of public utility services (including water service) to notify rate payers of increases in proposed rates. The property listed above receives water service from **The City of Hughson ("the City")**.

This notice is intended to provide you with information on the service provided by the City, the reasons for the proposed rates, and the methods by which you can protest the proposed rates if you desire.

***What Service Do Water Rates Fund?***

The City provides water service to approximately 2,000 connections.

***Why is a Rate Increase Needed?***

The City received a Compliance Order ("Order") from the State of California, requiring an arsenic compliant water system and the City could face heavy fines for not complying with the order. To comply with the Order, the City will need to construct the following improvements (collectively "Well Improvements"):

- Build a new well, Well No. 9, with an arsenic treatment facility
- Revamp Well No. 5 by drilling deeper and connecting it to the Well No. 9 arsenic treatment facility to treat its water.

These Well Improvements are projected to cost \$8.3 million to construct. To assist in financing the cost to build the Well Improvements, the City applied for and received a preliminary offer for low-interest financing from the Drinking Water State Revolving Loan Fund.

Finally, the City anticipates a 20% reduction in water use due to the historic ongoing drought, which will result in a loss of revenue from consumption based charges that the proposed increase will make up for.

### **Basis of Proposed Rates**

Article XIII D of the California Constitution (also known as Proposition 218) requires that providers of public utility services levy service charges that are clearly linked to the cost of providing the service to each parcel. The cost of service calculation includes expenses such as debt service, labor, energy, chemicals and other supplies, and the cost of providing required maintenance of the system. The rates proposed herein are designed to meet all legal requirements and fairly and equitably recover the required revenue from **all** customers. The rates were developed by an independent consultant retained by the City and the final findings of that report, which include the detailed calculations showing the basis for these fees, are available from the City upon request.

### **Proposed Rate Changes**

The City is proposing to increase water service charges by approximately 5.7% on August 1<sup>st</sup> 2015 followed by 8.9% each year from July 1<sup>st</sup> 2016 to July 1<sup>st</sup> 2019 with no increases thereafter. Currently, a single family home is charged a flat rate of \$25.75 per month for water service plus \$1.48 per 1,000 gallons of use.

Current and proposed water service charges:

	Current	August 1st, 2015	July 1st, 2016	July 1st, 2017	July 1st, 2018	July 1st, 2019
<b>Monthly Fixed Charge</b>						
Residential	\$25.75	\$27.22	\$29.62	\$32.24	\$35.10	\$38.20
Non-Residential (by meter size) <sup>1</sup>						
3/4"	\$25.75	\$27.22	\$29.62	\$32.24	\$35.10	\$38.20
1"	43.21	45.67	49.70	54.10	58.90	64.11
1-1/2"	85.83	90.72	98.72	107.46	117.00	127.34
2"	137.32	145.14	157.94	171.92	187.18	203.72
2" x 3/4"	163.07	172.35	187.55	204.15	222.27	241.91
3"	274.65	290.28	315.88	343.84	374.36	407.44
4"	429.14	453.57	493.57	537.27	584.97	636.67
6"	858.29	907.14	987.15	1,074.54	1,169.93	1,273.32
8"	1,373.26	1,451.42	1,579.43	1,719.25	1,871.88	2,037.31
8" x 4"	1,802.39	1,904.98	2,072.99	2,256.51	2,456.83	2,673.95
<b>Metered Rates</b>						
per 1,000 gallons	\$1.48	\$1.57	\$1.71	\$1.86	\$2.03	\$2.21

<sup>1</sup> Fire meters are billed at a rate of 20% of regular meters

### **Compliance with Proposition 218**

Proposition 218 requires that public utility providers follow a strictly defined process for increasing fees such as water service rates. Generally speaking, the City must 1) inform affected property owners of the proposed rates, 2) clearly demonstrate the amounts of the proposed rates are cost justified (the water rate cost of service study is on file at City Hall), and 3) hold a public hearing no less than 45 days after noticing property owners, at which the City hears all protests to the proposed rates. These rates are subject to "majority protest," meaning they **cannot be imposed** if a majority of affected property owners submit **written** protests opposing the rates.

