



CITY OF HUGHSON
CITY COUNCIL MEETING
 CITY HALL COUNCIL CHAMBERS
 7018 Pine Street, Hughson, CA
 Due to construction, the meeting will
 be adjourned to the
 Senior Citizens Center
 2307 Fourth Street, Hughson, CA

AGENDA
MONDAY, JULY 11, 2016 – 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

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.**

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

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this Agenda will be made available at the City Clerk’s counter at City Hall located at 7018 Pine Street, Hughson, CA.

not on the agenda, unless the action is authorized by Section 54954.2 of the Government Code, items of concern, which are not urgent in nature can be resolved more expeditiously by completing and submitting to the City Clerk a "Citizen Request Form" which may be obtained from the City Clerk.

2. PRESENTATIONS: NONE.

3. CONSENT CALENDAR:

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

3.1: Approve the Minutes of the Regular Meeting of June 27, 2016.

3.2: Approve the Warrants Register.

3.3: Approve the Cooperative Agreement Renewal with Stanislaus County for the Stanislaus Urban County Community Development Block Grant Program and Authorize the City Manager to Sign the Said Agreement.

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

5.1: Approval to Adopt Resolution No. 2016-26, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2016-2017 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.

5.2: Consider Approving the 2016 Engineering and Traffic Survey (ETS) and Introduce and Waive the First Reading of Ordinance No. 2016-06, Amending Section 10.40.020 – Speed Limits: Exceptions.

5.3: Introduce and Waive the First Reading of Ordinance 2016-07, Amending the Residency Requirements of the Hughson Parks and Recreation Commission and Adding Arts and Entertainment Matters to the Powers and Duties of the Existing Hughson Parks and Recreation Commission.

6. NEW BUSINESS: NONE.

7. CORRESPONDENCE: NONE.

8. COMMENTS:

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

City Manager: Quarterly Grants Program Update

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: NONE.

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:

May 5 – Sept 29	▪ Hughson Farmers’ Market (Thursday), 5:00 P.M. – 9:00 P.M.
July 12	▪ Parks & Recreation Commission, City Hall Chambers, 6:00 P.M.
July 19	▪ Planning Commission, City Hall Chambers, 6:00 P.M.
July 25	▪ Hughson Economic Development Committee Meeting, City Hall Chambers, 5:30 P.M.
July 25	▪ City Council Meeting, City Hall Chambers, 7:00 P.M.
August 2	▪ National Night Out, 6:00 P.M. – 9:00 P.M.

AFFIDAVIT OF POSTING

DATE: July 7, 2016 **TIME:** 5:00 pm
NAME: Susana Diaz **TITLE:** Deputy City Clerk

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.

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

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

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



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

Meeting Date: June 27, 2016
Subject: Approval of the City Council Minutes
Presented By: Susana Diaz, Deputy City Clerk

Approved By: _____

Staff Recommendation:

Approve the Minutes of the Regular Meeting of June 27, 2016

Background and Overview:

The draft minutes of the June 27, 2016 meeting are prepared for the Council's review.



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CITY HALL COUNCIL CHAMBERS
7018 Pine Street, Hughson, CA
Due to construction, the meeting will
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Senior Citizens Center
2307 Fourth Street, Hughson, CA**

**MINUTES
MONDAY, JUNE 27, 2016 – 7:00 P.M.**

CALL TO ORDER: Mayor Pro Tem Jeramy Young

ROLL CALL:

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

Absent: Mayor Matt Beekman
Councilmember George Carr

Staff Present: Raul L. Mendez, City Manager
Susana Diaz, Deputy City Clerk
Christine Tallman, Consultant
Daniel J. Schroeder, City Attorney
Jaylen French, Community Development Director
Larry Seymour, Chief of Police Services
Shannon Esenwein, Finance Director
Lisa Whiteside, Finance Manager
Sam Rush, Public Works Superintendent
John Padilla, City Treasurer

FLAG SALUTE: Mayor Pro Tem Jeramy Young

INVOCATION: Mayor Pro Tem Jeramy Young

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

Heather Bailey from the Hughson Public Library provided information on the Summer Reading Program. She also reminded us of the Magic Show on Tuesday, July 12, 2016 at 11:00 A.M.

2. PRESENTATIONS:

2.1: Recognition was given to City Treasurer, John Padilla for his service to the City of Hughson.

City Manager Raul Mendez presented recognition award.

2.2: Service awards were presented to the following employees for their years of service:

Lisa Whiteside	–	30 Years of Service
Tony Fontana	–	15 Years of Service
Martha Serrato	–	10 Years of Service
Sam Rush	–	10 Years of Service

City Manager Raul Mendez presented service awards.

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 13, 2016.

3.2: Approve the Warrants Register.

3.3: Approve the City of Hughson Treasurer's Report for Report for April 2016.

3.4: Approval of the Construction Contract with V. Rivera Concrete, Inc. for the Installation of a Basketball Court in Existing Rolland Starn Park.

3.5: Approval to Advertise the Position of City Treasurer.

SILVA/YOUNG 3-0 (BEEKMAN AND CARR – ABSENT) motion passes to approve the Consent Calendar, except item 3.6 Resolution No. 2016-22 which was removed from consent.

- 3.6:** Adopt Resolution No. 2016-22, amending the City of Hughson Personnel Manual

Council directed staff to amend Personnel Manual page 25 section 9.01 to indicate "Public Works employees shall have a thirty (30) minute lunch break".

SILVA/YOUNG 3-0 (BEEKMAN AND CARR – ABSENT) motion passes to approve Item 3.6 as amended.

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING: NONE.

6. NEW BUSINESS:

- 6.1:** Adopt the Resolution No. 2016-23, to Establish a City of Hughson Policy Regarding the Use of Resolutions.

Deputy City Clerk Susana Diaz presented the staff report on this item.

HILL/SILVA 3-0 (BEEKMAN AND CARR – ABSENT) motion passes to adopt the Resolution No. 2016-23, approving a Policy regarding the use of Resolutions.

- 6.2:** Adopt Resolution No. 2016-24, adopting Addendum #2 to the Negative Declaration for the City of Hughson Well No. 7 Replacement Project.

Item 6.2 to adopt Resolution No. 2016-24 was removed from Agenda.

- 6.3:** Adopt Resolution No. 2016-25, declaring the City Council's Intent to Levy and Collect Assessments for Fiscal Year 2016-2017 for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts and to Set the Public Hearing for the July 11, 2016 City Council Meet.

Community Development Director Jaylen French presented the staff report on this item.

YOUNG/HILL 3-0 (BEEKMAN AND CARR – ABSENT) motion passes to adopt the Resolution No. 2016-25, declaring the intent to levy and collect assessments for Fiscal Year 2016-2017 for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts and to set the public hearing for the July 11, 2016 City Council Meeting.

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

City Manager Mendez reported that the Stanislaus County Board of Supervisors will be considering at their regular meeting on June 28, 2016, approving the Law Enforcement Contract with the City of Hughson due to expire at the end of this June and the City of Hughson's request to consolidate the municipal election with the General Election. He also noted that the City of Hughson City Hall is undergoing a remodel including a facelift to the reception area, cubicles, carpeting, painting, new front counter, and office furniture. The Council Chambers will be equipped with audio video equipment to be able to broadcast and provide presentations. The front reception area has been temporarily moved to the Council Chambers. City Manager Mendez also reminded Council that City offices will be closed Monday, July 4, 2016 due to the Holiday. Lastly, City Manager Mendez thanked Christine Tallman for her support, training, and service to the City of Hughson as Interim City Clerk.

City Clerk:**NONE.****Community Development Director:**

Director French updated the Council on the Well No. 7 replacement project. He noted that Staff is working diligently with the State to finalize the project. He also noted that the Fox Road project previously awarded funds through an ATP

Grant will have those funds released this week by the California Transportation Commission. It is anticipated that the bidding process for the project will begin within six months and funds will need to be expended within three years. Sidewalk on the south side will be completed as part of the project. He noted that the City of Hughson will be assigned a new Small Business Development Center (SBDC) Consultant through the Stanislaus Business Alliance starting July 1, 2016. Staff has prioritized Economic Development and engaging with the business owners in the community.

Director of Finance:

NONE.

Police Services:

Chief Larry Seymour provided the City Council with the latest Crime Statistic Report.

City Attorney:

NONE.

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

Mayor Pro Tem Jeramy Young:

Commented that it was nice to be back. He is reviewing the agendas from prior Council meetings to catch up for the time he was away at the FBI Training Academy.

Councilmember Silva:

Reported that at the last two StanCOG meetings a resolution was adopted to put a transportation sales tax measure on the November ballot named Stanislaus Local Roads First. She suggested that City staff put the Fox Road project on the next 2+2 School Committee for discussion of a

sidewalk on the other side of Fox Road. The City Manager said he would place it on a future agenda.

Councilmember Hill:

Reported the City/Fire 2+2 Committee will be considering fundraising for the renovation of the Fire Station. He expressed caution with the use of fireworks due to dry conditions.

8.3: Mayor’s Comments: (Information Only – No Action) NONE.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING: NONE.

10. REPORT FROM CLOSED SESSION: NONE.

ADJOURNMENT: 8:04 P.M.

YOUNG/SILVA 3-0 (BEEKMAN AND CARR – ABSENT) motion passes to adjourn the meeting at 8:04 P.M.

JERAMY YOUNG, Mayor Pro Tem

SUSANA DIAZ, Deputy City Clerk



CITY OF HUGHSON AGENDA ITEM NO. 3.2 SECTION 3: CONSENT CALENDAR

Meeting Date: July 11, 2016
Subject: Approval of Warrants Register
Enclosure: Warrants Register
Presented By: Shannon Esenwein, Director of Finance

Approved By: _____

Staff Recommendation:

Approve the Warrants Register as presented.

Background and Overview:

The warrants register presented to the City Council is a listing of all expenditures paid from June 27, 2016 through June 30, 2016.

Fiscal Impact:

There are reductions in various funds for payment of expenses.

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REPORT.: Jul 06 16 Wednesday
 RUN.....: Jul 06 16 Time: 15:39
 Run By.: Lisa Whiteside

City of Hughson
 Cash Disbursement Detail Report
 Check Listing for 06-16 Bank Account.: 0100

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

Check Number	Check Date	Vendor Number	Vendor Name	Net Amount	Information Invoice #	Description
47933	6/27/2016	AGA00	AGAVE AZUL	\$ 125.00	B60627	EMPLOYEE APPRECIATION
47934	6/27/2016	COC00	COCO'S TAQUERIA	\$ 75.00	B60627	EMPLOYEE APPRECIATION
47935	6/27/2016	HUG11	HUGHSON FARM SUPPLY	\$ 75.00	B60627	EMPLOYEE APPRECIATION
47936	6/30/2016	DIA03	DIAZ, SUSANA	\$ 13.75	B60630	REIMBURSEMENT FOR SUPPLIES
47937	6/30/2016	GOL11	GOLDEN STATE FARMERS' MAR	\$ 5,000.00	B60630	2016 HUGHSON FARMERS' MARKET
47938	6/30/2016	TAL00	TALLMAN, CHRISTINE	\$ 13.75	B60630	REIMBURSEMENT FOR SUPPLIES
47939	6/30/2016	VOID	VOIDED CHECK			
47940	6/30/2016	VOID	VOIDED CHECK			
47941	6/30/2016	ATT02	AT&T MOBILITY	\$ 469.95	B60706	PHONE
47942	6/30/2016	ATT03	AT&T	\$ 0.47	B60706	PHONE
47943	6/30/2016	CHA01	CHARTER COMMUNICATION	\$ 191.81	B60706	IP ADDRESS
47944	6/30/2016	ENV02	ENVIRONMENTAL SYSTEMS	\$ 1,788.93	27442	STREET SWEEPING JUNE
47945	6/30/2016	EXP00	EXPRESS PERSONNEL SERVICE	\$ 608.00	174421172	EXTRA HELP
47946	6/30/2016	FAR03	FARMERS BROTHERS COFFEE	\$ 59.07	63804045	COFFEE
47947	6/30/2016	GEN00	GENESIS SOCIETY	\$ 3,900.00	B60706	WELL #9, HUGHSON WELL PIPELINE PROJECT
47948	6/30/2016	GEO01	GEOANALYTICAL LABORATORIE	\$ 35.00	C6F0702	LAB TESTING
				\$ 215.78	C6F0855	LAB TESTING
				\$ 960.78	C6F1409	LAB TESTING
				\$ 40.00	C6F1530	LAB TESTING
				\$ 215.78	C6F2014	LAB TESTING
			Check Total:	\$ 1,467.34		
47949	6/30/2016	GIB00	GIBBS MAINTENANCE CO	\$ 1,157.00	19825	JANITOR SERVICES
47950	6/30/2016	HUG03	HUGHSON CHRONICLE	\$ 155.35	109197	LEGAL #2509
				\$ 119.50	109198	LEGAL #2526
			Check Total:	\$ 274.85		
47951	6/30/2016	HUG11	HUGHSON FARM SUPPLY	\$ 85.05	B60706	MISC. TOOLS AND SUPPLIES
47952	6/30/2016	HUG34	VALLEY PARTS WAREHOUSE, I	\$ 45.36	B60706	SMALL MATERIAL NEEDED FOR VEHICLE MAINT & REPAIR
47953	6/30/2016	MOS01	MOSS, LEVY & HARTZHEIM, L	\$ 11,000.00	6812	INTERIM AUDIT WORK
47954	6/30/2016	QUI03	QUICK N SAVE	\$ 99.89	B60706	DIESEL

SE

47955	6/30/2016	SHR02	SHRED-IT USA LLC	\$	135.81	108109 SHREDDING
47956	6/30/2016	STA02	STAPLES	\$	47.31	31082 OFFICE SUPPLIES
47957	6/30/2016	SUT00	SUTTER GOULD MEDICAL FOUN	\$	125.00	577334 DRUG SCREENING
47958	6/30/2016	TID01	TURLOCK IRRIGATION DIST.	\$	735.36	B60706 ELECTRIC
47959	6/30/2016	WIL14	WILLDAN ENGINEERING	\$	611.00	20160621 ENGINEERING SERVICES SPEED SURVEY

Cash Account Total: \$ 28,104.70

Total Disbursements: \$ 28,104.70
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CITY COUNCIL AGENDA ITEM NO. 3.3

SECTION 3: CONSENT CALENDAR

Meeting Date: July 11, 2016
Subject: Consideration to Renew Cooperative Agreement with Stanislaus County for the Stanislaus Urban County Community Development Block Grant (CDBG) Program for July 1, 2017 through June 30, 2020
Enclosures: CDBG Cooperative Agreement
Presented By: Jaylen French, Community Development Director

Approved By: _____

Staff Recommendations:

1. Approve the Cooperative Agreement renewal with Stanislaus County for the Stanislaus Urban County Community Development Block Grant (CDBG) Program; and
2. Authorize the City Manager to sign the said Agreement.

Background and Overview:

Every three years, current participants as well as non-participating cities have an opportunity to enter into an agreement to become part of a qualified urban county and be eligible to receive CDBG entitlement funds. The City of Hughson joined the Urban County Consortium in 2010 because it guaranteed the City funding for projects. Previously, City staff experienced difficulty securing funds because the funds were limited and the process was very competitive. It was very difficult for a small city such as Hughson to compete against other larger agencies with more staff and resources.

The current program participants are the cities of Ceres, Newman, Oakdale, Patterson, Waterford, Hughson, and Stanislaus County. The Cities of Modesto and Turlock are entitlement jurisdictions, so they do not qualify to join the Urban County Consortium. The City of Riverbank is not a participant, but qualifies as a potential participant.

Fiscal Impact:

The City of Hughson receives approximately \$130,000 per year in CDBG funding and has completed several projects recently, including: Pine Street Sidewalk Infill Project, 4th Street Sidewalk Infill Project, 5th Street Sidewalk Infill Project, Hughson Avenue Reconstruction. In the future, City staff intends to complete the 2nd Street Sidewalk Infill Project, Walker Lane Sidewalk Infill Project and Tully Road Sidewalk Infill project.

COOPERATION AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 2016, by and between the CITY OF HUGHSON, hereinafter referred to as "City", and COUNTY OF STANISLAUS, hereinafter referred to as "County."

WITNESSETH

WHEREAS, the City is a duly constituted municipal corporation under the laws of the State of California, and is empowered thereby to undertake essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing; and

WHEREAS, the County is a duly constituted subdivision of the State of California, and is also empowered by State law to undertake essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing; and

WHEREAS, California Government Code Section 6502 authorizes two or more public agencies to jointly exercise any power common to both; and

WHEREAS, the COUNTY and participating cities, including the City, form the Stanislaus Urban County ("Urban County") for purposes of receiving entitlement funds from the Department of Housing and Urban Development ("HUD"); and

WHEREAS, it is mutually desired by the parties hereto to enter into a Cooperation Agreement, in accord with the Housing and Community Development Act of 1974 ("HCDA"), as amended, and applicable Federal rules and regulations adopted pursuant thereto; whereby the parties shall jointly undertake community development and housing assistance activities, including the Community Development Block Grant Entitlement ("CDBG"), Emergency Solutions Grants ("ESG"), and the HOME Investment Partnerships ("HOME") Programs funded by HUD.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. The parties hereto agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing, pursuant to the Housing and Community Development Act of 1974 ("HCDA"), as amended, and the HOME Investment Partnerships Act, as amended. This agreement shall become effective October 1, 2017, and be in effect until terminated, but termination may not occur before September 30, 2020. This agreement shall remain in effect until the CDBG, ESG, and HOME funds received during the Urban County's 17-18 (July 1, 2017 to June 30, 2018), 18-19 (July 1, 2018 to June 30, 2019), and 19-20 (July 1, 2019 to June 30, 2020) program years,

and any related program income received by the City, are expended and any funded activities are completed.

2. The County and City, along with all Urban County participants, agree to form the following: committee and panel to coordinate and review Urban County information:
 - a. Technical Committee: consisting of one (1) representative from the County and one (1) representative from each Urban County participating city. The purpose of the committee is to review proposed funding and existing funding for HUD projects, and any other documentation required by HUD for the implementation and administration of the CDBG, ESG, and HOME Programs. Documentation shall include, but not limited to, a list of specific projects to be undertaken and priorities for implementation for the housing and community development projects. The committee will facilitate distribution of information to residents of the Urban County concerning community development and housing needs; and shall provide residents with an opportunity to participate in the development of programs and priorities.
 - b. Grant Review Panel: consisting of one (1) representative from the County and one (1) representative from each Urban County participating city and one (1) representative from the local Continuum of Care (CoC). The committee will meet a minimum of 2 times a year to review grant applications and proposals in response to a County released Notice of Funding Availability (NOFA). The purpose of this panel is to assist in the decision making process for how best to utilize CDBG Public Service Grants and Emergency Solutions Grant (ESG) funds, as annually allocated by HUD, throughout the Urban County. Grant Review Panel duties shall include providing input on how to target funds, how to structure the competitive grant funding process, reviewing and scoring of applications, and attendance during all grant applicant presentations.
3. a. After deduction of administrative expenses, which shall not to exceed 20%, all of the net CDBG monies shall be sub-allocated to the participating jurisdictions according to the general distribution formula established by HUD which is based on the latest available countywide data on population, the extent of poverty, and the extent of housing overcrowding. However, a different distribution is hereby expressly authorized if and when necessary to comply with Title I of the HCDA. If any project submitted by County as a portion of the CDBG documentation is found to ineligible by HUD, the proposed project shall not be funded. In such an event, the County, acting in concert with the Technical Committee may submit an alternative priority project which is within the original cost and in line with the stated needs and objectives of County, provided such a re-submission conforms with the rules and regulations of the HCDA.

4. a. City may terminate its participation in this Cooperation Agreement by a single majority vote of its governing body. Such termination shall take effect only at the end of the federal three-year Urban County qualification period in which the action is taken. The next such qualification period will end September 30, 2020. However, City may void this Cooperation Agreement by written notice received by the Director of the Stanislaus County Planning and Community Development Department, 1010 10th Street, Suite 3400, Modesto, California 95354, prior to September 30, 2020, if City is advised by HUD that City is eligible to be designated as a metropolitan city entitled to CDBG formula funding and City elects to accept designation as a metropolitan city. If this Cooperation Agreement is not voided by City prior to September 10, 2016 (or later date if approved in writing by HUD) under the circumstances listed in the previous sentence, City must remain a part of the urban county for the entire three-year urban county qualification period.
5. Under this Agreement, the County shall be the primary general-purpose local governmental unit pursuant to the HCDA. The County shall apply for grants, administer all funds received, and undertake or assist in undertaking essential community development and housing assistance activities. Based on recommendations made by the Technical Committee, the County shall have the authority to carry out activities which will be funded from annual CDBG, and ESG, funds covered by this Agreement. Records shall be kept by County in accordance with approved accounting procedures, and said records shall be available for public inspection at all times.
6. County and City, all with all Urban County participants, shall take all actions necessary to assure compliance with the Urban County's certification required by Section 104 (b) of Title I of the HCDA, including the National Environmental Policy Act of 1969, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11988, the Fair Housing Act, Section 109 of Title I of the HCD, as amended. Use of Urban County funds for activities, in or in support of, any participating city that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with the County's fair housing certification shall be prohibited. Pursuant to 24 CFR 570.501(b), City is subject to the same requirements applicable to sub-recipients, including the requirement of a written agreement described in 24 CFR 570.503. County and City shall comply with all other applicable laws.
7. City shall report to County any income generated by the expenditure of CDBG funds. Such program income may be retained by City to be used for CDBG eligible activities. County has the responsibility for monitoring and reporting to HUD on the use of program income, thereby requiring appropriate record keeping and reporting by City as may be needed for this purpose. In the case of HOME Investment Partnerships Program funds, the City shall report program

income to the entity responsible for HOME fund administration and it shall be the responsibility of that entity to report to HUD on the use of program income.

8. The following standards shall apply to real property acquired or improved in whole or in part using CDBG funds that is within the control of a participating City:
 - a. City shall give County timely notification of any modification or change in the use of the real property from that planned at the time of acquisition or improvement including disposition.
 - b. City shall reimburse the allocation account in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of funds other than CDBG) of property acquired or improved with CDBG funds that is sold or transferred for a use that does not qualify under the CDBG regulations.
 - c. City shall pay to County any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the cooperation agreement between County and City. Any program income shall be allocated by County for eligible activities in accordance with all CDBG requirements as may then apply.
9. The parties hereto agree that the final responsibility for analyzing needs, setting objectives, developing plans, selecting projects for community development and housing assistance, selecting CDBG Public Service and ESG programs to be funded, and filing the Consolidated Plan, and other plans and reports required by the HCDA, is Stanislaus County Board of Supervisors.
10. By executing this Agreement, City understands the following:
 - a. City may not apply for grants under the Small Cities or State CDBG or ESG Programs funded during the period in which it participates in the Urban County;
 - b. City may participate in a HOME Program only through the Urban County; and that it may not participate in a HOME consortium with other local governments except through the Urban County, regardless of whether the Urban County receives a HOME formula allocation.
 - c. City may only receive ESG funding by a formula allocation as part of a participating member of the Urban County unless otherwise authorized by HCD or HUD.

11. The cooperating unit of general local government has adopted and is enforcing:
 - a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - b. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction. The phrase “cooperating unit of general local government” has the same meaning in this Cooperation Agreement as it does in HUD Notice #CPD 07-03.

12.
 - a. Each Party mutually agrees, pursuant to Government Code §894.5, to indemnify, hold harmless, and defend the other Party, its County Board of Supervisors, City Councils, boards and commissions, officers, agents, employees, and volunteers (collectively, the “indemnified Parties”) in an amount equal to its proportionate share of liability on a comparative fault basis. This indemnity obligation shall exist with respect to any claim, loss, liability, damage, lawsuit, cost or expense that arises out of, or is any way related to, the performance of services pursuant to this Agreement. This indemnity obligation extends, without limitation, to any injury, death, loss, or damage which occurs in the performance of the Agreement and that is sustained by a third party, agent, or contractor of a Party. Each Party executing this Agreement certifies that it has adequate self-insured retention of funds to meet any obligation arising from this Agreement, and it shall continue to maintain such funds throughout the Term of this Agreement. Notwithstanding the foregoing, nothing herein shall be construed to require any Party to indemnify any other Party from any Claim arising from the sole negligence or willful misconduct of another Party. Nothing in this section shall be construed as authorizing an award of attorney fees in any action on or to enforce the terms of this Agreement. This indemnity shall apply to all Claims and liability regardless of whether any insurance policies are applicable. Any policy limits shall not act as a limitation upon the amount of indemnification to be provided.
 - b. At its sole discretion, the indemnified Party may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve the indemnitor of any obligation imposed by this Agreement. The Parties shall notify each other promptly of any claim, action or proceeding and cooperate fully in the defense. The Parties agree to defend themselves from any claim, action or proceeding arising out of the concurrent acts or omissions of each Party. In such cases, the Parties agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs. Where a trial verdict or arbitration award allocates or determines the comparative

fault of the parties, the Parties may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments and awards, consistent with such comparative fault. The provisions of this section shall survive the termination of this Agreement.

COUNTY OF STANISLAUS

By: _____
Stan Risen
Chief Executive Officer

CITY OF HUGHSON

By: _____
Raul Mendez
City Manager

ATTEST:

Susana Diaz
City Clerk

APPROVED AS TO FORM:

Daniel J. Schroeder
City Attorney

Terms and provisions of this agreement are fully authorized under State and local law. This cooperation agreement provides full legal authority for Stanislaus County.

Thomas E. Boze
Assistant County Counsel



CITY OF HUGHSON AGENDA ITEM NO. 5.1

SECTION 5: PUBLIC HEARING

Meeting Date: July 11, 2016
Subject: Approval of Resolution No. 2016-26, Confirming Diagrams, Assessments and Reports and Levying Assessments for Fiscal Year 2016-2017 for All Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson
Presented By: Jaylen French, Community Development Director

Approved By: _____

Staff Recommendation:

1. Conduct a Public Hearing to consider approval of the Fiscal Year 2016-2017 assessments for the City of Hughson Landscape and Lighting Districts and Benefit Assessment Districts.
2. Adopt Resolution No. 2016-26, confirming diagrams, assessments and reports and levying assessments for Fiscal Year 2016-2017 for all Landscape and Lighting Districts and Benefit Assessment Districts within the City of Hughson.
3. Direct the Harris & Associates Assessment Engineer to file, or cause to be filed, a certified copy of said Resolution and the report for each Assessment District with the Stanislaus County Tax Collector.

Background:

The City of Hughson ("City") utilizes special financing districts to provide various services and improvements to areas within the City. The City has formed two types of assessment districts: 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. The Engineer's Report ("Report") describes the districts, incorporates any annexations or changes to the districts, the proposed assessments and the levies for the upcoming fiscal year. The proposed assessments and levies are based on the 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 the upcoming fiscal year pursuant to the 1972 and 1982 Acts respectively. 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.

Summary of Proposed Assessments for Fiscal Year 2016-2017

The following is a summary of the Fiscal Year 2016-2017 proposed assessments per equivalent dwelling unit (EDU) as set forth in the Report. City staff has retained Harris & Associates ("Harris") for professional assessment district administration services. City staff worked closely with Harris to review original formation documents, validate assessment rate history, determined a clear definition of program budgets based on actual costs incurred, and develop effective ways to address deficiencies over time.

In preparation for the annual assessment process, Harris and City staff determined the appropriate assessment levels for each district by reviewing the prior year's budget, the current fund balances, the allowable assessment levels and incorporating any necessary adjustments for each district.

During that process, it was discovered that various districts carried over incorrect assessment levels based on information from original and prior documentation. In some cases, assessment levels had not been adjusted in several years.

It was also discovered that utility bills for multiple districts were assigned incorrectly. This issue will take City staff several weeks to resolve completely, but for purposes of completing the Engineer's Report, the \$500 identified as mistakenly assigned has been redistributed to each of the LLDs by the number of street lights within the district.

Additionally, it was discovered that a portion of the revenues for the Fontana Ranch South district were assigned to the incorrect district. This has since been resolved, but this led to significant confusion as to why this district, which has a large negative fund balance was also structurally deficit (i.e. revenues did not match expenditures last fiscal year) after the adjustments that were made last year.

City staff continues to delve into every aspect of these districts to ensure assessment levels are accurate and appropriate. Other adjustments made to the districts, based on staff's continual thorough review, included: 1) adding capital improvement items—such as a man-lift truck to replace street lights and a mower; and 2) adding costs to cover the administration of the districts; and 3) inclusion of an Operating Reserve Fund and a Capital Reserve Fund to better identify how balances in the districts would be used, compared with previous years in which the districts just had a fund balance.

City staff continues to spend considerable time fine tuning the level of assessment, exploring general versus special benefit methodologies, 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 conditions of each district.

Assessment District Overview

Districts with a Structural Deficit and Negative Fund Balances

There are currently two (2) assessment districts that have a negative fund balance AND were structurally deficit last fiscal year: Santa Fe Estates I LLD and Santa Fe Estates II LLD.

After significant research, City staff contends that the negative fund balance was caused because a portion of the basin was being funded through the LLD, not the BAD as appropriate. 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 is within a BAD, is attributable to the Santa Fe Estates basin. The adjustment for maintenance costs was adjusted last year and the structural deficit was reduced from last year but still remains. City staff is looking into other possibilities including labor costs, clerical errors, etc.

Additionally, Fontana Ranch South LLD has a large fund negative balance, but the structural deficit has been remedied through adjustments made last year to assign a portion of the maintenance costs of the storm drain basin/park to the BAD.

City staff believes that the negative fund balance in the Fontana Ranch South LLD was caused 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. This means that the annual losses has been fixed and the negative fund balance should be resolved in the next several years.

Brittany Woods

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

Landscape and Lighting District

Balance to Levy:	\$8,060.00
Maximum Rate per EDU:	\$124.00
Recommended Rate per EDU:	\$124.00
Prior Year Assessment per EDU:	\$121.02
Estimated Fund Balance (05/31/16):	\$11,194

Central Hughson No. 2

Central Hughson differs from the other districts in that it was formed and annexed to in accordance with parcel circumstances, type or other specific purpose as indicated by the original engineer's report. Consequently, a general description of locations is not practical. Assessments also differ in that they are formulated in most respects by parcel specific attributes rather than equal distribution to all included parcels. 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:	\$15,411.32
Maximum Rates:	Varies by parcel size
Recommended Rate per EDU:	Varies by parcel size
Prior Year Assessment per EDU:	\$35.16 - \$964.86
Estimated Fund Balance (05/31/16):	\$22,997
Operating Reserve Fund:	\$690.88

Benefit Assessment District

Balance to Levy:	\$8,298.32
Maximum Rates:	Varies by parcel size
Recommended Rate per EDU:	Varies by parcel size
Prior Year Assessment per EDU:	\$5.14 - \$506.11 (25% of Maximum)
Estimated Fund Balance (05/31/16):	\$35,969

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 (05/31/16):	\$0

Benefit Assessment District

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Recommended Rate per EDU:	\$0
Estimated Fund Balance (05/31/16):	\$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 (05/31/16):	\$0

Benefit Assessment District

Balance to Levy:	\$0
Maximum Rate per EDU:	\$0
Recommended Rate per EDU:	\$0
Estimated Fund Balance (05/31/16):	\$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:	\$7,266.84
Maximum Rate per EDU:	\$367.57
Recommend Rate per EDU:	\$183.78
Recommended Rate per EDU:	\$173.03 (50% of Maximum Assessment)
Estimated Fund Balance (05/31/16):	\$29,437

Benefit Assessment District

Balance to Levy:	\$9,087.12
Maximum Rate per EDU:	\$216.60
Recommended Rate per EDU:	\$216.60
Prior Year Assessment per EDU:	\$203.92
Estimated Fund Balance (05/31/16):	\$7,037

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:	\$10,930.92
Maximum Rate per EDU:	\$222.24
Recommended Rate per EDU:	\$177.79 (80% of Maximum Assessment)
Prior Year Assessment per EDU:	\$120.13 (75% of Maximum Assessment)
Estimated Fund Balance (05/31/16):	\$17,790

Benefit Assessment District

Balance to Levy:	\$18,493.02
Maximum Rate per EDU:	\$227.72
Recommended Rate per EDU:	\$203.22
Prior Year Assessment per EDU:	\$203.22 (Same as FY 14-15)
Estimated Fund Balance (05/31/16):	\$55,230**

** 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:	\$11,546.08
Maximum Rate per EDU:	\$214.14
Recommended Rate per EDU:	\$214.14
Prior Year Assessment per EDU:	\$156.08
Estimated Fund Balance (05/31/16):	(\$31,406) **

** 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:	\$10,572.80
Maximum Rate per EDU:	\$189.21
Recommended Rate per EDU:	\$189.21
Prior Year Assessment per EDU:	\$178.12
Estimated Fund Balance (05/31/16):	\$11,106

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:	\$6,794.00
Maximum Rate per EDU:	\$86.00
Recommended Rate per EDU:	\$86.00
Prior Year Assessment per EDU:	\$78.98
Estimated Fund Balance (05/31/16):	\$7,228

Rhapsody Unit No. 2

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

Landscape and Lighting District

Balance to Levy:	\$10,221.16
Maximum Rate per EDU:	\$194.01
Recommended Rate per EDU:	\$116.41 (60% of Maximum Assessment)
Prior Year Assessment per EDU:	\$110.18
Estimated Fund Balance (05/31/16):	\$5,502

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:	\$7,260.00
Maximum Rate per EDU:	\$132.00
Recommended Rate per EDU:	\$132.00
Prior Year Assessment per EDU:	\$131.45
Estimated Fund Balance (05/31/16):	(\$22,098)

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:	\$6,649.89
Maximum Rate per EDU:	\$130.39
Recommended Rate per EDU:	\$130.39
Prior Year Assessment per EDU:	\$130.39
Estimated Fund Balance (06/30/14):	(\$8,614)

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
Prior Year Assessment per EDU:	\$99.87
Estimated Fund Balance (05/31/16):	\$22,034

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:	\$10,589.38 / 179.20
Maximum Rate per EDU:	\$237.34 / \$372.09
Recommended Rate per EDU:	\$118.67 / \$186.04
Prior Year Assessment per EDU:	\$111.72 / \$175.15 (50% of Maximum Assessment)
Estimated Fund Balance (05/31/16):	\$19,844

Benefit Assessment District

Balance to Levy:	\$11,236.16 / \$454.58
Maximum Rate per EDU:	\$163.48 / \$272.48
Recommended Rate per EDU:	\$163.48 / \$272.48
Prior Year Assessment per EDU:	\$153.92 / \$256.53
Estimated Fund Balance (05/31/16):	\$13,624
Operating Fund Reserve:	\$426.32

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:	\$9,678.76
Maximum Rate per EDU:	\$106.37
Recommended Rate per EDU:	\$106.37
Prior Year Assessment per EDU:	79.78 (75% of Maximum Assessment)
Estimated Fund Balance (05/31/16):	\$24,223

Walnut Haven III

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

Landscape and Lighting District

Balance to Levy:	\$5,995.00
Maximum Rate per EDU:	\$109.00
Recommended Rate per EDU:	\$109.00
Prior Year Assessment per EDU:	\$108.41
Estimated Fund Balance (05/31/16):	\$7,338

Annual Inflationary Adjustment:

Increases to the annual assessment and levy are indexed to the Consumer Price Index 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 plus three percent (3%). 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 2016-2017, annual assessments are expected to generate a total of \$158,932, a decrease of over 23% from Fiscal Year 2015-2016, for associated labor, administration, utilities, equipment, materials, and preparation of the annual report. Harris & Associates provides technical administrative support to the City of Hughson and its LLDs and BADs.

**CITY OF HUGHSON
CITY COUNCIL
RESOLUTION NO. 2016-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUGHSON
CONFIRMING DIAGRAMS, ASSESSMENTS AND REPORTS AND LEVYING
ASSESSMENTS FOR FISCAL YEAR 2016-2017 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 Hughson directed K. Dennis Klingelhofer, PE, Assessment Engineer to prepare and file annual reports for fiscal year 2016-2017, and does hereby impose these annual assessments within each assessment district listed on attached Exhibit A; and

WHEREAS, the Assessment Engineer did prepare an annual report for each assessment district, which was presented to the City Council on June 27, 2016, 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 2016-2017 and set a public hearing to be held July 11, 2016 at Hughson City Hall located at 7018 Pine Street, Hughson, California, and a notice of this hearing was given in the time and manner required by law; and

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

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

WHEREAS, on Monday, the 11th day of July of 2016, 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 Assessment Engineer and hereby levies the assessments set forth therein for the fiscal year 2016-2017.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hughson this 11th day of July, 2016 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

JERAMY YOUNG, Mayor Pro Tem

ATTEST:

SUSANA DIAZ, Deputy City Clerk

EXHIBIT "A"

1972 Landscaping and Lighting Act Assessment Districts 1982 Benefit Assessment Act of 1982 Assessment Districts		
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 Glen 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



ENGINEER'S REPORT

Benefit Assessment Districts

Fiscal Year 2016-17

For the

CITY OF HUGHSON

Stanislaus County, California

July 11, 2016



TABLE OF CONTENTS

ENGINEER’S CERTIFICATION	1
INTRODUCTION	2
SECTION I – PLANS AND SPECIFICATIONS	4
DESCRIPTION OF THE DISTRICT AND BOUNDARIES	4
IMPROVEMENTS AND SERVICES PROVIDED	4
SECTION II – METHOD OF APPORTIONMENT	6
DESCRIPTION OF BENEFIT	6
ASSESSMENT RANGE FORMULA.....	7
ASSESSMENT METHODOLOGY	9
SECTION III – DISTRICT BUDGETS	10
SECTION IV – DISTRICT DIAGRAMS	17
SECTION V – ASSESSMENT ROLL	18

Engineer's Certification

WHEREAS, on June 27, 2016, the Hughson City Council, pursuant to the provisions of the Section 54703 (the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Hughson (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within the Benefit Assessment Districts (the "Districts") listed below, for Fiscal Year 2016/2017. Said Resolution called for the preparation and filing of an annual report (the "Report") pursuant to section 54716 of the 1982 Act, presenting plans and specifications describing the general nature, location and extent of the improvements and an estimate of the costs to maintain said improvements within the Districts.

- Central Hughson
- Euclid North
- Euclid South
- Feathers Glen
- Fontana Ranch North
- Fontana Ranch South
- Sterling Glen III

WHEREAS, pursuant to Proposition 218 of November 1996, State of California assessment balloting procedures for property owner approval of assessment districts were instituted at the time of formation of the Districts.

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Harris and Associates has agreed to perform the administrative function of submitting the assessment amounts to Stanislaus County for the 2016/17 tax year, based on previous City Council approvals.



INTRODUCTION

The City of Hughson (the "City") levies and collects special assessments on parcels within several Benefit Assessment Districts (the "Districts") in order to maintain the improvements within those areas. The Districts were formed in order to provide a dedicated source of funding for the ongoing maintenance of storm drain systems and street/road maintenance improvements within the developments. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the Districts were formed.

The word "parcel", for purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Stanislaus County Assessor's Office. The Stanislaus County Auditor/Controller uses APN and specific fund numbers to identify properties to be assessed on the tax roll for special benefit assessments.

This Report consists of five sections and identifies the following items:

- The specific improvements to be maintained within each District.
- The proposed assessments to be levied for each District for 2016/2017 (Please refer table on following page).
- How the costs are allocated and apportioned to the assessable parcels based upon the special benefit received.
- A diagram or map showing the boundaries of each District.
- A listing of properties to be assessed, by District, APN, and the corresponding assessment amounts.

There are seven (7) Districts contained in this Report. Please refer to the table on the next page which details assessment information within each District for the prior year and the coming year. Also included the District name, the total costs to be assessed, the Proposed Assessment Rate and the Maximum Assessment Rate allowed for Fiscal year 2016/2017.

CITY OF HUGHSON

BENEFIT ASSESSMENT DISTRICTS 2016/2017 SUMMARY

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

DISTRICT NAME	Current EDU	2015/16 Actual Rate per EDU	2015/16 Maximum Rate per EDU	2016/17 Maximum Rate per EDU	2016/17 Proposed Rate per EDU	2016/17 Estimated Budget	2016/17 Budget at Maximum
Central Hughson BAD	Varies					\$8,298.32	\$32,500.00
Euclid North BAD	50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Euclid South BAD	69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Feathers Glen BAD	42	\$203.90	\$204.13	\$216.60	\$216.60	\$9,097.20	\$9,097.06
Fontana Ranch North BAD	91	\$203.22	\$214.62	\$227.73	\$227.72	\$20,722.52	\$20,723.19
Fontana Ranch South BAD	56	\$178.10	\$178.32	\$189.21	\$189.20	\$10,595.20	\$10,595.79
Sterling Glen III BAD	73	\$153.90	\$154.07	\$163.48	\$163.48	\$11,934.04	\$11,934.00
Sterling Glen III Annex BAD	1.67	\$256.53	\$256.80	\$272.48	\$272.48	\$455.04	\$455.05

The February CPI for 2016 is 3.0% (3.016751).

SECTION I – PLANS AND SPECIFICATIONS

DESCRIPTION OF THE DISTRICT AND BOUNDARIES

The Districts were formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain drainage and storm water improvements within the boundaries of each District. Said improvements are detailed below under "Improvements and Services Provided".

Each District was formed as a condition of development.

IMPROVEMENTS AND SERVICES PROVIDED

The improvements and services for all Districts can be identified as: Drainage improvements may include but are not limited to: flood control and storm water facilities, street maintenance and repair, sidewalk maintenance and repair, graffiti removal, masonry walls and other appurtenant facilities. The services provided include all necessary service, operations, administration and maintenance required to keep the above mentioned facilities in a proper working condition. The specific improvements within each District are:

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

- **Sterling Glen III:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.
- **Sterling Glen III: Annexation 1:** Detention/Retention basin maintenance, drainage infrastructure maintenance, street sweeping, cleaning, maintenance and repairs, sidewalk maintenance, graffiti abatement.

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



SECTION II – METHOD OF APPORTIONMENT

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

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

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

DESCRIPTION OF BENEFIT

Special Benefit

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

Definition of Special Benefit

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

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

The special benefits associated with the local improvements are specifically:

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

ASSESSMENT RANGE FORMULA

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

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

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

- The Maximum Assessment Rate allowed each fiscal year (the “Adjusted Maximum Assessment Rate”) shall be based on the initial maximum assessment, adjusted annually by the Bureau of Labor Statistics, Consumer



Price Index for the month of February, All Urban Consumers, ("CPI") for the San Francisco/Oakland/San Jose area, plus 3%. Should the Bureau of Labor Statistics revise or discontinue the preparation of such index, the City reserves the right to use such revised index or a comparable system to determine fluctuations in the annual cost of living.

- Each fiscal year, the February CPI amount, plus 3%, has been applied to the Maximum Assessment Rate established the previous fiscal year to calculate the appropriate Adjusted Maximum Assessment Rate for the then current fiscal year.
- If the proposed annual assessment rate for the upcoming fiscal year is less than or equal to the Adjusted Maximum Assessment Rate established for that fiscal year then the proposed annual assessment is not considered an increased assessment.

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

The CPI increase for the one year period ending in February 2016 is **3.01%** (rounded). This amount will be applied to the Maximum Assessment for each District, which will establish the Adjusted Maximum Assessment for each District for Fiscal Year 2016/2017.

Please refer to the table on page 2 of this Report, "District Summary – 2016/17", which shows the actual and maximum allowable assessment for each District for the past two years.

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

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

ASSESSMENT METHODOLOGY

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

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

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

The Sterling Glen III Annexation is comprised of 5 single family residential parcels. The costs are spread to those parcels based on the individual parcel size.

SECTION III – DISTRICT BUDGETS

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



Central Hughson Estimated Budget

CENTRAL HUGHSON BENEFIT ASSESSMENT DISTRICT ZONE 2 FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Street Sweeping and Maintenance	\$1,141.69
Sidewalk Installation and Repairs	\$11,803.92
Road Maintenance and Repairs	\$14,031.96
Graffiti Abatement-Cleaning/Painting	\$1,091.93
	\$28,069.50
Storm Drain Maintenance Services:	
Storm Water Management Program	\$118.79
	\$118.79
Direct Costs Sub-Total	\$28,188.29
Administration Costs	
Program Administration Allowance	\$3,225.98
District Consulting Costs	\$715.00
Contingency	\$0.00
County Collection Charge	\$72.17
Rounding Adjustment ¹	\$0.00
	\$4,013.15
Total Direct and Administration Costs	\$32,201.44
Operating Reserve Collection/(Reduction)	(\$23,903.12)
Capital Reserve Collection/(Reduction)	\$0.00
Total Balance to Levy 2016/17	\$8,298.32
Number of Lots	215
2016/17 Proposed Assessment Per Parcel/Acre	Varies
2016/17 Maximum Allowable Assessment	N/A
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 50032	

Feathers Glen Estimated Budget

FEATHERS GLEN BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2016/17 BUDGET	
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	<u>\$282.10</u>
	\$5,456.85
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	<u>\$572.47</u>
	\$783.48
Direct Costs Sub-Total	\$6,240.33
Administration Costs	
City Administration Costs	\$2,157.48
District Consulting Costs	\$542.00
Contingency	\$129.50
County Collection Charge	\$37.57
Rounding Adjustment ¹	<u>\$0.40</u>
	\$2,866.95
Total Direct and Administration Costs	\$9,107.28
Operating Reserve Collection/(Reduction)	(\$10.08)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$9,097.20
Number of Lots	42
2016/17 Proposed Assessment Per Parcel	\$216.60
2016/17 Maximum Allowable Assessment	\$216.60
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 50027	

Fontana Ranch North Estimated Budget

FONTANA RANCH NORTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Street Sweeping and Maintenance	\$296.60
Traffic/Pedestrian Improvements	\$301.04
Sidwalk Repair	\$3,987.26
Road Repair	\$8,015.07
Graffiti Abatement-Cleaning/Painting	\$75.26
Graffiti Abatement-Soundwall	<u>\$684.86</u>
	\$13,360.09
Storm Drain Maintenance Services:	
Storm Water Management Program	\$75.26
Maintenance of Collection System	\$37.63
Drop Inlets and Curb Basins	\$105.36
Manholes/Covers	\$67.73
Retention and Detention Basins	<u>\$598.05</u>
	\$884.03
Direct Costs Sub-Total	\$14,244.12
Administration Costs	
City Administration Costs	\$2,257.81
District Consulting Costs	\$591.00
Contingency	\$712.20
County Collection Charge	\$47.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,608.38
Total Direct and Administration Costs	\$17,852.50
Operating Reserve Collection/(Reduction)	\$2,870.02
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$20,722.52
Number of Lots	91
2016/17 Proposed Assessment Per Parcel	\$227.72
2016/17 Maximum Allowable Assessment	\$227.72

¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County

Fontana Ranch South Estimated Budget

FONTANA RANCH SOUTH BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2016/17 BUDGET	
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	<u>\$75.26</u>
	\$6,749.08
Storm Drain Maintenance Services:	
Storm Water Management Program	\$75.26
Maintenance of Collection System	\$37.63
Drop Inlets and Curb Basins	\$52.69
Manholes/Covers	\$31.61
Retention and Detention Basins	<u>\$598.05</u>
	\$795.24
Direct Costs Sub-Total	\$7,544.32
Administration Costs	
City Administration Costs	\$2,257.81
District Consulting Costs	\$556.00
Contingency	\$134.17
County Collection Charge	\$40.37
Rounding Adjustment ¹	<u>\$0.93</u>
	\$2,989.28
Total Direct and Administration Costs	\$10,533.60
Operating Reserve Collection/(Reduction)	\$61.60
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$10,595.20
Number of Lots	56
2016/17 Proposed Assessment Per Parcel	\$189.20
2016/17 Maximum Allowable Assessment	\$189.21
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 50029	



Sterling Glen III Estimated Budget

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT FISCAL YEAR 2016/17 BUDGET	
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	<u>\$75.26</u>
	\$7,858.01
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	<u>\$598.05</u>
	\$891.56
Direct Costs Sub-Total	\$8,749.57
Administration Costs	
Administration and Operations	\$2,257.81
District Consulting Costs	\$573.00
Contingency	\$37.63
County Administration Fee	\$43.77
Rounding Adjustment ¹	<u>\$0.70</u>
	\$2,912.91
Total Direct and Administration Costs	\$11,662.48
Operating Reserve Collection/(Reduction)	\$271.56
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$11,934.04
Number of Lots	73
2016/17 Proposed Assessment Per Parcel	\$163.48
2016/17 Maximum Allowable Assessment	\$163.48

¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County

Stanislaus County Tax Code 50026

Sterling Glen III Annexation Estimated Budget

STERLING GLEN III BENEFIT ASSESSMENT DISTRICT - ANNEXATION FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Street Maintenance Costs:	
Street Sweeping and Maintenance	\$15.33
Traffic/Pedestrian Improvements	\$23.01
Sidewalk Repair	\$126.09
Road Repair	\$130.42
Graffiti Abatement	<u>\$2.74</u>
	\$297.59
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	<u>\$22.65</u>
	\$33.76
Direct Costs Sub-Total	\$331.35
Administration Costs	
Administration and Operations	\$96.12
Contingency	\$7.20
County Administration Fee	\$30.17
Rounding Adjustment ¹	<u>\$0.00</u>
	\$133.49
Total Direct and Administration Costs	\$464.84
Operating Reserve Collection/(Reduction)	(\$9.80)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$455.04
Total Acres	1.67
2016/17 Proposed Assessment Per Acre	\$272.48
2016/17 Maximum Allowable Assessment per Acre	\$272.48
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Tax Code 50026	



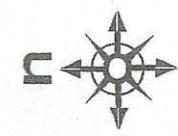
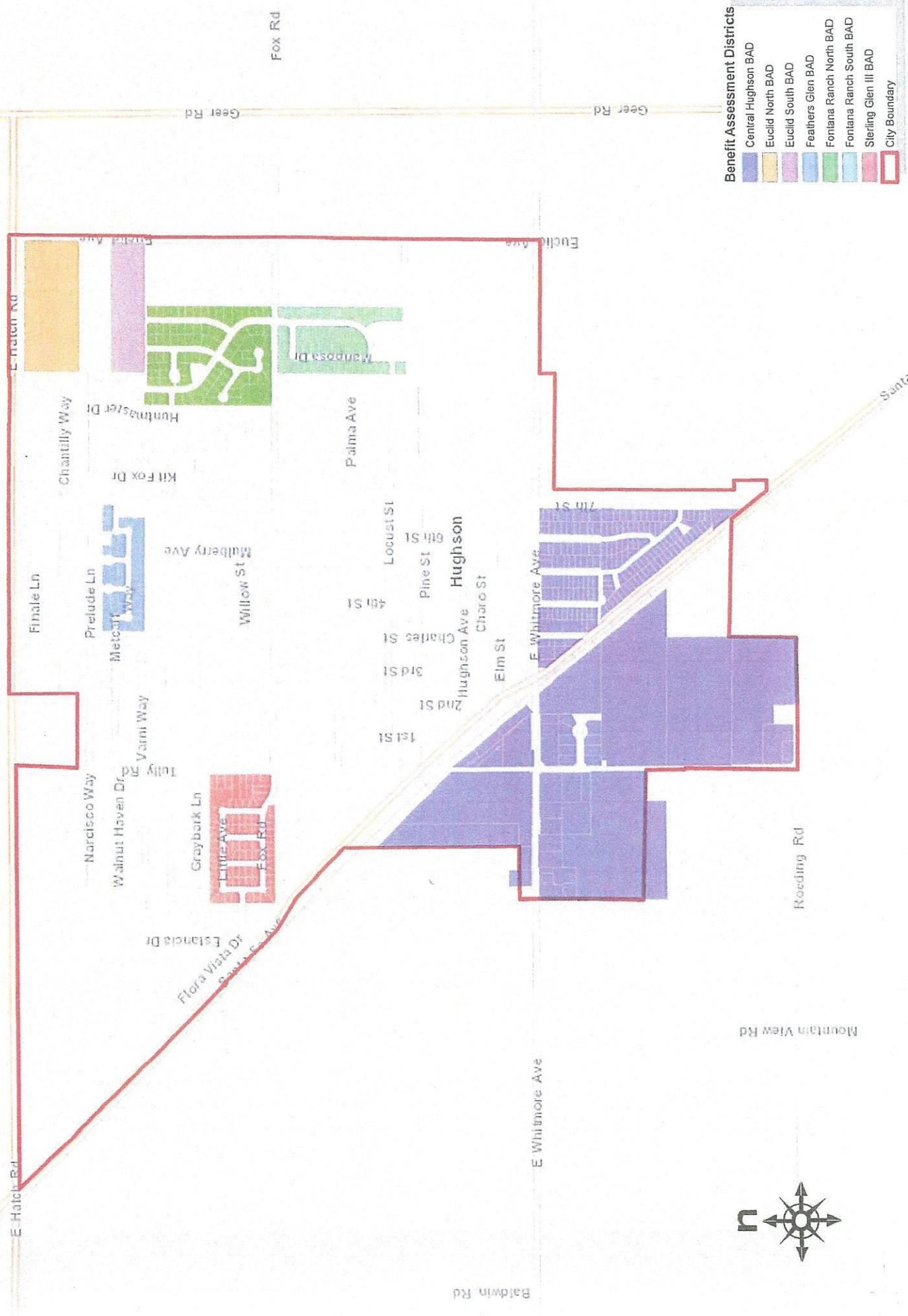
SECTION IV – DISTRICT DIAGRAMS