### **To Protest This Change**

- 1) Notify the City in writing (Hughson City Hall, 7018 Pine Street Hughson, CA 95326) prior to the close of the July 13<sup>th</sup>, 2015, public hearing that you oppose the proposed increase. You must identify the property affected by the proposed rates and the property owner must sign the **written protest**. OR
- 2) Attend the July 13<sup>th</sup>, 2015, public hearing at the time and place identified on page 1 of this notice and submit a written protest before the close of the public hearing.



## CITY OF HUGHSON AGENDA ITEM NO. 5.5 SECTION 5: PUBLIC HEARING

**Meeting Date:** July 13, 2015  
**Subject:** Approval of the City of Hughson Water Rate Increase in Order to Access Safe Drinking Water State Revolving Funds (SDWSRF)  
**Presented By:** Raul L. Mendez, City Manager  
**Enclosure:** Proposition 218 Notice  
**Approved By:** \_\_\_\_\_

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### Staff Recommendation:

1. Conduct a public hearing to consider adoption of Proposition 218 noticed water rates for the City of Hughson.
2. In the absence of a majority protest, move forward with the water rate increase in order to access Safe Drinking Water State Revolving Funds (SDWSRF) for the Well No. 7 Replacement Project through adoption of Resolution No. 2015-22.

### Background and Overview

In July of 2012, the California Department of Public Health (CDPH), Drinking Water Division confirmed receipt of the City of Hughson's Universal Pre Application for the Well No. 7 Replacement Project. The Well No. 7 Replacement Project includes an arsenic treatment facility. To completely eliminate arsenic from the municipal water system, a third compliant well is needed also. Toward that end, CDPH encouraged the expansion of the new treatment plant project to include a third well.

The nearest well site to the new proposed site is Well No. 5, located in the parking lot of the wood truss plant on Tully Road. The existing Well No. 5 shaft would be abandoned and a new deeper shaft will be sunk on the same site. The water would then be piped to the new treatment plant site so that the City would have two water wells feeding into a central arsenic treatment facility. This project will satisfy the Compliance Order (with a July 1, 2015 deadline) that the City of Hughson's Municipal Water System currently working under.

On May 28, 2014, the City Council approved the submission of a full construction application prior to July 8, 2013 deadline. On January 28, 2014, the City of

Hughson received notification from CDPH that its application for funding under the Safe Drinking Water State Revolving Fund (SDWSRF) was determined to be eligible for construction funding.

The revised project cost estimate for the Well #7 replacement project is \$8,327,753. The original figure has been revised to account for inflation and the current construction environment, a more durable concrete storage tank rather than steel as originally proposed, and a contingency level appropriate to address the current well installation unpredictability across the State of California.

## Water Rates

The City consulted with water rate financial advisor, Bartle Wells Associates (BWA), and has determined that the revised project cost estimate and associated debt through the SDWSRF funding will necessitate a water rate increase. The City's current average residential bill is approximately \$46.77.

On May 11<sup>th</sup>, 2015, BWA presented three funding options to City Council based on the level of system depreciation funding. At the end of a five year phase in, average residential water bills were recommended to be increased to \$56.44 for a no depreciation funding option, \$62.98 for a half depreciation funding option, and \$69.58 for a full depreciation funding option.

On May 11, 2015, the City Council selected the full depreciation funding option. The selected rates were mailed to customers in the form of a Proposition 218 Notification on Friday, May 29<sup>th</sup>, 2015, beginning the mandatory 45 day noticing period.

### ***Proposition 218 Noticed Rate Schedule***

	Current	August 1st, 2015	July 1st, 2016	July 1st, 2017	July 1st, 2018	July 1st, 2019
<b><u>Monthly Fixed Charge</u></b>						
Residential	\$25.75	\$27.22	\$29.62	\$32.24	\$35.10	\$38.20
Non-Residential (by meter size) <sup>1</sup>						
3/4"	\$25.75	\$27.22	\$29.62	\$32.24	\$35.10	\$38.20
1"	43.21	45.67	49.70	54.10	58.90	64.11
1-1/2"	85.83	90.72	98.72	107.46	117.00	127.34
2"	137.32	145.14	157.94	171.92	187.18	203.72
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4"	429.14	453.57	493.57	537.27	584.97	636.67
6"	858.29	907.14	987.15	1,074.54	1,169.93	1,273.32
8"	1,373.26	1,451.42	1,579.43	1,719.25	1,871.88	2,037.31
8" x 4"	1,802.39	1,904.98	2,072.99	2,256.51	2,456.83	2,673.95
<b><u>Metered Rates</u></b>						
per 1,000 gallons	\$1.48	\$1.57	\$1.71	\$1.86	\$2.03	\$2.21