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



City of Hughson

Benefit Assessment Districts



Benefit Assessment Districts

Central Hughson BAD	Blue
Euclid North BAD	Orange
Euclid South BAD	Purple
Feathers Glen BAD	Green
Fontana Ranch North BAD	Light Blue
Fontana Ranch South BAD	Light Green
Sterling Glen III BAD	Pink
City Boundary	Red Outline

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

E HATCH RD

EUCLID AVE



Legend
■ Euclid North
□ Other City Parcels



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

EUCLID AVE

AMBER PL

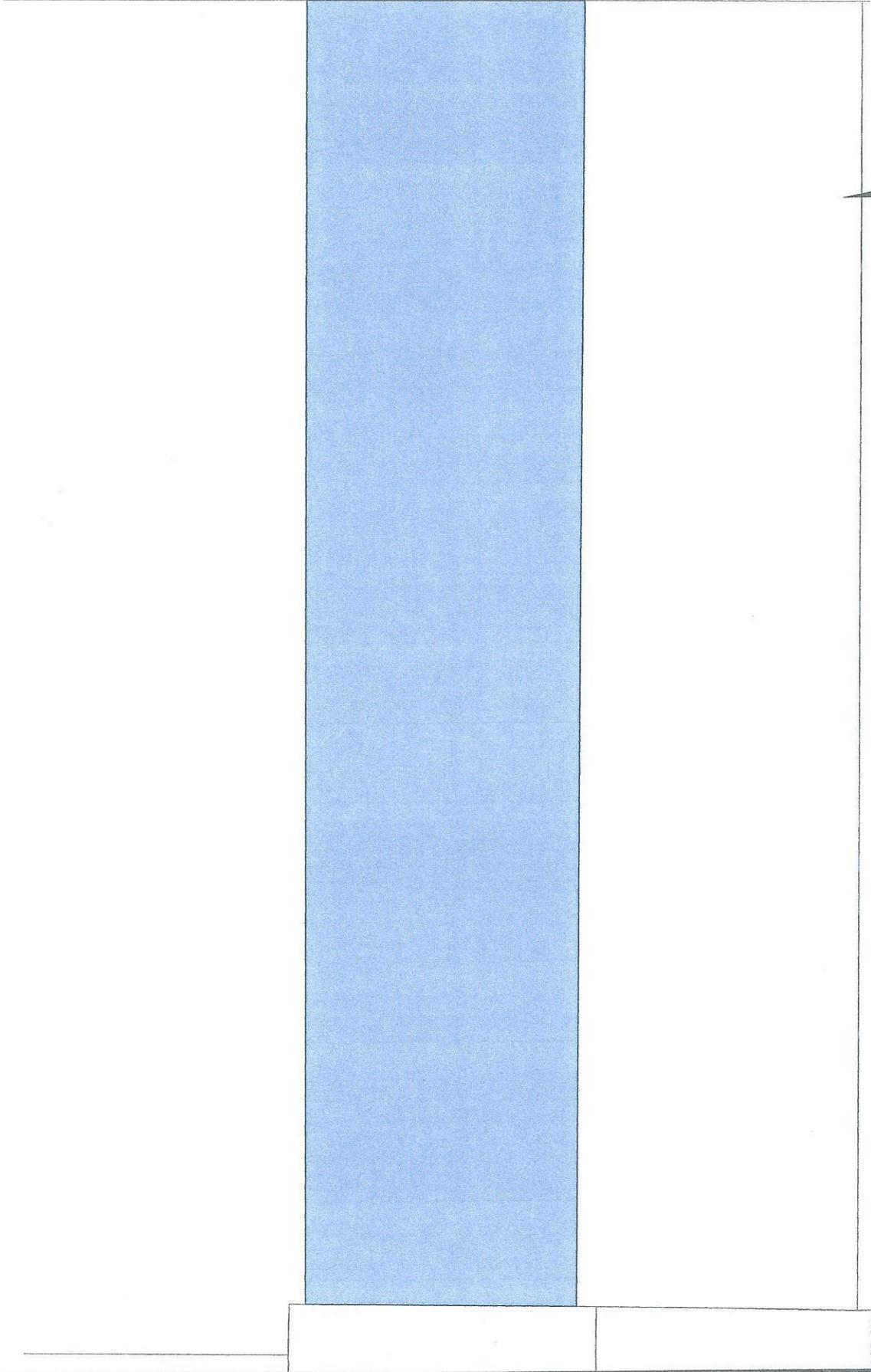
Legend

Euclid South

Other City Parcels

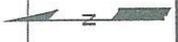


CITY OF HUGHSON
FEATHERS GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

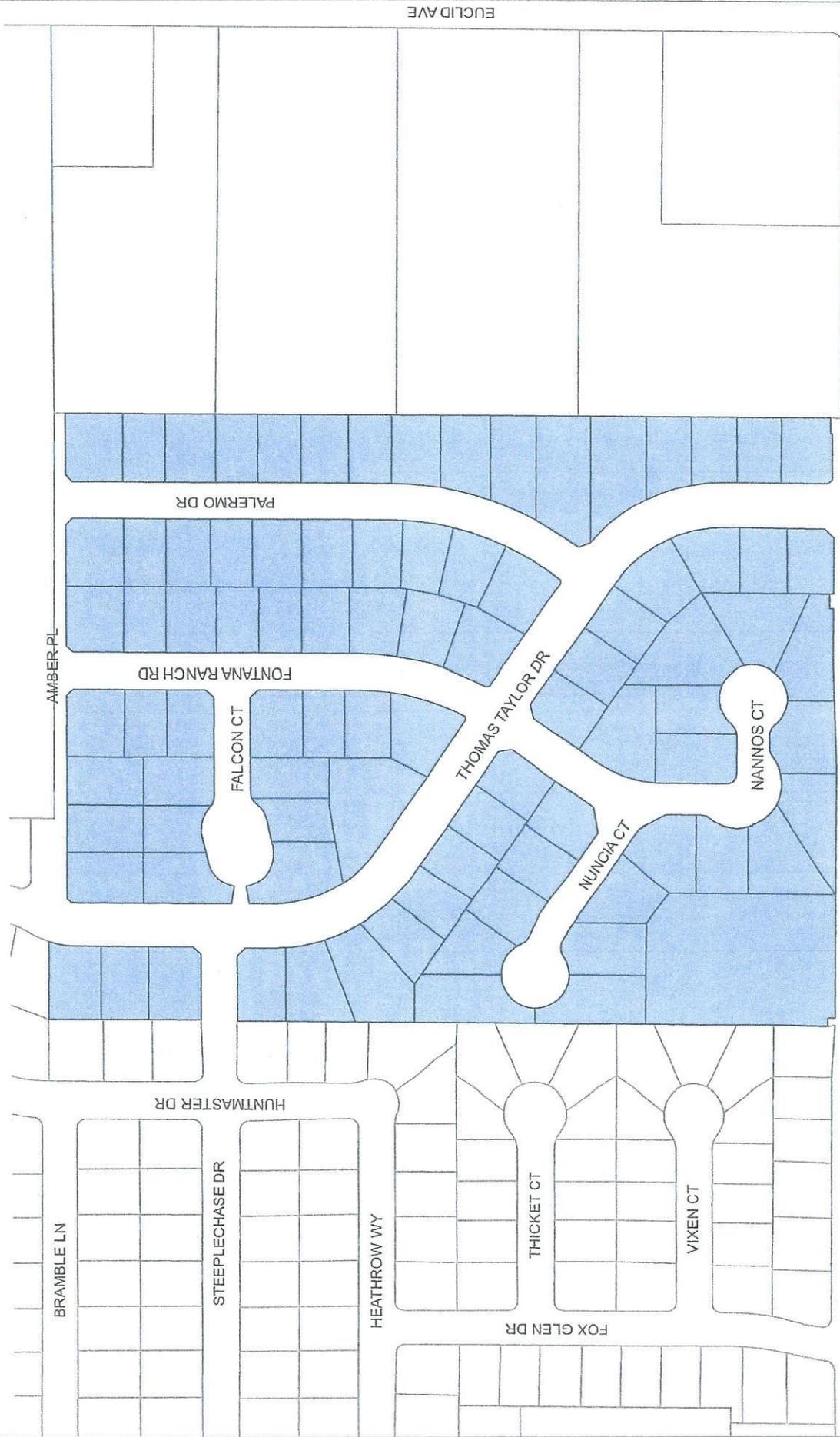


Legend

-  Feathers Glen
-  Other City Parcels



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

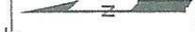
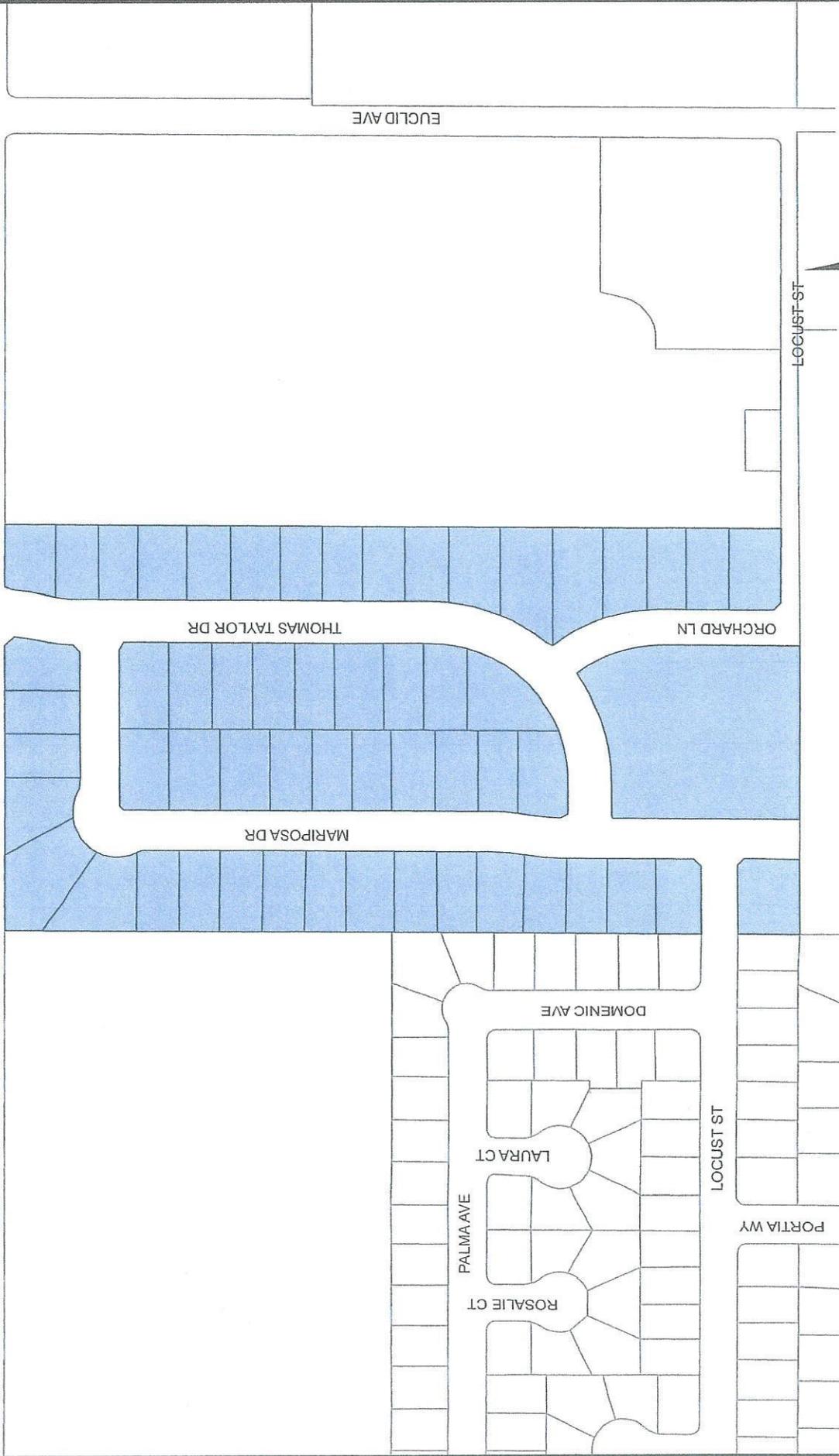


Legend
■ Fontana Ranch North
□ Other City Parcels



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

FOX RD

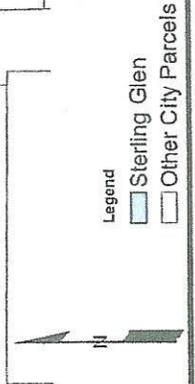
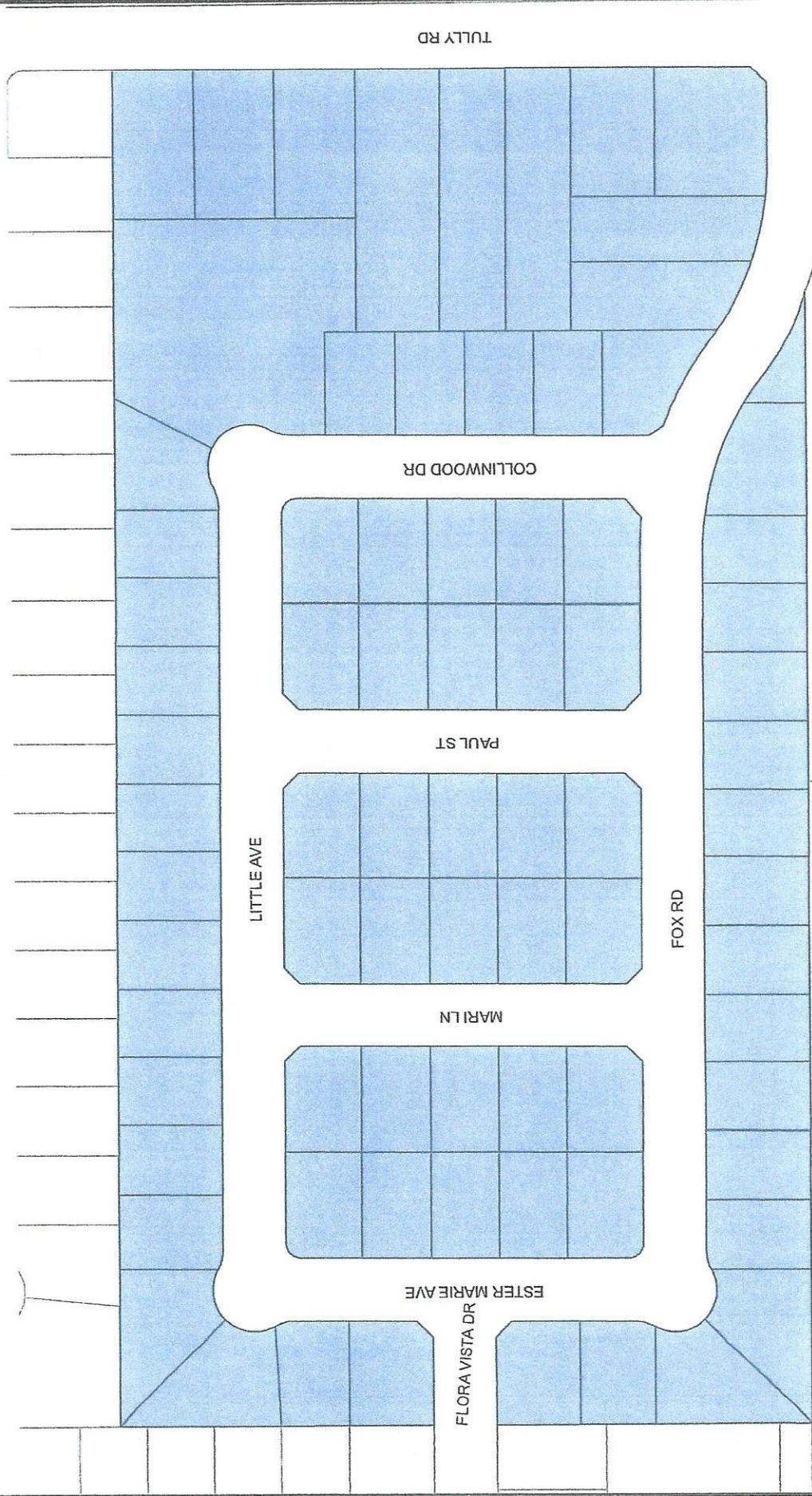


Legend

- Fontana Ranch South
- Other City Parcels



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



Legend
[Blue Shaded Box] Sterling Glen
[White Box] Other City Parcels



SECTION V – ASSESSMENT ROLL

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

A complete listing of parcels assessed within the District for Fiscal Year 2016/2017, along with the corresponding assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

Central Hughson Zone 2
 Benefit Assessment District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	Acres	Parcel Type	2016/17 Proposed Assessment
213	018-019-028	1.07	SFR	\$143.68
1	018-030-010	0.81	Vac Res	\$48.02
2	018-030-011	0.81	Vac Res	\$69.62
3	018-030-015	7.78	Vac Com	\$5.14
4	018-030-016	14.59	Com	\$506.12
5	018-042-004	0.92	Com	\$35.46
6	018-042-039	2.96	Com	\$421.48
214	018-042-048	0.07	Com	\$25.00
7	018-042-069	0.65	Com	\$12.16
8	018-042-070	0.75	Com	\$31.34
9	018-042-071	0.44	Com	\$16.88
10	018-042-072	1.27	Com	\$7.04
215	018-043-004	0.14	Com	\$285.10
11	018-048-009	19.64	Com/Agr	\$89.24
12	018-048-038	2.23	Com	\$30.26
13	018-048-039	0.57	Vac Com	\$19.54
14	018-048-040	15.05	Vac Com	\$44.36
15	018-049-004	1.65	Com Ind	\$171.62
16	018-049-016	0.82	Com/Res	\$21.50
17	018-049-028	6.61	Com	\$30.74
18	018-049-029	1.39	SFR	\$30.76
19	018-049-032	24.65	Com/Agr	\$76.68
20	018-049-035	22.97	Com Ind	\$82.88
21	018-049-039	0.68	Com	\$20.16
22	018-049-041	1.36	Com	\$35.16
23	018-049-042	0.41	Com	\$132.84
24	018-049-043	0.41	Com	\$39.26
25	018-049-044	0.40	Com	\$30.06
26	018-049-048	0.41	Vac Com	\$25.66
27	018-049-049-	0.36	Com	\$34.40
28	018-049-050	0.40	Com	\$24.16
29	018-049-051	0.41	Vac Com	\$20.76
30	018-049-052	0.42	Com	\$106.66
31	018-049-057	0.44	Com	\$26.54



Assmt No.	APN	Acres	Parcel Type	2016/17 Proposed Assessment
32	018-049-059	0.27	SFR	\$19.58
33	018-049-060	0.19	SFR	\$15.62
34	018-049-061	0.87	Com/Res	\$8.64
35	018-049-062	0.51	Com/Agr	\$5.16
36	018-049-064	2.12	Vac Com	\$5.16
37	018-049-065	0.85	Com	\$33.04
38	018-049-066	1.75	Com	\$201.10
39	018-049-067	0.50	Com	\$48.32
40	018-049-069	0.92	Com/Res	\$34.28
41	018-049-070	0.16	Vac Res	\$5.56
42	018-049-071	0.23	Vac Res	\$8.06
43	018-049-072	0.28	Vac Res	\$9.84
44	018-049-073	0.24	Vac Res	\$8.24
45	018-049-074	0.27	Vac Res	\$8.32
46	018-049-075	0.23	Vac Res	\$7.10
47	018-049-076	0.48	SFR	\$15.82
48	018-051-004	0.14	SFR	\$15.48
49	018-051-005	0.14	SFR	\$15.48
50	018-051-006	0.14	SFR	\$10.80
51	018-051-007	0.14	SFR	\$10.80
52	018-051-008	0.14	SFR	\$10.80
53	018-051-009	0.14	SFR	\$10.80
54	018-051-010	0.14	SFR	\$38.58
55	018-051-011	0.14	SFR	\$50.90
56	018-051-012	0.14	Vac Res	\$17.64
57	018-051-013	0.14	SFR	\$17.64
58	018-051-014	0.14	SFR	\$17.64
59	018-051-015	0.14	Vac Res	\$17.64
60	018-051-017	0.23	SFR	\$87.96
61	018-051-018-	0.15	Vac Res	\$19.10
62	018-051-019	0.14	SFR	\$17.64
63	018-051-020	0.22	SFR	\$23.90
64	018-051-021	0.14	SFR	\$17.64
65	018-051-022	0.16	SFR	\$19.14
66	018-051-023	0.17	SFR	\$20.14
67	018-051-024	0.18	SFR	\$20.66
68	018-051-025	0.18	SFR	\$20.90
69	018-051-026	0.22	SFR	\$23.90



Assmt No.	APN	Acres	Parcel Type	2016/17 Proposed Assessment
70	018-051-029	0.24	SFR	\$25.06
71	018-051-030	0.16	SFR	\$18.50
72	018-051-031	0.20	SFR	\$22.16
73	018-051-032	0.22	SFR	\$23.90
74	018-051-033	0.14	SFR	\$17.64
75	018-051-034	0.29	SFR	\$104.86
76	018-051-035	0.18	SFR	\$87.94
77	018-051-036	0.12	SFR	\$18.66
78	018-051-037	0.18	SFR	\$20.26
79	018-051-038	0.17	SFR	\$20.10
80	018-051-039	0.17	SFR	\$20.14
81	018-051-040	0.22	SFR	\$24.40
82	018-051-041	0.16	SFR	\$19.14
83	018-051-046	0.21	Vac-Res	\$12.14
84	018-051-047	0.31	SFR	\$15.56
85	018-051-048	0.21	SFR	\$16.00
86	018-051-049	0.26	SFR	\$18.60
87	018-051-052	0.18	SFR	\$14.46
88	018-051-053	0.14	SFR	\$59.36
89	018-051-056	0.14	SFR	\$17.64
90	018-051-057	0.14	SFR	\$17.64
91	018-051-060	0.34	SFR	\$94.28
92	018-051-062	0.24	SFR	\$25.06
93	018-051-067	0.38	SFR	\$17.84
94	018-051-069	0.00	Vac	\$6.40
95	018-051-070	0.37	SFR	\$36.90
96	018-051-071	0.22	SFR	\$24.66
97	018-051-072	0.65	Church	\$344.30
98	018-051-073	0.14	SFR	\$17.64
99	018-051-074	0.25	SFR	\$26.04
100	018-051-075	0.16	SFR	\$16.52
101	018-051-076	0.16	SFR	\$16.52
102	018-051-077	0.16	SFR	\$13.98
103	018-051-078	0.16	SFR	\$15.12
104	018-059-001	0.24	SFR	\$93.72
105	018-059-002	0.12	SFR	\$10.80
106	018-059-003	0.14	SFR	\$10.80
107	018-059-004	0.45	SFR	\$10.80



Assmt No.	APN	Acres	Parcel Type	2016/17 Proposed Assessment
108	018-059-005	0.13	SFR	\$10.80
109	018-059-006	0.13	SFR	\$10.80
110	018-059-007	0.13	SFR	\$10.80
111	018-059-008	0.14	SFR	\$10.80
112	018-059-009	0.13	SFR	\$10.80
113	018-059-010	0.13	SFR	\$10.80
114	018-059-011	0.15	SFR	\$12.02
115	018-059-012	0.24	SFR	\$17.06
116	018-059-013	0.15	SFR	\$17.64
117	018-059-022	0.20	Com	\$37.42
118	018-059-023	0.10	MFR	\$13.74
119	018-059-024	0.19	Church	\$21.54
120	018-059-025	0.22	Com	\$43.94
121	018-059-026	1.40	Res	\$308.52
122	018-059-027	0.27	Com	\$123.88
123	018-059-028	0.49	Com	\$24.84
124	018-059-029	0.23	Vac Com	\$25.52
125	018-072-001	0.42	SFR	\$16.62
126	018-072-002	0.19	SFR	\$13.42
127	018-072-003	0.19	SFR	\$19.52
128	018-072-004	0.19	SFR	\$19.52
129	018-072-005	0.06	Vac	\$9.58
130	018-072-006	0.17	SFR	\$18.42
131	018-072-007	0.17	SFR	\$18.42
132	018-072-008	0.17	SFR	\$18.42
133	018-072-009	0.17	SFR	\$18.42
134	018-072-010	0.17	SFR	\$18.42
135	018-072-011	0.17	SFR	\$18.42
136	018-072-012	0.17	SFR	\$93.40
137	018-072-013	0.14	SFR	\$31.86
138	018-072-014	0.14	SFR	\$17.30
139	018-072-015	0.14	SFR	\$17.30
140	018-072-016	0.14	SFR	\$17.30
141	018-072-017	0.14	SFR	\$17.30
142	018-072-018-	0.75	Vac	\$70.14
143	018-072-019	0.14	SFR	\$34.78
144	018-072-020	0.14	SFR	\$31.84
145	018-072-021	0.14	SFR	\$31.84

Assmt No.	APN	Acres	Parcel Type	2016/17 Proposed Assessment
146	018-072-022	0.14	SFR	\$31.84
147	018-072-023	0.14	SFR	\$31.84
148	018-072-024	0.14	SFR	\$31.84
149	018-072-025	0.14	SFR	\$31.84
150	018-072-026	0.14	SFR	\$31.84
151	018-072-027	0.14	SFR	\$31.84
152	018-072-028	0.14	SFR	\$31.84
153	018-072-029	0.14	SFR	\$31.84
154	018-072-030	0.14	SFR	\$18.50
155	018-072-031	0.14	SFR	\$18.50
156	018-072-032	0.14	SFR	\$18.50
157	018-072-033	0.14	SFR	\$18.50
158	018-072-034	0.14	SFR	\$18.50
159	018-072-035	0.14	SFR	\$18.50
160	018-072-037	0.15	SFR	\$18.08
161	018-072-038	0.21	SFR	\$42.88
162	018-072-039	0.15	SFR	\$21.18
163	018-072-040	0.15	SFR	\$18.50
164	018-072-041	0.14	SFR	\$18.62
165	018-072-042	0.14	SFR	\$18.50
166	018-072-043	0.14	SFR	\$18.50
167	018-072-044	0.14	SFR	\$18.52
168	018-072-045	0.14	SFR	\$18.59
169	018-072-046	0.15	SFR	\$18.50
170	018-072-047	0.16	SFR	\$18.82
171	018-072-048	0.16	SFR	\$18.50
172	018-072-049	0.18	SFR	\$18.52
173	018-073-001	0.18	SFR	\$18.56
174	018-073-002	0.19	SFR	\$18.60
175	018-073-003	0.19	SFR	\$18.76
176	018-073-004	0.15	SFR	\$18.78
177	018-073-005	0.15	SFR	\$18.62
178	018-073-006	0.14	SFR	\$18.52
179	018-073-007	0.14	SFR	\$18.50
180	018-073-008	0.23	SFR	\$165.12
181	018-073-009	0.22	SFR	\$42.98
182	018-073-010	0.20	SFR	\$21.94
183	018-073-011	0.21	SFR	\$20.88

Assmt No.	APN	Acres	Parcel Type	2016/17 Proposed Assessment
184	018-073-012	0.18	SFR	\$18.36
185	018-073-013	0.18	SFR	\$18.10
186	018-073-014	0.18	SFR	\$18.10
187	018-073-015	0.15	SFR	\$87.00
188	018-073-017	0.15	SFR	\$17.08
189	018-073-018-	0.14	SFR	\$17.64
190	018-073-019	0.14	SFR	\$18.10
191	018-073-020	0.14	SFR	\$18.10
192	018-073-021	0.14	SFR	\$18.10
193	018-073-022	0.14	SFR	\$18.10
194	018-073-023	0.14	SFR	\$18.10
195	018-073-024	0.14	SFR	\$18.10
196	018-073-025	0.14	SFR	\$31.84
197	018-073-026	0.14	SFR	\$31.84
198	018-073-027	0.14	SFR	\$31.84
199	018-073-028	0.14	SFR	\$31.84
200	018-073-029	0.14	SFR	\$31.84
201	018-073-030	0.14	SFR	\$31.84
202	018-073-031	0.15	SFR	\$31.84
203	018-073-032	0.14	SFR	\$31.86
204	018-073-033	0.14	SFR	\$31.84
205	018-073-034	0.14	SFR	\$32.10
206	018-073-035	0.14	SFR	\$32.78
207	018-073-036	0.14	SFR	\$36.08
208	018-073-037	0.14	SFR	\$111.20
209	018-073-038	0.16	SFR	\$159.20
210	018-073-039	0.16	SFR	\$28.72
211	018-073-040	0.16	SFR	\$16.92
212	018-073-041	0.16	SFR	\$17.16
				\$8,298.32

Feathers Glen
Benefit Assessment District
Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-090-003	\$216.60
2	018-090-004	\$216.60
3	018-090-005	\$216.60
4	018-090-006	\$216.60
5	018-090-007	\$216.60
6	018-090-008	\$216.60
7	018-090-009	\$216.60
8	018-090-010	\$216.60
9	018-090-011	\$216.60
10	018-090-012	\$216.60
11	018-090-013	\$216.60
12	018-090-014	\$216.60
13	018-090-015	\$216.60
14	018-090-016	\$216.60
15	018-090-017	\$216.60
16	018-090-018	\$216.60
17	018-090-019	\$216.60
18	018-090-020	\$216.60
19	018-090-021	\$216.60
20	018-090-022	\$216.60
21	018-090-023	\$216.60
22	018-090-024	\$216.60
23	018-090-025	\$216.60
24	018-090-026	\$216.60
25	018-090-027	\$216.60
26	018-090-028	\$216.60
27	018-090-029	\$216.60
28	018-090-030	\$216.60
29	018-090-031	\$216.60
30	018-090-032	\$216.60
31	018-090-033	\$216.60
32	018-090-034	\$216.60
33	018-090-035	\$216.60
34	018-090-036	\$216.60



Assmt No.	APN	2016/17 Proposed Assessment
35	018-090-037	\$216.60
36	018-090-038	\$216.60
37	018-090-039	\$216.60
38	018-090-040	\$216.60
39	018-090-041	\$216.60
40	018-090-042	\$216.60
41	018-090-043	\$216.60
42	018-090-044	\$216.60
		\$9,097.20

Fontana Ranch North
 Benefit Assessment District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018091001	\$227.72
2	018091002	\$227.72
3	018091003	\$227.72
4	018091004	\$227.72
5	018091005	\$227.72
6	018091006	\$227.72
7	018091007	\$227.72
8	018091008	\$227.72
9	018091009	\$227.72
10	018091010	\$227.72
11	018091013	\$227.72
12	018091014	\$227.72
13	018091015	\$227.72
14	018091016	\$227.72
15	018091017	\$227.72
16	018091018	\$227.72



Assmt No.	APN	2016/17 Proposed Assessment
17	018091019	\$227.72
18	018091020	\$227.72
19	018091021	\$227.72
20	018091022	\$227.72
21	018091023	\$227.72
22	018091024	\$227.72
23	018091025	\$227.72
24	018091026	\$227.72
25	018091027	\$227.72
26	018091028	\$227.72
27	018091029	\$227.72
28	018091030	\$227.72
29	018091031	\$227.72
30	018091032	\$227.72
31	018091033	\$227.72
32	018091034	\$227.72
33	018091035	\$227.72
34	018091036	\$227.72
35	018091037	\$227.72
36	018091038	\$227.72
37	018091039	\$227.72
38	018091040	\$227.72
39	018091042	\$227.72
40	018091043	\$227.72
41	018091044	\$227.72
42	018091045	\$227.72
43	018092001	\$227.72
44	018092002	\$227.72
45	018092003	\$227.72
46	018092004	\$227.72
47	018092005	\$227.72
48	018092006	\$227.72
49	018092007	\$227.72
50	018092008	\$227.72



Assmt No.	APN	2016/17 Proposed Assessment
51	018092009	\$227.72
52	018092010	\$227.72
53	018092011	\$227.72
54	018092012	\$227.72
55	018092013	\$227.72
56	018092014	\$227.72
57	018092015	\$227.72
58	018092016	\$227.72
59	018092017	\$227.72
60	018092018	\$227.72
61	018092019	\$227.72
62	018092020	\$227.72
63	018092021	\$227.72
64	018092022	\$227.72
65	018092023	\$227.72
66	018092024	\$227.72
67	018092025	\$227.72
68	018092026	\$227.72
69	018092027	\$227.72
70	018092028	\$227.72
71	018092029	\$227.72
72	018092030	\$227.72
73	018092031	\$227.72
74	018092032	\$227.72
75	018092033	\$227.72
76	018092034	\$227.72
77	018092035	\$227.72
78	018092036	\$227.72
79	018092037	\$227.72
80	018092040	\$227.72
81	018092041	\$227.72
82	018092042	\$227.72
83	018092043	\$227.72
84	018092044	\$227.72

Assmt No.	APN	2016/17 Proposed Assessment
85	018092045	\$227.72
86	018092046	\$227.72
87	018092047	\$227.72
88	018092048	\$227.72
89	018092049	\$227.72
90	018092050	\$227.72
91	018092051	\$227.72
		\$20,722.52

Fontana Ranch South
 Benefit Assessment District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-093-001	\$189.20
2	018-093-002	\$189.20
3	018-093-003	\$189.20
4	018-093-004	\$189.20
5	018-093-005	\$189.20
6	018-093-006	\$189.20
7	018-093-007	\$189.20
8	018-093-008	\$189.20
9	018-093-009	\$189.20
10	018-093-010	\$189.20
11	018-093-011	\$189.20
12	018-093-012	\$189.20
13	018-093-013	\$189.20
14	018-093-016	\$189.20
15	018-093-017	\$189.20
16	018-093-018	\$189.20
17	018-093-023	\$189.20
18	018-093-024	\$189.20
19	018-093-025	\$189.20



Assmt No.	APN	2016/17 Proposed Assessment
20	018-093-026	\$189.20
21	018-093-027	\$189.20
22	018-093-028	\$189.20
23	018-093-029	\$189.20
24	018-093-030	\$189.20
25	018-093-031	\$189.20
26	018-093-032	\$189.20
27	018-093-033	\$189.20
28	018-093-034	\$189.20
29	018-093-035	\$189.20
30	018-093-036	\$189.20
31	018-093-037	\$189.20
32	018-093-038	\$189.20
33	018-093-039	\$189.20
34	018-093-040	\$189.20
35	018-093-041	\$189.20
36	018-093-042	\$189.20
37	018-093-043	\$189.20
38	018-093-044	\$189.20
39	018-093-045	\$189.20
40	018-093-046	\$189.20
41	018-093-047	\$189.20
42	018-093-048	\$189.20
43	018-093-049	\$189.20
44	018-093-050	\$189.20
45	018-093-051	\$189.20
46	018-093-052	\$189.20
47	018-093-053	\$189.20
48	018-093-054	\$189.20
49	018-093-055	\$189.20
50	018-093-056	\$189.20
51	018-093-058	\$189.20
52	018-093-059	\$189.20
53	018-093-060	\$189.20
54	018-093-061	\$189.20
55	018-093-062	\$189.20
56	018-093-063	\$189.20
		\$10,595.20



Sterling Glen III
Benefit Assessment District
Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
4	018-089-011	\$163.48
5	018-089-013	\$163.48
6	018-089-014	\$163.48
7	018-089-015	\$163.48
8	018-089-016	\$163.48
9	018-089-017	\$163.48
10	018-089-018	\$163.48
11	018-089-019	\$163.48
12	018-089-020	\$163.48
13	018-089-021	\$163.48
14	018-089-022	\$163.48
15	018-089-023	\$163.48
16	018-089-024	\$163.48
17	018-089-025	\$163.48
18	018-089-026	\$163.48
19	018-089-027	\$163.48
20	018-089-028	\$163.48
21	018-089-030	\$163.48
22	018-089-031	\$163.48
23	018-089-032	\$163.48
24	018-089-033	\$163.48
25	018-089-034	\$163.48
26	018-089-035	\$163.48
27	018-089-036	\$163.48
28	018-089-037	\$163.48
29	018-089-038	\$163.48
30	018-089-039	\$163.48
31	018-089-040	\$163.48
32	018-089-041	\$163.48
33	018-089-042	\$163.48
34	018-089-043	\$163.48
35	018-089-044	\$163.48
36	018-089-045	\$163.48
37	018-089-046	\$163.48



Assmt No.	APN	2016/17 Proposed Assessment
38	018-089-047	\$163.48
39	018-089-048	\$163.48
40	018-089-049	\$163.48
41	018-089-050	\$163.48
42	018-089-051	\$163.48
43	018-089-052	\$163.48
44	018-089-053	\$163.48
45	018-089-054	\$163.48
46	018-089-055	\$163.48
47	018-089-056	\$163.48
48	018-089-057	\$163.48
49	018-089-058	\$163.48
50	018-089-059	\$163.48
51	018-089-060	\$163.48
52	018-089-061	\$163.48
53	018-089-062	\$163.48
54	018-089-063	\$163.48
55	018-089-064	\$163.48
56	018-089-065	\$163.48
57	018-089-066	\$163.48
58	018-089-067	\$163.48
59	018-089-068	\$163.48
60	018-089-069	\$163.48
61	018-089-070	\$163.48
62	018-089-071	\$163.48
63	018-089-072	\$163.48
64	018-089-073	\$163.48
65	018-089-074	\$163.48
66	018-089-075	\$163.48
67	018-089-076	\$163.48
68	018-089-077	\$163.48
69	018-089-078	\$163.48
70	018-089-079	\$163.48
71	018-089-080	\$163.48
72	018-089-081	\$163.48
73	018-089-082	\$163.48
74	018-089-083	\$163.48
77	018-089-087	\$163.48

Assmt No.	APN	2016/17 Proposed Assessment
78	018-089-088	\$163.48
		\$11,934.04

Sterling Glen III Annex
 Benefit Assessment District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	Acres	Proposed Rate	2016/17 Proposed Assessment
1	018-089-003	0.43	\$272.48	\$117.16
2	018-089-004	0.35	\$272.48	\$95.36
3	018-089-005	0.36	\$272.48	\$98.10
75	018-089-085	0.23	\$272.48	\$62.68
76	018-089-086	<u>0.30</u>	\$272.48	<u>\$81.74</u>
		1.67		\$455.04



ENGINEER'S REPORT

Landscape and Lighting Maintenance Districts

Fiscal Year 2016-17

For the

CITY OF HUGHSON

Stanislaus County, California

July 11, 2016



TABLE OF CONTENTS

ENGINEER’S CERTIFICATION.....	1
INTRODUCTION	1
SECTION I – PLANS AND SPECIFICATIONS.....	3
DESCRIPTION OF THE DISTRICT AND BOUNDARIES	3
IMPROVEMENTS AND SERVICES PROVIDED	3
SECTION II – METHOD OF APPORTIONMENT.....	5
DESCRIPTION OF BENEFIT	5
ASSESSMENT RANGE FORMULA.....	7
ASSESSMENT METHODOLOGY.....	9
SECTION III – DISTRICT BUDGETS.....	10
SECTION IV – DISTRICT DIAGRAMS	25
SECTION V – ASSESSMENT ROLL.....	26

Engineer's Certification

WHEREAS, on June 27, 2016, the Hughson City Council, pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code, commencing with Section 22500 (the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (the "California Constitution") the City Council of the City of Hughson (the "City"), adopted a Resolution Initiating Proceedings for the Levy and Collection of Annual Assessments within several Landscape and Lighting Maintenance District (the "Districts"), listed below, for Fiscal Year 2016/2017. Said Resolution called for the preparation and filing of an annual report (the "Report") pursuant to Chapter 1, Article 4 of the 1972 Act, beginning with section 22565, presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained and an estimate of the costs to maintain said improvements within the Districts.

- Brittany Woods
- Central Hughson
- Feathers Glen
- Fontana Ranch North
- Fontana Ranch South
- Rhapsody #1
- Rhapsody #2
- Santa Fe #1
- Santa Fe #2
- Starn Estates
- Sterling Glen III
- Sun Glow
- Walnut Haven III

WHEREAS, pursuant to Proposition 218 of November 1996, State of California assessment balloting procedures for property owner approval of assessment districts were instituted at the time of formation of the Districts.

Harris and Associates has agreed to perform the administrative function of submitting the assessment amounts to Stanislaus County for the 2016/17 tax year, based on previous City Council approvals.

INTRODUCTION

The City of Hughson (the “City”) levies and collects special assessments on parcels within several Landscaping and Lighting Maintenance Districts (the “Districts”) in order to maintain the improvements within those areas. The Districts were formed in order to provide a dedicated source of funding for the ongoing maintenance of lighting and landscape improvements within the developments. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time the Districts were formed.

The word “parcel”, for purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Stanislaus County Assessor’s Office. The Stanislaus County Auditor/Controller uses APN and specific fund numbers to identify properties to be assessed on the tax roll for special benefit assessments.

This Report consists of five sections and identifies the following items:

- The specific improvements to be maintained within each District.
- The proposed assessments to be levied for each District for 2016/2017 (Please refer table on following page).
- How the costs are allocated and apportioned to the assessable parcels based upon the special benefit received.
- Diagram or map showing the boundary of each District.
- A listing of properties to be assessed, by District, APN and the corresponding assessment amounts.

There are thirteen (13) Districts contained in this Report. Please refer to the table on the next page which details assessment information within each District for the prior year and the coming year. Also included the District name, the total costs to be assessed, the Proposed Assessment Rate and the Maximum Assessment Rate allowed for Fiscal year 2016/2017.

CITY OF HUGHSON

BENEFIT ASSESSMENT DISTRICTS 2016/2017 SUMMARY

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

DISTRICT NAME	Current EDU	2015/16 Actual Rate per EDU	2015/16 Maximum Rate per	2016/17 Maximum Rate per	2016/17 Proposed Rate per	2016/17 Estimated Budget	2016/17 Budget at Maximum
Brittany Woods LLD	65	\$124.00	\$124.00	\$124.00	\$124.00	\$8,060.00	\$8,060.00
Central Hughson LLD	Varies					\$14,614.44	\$15,411.22
Euclid North LLD	50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Euclid South LLD	69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Feathers Glen LLD	42	\$173.02	\$346.42	\$367.58	\$183.78	\$7,718.76	\$15,438.22
Fontana Ranch North LLD	91	\$120.12	\$209.45	\$222.24	\$177.80	\$16,179.80	\$20,223.99
Fontana Ranch South LLD	56	\$156.06	\$201.81	\$214.14	\$214.14	\$11,991.84	\$11,991.56
Rhapsody Unit No. 1 LLD	79	\$86.00	\$86.00	\$86.00	\$86.00	\$6,794.00	\$6,794.00
Rhapsody Unit No. 2 LLD	59	\$110.16	\$182.84	\$194.01	\$116.42	\$6,868.78	\$11,446.38
Santa Fe Estates Phase 1 LLD	55	\$132.00	\$132.00	\$132.00	\$132.00	\$7,260.00	\$7,260.00
Santa Fe Estates Phase 2 LLD	51	\$130.38	\$130.39	\$130.39	\$130.38	\$6,649.38	\$6,649.89
Starn Estates LLD	78	\$99.86	\$99.87	\$99.87	\$99.86	\$7,789.08	\$7,789.86
Sterling Glen III LLD	73	\$111.72	\$223.68	\$237.34	\$237.34	\$17,325.82	\$17,325.87
Sterling Glen III Annex LLD	1.67	\$175.15	\$350.67	\$372.09	\$372.08	\$621.37	\$621.38
Sun Glow Estates LLD	91	\$79.78	\$106.37	\$106.37	\$106.36	\$9,678.76	\$9,679.67
Walnut Haven III LLD	55	\$108.40	\$108.41	\$108.41	\$108.40	\$5,962.00	\$5,962.55

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

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

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



SECTION I – PLANS AND SPECIFICATIONS

DESCRIPTION OF THE DISTRICT AND BOUNDARIES

The District was formed for the purpose of ensuring the ongoing maintenance, operation and servicing of certain landscape and lighting improvements within the boundaries of each District. Said improvements are detailed below under "Improvements and Services Provided".

The Districts were formed as a condition of development. Districts are located throughout the City of Hughson.

IMPROVEMENTS AND SERVICES PROVIDED

The improvements and services within each District are identified below:

- **Brittany Woods:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 street lights.
- **Central Hughson:** Maintenance of landscaping, irrigation systems and street lighting maintenance and energy costs for 19 street lights.
- **Feathers Glen:** Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 13 street lights, street tree maintenance, removal and replacement, graffiti removal.
- **Fontana Ranch North:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 38 street lights.
- **Fontana Ranch South:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 20 street lights.
- **Rhapsody #1:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 11 street lights.
- **Rhapsody #2:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 street lights.
- **Santa Fe #1:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 12 street lights.

- **Santa Fe #2:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 9 street lights.
- **Starn Estates:** Maintenance landscaping, irrigation systems, and street lighting maintenance and energy costs for 12 street lights.
- **Sterling Glen III:** Maintenance of landscaping, including in the community park, irrigation systems, street lighting maintenance and energy costs for 25 street lights. Also includes street tree maintenance, removal and replacement and graffiti removal.
- **Sun Glow Estates:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 15 street lights.
- **Walnut Glen III:** Maintenance landscaping, irrigation systems, street trees and street lighting maintenance and energy costs for 7 street lights.

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

SECTION II – METHOD OF APPORTIONMENT

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

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among assessable lots or parcels in proportion to the estimated benefits received by each such lot or parcel from the improvements”

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

DESCRIPTION OF BENEFIT

Special Benefit

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

Definition of Special Benefit

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

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

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

- Enhanced desirability of properties due to proximity of the improvements.
- Improved aesthetic appeal provided by a positive representation of the development, neighborhood and the community.
- Improved ingress and egress to property resulting in enhanced traffic flow, reduced traffic accidents and consequent reduction in possible property damage.
- Improved traffic visibility and circulation.
- Improved accessibility for emergency vehicles.
- Reduced vandalism and other criminal activity.
- Enhanced environmental quality provided by adequate green space and other landscaping which helps moderate temperatures, reduce noise pollution and control dust and debris.

ASSESSMENT RANGE FORMULA

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

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

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

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

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

The CPI increase for the one year period ending in February 2016 is **3.01%** (rounded). This amount will be applied to the Maximum Assessment for the Central Hughson, Euclid North, Euclid South, Feathers Glen, Fontana Ranch North, Fontana Ranch South, Rhapsody II and Sterling Glen III Districts only, which will establish the Adjusted Maximum Assessment for each of these Districts for Fiscal Year 2016/2017.

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

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

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

ASSESSMENT METHODOLOGY

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

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

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

The Sterling Glen III Annexation is comprised of 5 single family residential parcels. The costs are spread to those parcels based on the individual parcel size.

SECTION III – DISTRICT BUDGETS

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



Brittany Woods Budget

BRITTANY WOODS LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$305.00
Electricity Rate	\$941.67
Man Lift Truck Replacement	\$2,213.27
Labor	<u>\$2,160.00</u>
	\$5,619.94
Landscaping:	
Labor	\$1,296.00
Maintenance	\$325.00
Machinery Rate	\$756.00
Water	\$109.00
Street Tree Chipping	<u>\$260.00</u>
	\$2,746.00
Total Direct and Administration Costs	\$8,365.94
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$565.00
Contingency	\$0.00
County Collection Charge	\$42.17
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,107.17
Total Direct and Administration Costs	\$10,473.11
Operating Reserve Collection/(Reduction)	(\$2,413.11)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$8,060.00
Number of Lots	65
2016/17 Proposed Assessment Per Parcel	\$124.00
2016/17 Maximum Allowable Assessment (No CPI)	\$124.00
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57310	



Central Hughson Budget

CENTRAL HUGHSON ZONE 2 LANDSCAPING LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting Costs:	
Electrolier Repairs	\$700.00
Man Lift Truck Replacement	\$3,504.34
Electricity for 100 Watt T.I.D.	<u>\$780.17</u>
	\$4,984.51
Landscaping Costs:	
Labor	\$5,009.72
Maintenance	\$1,256.29
Machinery Rate	\$2,922.33
Water	\$421.34
Street Tree Chipping	<u>\$1,005.04</u>
	\$10,614.72
Administration Costs	
Program Administration	\$1,477.00
District Consulting Charge	\$547.00
Contingency	\$601.44
County Collection Charge	\$38.57
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,625.44
Total Direct and Administration Costs	\$18,224.67
Operating Reserve Collection/(Reduction)	(\$3,610.23)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$14,614.44
Number of Lots	47
2016/17 Proposed Assessment Per Parcel/Acre	Varies
2016/17 Maximum Allowable Assessment	N/A
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57121	



Feathers Glen Budget

FEATHERS GLEN LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting Costs:	
Electrolier Repairs	\$1,071.13
Man Lift Truck Replacement	\$2,397.70
Electricity for 100 Watt T.I.D.	<u>\$1,010.74</u>
	\$4,479.57
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	<u>\$80.02</u>
	\$6,618.64
Direct Costs Sub-Total	\$11,098.21
Administration Costs	
City Administrative Costs	\$2,400.57
District Consultant Costs	\$542.00
Contingency	\$870.30
County Collection Charge	\$37.57
Rounding Adjustment ¹	<u>\$0.00</u>
	\$3,850.44
Total Direct and Administration Costs	\$14,948.65
Operating Reserve Collection/(Reduction)	(\$7,229.89)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$7,718.76
Number of Lots	42
2016/17 Proposed Assessment Per Parcel	\$183.78
2016/17 Maximum Allowable Assessment	\$367.57
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57116	



Fontana Ranch North Budget

FONTANA RANCH NORTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
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
Man Lift Truck Replacement	\$7,008.67
Capital Improvements	\$2,664.21
Other Incidental Costs	<u>\$779.68</u>
	\$23,381.91
25% Reduction (General Benefit)	<u>(\$4,093.31)</u>
Total Direct Costs	\$19,288.60
Administration Costs	
Program Administration	\$2,257.81
District Consulting Charge	\$591.00
Contingency	\$0.00
County Collection Charge	\$47.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,896.18
Total Direct and Administration Costs	\$22,184.78
Operating Reserve Collection/(Reduction)	(\$6,004.98)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$16,179.80
Number of Lots	91
2016/17 Proposed Assessment Per Parcel	\$177.80
2016/17 Maximum Allowable Assessment	\$222.24
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57117	



Fontana Ranch South Budget

FONTANA RANCH SOUTH LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
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
Man Lift Truck Replacement	\$3,688.78
Capital Improvements	<u>\$1,828.82</u>
	\$12,281.87
25% Reduction (General Benefit)	<u>(\$2,148.27)</u>
Total Direct Costs	\$10,133.60
Administration Costs	
Program Administration	\$2,257.81
District Consulting Charge	\$556.00
Contingency	\$0.00
County Collection Charge	\$40.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,854.18
Total Direct and Administration Costs	\$12,987.78
Operating Reserve Collection/(Reduction)	(\$995.94)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$11,991.84
Number of Lots	56
2016/17 Proposed Assessment Per Parcel	\$214.14
2016/17 Maximum Allowable Assessment	\$214.14
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57118	



Rhapsody #1 Budget

RHAPSODY UNIT NO. 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$395.00
Electricity Rate	\$913.19
Man Lift Truck Replacement	\$2,028.83
Labor	<u>\$2,304.00</u>
	\$5,641.02
Landscaping:	
Labor	\$1,512.00
Maintenance	\$385.00
Machinery Rate	\$882.00
Water	\$130.00
Street Tree Chipping	<u>\$227.00</u>
	\$3,136.00
Total Direct and Administration Costs	\$8,777.02
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$579.00
Contingency	\$0.00
County Collection Charge	\$44.97
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,123.97
Total Direct and Administration Costs	\$10,900.99
Operating Reserve Collection/(Reduction)	(\$4,106.99)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$6,794.00
Number of Lots	79
2016/17 Proposed Assessment Per Parcel	\$86.00
2016/17 Maximum Allowable Assessment (No CPI)	\$86.00
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57311	

Rhapsody #2 Budget

RHAPSODY UNIT NO. 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$395.00
Electricity Rate 150 Watt	\$693.00
Electricity Rate 100 Watt	\$562.50
Man Lift Truck Replacement	\$1,659.95
Labor	<u>\$2,304.00</u>
	\$5,614.45
Landscaping:	
Labor	\$1,512.00
Maintenance	\$295.00
Machinery Rate	\$882.00
Water	\$119.00
Street Tree Chipping	<u>\$142.00</u>
	\$2,950.00
Total Direct and Administration Costs	\$8,564.45
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$559.00
Contingency	\$0.00
County Collection Charge	\$40.97
Rounding Adjustment ¹	<u>\$0.11</u>
	\$2,100.08
Total Direct and Administration Costs	\$10,664.53
Operating Reserve Collection/(Reduction)	(\$3,795.75)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$6,868.78
Number of Lots	59
2016/17 Proposed Assessment Per Parcel	\$116.42
2016/17 Maximum Allowable Assessment	\$194.01
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57312	



Santa Fe #1 Budget

SANTA FE ESTATES PHASE 1 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$165.00
Electricity Rate 200 Watt	\$300.00
Electricity Rate 150 Watt	\$504.00
Electricity Rate 100 Watt	\$1,701.62
Man Lift Truck Replacement	\$2,213.27
Labor	<u>\$2,160.00</u>
	\$7,043.89
Landscaping:	
Labor	\$900.00
Maintenance	\$275.00
Machinery Rate	\$525.00
Water	\$110.00
Street Tree Chipping	<u>\$220.00</u>
	\$2,030.00
Total Direct and Administration Costs	\$9,073.89
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$40.17
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,095.17
Total Direct and Administration Costs	\$11,169.06
Operating Reserve Collection/(Reduction)	(\$3,909.06)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$7,260.00
Number of Lots	55
2016/17 Proposed Assessment Per Parcel	\$132.00
2016/17 Maximum Allowable Assessment (No CPI)	\$132.00
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57313	