<sup>1</sup> Fire meters are billed at a rate of 20% of regular meters

### ***Proposition 218 Steps***

1. Open the public hearing.
2. Consider all objections or protests to the proposed rates. Any person shall be permitted to present written or oral testimony.
3. Close the public hearing.
4. One written protest per parcel, filed by an owner or tenant of the parcel, shall be counted in calculating a majority protest to the increased rates.
5. Written protests must be received prior to the close of the public hearing.
6. If there is a majority protest against the rate increases, the agency shall not increase the rates.
7. The public hearing may be continued.
8. After the close of the public hearing, City Council may take action to adopt the proposed rates.

### **Fiscal Impact:**

The City's goal over the last year has been to comprehensively explore all funding opportunities available for its municipal water system. The proposed rate increase will allow the City of Hughson to access SDWSRF funding of \$8,327,753 and repay the debt service over time. The City of Hughson is also exploring a Consolidation Incentive Program through the State Water Board that may provide grant funding to reduce the amount of debt service. The City of Hughson is also exploring other possible grant funding with the State in order to minimize the impact to ratepayers.

**CITY OF HUGHSON  
CITY COUNCIL  
RESOLUTION NO. 2015-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON DECLARING  
THE RESULTS OF A PROPOSITION 218 PROTEST PROCEEDING PUBLIC  
HEARING AND ADOPTING A METERED RATE SCHEDULE FOR DOMESTIC  
WATER SERVICE**

**WHEREAS**, the City of Hughson owns and operates a domestic water system subject to the laws of the State of California; and

**WHEREAS**, the City received a Compliance Order (“Order”) from the State of California, requiring an arsenic compliant water system; and

**WHEREAS**, the City may face heavy fines for not complying with the order; and

**WHEREAS**, rate increases will fund necessary improvements to maintain service within the existing service area; and

**WHEREAS**, notices were mailed to property owners of record pursuant to Proposition 218, Section 4, Sub-Section 4 (c), now California Constitutional Articles XIII C and XIII D, (hereafter referred to as the “Proposition 218”) approved by the California voters in November 1996, of a protest ballot proceeding and public hearing to be held on July 13, 2015.

**NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF HUGHSON AS FOLLOWS:**

**Section 1 Public Hearing:** The City Council has conducted the Public Hearing to receive testimony from the public with regards to its intention to adopt the metered rate schedule for domestic water service.

**Section 2 Tally of Protests:** The City Clerk has tallied the number of protests received and determined them to be less than a majority.

**Section 3 Adoption:** The City Council hereby adopts the proposed metered water rate schedule, as follows:

	Current	August 1st, 2015	July 1st, 2016	July 1st, 2017	July 1st, 2018	July 1st, 2019
<u>Monthly Fixed Charge</u>						
Residential	\$25.75	\$27.22	\$29.62	\$32.24	\$35.10	\$38.20
Non-Residential (by meter size) <sup>1</sup>						
3/4"	\$25.75	\$27.22	\$29.62	\$32.24	\$35.10	\$38.20
1"	43.21	45.67	49.70	54.10	58.90	64.11
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4"	429.14	453.57	493.57	537.27	584.97	636.67
6"	858.29	907.14	987.15	1,074.54	1,169.93	1,273.32
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8" x 4"	1,802.39	1,904.98	2,072.99	2,256.51	2,456.83	2,673.95
<u>Metered Rates</u>						
per 1,000 gallons	\$1.48	\$1.57	\$1.71	\$1.86	\$2.03	\$2.21

1 Fire meters are billed at a rate of 20% of regular meters

**Section 4 Implementation:** The City Council directs finance department staff to begin reading Automatic (Radio) Read Water Meters and issue billing statements in accordance with the implementation schedule for this metered rate.

**PASSED AND ADOPTED** by the Hughson City Council at a regular meeting thereof held on July 13, 2015, by the following vote:

**AYES:** .

**NOES:** .

**ABSTENTIONS:** .

**ABSENT:** .

\_\_\_\_\_  
**MATT BEEKMAN, Mayor**

**ATTEST:**

\_\_\_\_\_  
**DOMINIQUE SPINALE ROMO, City Clerk**