Santa Fe #2 Budget

SANTE FE ESTATES PHASE 2 LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$165.00
Electricity Rate 200 Watt	\$75.00
Electricity Rate 150 Watt	\$535.25
Man Lift Truck Replacement	\$1,659.95
Labor	<u>\$2,064.00</u>
	\$4,499.20
Landscaping:	
Labor	\$864.00
Maintenance	\$255.00
Machinery Rate	\$504.00
Water	\$102.80
Street Tree Chipping	<u>\$204.00</u>
	\$1,929.80
Total Direct and Administration Costs	\$6,429.00
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$551.00
Contingency	\$0.00
County Collection Charge	\$39.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,090.37
Total Direct and Administration Costs	\$8,519.37
Operating Reserve Collection/(Reduction) ²	(\$1,869.99)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$6,649.38
Number of Lots	51
2016/17 Proposed Assessment Per Parcel	\$130.38
2016/17 Maximum Allowable Assessment (No CPI)	\$130.39
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
² Operating Reserve and Capital Reserve information is on the following page	
Stanislaus County Tax Code 57314	



Starn Estates Budget

STARN ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$305.00
Electricity Rate	\$1,101.51
Man Lift Truck Replacement	\$2,213.27
Labor	<u>\$2,016.00</u>
	\$5,635.78
Landscaping:	
Labor	\$1,512.00
Maintenance	\$385.00
Machinery Rate	\$882.00
Water	<u>\$130.00</u>
	\$2,909.00
Total Direct and Administration Costs	\$8,544.78
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$578.00
Contingency	\$0.00
County Collection Charge	\$44.77
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,122.77
Total Direct and Administration Costs	\$10,667.55
Operating Reserve Collection/(Reduction)	(\$2,878.47)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$7,789.08
Number of Lots	78
2016/17 Proposed Assessment Per Parcel	\$99.86
2016/17 Maximum Allowable Assessment (No CPI)	\$99.87
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57315	



Sterling Glen III Budget

STERLING GLEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting Costs:	
Electrolier Repairs	\$1,160.38
Man Lift Truck Replacement	\$4,610.97
Electricity for 150 Watt T.I.D.	\$880.33
Electricity for 100 Watt T.I.D.	\$489.13
	<u>\$7,140.81</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>
Direct Costs Sub-Total	\$14,937.29
Administration Costs	
City Administrative Costs	\$2,400.57
District Consultant Costs	\$573.00
Contingency	\$1,046.44
County Collection Charge	\$43.77
Rounding Adjustment ¹	\$0.00
	<u>\$4,063.78</u>
Total Direct and Administration Costs	\$19,001.07
Operating Reserve Collection/(Reduction)	(\$1,675.25)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$17,325.82
Number of Lots	73
2016/17 Proposed Assessment Per Parcel	\$237.34
2016/17 Maximum Allowable Assessment	\$237.34
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57115	



Sterling Glen III Annex Budget

STERLING GLEN III ANNEX LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electricity	\$54.18
Electrolier Repairs	<u>\$49.99</u>
	\$104.17
Landscaping Costs:	
Labor	\$102.62
Maintenance Costs	\$26.52
Equipment	\$60.26
Water	<u>\$16.56</u>
	\$205.96
Street Trees:	
Chipping	\$30.66
Removals	\$60.96
Replacements	<u>\$30.66</u>
	\$122.28
Direct Costs Sub-Total	\$432.41
Administration Costs	
Administration and Operations	\$106.62
District Consultant Costs	\$5.00
Contingency	\$45.08
County Collection Charge	\$1.00
Rounding Adjustment ¹	<u>\$0.00</u>
	\$157.70
Total Direct and Administration Costs	\$590.11
Operating Reserve Collection/(Reduction)	\$31.25
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$621.36
Total Acres (Five parcels)	1.67
2016/17 Proposed Assessment Per Acre	\$372.08
2016/17 Maximum Allowable Assessment	\$372.09

¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County

Stanislaus County Tax Code 57115



Sun Glow Estates Budget

SUN GLOW ESTATES LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$305.00
Electricity Rate	\$1,177.08
Man Lift Truck Replacement	\$2,766.58
Labor	<u>\$2,304.00</u>
	\$6,552.66
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	<u>\$306.00</u>
	\$3,672.00
Total Direct and Administration Costs	\$10,224.66
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$591.00
Contingency	\$0.00
County Collection Charge	\$47.37
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,138.37
Total Direct and Administration Costs	\$12,363.03
Operating Reserve Collection/(Reduction)	(\$2,684.27)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$9,678.76
Number of Lots	91
2016/17 Proposed Assessment Per Parcel	\$106.36
2016/17 Maximum Allowable Assessment (No CPI)	\$106.37
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57316	



Walnut Glen III Budget

WALNUT HAVEN III LANDSCAPE AND LIGHTING DISTRICT FISCAL YEAR 2016/17 BUDGET	
Direct Costs	
Lighting:	
Electrolier Repairs	\$305.00
Electricity Rate 150 Watt	\$184.00
Electricity Rate 100 Watt	\$213.31
Man Lift Truck Replacement	\$1,291.07
Labor	<u>\$1,680.00</u>
	\$3,673.38
Landscaping:	
Labor	\$648.00
Maintenance	\$275.00
Machinery Rate	\$378.00
Water	\$110.00
Street Tree Chipping	<u>\$220.00</u>
	\$1,631.00
Total Direct and Administration Costs	\$5,304.38
Administration Costs	
Administration and Operations	\$1,500.00
District Consulting Charge	\$555.00
Contingency	\$0.00
County Collection Charge	\$40.17
Rounding Adjustment ¹	<u>\$0.00</u>
	\$2,095.17
Total Direct and Administration Costs	\$7,399.55
Operating Reserve Collection/(Reduction)	(\$1,437.55)
Capital Reserve Collection/(Reduction)	<u>\$0.00</u>
Total Balance to Levy 2016/17	\$5,962.00
Number of Lots	55
2016/17 Proposed Assessment Per Parcel	\$108.40
2016/17 Maximum Allowable Assessment (No CPI)	\$108.41
¹ Rounding adjustment is to ensure an even penny assessment, as required by Stanislaus County	
Stanislaus County Tax Code 57317	



SECTION IV – DISTRICT DIAGRAMS

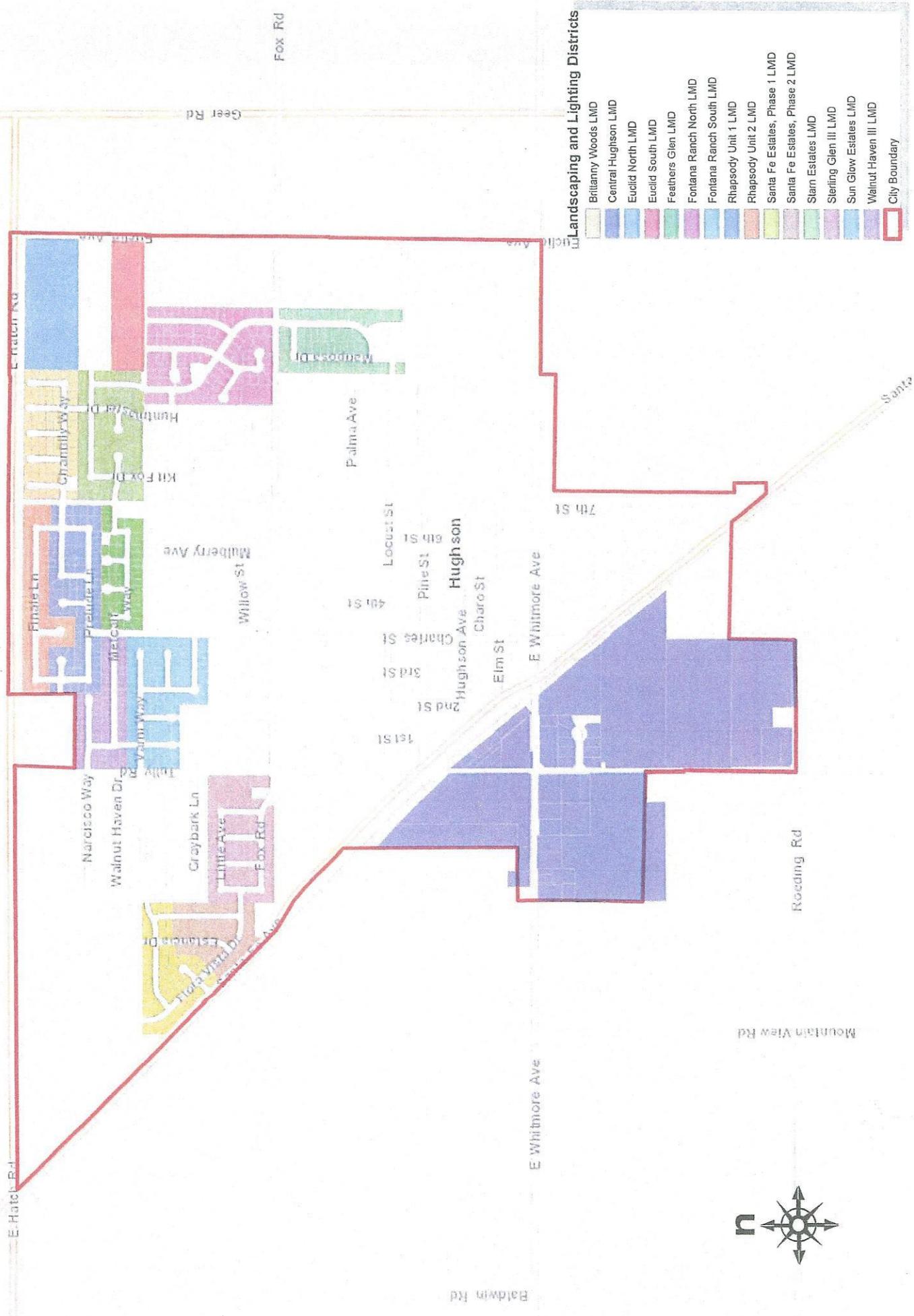
The following pages show the Assessment Diagram or boundary map for each of the Districts. The lines and dimensions shown on maps of the Stanislaus County Assessor, for the current year, are incorporated by reference herein and made a part of this Report.



City of Hughson

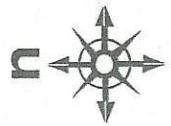
Lighting and Landscaping Districts

Charles St



Landscaping and Lighting Districts

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



Baldwin Rd

E Whitmore Ave

Mountain View Rd

Rooding Rd

E Whitmore Ave

Hughson

Locust St

6th St

Pine St

4th St

Charles St

3rd St

2nd St

1st St

Hughson Ave

Charo St

Elm St

7th St

Mulberry Ave

Willow St

Palma Ave

Fox Rd

Geer Rd

E Hatch Rd

Narcisco Way

Walnut Haven Dr

Tully Rd

Vaino Way

Merced Ave

Pratt Ln

Finley Ln

Chantilly Way

Kitt Fox Dr

Huntley Dr

Estancia Dr

High Vista Dr

Little Ave

Craybark Ln

Little Ave

Fox Rd

Palma Ave

CITY OF HUGHSON
BRITTANY WOODS
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

E HATCH RD

7TH ST

TRISTAN CT

COLBERT CT

DINARD CT

HUNTMASER CT

BRETON CT

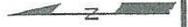
CHANTILLY WY

HUNTMASER DR

MORGAN LYNN LN

Legend

- Brittany Woods
- Other City Parcels



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

E HATCH RD

EUCLID AVE



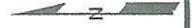
Legend
■ Euclid North
□ Other City Parcels



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

EUCLID AVE

AMBER PL



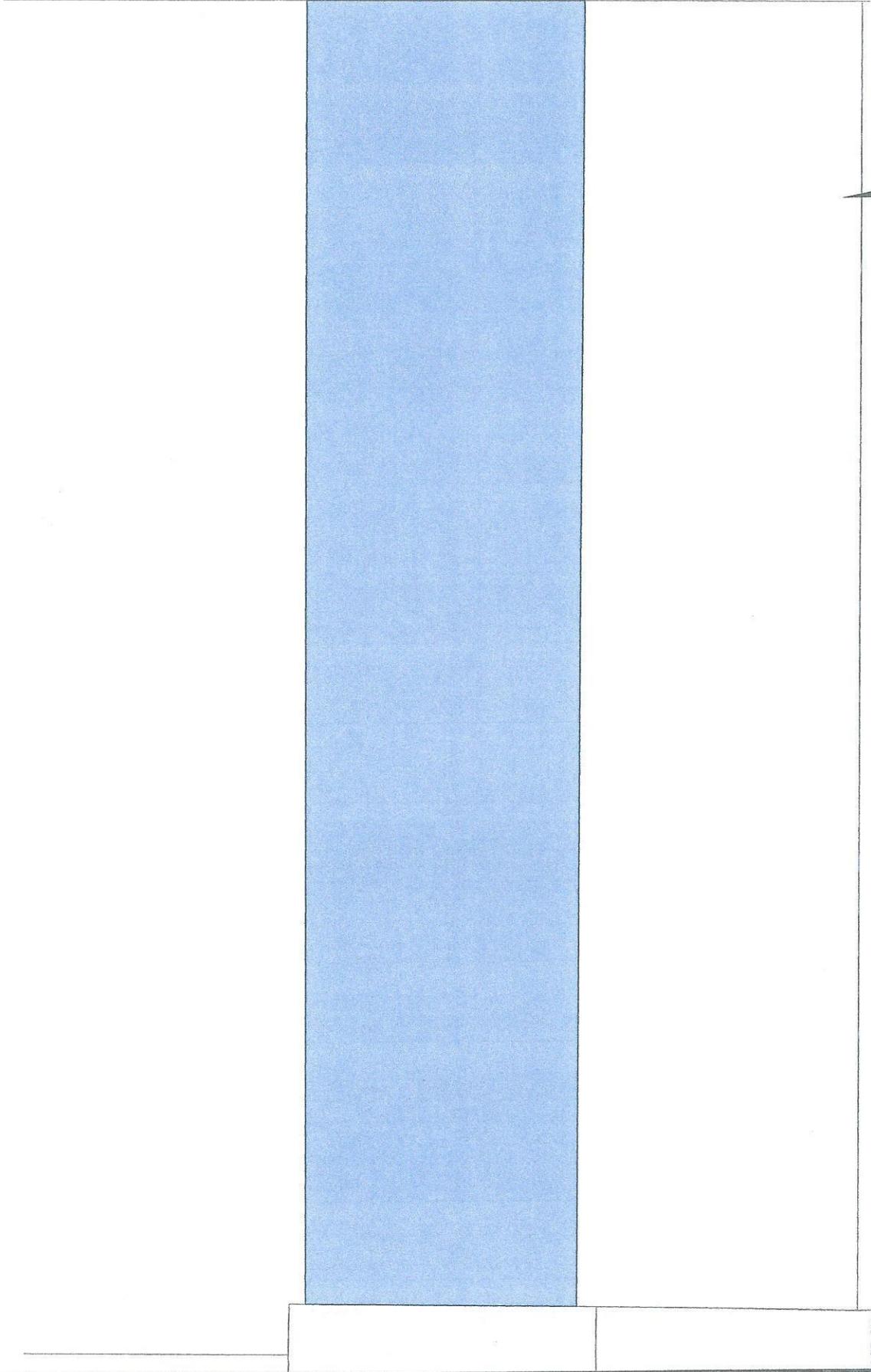
Legend

■ Euclid South

□ Other City Parcels

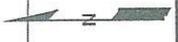


CITY OF HUGHSON
FEATHERS GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

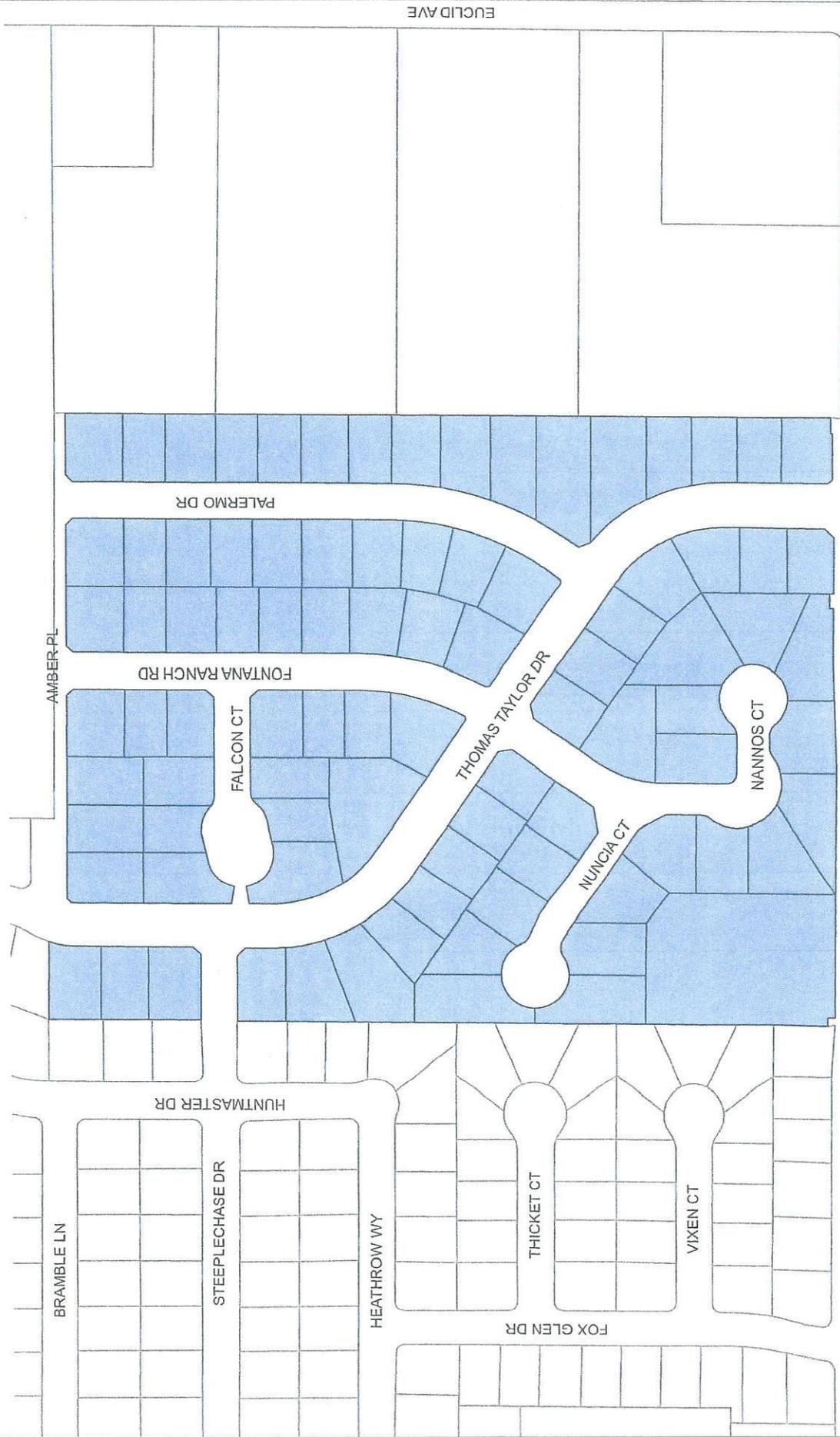


Legend

-  Feathers Glen
-  Other City Parcels

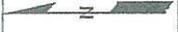


CITY OF HUGHSON
FONTANA RANCH NORTH
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT



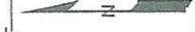
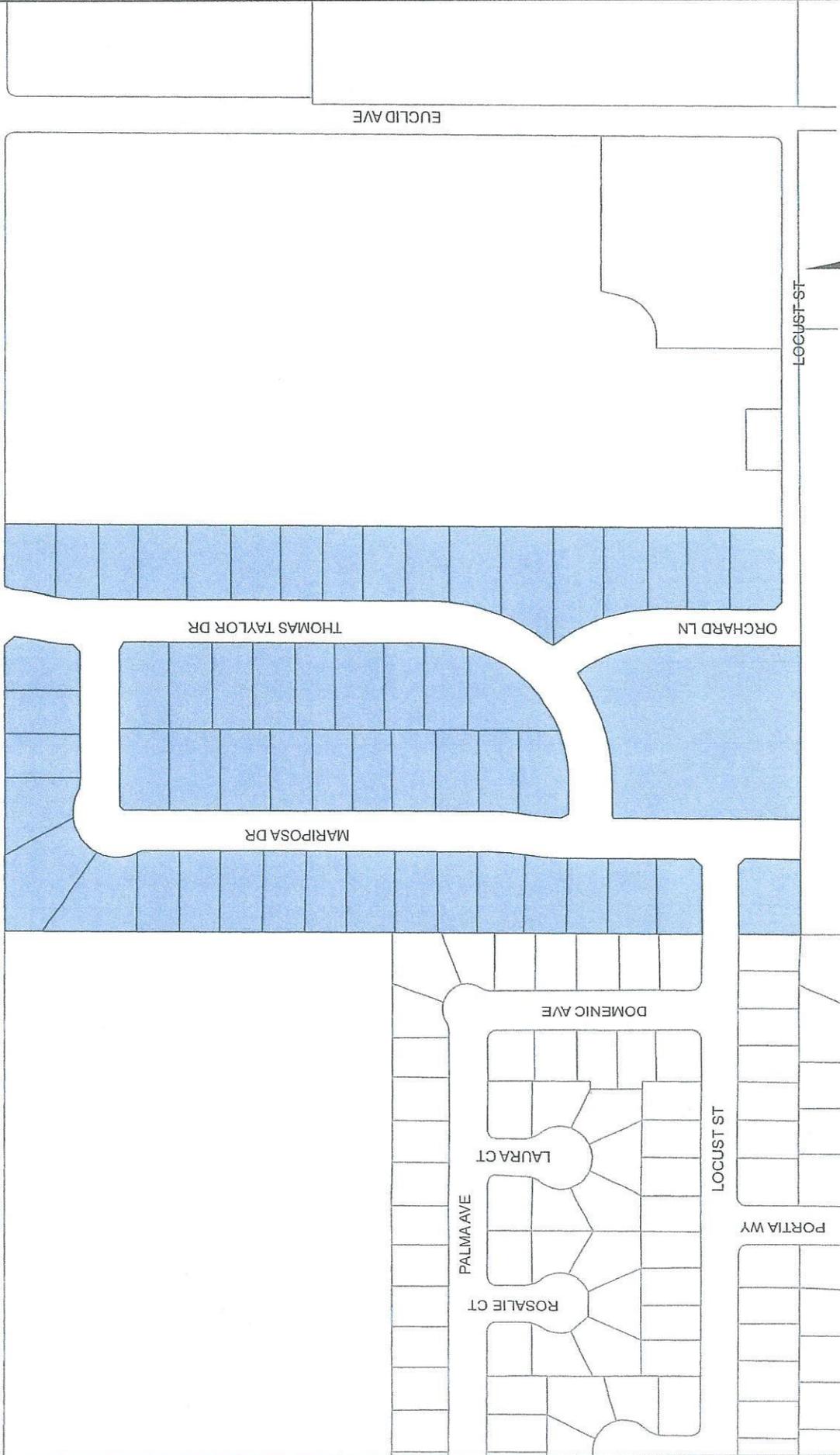
Legend

- Fontana Ranch North
- Other City Parcels



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

FOX RD

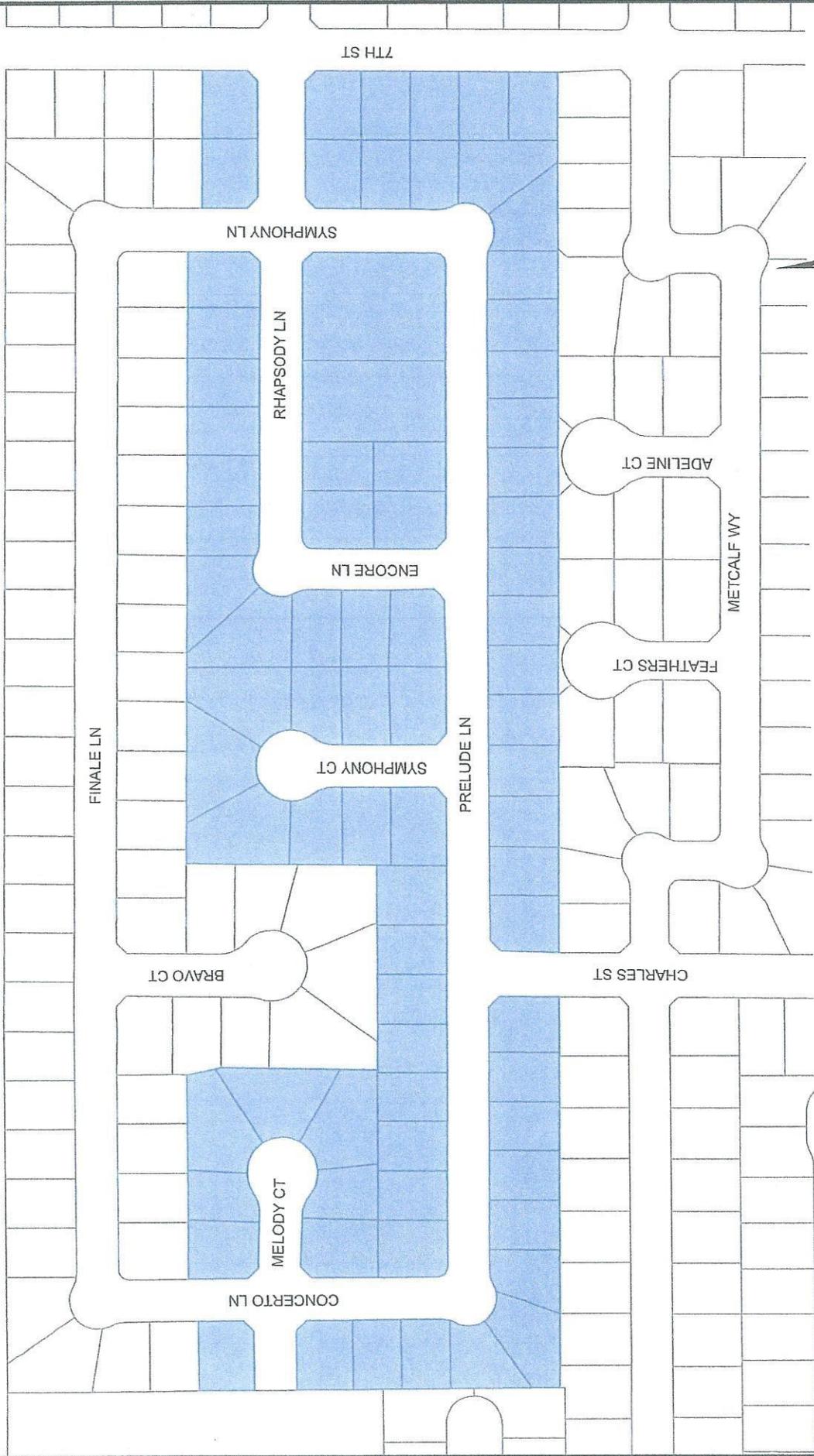


Legend

- Fontana Ranch South
- Other City Parcels



CITY OF HUGHSON
RHAPSODY UNIT 1
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend
■ Rhapsody Unit 1
□ Other City Parcels



CITY OF HUGHSON
RHAPSODY UNIT 2
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend

- Rhapsody Unit 2
- Other City Parcels



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



Legend
■ Santa Fe Estates, Phase 1
□ Other City Parcels



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



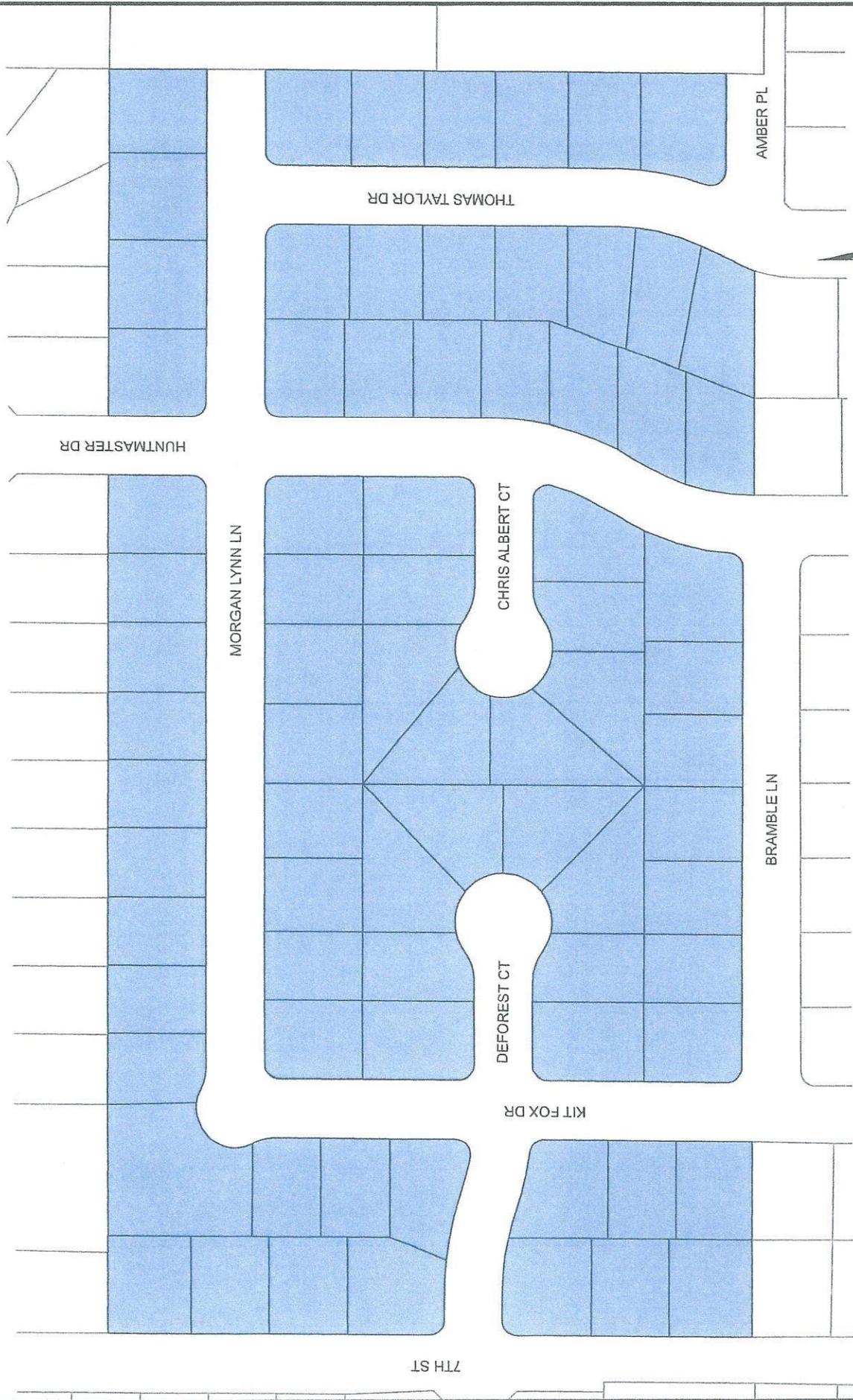
Legend

- Santa Fe Estates, Phase 2
- Other City Parcels

N



CITY OF HUGHSON
STARN ESTATES
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend

- Starn Estates
- Other City Parcels

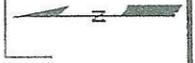


CITY OF HUGHSON
STERLING GLEN
LANDSCAPE & LIGHTING / BENEFIT ASSESSMENT DISTRICT

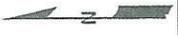
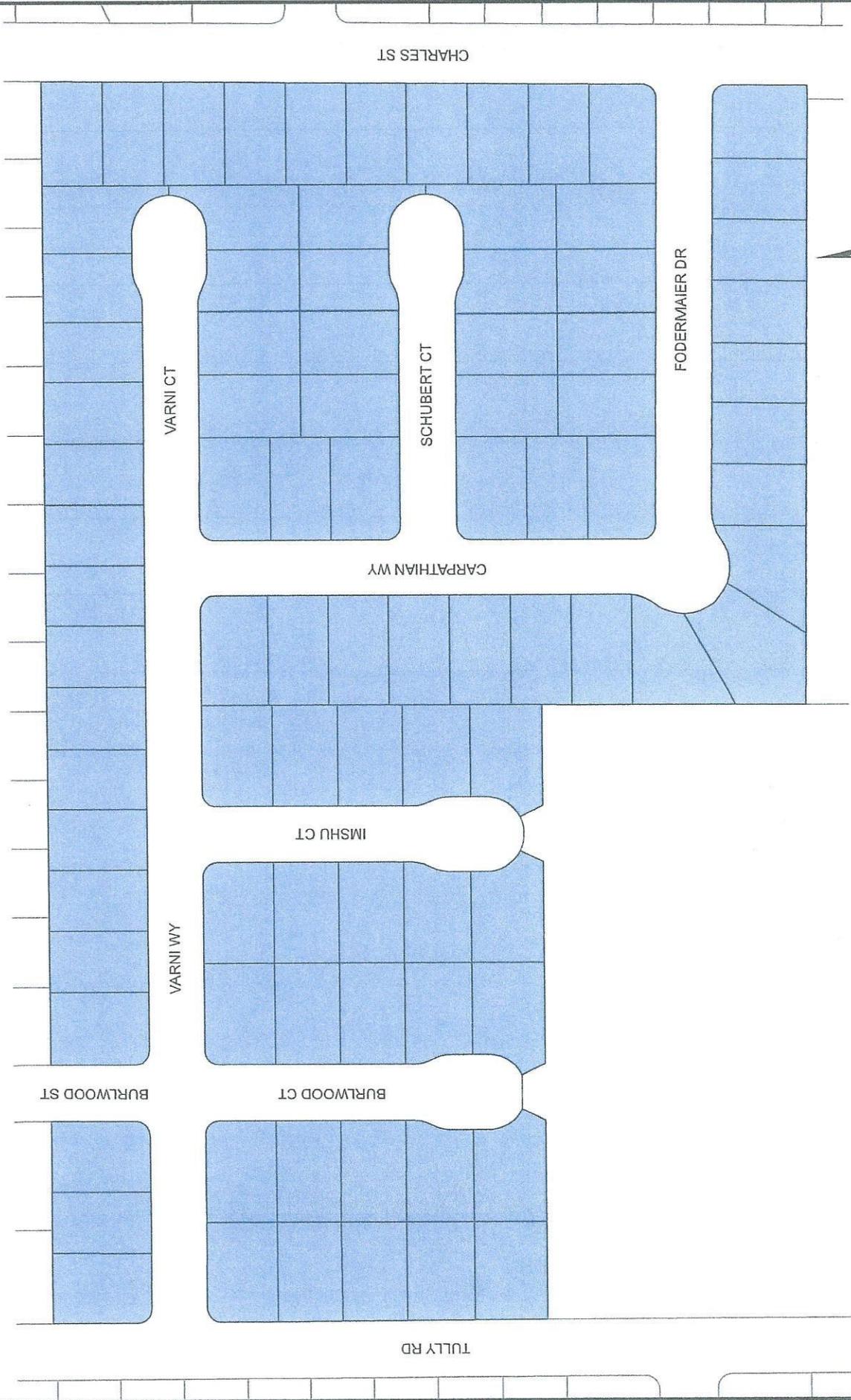


Legend

- Sterling Glen
- Other City Parcels



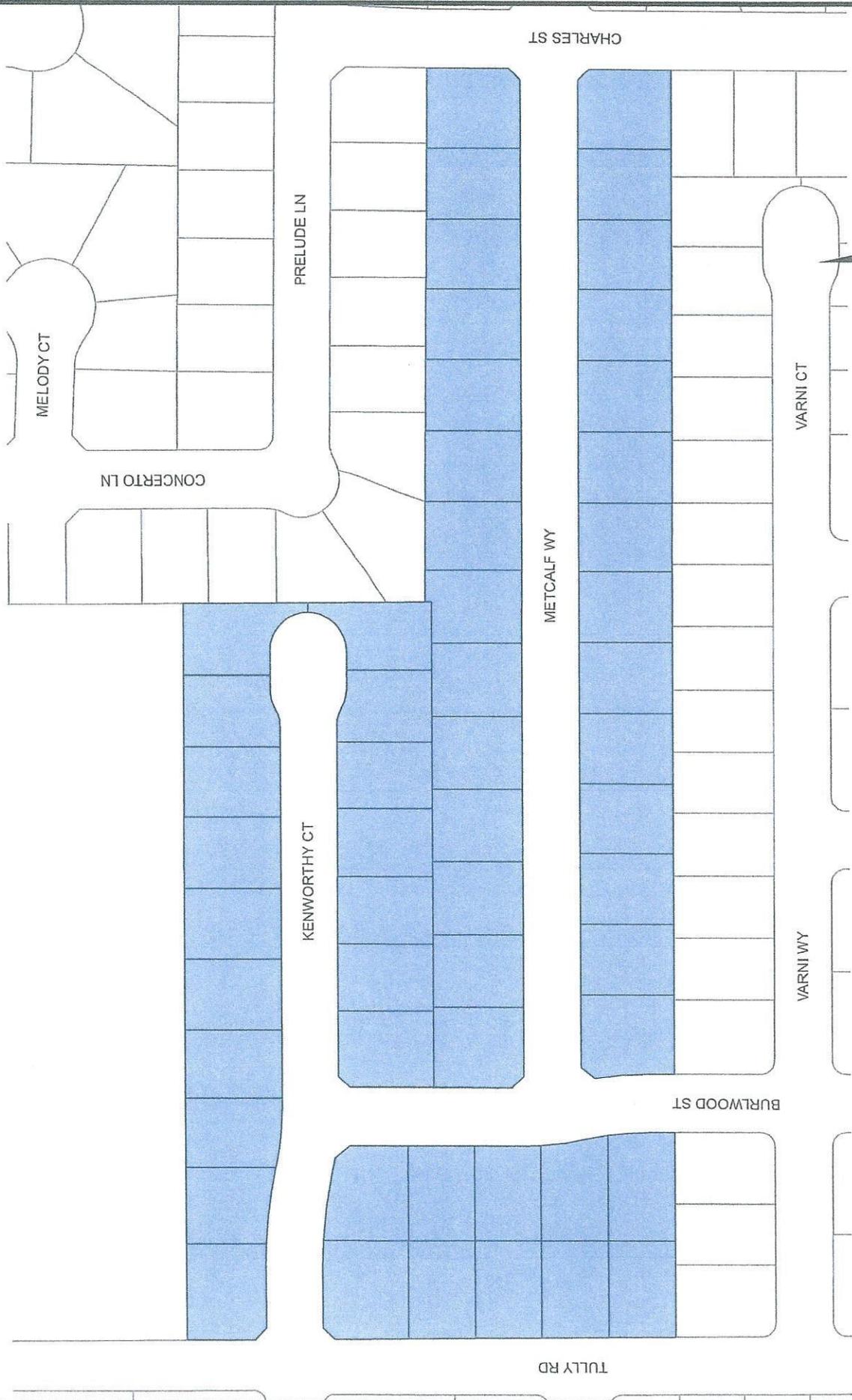
CITY OF HUGHSON
SUN GLOW ESTATES
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



- Legend
- Sun Glow Estates
 - Other City Parcels



CITY OF HUGHSON
WALNUT HAVEN III
LANDSCAPE & LIGHTING ASSESSMENT DISTRICT



Legend
Walnut Haven III
Other City Parcels

SECTION V – ASSESSMENT ROLL

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

A complete listing of parcels, by District, assessed for Fiscal Year 2016/2017, along with the corresponding assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel(s) shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amounts applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels; small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

Brittany Woods
Landscaping and Lighting District
Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-085-001	\$124.00
2	018-085-002	\$124.00
3	018-085-003	\$124.00
4	018-085-004	\$124.00
5	018-085-005	\$124.00
6	018-085-006	\$124.00
7	018-085-007	\$124.00
8	018-085-008	\$124.00
9	018-085-009	\$124.00
10	018-085-010	\$124.00
11	018-085-011	\$124.00
12	018-085-012	\$124.00
13	018-085-013	\$124.00
14	018-085-014	\$124.00
15	018-085-015	\$124.00
16	018-085-016	\$124.00
17	018-085-017	\$124.00
18	018-085-018-	\$124.00
19	018-085-019	\$124.00
20	018-085-020	\$124.00
21	018-085-021	\$124.00
22	018-085-022	\$124.00
23	018-085-023	\$124.00
24	018-085-024	\$124.00
25	018-085-025	\$124.00
26	018-085-026	\$124.00
27	018-085-027	\$124.00
28	018-085-028	\$124.00
29	018-085-029	\$124.00
30	018-085-030	\$124.00
31	018-085-031	\$124.00
32	018-085-032	\$124.00
33	018-085-033	\$124.00



Assmt No.	APN	2016/17 Proposed Assessment
34	018-085-034	\$124.00
35	018-085-035	\$124.00
36	018-085-036	\$124.00
37	018-085-037	\$124.00
38	018-085-038	\$124.00
39	018-085-039	\$124.00
40	018-085-040	\$124.00
41	018-085-041	\$124.00
42	018-085-042	\$124.00
43	018-085-043	\$124.00
44	018-085-044	\$124.00
45	018-085-045	\$124.00
46	018-085-046	\$124.00
47	018-085-047	\$124.00
48	018-085-048	\$124.00
49	018-085-049	\$124.00
50	018-085-050	\$124.00
51	018-085-051	\$124.00
52	018-085-052	\$124.00
53	018-085-053	\$124.00
54	018-085-054	\$124.00
55	018-085-055	\$124.00
56	018-085-056	\$124.00
57	018-085-057	\$124.00
58	018-085-058	\$124.00
59	018-085-059	\$124.00
60	018-085-060	\$124.00
61	018-085-061	\$124.00
62	018-085-062	\$124.00
63	018-085-063	\$124.00
64	018-085-064	\$124.00
65	018-085-066	\$124.00
		\$8,060.00



Central Hughson Zone 2
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	Parcel Type	Acreage	2016/17 Proposed Assessment
48	018-019-028	SFR	1.07	\$63.32
1	018-030-010	Vac Res	0.81	\$374.02
2	018-030-011	Vac Res	0.81	\$374.02
3	018-030-015	Vac Com	7.78	\$374.02
4	018-030-016	Com	14.59	\$363.00
5	018-042-004	Com	0.92	\$374.02
6	018-042-039	Com	2.96	\$374.02
49	018-042-048	Com	0.07	\$147.90
7	018-042-069	Com	0.65	\$374.02
8	018-042-070	Com	0.75	\$374.02
9	018-042-071	Com	0.44	\$374.02
10	018-042-072	Com	1.27	\$374.02
50	018-043-004	Com	0.14	\$295.82
11	018-048-009	Com/Agr	19.64	\$35.16
12	018-048-038	Com	2.23	\$35.16
13	018-048-039	Vac Com	0.57	\$127.16
14	018-048-040	Vac Com	15.05	\$35.16
15	018-049-004	Com Ind	1.65	\$130.22
16	018-049-016	Com/Res	0.82	\$35.16
17	018-049-028	Com	6.61	\$35.16
18	018-049-029	SFR	1.39	\$35.16
19	018-049-032	Com/Agr	24.65	\$314.18
20	018-049-035	Com Ind	22.97	\$317.22
21	018-049-039	Com	0.68	\$38.20
22	018-049-041	Com	1.36	\$130.20
23	018-049-042	Com	0.41	\$964.86
24	018-049-043	Com	0.41	\$923.18
25	018-049-044	Com	0.40	\$923.18
26	018-049-048	Vac Com	0.41	\$923.18
27	018-049-049	Com	0.36	\$923.18
28	018-049-050	Com	0.40	\$923.18
29	018-049-051	Vac Com	0.41	\$923.18
30	018-049-052	Com	0.42	\$964.84
31	018-049-057	Com	0.44	\$35.16



Assmt No.	APN	Parcel Type	Acreage	2016/17 Proposed Assessment
32	018-049-059	SFR	0.27	\$35.16
33	018-049-060	SFR	0.19	\$35.16
34	018-049-061	Com/Res	0.87	\$363.00
35	018-049-062	Com/Agr	0.51	\$35.16
36	018-049-064	Vac Com	2.12	\$35.16
37	018-049-065	Com	0.85	\$35.16
38	018-049-066	Com	1.75	\$38.20
39	018-049-067	Com	0.50	\$823.18
40	018-049-069	Com/Res	0.92	\$35.16
41	018-049-070	Vac Res	0.16	\$24.40
42	018-049-071	Vac Res	0.23	\$24.40
43	018-049-072	Vac Res	0.28	\$24.40
44	018-049-073	Vac Res	0.23	\$24.40
45	018-049-074	Vac Res	0.23	\$24.40
46	018-049-075	Vac Res	0.20	\$24.40
47	018-049-076	SFR	<u>0.44</u>	<u>\$24.40</u>
			142.20	\$14,614.44

Feathers Glen
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-090-003	\$183.78
2	018-090-004	\$183.78
3	018-090-005	\$183.78
4	018-090-006	\$183.78
5	018-090-007	\$183.78
6	018-090-008	\$183.78
7	018-090-009	\$183.78
8	018-090-010	\$183.78
9	018-090-011	\$183.78
10	018-090-012	\$183.78
11	018-090-013	\$183.78



Assmt No.	APN	2016/17 Proposed Assessment
12	018-090-014	\$183.78
13	018-090-015	\$183.78
14	018-090-016	\$183.78
15	018-090-017	\$183.78
16	018-090-018	\$183.78
17	018-090-019	\$183.78
18	018-090-020	\$183.78
19	018-090-021	\$183.78
20	018-090-022	\$183.78
21	018-090-023	\$183.78
22	018-090-024	\$183.78
23	018-090-025	\$183.78
24	018-090-026	\$183.78
25	018-090-027	\$183.78
26	018-090-028	\$183.78
27	018-090-029	\$183.78
28	018-090-030	\$183.78
29	018-090-031	\$183.78
30	018-090-032	\$183.78
31	018-090-033	\$183.78
32	018-090-034	\$183.78
33	018-090-035	\$183.78
34	018-090-036	\$183.78
35	018-090-037	\$183.78
36	018-090-038	\$183.78
37	018-090-039	\$183.78
38	018-090-040	\$183.78
39	018-090-041	\$183.78
40	018-090-042	\$183.78
41	018-090-043	\$183.78
42	018-090-044	\$183.78
		\$7,718.76



Fontana Ranch North
Landscaping and Lighting District
Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-091-001	\$177.80
2	018-091-002	\$177.80
3	018-091-003	\$177.80
4	018-091-004	\$177.80
5	018-091-005	\$177.80
6	018-091-006	\$177.80
7	018-091-007	\$177.80
8	018-091-008	\$177.80
9	018-091-009	\$177.80
10	018-091-010	\$177.80
11	018-091-013	\$177.80
12	018-091-014	\$177.80
13	018-091-015	\$177.80
14	018-091-016	\$177.80
15	018-091-017	\$177.80
16	018-091-018	\$177.80
17	018-091-019	\$177.80
18	018-091-020	\$177.80
19	018-091-021	\$177.80
20	018-091-022	\$177.80
21	018-091-023	\$177.80
22	018-091-024	\$177.80
23	018-091-025	\$177.80
24	018-091-026	\$177.80
25	018-091-027	\$177.80
26	018-091-028	\$177.80
27	018-091-029	\$177.80
28	018-091-030	\$177.80
29	018-091-031	\$177.80
30	018-091-032	\$177.80
31	018-091-033	\$177.80
32	018-091-034	\$177.80
33	018-091-035	\$177.80
34	018-091-036	\$177.80



Assmt No.	APN	2016/17 Proposed Assessment
35	018-091-037	\$177.80
36	018-091-038	\$177.80
37	018-091-039	\$177.80
38	018-091-040	\$177.80
39	018-091-042	\$177.80
40	018-091-043	\$177.80
41	018-091-044	\$177.80
42	018-091-045	\$177.80
43	018-092-001	\$177.80
44	018-092-002	\$177.80
45	018-092-003	\$177.80
46	018-092-004	\$177.80
47	018-092-005	\$177.80
48	018-092-006	\$177.80
49	018-092-007	\$177.80
50	018-092-008	\$177.80
51	018-092-009	\$177.80
52	018-092-010	\$177.80
53	018-092-011	\$177.80
54	018-092-012	\$177.80
55	018-092-013	\$177.80
56	018-092-014	\$177.80
57	018-092-015	\$177.80
58	018-092-016	\$177.80
59	018-092-017	\$177.80
60	018-092-018	\$177.80
61	018-092-019	\$177.80
62	018-092-020	\$177.80
63	018-092-021	\$177.80
64	018-092-022	\$177.80
65	018-092-023	\$177.80
66	018-092-024	\$177.80
67	018-092-025	\$177.80
68	018-092-026	\$177.80
69	018-092-027	\$177.80
70	018-092-028	\$177.80
71	018-092-029	\$177.80
72	018-092-030	\$177.80



Assmt No.	APN	2016/17 Proposed Assessment
73	018-092-031	\$177.80
74	018-092-032	\$177.80
75	018-092-033	\$177.80
76	018-092-034	\$177.80
77	018-092-035	\$177.80
78	018-092-036	\$177.80
79	018-092-037	\$177.80
80	018-092-040	\$177.80
81	018-092-041	\$177.80
82	018-092-042	\$177.80
83	018-092-043	\$177.80
84	018-092-044	\$177.80
85	018-092-045	\$177.80
86	018-092-046	\$177.80
87	018-092-047	\$177.80
88	018-092-048	\$177.80
89	018-092-049	\$177.80
90	018-092-050	\$177.80
91	018-092-051	\$177.80
		\$16,179.80

Fontana Ranch South
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-093-001	\$214.14
2	018-093-002	\$214.14
3	018-093-003	\$214.14
4	018-093-004	\$214.14
5	018-093-005	\$214.14
6	018-093-006	\$214.14
7	018-093-007	\$214.14
8	018-093-008	\$214.14
9	018-093-009	\$214.14



Assmt No.	APN	2016/17 Proposed Assessment
10	018-093-010	\$214.14
11	018-093-011	\$214.14
12	018-093-012	\$214.14
13	018-093-013	\$214.14
14	018-093-016	\$214.14
15	018-093-017	\$214.14
16	018-093-018	\$214.14
17	018-093-023	\$214.14
18	018-093-024	\$214.14
19	018-093-025	\$214.14
20	018-093-026	\$214.14
21	018-093-027	\$214.14
22	018-093-028	\$214.14
23	018-093-029	\$214.14
24	018-093-030	\$214.14
25	018-093-031	\$214.14
26	018-093-032	\$214.14
27	018-093-033	\$214.14
28	018-093-034	\$214.14
29	018-093-035	\$214.14
30	018-093-036	\$214.14
31	018-093-037	\$214.14
32	018-093-038	\$214.14
33	018-093-039	\$214.14
34	018-093-040	\$214.14
35	018-093-041	\$214.14
36	018-093-042	\$214.14
37	018-093-043	\$214.14
38	018-093-044	\$214.14
39	018-093-045	\$214.14
40	018-093-046	\$214.14
41	018-093-047	\$214.14
42	018-093-048	\$214.14
43	018-093-049	\$214.14
44	018-093-050	\$214.14
45	018-093-051	\$214.14
46	018-093-052	\$214.14
47	018-093-053	\$214.14



Assmt No.	APN	2016/17 Proposed Assessment
48	018-093-054	\$214.14
49	018-093-055	\$214.14
50	018-093-056	\$214.14
51	018-093-058	\$214.14
52	018-093-059	\$214.14
53	018-093-060	\$214.14
54	018-093-061	\$214.14
55	018-093-062	\$214.14
56	018-093-063	\$214.14
		\$11,991.84

Rhapsody Unit No. 1
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-086-001	\$86.00
2	018-086-002	\$86.00
3	018-086-003	\$86.00
4	018-086-004	\$86.00
5	018-086-005	\$86.00
6	018-086-006	\$86.00
7	018-086-007	\$86.00
8	018-086-008	\$86.00
9	018-086-009	\$86.00
10	018-086-010	\$86.00
11	018-086-011	\$86.00
12	018-086-012	\$86.00
13	018-086-013	\$86.00
14	018-086-014	\$86.00
15	018-086-015	\$86.00
16	018-086-016	\$86.00
17	018-086-017	\$86.00
18	018-086-018	\$86.00
19	018-086-019	\$86.00



Assmt No.	APN	2016/17 Proposed Assessment
20	018-086-020	\$86.00
21	018-086-021	\$86.00
22	018-086-022	\$86.00
23	018-086-023	\$86.00
24	018-086-024	\$86.00
25	018-086-025	\$86.00
26	018-086-026	\$86.00
27	018-086-027	\$86.00
28	018-086-028	\$86.00
29	018-086-029	\$86.00
30	018-086-030	\$86.00
31	018-086-031	\$86.00
32	018-086-032	\$86.00
33	018-086-033	\$86.00
34	018-086-034	\$86.00
35	018-086-035	\$86.00
36	018-086-036	\$86.00
37	018-086-037	\$86.00
38	018-086-038	\$86.00
39	018-086-039	\$86.00
40	018-086-040	\$86.00
41	018-086-041	\$86.00
42	018-086-042	\$86.00
43	018-087-001	\$86.00
44	018-087-002	\$86.00
45	018-087-003	\$86.00
46	018-087-004	\$86.00
47	018-087-005	\$86.00
48	018-087-006	\$86.00
49	018-087-007	\$86.00
50	018-087-008	\$86.00
51	018-087-009	\$86.00
52	018-087-010	\$86.00
53	018-087-011	\$86.00
54	018-087-012	\$86.00
55	018-087-013	\$86.00
56	018-087-014	\$86.00
57	018-087-015	\$86.00



Assmt No.	APN	2016/17 Proposed Assessment
58	018-087-016	\$86.00
59	018-087-017	\$86.00
60	018-087-018	\$86.00
61	018-087-019	\$86.00
62	018-087-020	\$86.00
63	018-087-021	\$86.00
64	018-087-022	\$86.00
65	018-087-023	\$86.00
66	018-087-024	\$86.00
67	018-087-025	\$86.00
68	018-087-026	\$86.00
69	018-087-027	\$86.00
70	018-087-028	\$86.00
71	018-087-029	\$86.00
72	018-087-030	\$86.00
73	018-087-031	\$86.00
74	018-087-032	\$86.00
75	018-087-033	\$86.00
76	018-087-034	\$86.00
77	018-087-035	\$86.00
78	018-087-036	\$86.00
79	018-087-037	\$86.00
		\$6,794.00

Rhapsody Unit No. 2
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-086-044	\$116.42
2	018-086-045	\$116.42
3	018-086-046	\$116.42
4	018-086-047	\$116.42
5	018-086-048	\$116.42
6	018-086-049	\$116.42



Assmt No.	APN	2016/17 Proposed Assessment
7	018-086-050	\$116.42
8	018-086-051	\$116.42
9	018-086-052	\$116.42
10	018-086-053	\$116.42
11	018-086-054	\$116.42
12	018-086-055	\$116.42
13	018-086-056	\$116.42
14	018-086-057	\$116.42
15	018-086-058	\$116.42
16	018-086-059	\$116.42
17	018-086-060	\$116.42
18	018-086-061	\$116.42
19	018-086-062	\$116.42
20	018-086-063	\$116.42
21	018-086-064	\$116.42
22	018-086-065	\$116.42
23	018-086-066	\$116.42
24	018-086-067	\$116.42
25	018-086-068	\$116.42
26	018-086-069	\$116.42
27	018-086-070	\$116.42
28	018-086-071	\$116.42
29	018-086-072	\$116.42
30	018-086-073	\$116.42
31	018-086-074	\$116.42
32	018-086-075	\$116.42
33	018-086-076	\$116.42
34	018-086-077	\$116.42
35	018-086-078	\$116.42
36	018-087-039	\$116.42
37	018-087-040	\$116.42
38	018-087-041	\$116.42
39	018-087-042	\$116.42
40	018-087-043	\$116.42
41	018-087-044	\$116.42
42	018-087-045	\$116.42
43	018-087-046	\$116.42
44	018-087-047	\$116.42



Assmt No.	APN	2016/17 Proposed Assessment
45	018-087-048	\$116.42
46	018-087-049	\$116.42
47	018-087-050	\$116.42
48	018-087-051	\$116.42
49	018-087-052	\$116.42
50	018-087-053	\$116.42
51	018-087-054	\$116.42
52	018-087-055	\$116.42
53	018-087-056	\$116.42
54	018-087-057	\$116.42
55	018-087-058	\$116.42
56	018-087-059	\$116.42
57	018-087-060	\$116.42
58	018-087-061	\$116.42
59	018-087-062	\$116.42
		\$6,868.78

Santa Fe Estates Phase 1
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-083-001	\$132.00
2	018-083-002	\$132.00
3	018-083-003	\$132.00
4	018-083-004	\$132.00
5	018-083-005	\$132.00
6	018-083-006	\$132.00
7	018-083-007	\$132.00
8	018-083-008	\$132.00
9	018-083-009	\$132.00
10	018-083-010	\$132.00
11	018-083-011	\$132.00
12	018-083-012	\$132.00
13	018-083-013	\$132.00



Assmt No.	APN	2016/17 Proposed Assessment
14	018-083-014	\$132.00
15	018-083-015	\$132.00
16	018-083-016	\$132.00
17	018-083-017	\$132.00
18	018-083-018	\$132.00
19	018-083-019	\$132.00
20	018-083-020	\$132.00
21	018-083-021	\$132.00
22	018-083-022	\$132.00
23	018-083-023	\$132.00
24	018-083-024	\$132.00
25	018-083-025	\$132.00
26	018-083-026	\$132.00
27	018-083-027	\$132.00
28	018-083-028	\$132.00
29	018-083-029	\$132.00
30	018-083-030	\$132.00
31	018-083-031	\$132.00
32	018-083-032	\$132.00
33	018-083-033	\$132.00
34	018-083-034	\$132.00
35	018-083-035	\$132.00
36	018-083-036	\$132.00
37	018-083-037	\$132.00
38	018-083-038	\$132.00
39	018-083-039	\$132.00
40	018-083-040	\$132.00
41	018-083-041	\$132.00
42	018-083-042	\$132.00
43	018-083-043	\$132.00
44	018-083-044	\$132.00
45	018-083-045	\$132.00
46	018-083-046	\$132.00
47	018-083-047	\$132.00
48	018-083-048	\$132.00
49	018-083-049	\$132.00
50	018-083-050	\$132.00
51	018-083-051	\$132.00



Assmt No.	APN	2016/17 Proposed Assessment
52	018-083-052	\$132.00
53	018-083-053	\$132.00
54	018-083-054	\$132.00
55	018-083-055	\$132.00
		\$7,260.00

Santa Fe Estates Phase 2
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-084-002	\$130.38
2	018-084-003	\$130.38
3	018-084-004	\$130.38
4	018-084-005	\$130.38
5	018-084-006	\$130.38
6	018-084-007	\$130.38
7	018-084-008	\$130.38
8	018-084-009	\$130.38
9	018-084-010	\$130.38
10	018-084-011	\$130.38
11	018-084-012	\$130.38
12	018-084-013	\$130.38
13	018-084-014	\$130.38
14	018-084-015	\$130.38
15	018-084-016	\$130.38
16	018-084-017	\$130.38
17	018-084-018	\$130.38
18	018-084-019	\$130.38
19	018-084-020	\$130.38
20	018-084-021	\$130.38
21	018-084-022	\$130.38
22	018-084-023	\$130.38
23	018-084-024	\$130.38
24	018-084-025	\$130.38



Assmt No.	APN	2016/17 Proposed Assessment
25	018-084-026	\$130.38
26	018-084-027	\$130.38
27	018-084-028	\$130.38
28	018-084-029	\$130.38
29	018-084-030	\$130.38
30	018-084-031	\$130.38
31	018-084-032	\$130.38
32	018-084-033	\$130.38
33	018-084-034	\$130.38
34	018-084-035	\$130.38
35	018-084-036	\$130.38
36	018-084-037	\$130.38
37	018-084-038	\$130.38
38	018-084-039	\$130.38
39	018-084-040	\$130.38
40	018-084-041	\$130.38
41	018-084-042	\$130.38
42	018-084-043	\$130.38
43	018-084-044	\$130.38
44	018-084-045	\$130.38
45	018-084-046	\$130.38
46	018-084-047	\$130.38
47	018-084-048	\$130.38
48	018-084-049	\$130.38
49	018-084-050	\$130.38
50	018-084-051	\$130.38
51	018-084-052	\$130.38
		\$6,649.38



Starn Estates
Landscaping and Lighting District
Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-081-001	\$99.86
2	018-081-002	\$99.86
3	018-081-003	\$99.86
4	018-081-004	\$99.86
5	018-081-005	\$99.86
6	018-081-006	\$99.86
7	018-081-007	\$99.86
8	018-081-008	\$99.86
9	018-081-009	\$99.86
10	018-081-010	\$99.86
11	018-081-011	\$99.86
12	018-081-012	\$99.86
13	018-081-013	\$99.86
14	018-081-014	\$99.86
15	018-081-015	\$99.86
16	018-081-016	\$99.86
17	018-081-017	\$99.86
18	018-081-018	\$99.86
19	018-081-019	\$99.86
20	018-081-020	\$99.86
21	018-081-021	\$99.86
22	018-081-022	\$99.86
23	018-081-023	\$99.86
24	018-081-024	\$99.86
25	018-081-025	\$99.86
26	018-081-026	\$99.86
27	018-081-027	\$99.86
28	018-081-028	\$99.86
29	018-081-029	\$99.86
30	018-081-030	\$99.86
31	018-081-031	\$99.86
32	018-081-032	\$99.86
33	018-081-033	\$99.86
34	018-081-034	\$99.86



Assmt No.	APN	2016/17 Proposed Assessment
35	018-081-035	\$99.86
36	018-081-036	\$99.86
37	018-081-037	\$99.86
38	018-081-039	\$99.86
39	018-081-040	\$99.86
40	018-081-041	\$99.86
41	018-081-042	\$99.86
42	018-081-043	\$99.86
43	018-081-044	\$99.86
44	018-081-045	\$99.86
45	018-081-046	\$99.86
46	018-081-047	\$99.86
47	018-081-048	\$99.86
48	018-081-049	\$99.86
49	018-081-050	\$99.86
50	018-081-051	\$99.86
51	018-081-052	\$99.86
52	018-081-053	\$99.86
53	018-081-054	\$99.86
54	018-081-055	\$99.86
55	018-081-056	\$99.86
56	018-081-057	\$99.86
57	018-081-058	\$99.86
58	018-081-059	\$99.86
59	018-081-060	\$99.86
60	018-081-061	\$99.86
61	018-081-062	\$99.86
62	018-081-063	\$99.86
63	018-081-064	\$99.86
64	018-081-065	\$99.86
65	018-081-066	\$99.86
66	018-081-067	\$99.86
67	018-081-068	\$99.86
68	018-081-069	\$99.86
69	018-081-070	\$99.86
70	018-081-071	\$99.86
71	018-081-072	\$99.86
72	018-081-073	\$99.86



Assmt No.	APN	2016/17 Proposed Assessment
73	018-081-074	\$99.86
74	018-081-075	\$99.86
75	018-081-076	\$99.86
76	018-081-077	\$99.86
77	018-081-078	\$99.86
78	018-081-079	\$99.86
		\$7,789.08

Sterling Glen III
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
4	018-089-011	\$237.34
5	018-089-013	\$237.34
6	018-089-014	\$237.34
7	018-089-015	\$237.34
8	018-089-016	\$237.34
9	018-089-017	\$237.34
10	018-089-018-	\$237.34
11	018-089-019	\$237.34
12	018-089-020	\$237.34
13	018-089-021	\$237.34
14	018-089-022	\$237.34
15	018-089-023	\$237.34
16	018-089-024	\$237.34
17	018-089-025	\$237.34
18	018-089-026	\$237.34
19	018-089-027	\$237.34
20	018-089-028	\$237.34
21	018-089-030	\$237.34
22	018-089-031	\$237.34
23	018-089-032	\$237.34
24	018-089-033	\$237.34
25	018-089-034	\$237.34



Assmt No.	APN	2016/17 Proposed Assessment
26	018-089-035	\$237.34
27	018-089-036	\$237.34
28	018-089-037	\$237.34
29	018-089-038	\$237.34
30	018-089-039	\$237.34
31	018-089-040	\$237.34
32	018-089-041	\$237.34
33	018-089-042	\$237.34
34	018-089-043	\$237.34
35	018-089-044	\$237.34
36	018-089-045	\$237.34
37	018-089-046	\$237.34
38	018-089-047	\$237.34
39	018-089-048	\$237.34
40	018-089-049	\$237.34
41	018-089-050	\$237.34
42	018-089-051	\$237.34
43	018-089-052	\$237.34
44	018-089-053	\$237.34
45	018-089-054	\$237.34
46	018-089-055	\$237.34
47	018-089-056	\$237.34
48	018-089-057	\$237.34
49	018-089-058	\$237.34
50	018-089-059	\$237.34
51	018-089-060	\$237.34
52	018-089-061	\$237.34
53	018-089-062	\$237.34
54	018-089-063	\$237.34
55	018-089-064	\$237.34
56	018-089-065	\$237.34
57	018-089-066	\$237.34
58	018-089-067	\$237.34
59	018-089-068	\$237.34
60	018-089-069	\$237.34
61	018-089-070	\$237.34
62	018-089-071	\$237.34
63	018-089-072	\$237.34



Assmt No.	APN	2016/17 Proposed Assessment
64	018-089-073	\$237.34
65	018-089-074	\$237.34
66	018-089-075	\$237.34
67	018-089-076	\$237.34
68	018-089-077	\$237.34
69	018-089-078	\$237.34
70	018-089-079	\$237.34
71	018-089-080	\$237.34
72	018-089-081	\$237.34
73	018-089-082	\$237.34
74	018-089-083	\$237.34
77	018-089-087	\$237.34
78	018-089-088	\$237.34
		\$17,325.82

Sterling Glen III Annex
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	Acres	Proposed Rate	2016/17 Proposed Assessment
1	018-089-003	0.43	\$372.08	\$160.00
2	018-089-004	0.35	\$372.08	\$130.22
3	018-089-005	0.36	\$372.08	\$133.94
75	018-089-085	0.23	\$372.08	\$85.58
76	018-089-086	<u>0.30</u>	\$372.08	<u>\$111.62</u>
		1.67		\$621.36



Sun Glow Estates
Landscaping and Lighting District
Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-082-001	\$106.36
2	018-082-002	\$106.36
3	018-082-003	\$106.36
4	018-082-004	\$106.36
5	018-082-005	\$106.36
6	018-082-006	\$106.36
7	018-082-007	\$106.36
8	018-082-008	\$106.36
9	018-082-009	\$106.36
10	018-082-010	\$106.36
11	018-082-011	\$106.36
12	018-082-012	\$106.36
13	018-082-013	\$106.36
14	018-082-014	\$106.36
15	018-082-015	\$106.36
16	018-082-016	\$106.36
17	018-082-017	\$106.36
18	018-082-018	\$106.36
19	018-082-019	\$106.36
20	018-082-020	\$106.36
21	018-082-021	\$106.36
22	018-082-022	\$106.36
23	018-082-023	\$106.36
24	018-082-024	\$106.36
25	018-082-025	\$106.36
26	018-082-026	\$106.36
27	018-082-027	\$106.36
28	018-082-028	\$106.36
29	018-082-029	\$106.36
30	018-082-030	\$106.36
31	018-082-031	\$106.36
32	018-082-032	\$106.36
33	018-082-033	\$106.36
34	018-082-034	\$106.36



Assmt No.	APN	2016/17 Proposed Assessment
35	018-082-035	\$106.36
36	018-082-036	\$106.36
37	018-082-037	\$106.36
38	018-082-038	\$106.36
39	018-082-039	\$106.36
40	018-082-040	\$106.36
41	018-082-041	\$106.36
42	018-082-042	\$106.36
43	018-082-043	\$106.36
44	018-082-045	\$106.36
45	018-082-046	\$106.36
46	018-082-047	\$106.36
47	018-082-048	\$106.36
48	018-082-049	\$106.36
49	018-082-050	\$106.36
50	018-082-051	\$106.36
51	018-082-052	\$106.36
52	018-082-053	\$106.36
53	018-082-054	\$106.36
54	018-082-055	\$106.36
55	018-082-056	\$106.36
56	018-082-057	\$106.36
57	018-082-058	\$106.36
58	018-082-059	\$106.36
59	018-082-060	\$106.36
60	018-082-061	\$106.36
61	018-082-062	\$106.36
62	018-082-063	\$106.36
63	018-082-064	\$106.36
64	018-082-065	\$106.36
65	018-082-066	\$106.36
66	018-082-067	\$106.36
67	018-082-068	\$106.36
68	018-082-069	\$106.36
69	018-082-070	\$106.36
70	018-082-071	\$106.36
71	018-082-072	\$106.36
72	018-082-073	\$106.36



Assmt No.	APN	2016/17 Proposed Assessment
73	018-082-074	\$106.36
74	018-082-075	\$106.36
75	018-082-076	\$106.36
76	018-082-077	\$106.36
77	018-082-078	\$106.36
78	018-082-079	\$106.36
79	018-082-080	\$106.36
80	018-082-081	\$106.36
81	018-082-082	\$106.36
82	018-082-083	\$106.36
83	018-082-084	\$106.36
84	018-082-085	\$106.36
85	018-082-086	\$106.36
86	018-082-087	\$106.36
87	018-082-088	\$106.36
88	018-082-089	\$106.36
89	018-082-090	\$106.36
90	018-082-091	\$106.36
91	018-082-092	\$106.36
		\$9,678.76

Walnut Haven III
 Landscaping and Lighting District
 Assessment Roll Fiscal Year 2016/17

Assmt No.	APN	2016/17 Proposed Assessment
1	018-088-001	\$108.40
2	018-088-002	\$108.40
3	018-088-003	\$108.40
4	018-088-004	\$108.40
5	018-088-005	\$108.40
6	018-088-006	\$108.40
7	018-088-007	\$108.40
8	018-088-008	\$108.40



Assmt No.	APN	2016/17 Proposed Assessment
9	018-088-009	\$108.40
10	018-088-010	\$108.40
11	018-088-011	\$108.40
12	018-088-012	\$108.40
13	018-088-013	\$108.40
14	018-088-014	\$108.40
15	018-088-015	\$108.40
16	018-088-016	\$108.40
17	018-088-017	\$108.40
18	018-088-018	\$108.40
19	018-088-019	\$108.40
20	018-088-020	\$108.40
21	018-088-021	\$108.40
22	018-088-022	\$108.40
23	018-088-023	\$108.40
24	018-088-024	\$108.40
25	018-088-025	\$108.40
26	018-088-026	\$108.40
27	018-088-027	\$108.40
28	018-088-028	\$108.40
29	018-088-029	\$108.40
30	018-088-030	\$108.40
31	018-088-031	\$108.40
32	018-088-032	\$108.40
33	018-088-033	\$108.40
34	018-088-034	\$108.40
35	018-088-035	\$108.40
36	018-088-036	\$108.40
37	018-088-037	\$108.40
38	018-088-038	\$108.40
39	018-088-039	\$108.40
40	018-088-040	\$108.40
41	018-088-041	\$108.40
42	018-088-042	\$108.40
43	018-088-043	\$108.40
44	018-088-044	\$108.40
45	018-088-045	\$108.40
46	018-088-046	\$108.40



Assmt No.	APN	2016/17 Proposed Assessment
47	018-088-047	\$108.40
48	018-088-048	\$108.40
49	018-088-049	\$108.40
50	018-088-050	\$108.40
51	018-088-051	\$108.40
52	018-088-052	\$108.40
53	018-088-053	\$108.40
54	018-088-054	\$108.40
55	018-088-055	\$108.40
		\$5,962.00





CITY COUNCIL AGENDA ITEM NO. 5.2

SECTION 5: PUBLIC HEARING

Meeting Date: July 11, 2016
Subject: Consideration to Approve the 2016 Engineering and Traffic Survey (ETS) and Adopt Ordinance No. 2016-06, Amending Section 10.40.020 – Speed Limits: Exceptions.
Enclosures: 2016 Engineering and Traffic Survey
Ordinance No. 2016-06
Presented By: Jaylen French, Community Development Director
Approved By: _____

Staff Recommendations:

1. Approve the 2016 Engineering and Traffic Survey (ETS); and
2. Introduce and waive the first reading of Ordinance No. 2016-06, amending Section 10.40.020 – Speed Limits: Exceptions.

Background and Overview:

In late-2015, Hughson Police Services notified City staff that the existing Engineering and Traffic Survey (ETS), commonly referred to as a Speed Survey, had expired and thus was no longer valid. An expired ETS could result in issued speeding citations not holding up in court, if challenged.

According to the California Manual on Uniform Traffic Control Devices (MUTCD), November 2014, a municipality should update the ETS every five (5) years. The survey can be deemed valid for seven (7) years provided that local law enforcement has completed a 24-hour radar operator course [California Vehicle Code (CVC) 40802(c)(2)(B)(i)(I)]. Additionally, in some cases, the survey may be deemed valid through 10 years if the municipality's traffic engineer certifies that no changes in roadway or traffic conditions have occurred over the survey's life [CVC 40802 (c)(2)(B)(i)(II)]. The City last prepared and adopted an ETS in 2003. Therefore, the survey is over 13 years old and should be updated.

The Traffic Engineering division of the City's current contract engineering firm, Willdan Engineering, began work on the ETS in late 2015 under the current contract with the City. In February 2016, the first draft of the survey was provided

to City staff for their review. City staff coordinated with Hughson Police Services on the review. Subsequently, coordinated comments were provided to Willdan Engineering pertaining to roadway segments which should be re-evaluated under parameters of the MUTCD.

Recommended speed limits on the segments in question were reconsidered and either adjusted or maintained based on the following speed sampling requirements in the MUTCD.

Existing vehicle speeds are surveyed by a certified radar operator with a calibrated radar unit in an unmarked vehicle. Speed samples are taken for each segment representing a statistically significant sample of current traffic. This data is then evaluated to identify the distribution of speeds. A key element in the evaluation is the identification of the 85th percentile speed. The 85th percentile speed is the speed at or below which 85 percent of the traffic travels. This threshold represents what is historically found to be a safe and reasonable speed for most drivers based on common roadway conditions. Therefore, a speed limit is established at the nearest 5-mile per hour (mph) increment to the 85th percentile speed, except as shown in the two options below.

Options:

1. The posted speed may be reduced by 5 mph from the nearest 5 mph increment of the 85th percentile speed, in compliance with CVC Section 627 and 22358.5.
2. For cases in which the nearest 5 mph increment of the 85th percentile speed would require a rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below the 85th percentile speed, if no further reduction is used. Refer to CVC Section 21400(b).

Discussion:

The City of Hughson 2016 ETS is intended to be the basis for the establishment, revision, and enforcement of speed limits for selected streets within the City of Hughson. The ETS presents recommended speed limits for 13 street segments in the City. Engineering and Traffic Surveys are required by the State of California to establish intermediate speed limits on local streets and to enforce those limits using radar or other speed measuring devices. These surveys must be updated every 5 or 7 years to ensure the speeds reflect current conditions as dictated by the CVC. The CVC also requires that the surveys be conducted based on the methodology required by the MUTCD.

The survey was requested by the City for the proper posting of speed limits and to enable Hughson Police Services to utilize radar or other electronic speed measuring devices for speed enforcement. CVC Sections 40801 and 40802 require Engineering and Traffic Surveys that verify the prima facie speed limit before enforcement by such a device is legal.

The surveys were conducted in accordance with procedures outlined in the California MUTCD and as required by Section 627 of the CVC. The CVC further describes three elements of an engineering and traffic survey:

1. Measurement of prevailing speed;
2. Collision history; and
3. Roadway characteristics not readily apparent to the motorist.

Posted speed limits are established primarily to protect the general public from the reckless and unpredictable behavior of dangerous drivers. They provide law enforcement with a clearly understood method to identify and apprehend violators of the basic speed law (CVC Section 22350). This law states that "No person shall drive a vehicle on a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of the highway, and in no event at a speed which endangers the safety of persons or property." The posted speed limit gives motorists a clear warning of the maximum speed that is reasonable and prudent under typical driving conditions.

The basic fundamentals for establishing speed limits recognize that the majority of drivers behave in a safe and reasonable manner, and therefore, the normally careful and competent actions of a reasonable driver should be considered legal. Speed limits established on these fundamentals conform to the consensus that those who drive the highway determine what speed is reasonable and safe, not on the judgment of one or a few individuals. A radar speed study is usually used to record the prevailing speed of reasonable drivers.

Speed limits are also established to advise drivers of conditions which may not be readily apparent to a reasonable driver. For this reason, collision history, roadway conditions, traffic characteristics, and land use must also be analyzed before determining speed limits. Speed limit changes are usually made in coordination with physical changes in roadway conditions or roadside developments. Unusually short zones of less than one-half mile in length should be avoided to reduce driver confusion.

Additionally, it is generally accepted that speed limits cannot be successfully enforced without voluntary compliance by a majority of drivers. Consequently, only the driver whose behavior is clearly out of line with the normal flow of traffic is usually targeted for enforcement.

This item seeks City Council approval of the recommended speed limits on the identified 13 roadway segments within the City. If approved, Section 10.40.020 of the HMC will be updated to be consistent with 2016 ETS and approved recommended speed limits. The recommended speed limits are provided on Page 8 of the attached ETS and are listed below.

Table 1							
Summary of Recommendations							
No. Street	Between		Posted Speed Limit	Critical Speed	Recommended Speed Limit	Comments	
1	SANTA FE AVE.	HATCH ROAD	LOS ALAMOS DR.	45	52	50	CLOSEST 5 MPH INCREMENT
2	SANTA FE AVE.	LOS ALAMOS DR.	WHITMORE AVE.	40	49	45	CA MUTCD OPTION 2
3	SANTA FE AVE.	WHITMORE AVE.	7 TH STREET	45	51	50	CLOSEST 5 MPH INCREMENT
4	HATCH ROAD	WEST CITY LIMIT	EAST CITY LIMIT	NONE	59	55	CA MUTCD OPTION 2
5	WHITMORE AVE.	EUCLID AVENUE	TULLY ROAD	25 / 35	34	30*	CA MUTCD OPTION 2
6	TULLY ROAD	SOUTH CITY LIMIT	WHITMORE AVE.	45	46	40	HIGH COLLISION RATE
7	TULLY ROAD	WHITMORE AVE.	FOX ROAD	25	34	30	CA MUTCD OPTION 2
8	TULLY ROAD	FOX ROAD	HATCH ROAD	25	27	25	CLOSEST 5 MPH INCREMENT
9	EUCLID AVENUE	HATCH ROAD	FOX ROAD	25	46	25	LEAVE AS IS, WITH NO RADAR ENFORCEMENT (ADT=645)
10	EUCLID AVENUE	FOX ROAD	WHITMORE AVE.	25	34	30	CA MUTCD OPTION 2
11	FOX ROAD	EUCLID AVENUE	7 TH STREET	25	27	25	CLOSEST 5 MPH INCREMENT
12	FOX ROAD	7 TH STREET	TULLY ROAD	25	32	25	RESIDENTIAL DENSITY MET

* = 25 mph when children are present

While some recommended speed limits are proposed to increase compared to currently posted speed limits, City staff has worked closely with Hughson Police Services and the preparing engineer to ensure that an appropriate speed limit is established.

Traffic engineers, based on experience, understand that motorists travel at the speed with which they feel is safe, not necessarily by the posted speed limit. Therefore, the ETS collects speeds from at least 100 random vehicles on each roadway segment to determine the 'critical speed', i.e. the 85th percentile speed of the sampled vehicles. In general, the speed limit should be set at the 5 MPH increment nearest the critical speed. However, the recommended speed limit can be adjusted based on various factors. For example, the critical speed for the segment of Santa Fe Avenue between Los Alamos Drive and Whitmore Avenue was determined to be 49 MPH. Based on "MUTCD Option 2", the recommended speed limit is allowed to be 45 MPH, the 5 MPH increment below the critical speed.

The MUTCD also allows the traffic engineer to recommend a speed limit that is lower than the critical speed when the collision rate on that segment is higher than the Statewide average.

Most of the roadways which were not surveyed are considered local streets and thus have a "prima facie speed limit" of 25 MPH. The approval of this survey ensures that Hughson Police Services are able to use radar to enforce posted speed limits established by a valid ETS.

Fiscal Impact:

There is no direct fiscal impact to approving the 2016 ETS.

The consultant work to perform the study and prepare the report were approved in the City of Hughson Fiscal Year 2015-16 Final Budget in the amount of \$18,000.

**CITY OF HUGHSON
CITY COUNCIL
ORDINANCE NO. 2016-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON
AMENDING SECTION 10.40.020 OF
MUNICIPAL CODE TITLE 10, CHAPTER 10.40 – SPEED LIMITS**

WHEREAS, the City Council of the City of Hughson desires to update the declared prima facie speed limits consistent with the 2016 Engineering and Traffic Survey (ETS).

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on July 11, 2016, at which time it considered all evidence presented, both written and oral.

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

Section 1.

Section 10.40.020 of Chapter 10.40 of Title 10 of the Hughson Municipal Code is amended to read as follows:

“It is determined upon the basis of an engineering and traffic survey that a prima facie speed limit greater than 25 miles per hour (mph) is necessary to facilitate the orderly, safe and reasonable movement of vehicle traffic upon the streets or parts of streets within the city designated in this section; and it is declared that the prima facie speed limit for each of those streets or parts of streets shall be as set forth in this section. The prima facie speed limits established by this section shall be effective when appropriate signs giving notice thereof are erected upon the street.

Name of Street or Part of Street	Declared Prima Facie Speed Limit
A. Santa Fe Avenue, northbound and southbound, between Hatch Road and Los Alamos Drive	50 mph
B. Santa Fee Avenue, northbound and southbound, between Los Alamos Road and Whitmore Avenue	45 mph

C. Santa Fee Avenue, northbound and southbound, between Whitmore Avenue and 7 th Street	50 mph
D. Hatch Road, eastbound and westbound, between the westerly city limits and the easterly city limits	55 mph
E. Whitmore Avenue, eastbound and westbound, between Euclid Avenue and Tully Road.	30 mph, 25 in school zones when children are present
F. Tully Road, northbound and eastbound, between south city limits and Whitmore Avenue.	40 mph
G. Tully Road, northbound and eastbound, between Whitmore Avenue and Fox Road	30 mph
H. Euclid Avenue, northbound and southbound, between Fox Road and Whitmore Avenue.	30 mph

Section 2. 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 3. 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 4. This ordinance shall become effective thirty (30) days after its final passage.

Section 5. 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 11, 2016, 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 25, 2016, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

SUSANA DIAZ, Deputy City Clerk

2016 ENGINEERING AND TRAFFIC SURVEY

Prepared for:

Mr. Jaylen French
Community Development Director
City of Hughson
7018 Pine Street
Hughson, CA 95326

Prepared by:

Willdan Engineering
9281 Office Park Circle, Suite 100
Elk Grove, California 95758
Telephone (510) 695-7434
Fax (916) 478-6005



Gordon Lum, TE #1542
Licensed CA Traffic Engineer



6/7/16
Date

June 7, 2016

Mr. Jaylen French
Community Development Director
City of Hughson
7018 Pine Street | P.O. Box 9
Hughson, CA 95326
(209)883-4054
jfrench@hughson.org

Subject: 2016 Engineering and Traffic Survey

Dear Mr. French:

As requested, Willdan has completed an Engineering and Traffic Survey to justify and update the posted speed limits along 12 street segments in the City of Hughson. These segments were last surveyed in 2008, and require an update to comply with the 7-year limitation set forth in the California Vehicle Code (CVC).

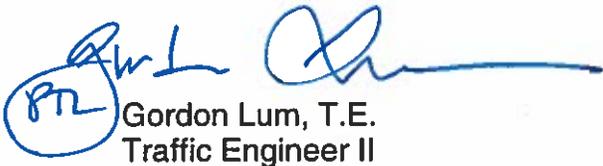
We are pleased to submit the enclosed Report that describes the E&T survey procedures and contains recommendations for posted speed limits on the City's arterial and collector street system. A summary of these recommendations is included in the Analysis. Supporting documentation for each speed zone recommendation is provided in the Appendices.

The Report was conducted in accordance with applicable provisions of the CVC, following procedures outlined in the California Manual on Uniform Traffic Control Devices dated November 2014, and as required by Section 627 of the California Vehicle Code. The Report is intended to satisfy the requirements of Section 40802 of the CVC to enable the continued use of radar for traffic speed enforcement.

We appreciate the opportunity to serve the City of Hughson and the assistance and cooperation afforded to us during the course of this study.

Very truly yours,

WILLDAN ENGINEERING



Gordon Lum, T.E.
Traffic Engineer II

Enclosure

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1-2
Elements of the Engineering and Traffic Survey	2-3
SURVEY CONDITIONS	4
Survey Locations	4
Data Collection	4
Speed Data.....	4
Collision Data.....	5
Field Review Data.....	5
ANALYSIS	6
Criteria	6
Results and Recommendations.....	6-7
Table 1-Street Segments With Recommended Speed Changes	7
Table 2-Summary of Recommendations	8
Segments with Special Conditions	9-10
LEGISLATIVE REFERENCES	11
Applicable Sections of California Vehicle Code.....	11-16
APPENDIX A - Segment Data	
Street Segment Sheets	
Radar Speed Distribution Forms	
APPENDIX B - Collision Rates and Traffic Counts	
APPENDIX C - Survey Equipment Used	

INTRODUCTION

This Engineering and Traffic Survey is intended to be the basis for the establishment, revision, and enforcement of speed limits for selected streets within the City of Hughson. This Engineering and Traffic Survey presents recommended speed limits for 13 street segments in the City of Hughson. Engineering and Traffic Surveys are required by the State of California to establish intermediate speed limits on local streets and to enforce those limits using radar or other speed measuring devices. These surveys must be updated every 5 or 7 years to ensure the speeds reflect current conditions as dictated by the California Vehicle Code (CVC). The CVC also requires that the surveys be conducted based on the methodology required by the California Manual on Uniform Traffic Control Devices (California MUTCD) dated November 2014.

The survey was requested by the City for the proper posting of speed limits and to enable the Stanislaus County Sheriff Department to utilize radar or other electronic speed measuring devices for speed enforcement. CVC Sections 40801 and 40802 require Engineering and Traffic Surveys that verify the prima facie speed limit before enforcement by such a device is legal. The law further specifies that these surveys be conducted every 5 years. The surveys can be extended to 7 years provided the County's sheriff(s) have completed a 24-hour radar operator course [CVC 40802(c)(2)(B)(i)(I)]. Additionally, some surveys may be extended to 10 years if a traffic engineer certifies that no changes in roadway or traffic conditions have occurred [CVC 40802 (c)(2)(B)(i)(II)]. These provisions assure that posted speed limits are kept reasonably current.

The Engineering and Traffic Surveys for the City were conducted in accordance with procedures outlined in the California MUTCD and as required by Section 627 of the CVC. The CVC further describes three elements of an engineering and traffic survey:

1. Measurement of prevailing speed;
2. Collision history; and
3. Roadway characteristics not readily apparent to the motorist.

Posted speed limits are established primarily to protect the general public from the reckless and unpredictable behavior of dangerous drivers. They provide law enforcement with a clearly understood method to identify and apprehend violators of the basic speed law (CVC Section 22350). This law states that "No person shall drive a vehicle on a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of the highway, and in no event at a speed which endangers the safety of persons or property." The posted speed limit gives motorists a clear warning of the maximum speed that is reasonable and prudent under typical driving conditions.

The basic fundamentals for establishing speed limits recognize that the majority of drivers behave in a safe and reasonable manner, and therefore, the normally careful and competent actions of a reasonable driver should be considered legal. Speed limits established on these fundamentals conform to the consensus that those who drive the highway determine what speed is reasonable and safe, not on the judgment of one or a few individuals. A radar speed study is usually used to record the prevailing speed of reasonable drivers.

Speed limits are also established to advise drivers of conditions which may not be readily apparent to a reasonable driver. For this reason, collision history, roadway conditions, traffic characteristics, and land use must also be analyzed before determining speed limits. Speed limit changes are usually made in coordination with physical changes in roadway conditions or roadside developments. Unusually short zones of less than one-half mile in length should be avoided to reduce driver confusion.

Additionally, it is generally accepted that speed limits cannot be successfully enforced without voluntary compliance by a majority of drivers. Consequently, only the driver whose behavior is clearly out of line with the normal flow of traffic is usually targeted for enforcement.

ELEMENTS OF THE ENGINEERING AND TRAFFIC SURVEY

The three basic elements of the Engineering and Traffic Survey are discussed in more detail below.

Speed Sampling

Existing vehicle speeds are surveyed by a certified radar operator with a calibrated radar unit in an unmarked vehicle. Speed samples are taken for each segment representing a statistically significant sample of current traffic. This data is then evaluated to identify the distribution of speeds. A key element in the evaluation is the identification of the 85th percentile speed. The 85th percentile speed is the speed at or below which 85 percent of the traffic travels. This threshold represents what is historically found to be a safe and reasonable speed for most drivers based on common roadway conditions. Therefore, a speed limit is established at the nearest 5-mile per hour (mph) increment to the 85th percentile speed, except as shown in the two options below.

Options:

1. The posted speed may be reduced by 5 mph from the nearest 5 mph increment of the 85th-percentile speed, in compliance with CVC Section 627 and 22358.5.
2. For cases in which the nearest 5 mph increment of the 85th-percentile speed would require a rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below the 85th percentile speed, if no further reduction is used. Refer to CVC Section 21400(b).

If the speed limit to be posted has had the 5 mph reduction applied, then an E&TS shall document in writing the conditions and justification for the lower speed limit. The reasons for the lower speed limit shall be in compliance with CVC Section 627 and 22358.5

The following examples are provided to explain the application of these speed limit criteria:

- A. Using Option 1 above and first step is to round down: If the 85th percentile speed in a speed survey for a location was 37 mph, then the speed limit would be established at 35 mph since it is the closest 5 mph increment to the 37 mph speed. As indicated by the option, this 35 mph established speed limit could be reduced by 5 mph to 30 mph if conditions and justification for using this lower speed limit are documented in the E&TS.
- B. Using Option 1 above and first step is to round up: If the 85th percentile speed in a speed survey for a location was 33 mph, then the speed limit would be established at 35 mph since it is the closest 5 mph increment to the 33 mph speed. As indicated by the option, this 35 mph speed limit could be reduced by 5 mph to 30 mph if the conditions and justification for using this lower speed limit are documented in the E&TS.
- C. Using Option 2 above and first step is to round up: If the 85th percentile speed in a speed survey for a location was 33 mph, instead of rounding up to 35 mph, the speed limit can be established at 30 mph, but no further reduction can be applied.

Collision History

Reported midblock collisions are reviewed for each street segment to determine if there is a higher than average rate of collisions. A segment that has an above-average collision rate typically suggests conditions that are not readily apparent to motorists.

A summary of the collision rates for the 13 surveyed street segments is provided in Appendix B.

Conditions Not Readily Apparent To Motorists

Each street segment is field inspected to identify roadway conditions that may not be readily apparent to motorists. A determination is made whether any conditions are significant and warrant the recommendation of the speed limit 5 mph or more below the basic speed limit. It is important to note that the California MUTCD recommends exercising great care when establishing speed limits 5 mph or more below the basic speed limit.

SURVEY CONDITIONS

SURVEY LOCATIONS

The procedures described below describe the criteria and methods used to survey selected streets within the City of Hughson. The specific location of the radar speed survey for each street segment was selected after considering the following:

1. Minimum stop sign and traffic signal influence.
2. Minimum visibility restrictions.
3. Non-congested traffic flow away from intersections and driveways.
4. Minimum influence from curves or other roadway conditions that would affect the normal operation of a vehicle.

DATA COLLECTION

Data of existing conditions was obtained including prevailing speed of vehicles, traffic collisions, visibility restrictions, and roadway conditions within the community. Speed data and field reviews were conducted during the month of November 2015.

Speed Data

Radar speed measurements were conducted at 13 locations during November 2015 and at one location during May 2016. All surveys were conducted in good weather conditions, during off-peak hours on weekdays. The radar unit was operated from an unmarked vehicle to minimize any influence on driver behavior. Typically, a minimum sample size of 100 vehicles or the total samples during a maximum period of 2 hours were obtained for each segment. Traffic speeds in both directions were recorded for individual segments.

Collision Data

Collision data was obtained from the California Highway Patrol's SWITRS electronic collision database. For this study, collision data was used from a recent 3 year period (January 1, 2011 to December 31, 2013) of reported accidents from. The collision rates for the 12 segments are expressed in accidents per million vehicle miles (A/MVM). To calculate these rates, 24-hour traffic volumes were collected for each street segment. This information was then entered into the following formula to determine the collision rate:

$$R = \frac{Ax1,000,000}{tx365 \frac{days}{year} xlxv}$$

- A = Number of midblock collisions over time period
- R = Collision Rate (accidents/million vehicle miles)
- t = Time Period Covered (in years)
- l = Length of Segment (miles)
- v = Traffic Volume (average daily traffic or ADT)

The segment collision rate was then compared to the average statewide collision rate. The average statewide collision rates were obtained from 2011 Collision Data on California State Highways published by Caltrans.

Field Review Data

A field review was conducted for each of the selected street segments in the City with consideration for the following factors:

1. Street width and alignment (design speed);
2. Pedestrian activity and traffic flow characteristics;
3. Number of lanes and other channelization and striping patterns;
4. Frequency of intersections, driveways, and on-street parking;
5. Location of stop signs and other regulatory traffic control devices;
6. Visibility obstructions;
7. Land use and proximity to schools;
8. Pedestrian and bicycle usage;
9. Uniformity with existing speed zones and those in adjacent jurisdictions; and
10. Any other unusual condition not readily apparent to the driver.

ANALYSIS

CRITERIA

Survey data was compiled and analyzed to determine the recommended speed limit in accordance with several criteria contained in The California Manual on Uniform Traffic Control Devices (CA MUTCD) dated November 2014. Some of the criteria used are:

- A. The critical speed or 85th percentile speed is that speed at or below which 85 percent of the traffic is moving. This speed is the baseline value in determining what the majority of drivers believe is safe and reasonable. Speed limits set higher than the critical speed are not considered reasonable and safe. Speed limits set lower than the critical speed make a large number of reasonable drivers "unlawful," and do not facilitate the orderly flow of traffic. The "basic speed limit" is the nearest 5 mph increment to the 85th percentile speed.
- B. The 10 mph pace speed is the 10 mph increment that contains the highest percentage of vehicles. It is a measure of the dispersion of speeds across the range of the samples surveyed. An accepted practice is to keep the speed limit within the 10 mph pace while considering the critical speed and other factors that might require a speed lower than the critical speed.
- C. The collision rate for each street segment is compared to average collision rates that can be reasonably expected to occur on streets and highways in other jurisdictions, in proportion to the volume of traffic per lane mile. These average collision rates have been developed by the State of California and are considered reasonable for use in the City of Hughson.

RESULTS AND RECOMMENDATIONS

The Engineering and Traffic Survey Forms, presented in Appendix A, illustrate results of a thorough evaluation of the available data and recommend a speed limit for each street segment surveyed. A complete summary of all recommendations is shown in Table 2. In each case, the recommended speed limit was consistent with the prevailing behavior as demonstrated by the radar speed measurements. Typically, a speed limit in the upper range of the 10-mile pace was selected unless a collision rate significantly higher than expected was discovered or roadway conditions not readily apparent to the driver were identified. Any segments with recommended speed limits 5 mph or more below the basic speed limit are fully explained later in this report.

The Legislature, in adopting Section 22358.5 of the CVC, has made it clear that physical conditions, such as width, curvature, grade and surface conditions, or any other condition readily apparent to a driver, in the absence of other factors, would not be the basis for special downward speed zoning. In these cases, the basic speed law (CVC Section 22350) is sufficient to regulate such conditions.

The recommendations contained in this Report are intended to establish prima facie speed limits. They are not intended to be absolute for all prevailing conditions. All prima facie

speed violations are actually violations of the basic speed law (Section 22350 of California Vehicle Code). This statute states that a person shall not drive a vehicle at a speed greater than is safe having regard for traffic, roadway, and weather conditions. A prima facie limit is intended to establish a maximum safe speed under normal conditions.

Table 1 identifies the street segments with recommended changes in posted speed limits and Table 2 summarizes the recommendations for all surveyed segments.

**TABLE 1
STREET SEGMENTS WITH RECOMMENDED SPEED LIMIT CHANGES**

No	STREET	BETWEEN		EXISTING (MPH)	NEW (MPH)
1	SANTA FE AVE.	HATCH ROAD	LOS ALAMOS DR.	45	50
2	SANTA FE AVE.	LOS ALAMOS DR.	WHITMORE AVE.	40	45
3	SANTA FE AVE.	WHITMORE AVE.	7 TH STREET	45	50
4	HATCH ROAD	WEST CITY LIMIT	EAST CITY LIMIT	NOT POSTED	55
5	WHITMORE AVE.	EUCLID AVENUE	TULLY ROAD	25/35	30
6	TULLY ROAD	SOUTH CITY LIMIT	WHITMORE AVE.	45	40
7	TULLY ROAD	WHITMORE AVE.	FOX ROAD	25	30
10	EUCLID AVENUE	FOX ROAD	WHITMORE AVE.	25	30

Table 2

Summary of Recommendations

No. Street	Between		Posted	Critical	Recommended	Comments	
	No. Street	No. Street	Speed Limit	Speed	Speed Limit		
1	SANTA FE AVE.	HATCH ROAD	LOS ALAMOS DR.	45	52	50	CLOSEST 5 MPH INCREMENT
2	SANTA FE AVE.	LOS ALAMOS DR.	WHITMORE AVE.	40	49	45	CA MUTCD OPTION 2
3	SANTA FE AVE.	WHITMORE AVE.	7 TH STREET	45	51	50	CLOSEST 5 MPH INCREMENT
4	HATCH ROAD	WEST CITY LIMIT	EAST CITY LIMIT	NONE	59	55	CA MUTCD OPTION 2
5	WHITMORE AVE.	EUCLID AVENUE	TULLY ROAD	25 / 35	34	30*	CA MUTCD OPTION 2
6	TULLY ROAD	SOUTH CITY LIMIT	WHITMORE AVE.	45	46	40	HIGH COLLISION RATE
7	TULLY ROAD	WHITMORE AVE.	FOX ROAD	25	34	30	CA MUTCD OPTION 2
8	TULLY ROAD	FOX ROAD	HATCH ROAD	25	27	25	CLOSEST 5 MPH INCREMENT
9	EUCLID AVENUE	HATCH ROAD	FOX ROAD	25	46	25	LEAVE AS IS, WITH NO RADAR ENFORCEMENT (ADT=645)
10	EUCLID AVENUE	FOX ROAD	WHITMORE AVE.	25	34	30	CA MUTCD OPTION 2
11	FOX ROAD	EUCLID AVENUE	7 TH STREET	25	27	25	CLOSEST 5 MPH INCREMENT
12	FOX ROAD	7 TH STREET	TULLY ROAD	25	32	25	RESIDENTIAL DENSITY MET

* = 25 mph when children are present

SEGMENTS WITH SPECIAL CONDITIONS

The following segments surveyed have recommended speed limits that are 5 miles per hour (mph) or more below the critical speed due to conditions not readily apparent to the driver. Each segment is discussed below.

Segment #6 – Tully Road between South City Limit and Whitmore Avenue

This segment currently posted at 45 mph and has one through lane in each direction with an ADT of 2,307 vehicles per day. The adjacent land uses are agricultural and light industrial. The critical speed is 46 mph and would normally justify keeping the 45 mph posted speed limit. However, due to a collision rate of 1.19 A/MVM (which is higher than the average statewide rate of 0.82 A/MVM), it is recommended that the speed limit be reduced to 40 mph.

Segment #9 – Euclid Avenue between Hatch Road and Fox Road

Currently, this segment is not radar enforced. The adjacent land use is agricultural. The critical speed is 46 mph, which would normally justify a 45 mph posted speed limit. Since the posted speed limit is 25 mph, the 46 mph critical speed indicates that most drivers drive at a speed that they feel is safe (with little regard to the posted speed limit). This portion of Euclid Avenue has one through lane in each direction with an ADT of only 645 vehicles per day. If the peak hourly volume is 60, there may be roughly nine vehicles (or an average of one vehicle every six minutes) that exceed the critical speed of 46 mph. With such a low frequency of speeders, it is very unlikely that one of them would fight a speeding citation in court. Therefore, due to low traffic volumes, it is recommended that the posted speed limit of 25 mph remains.

Segment #12 – Fox Road between 7th Street and Tully Road

This segment currently posted at 25 mph and has one through lane in each direction with an ADT of 2,506 vehicles per day. The adjacent land use is primarily residential with a park on the northwest corner of Fox Road and Charles Street. The critical speed is 32 mph and would normally justify a 30 mph posted speed limit. When qualifying an appropriate speed limit, local authorities may consider the residential density of a segment (i.e., if a quarter mile portion of a roadway has 13 or more separate dwelling units on one side of the road). On a 0.25 mile stretch of the south side (between 6718 Fox Road and 7106 Fox Road) there are 13 separate homes. Since the residential density criteria is met, it is recommended that the posted speed limit of 25 mph remains.

LEGISLATIVE REFERENCES

APPLICABLE SECTIONS OF CALIFORNIA VEHICLE CODE

SECTION 1. Section 627 of the Vehicle Code:

Section 627.

- (a) *"Engineering and traffic survey,"* as used in this code, means a survey of highway and traffic conditions in accordance with methods determined by the Department of Transportation for use by state and local authorities.
- (b) An engineering and traffic survey shall include, among other requirements deemed necessary by the department, consideration of all of the following:
 - (1) Prevailing speeds as determined by traffic engineering measurements.
 - (2) Accident records.
 - (3) Highway, traffic, and roadside conditions not readily apparent to the driver.
- (c) When conducting an engineering and traffic survey, local authorities, in addition to the factors set forth in paragraphs (1) to (3), inclusive, of subdivision (b) may consider all of the following:
 - (1) Residential density, if any of the following conditions exist on the particular portion of highway and the property contiguous thereto, other than a business district:
 - a. Upon one side of the highway, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures.
 - b. Upon both sides of the highway, collectively, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 16 or more separate dwelling houses or business structures.
 - c. The portion of highway is longer than one-quarter of a mile but has the ratio of separate dwelling houses or business structures to the length of the highway described in either subparagraph (A) or (B).
 - (2) Pedestrian and bicyclist safety.

Basic Speed Law

22350. No person shall drive a vehicle upon a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of, the highway, and in no event at a speed which endangers the safety of persons or property.

Speed Law Violations

Section 22351.

- (a) The speed of any vehicle upon a highway not in excess of the limits specified in Section 22352 or established as authorized in this code is lawful unless clearly proved to be in violation of the basic speed law.
- (b) The speed of any vehicle upon a highway in excess of the prima facie speed limits in Section 22352 or established as authorized in this code is prima facie unlawful unless the defendant

establishes by competent evidence that the speed in excess of said limits did not constitute a violation of the basic speed law at the time, place and under the conditions then existing.

Prima Facie Speed Limits

Section 22352.

The prima facie limits are as follows and shall be applicable unless changed as authorized in this code and, if so changed, only when signs have been erected giving notice thereof:

(a) Fifteen miles per hour:

(1) When traversing a railway grade crossing, if during the last 100 feet of the approach to the crossing the driver does not have a clear and unobstructed view of the crossing and of any traffic on the railway for a distance of 400 feet in both directions along such railway. This subdivision does not apply in the case of any railway grade crossing where a human flagman is on duty or a clearly visible electrical or mechanical railway crossing signal device is installed but does not then indicate the immediate approach of a railway train or car.

(2) When traversing any intersection of highways, if during the last 100 feet of the driver's approach to the intersection, the driver does not have a clear and unobstructed view of the intersection and of any traffic upon all of the highways entering the intersection for a distance of 100 feet along all those highways, except at an intersection protected by stop signs or yield right-of-way signs or controlled by official traffic control signals.

(3) On any alley.

(b) Twenty-five miles per hour:

(1) On any highway other than a state highway, in any business or residence district unless a different speed is determined by local authority under procedures set forth in this code.

(2) When approaching or passing a school building or the grounds thereof, contiguous to a highway and posted with a standard "SCHOOL" warning sign, while children are going to or leaving the school either during school hours or during the noon recess period. The prima facie limit shall also apply when approaching or passing any school grounds which are not separated from the highway by a fence, gate or other physical barrier while the grounds are in use by children and the highway is posted with a standard "SCHOOL" warning sign. For purposes of this subparagraph, standard "SCHOOL" warning signs may be placed at any distance up to 500 feet away from school grounds.

(3) When passing a senior center or other facility primarily used by senior citizens, contiguous to a street other than a state highway and posted with a standard "SENIOR" warning sign. A local authority may erect a sign pursuant to this paragraph when the local agency makes a determination that the proposed signing should be implemented. A local authority may request grant funding from the Pedestrian Safety Account pursuant to Section 894.7 of the Streets and Highways Code, or any other grant funding available to it, and use that grant funding to pay for the erection of those signs, or may utilize any other funds available to it to pay for the erection of those signs, including, but not limited to, donations from private sources.

Increase of Local Speed Limits to 65 Miles Per Hour

Section 22357.

- (a) Whenever a local authority determines upon the basis of an engineering and traffic survey that a speed greater than 25 miles per hour would facilitate the orderly movement of vehicular traffic and would be reasonable and safe upon any street other than a state highway otherwise subject to a prima facie limit of 25 miles per hour, the local authority may by ordinance determine and declare a prima facie speed limit of 30, 35, 40, 45, 50, 55 or 60 miles per hour or a maximum speed limit of 65 miles per hour, whichever is found most appropriate to facilitate the orderly movement of traffic and is reasonable and safe. The declared prima facie or maximum speed limit shall be effective when appropriate signs giving notice thereof are erected upon the street and shall not thereafter be revised except upon the basis of an engineering and traffic survey. This section does not apply to any 25 mile per hour prima facie limit, which is applicable when passing a school building or the grounds thereof or when passing a senior center or other facility primarily used by senior citizens.
- (b) This section shall become operative on the date specified in subdivision (c) of Section 22366.

Downward Speed Zoning

Section 22358.5.

It is the intent of the Legislature that physical conditions such as width, curvature, grade and surface conditions, or any other condition readily apparent to a driver, in the absence of other factors, would not require special downward speed zoning, as the basic rule of Section 22350 is sufficient regulation as to such conditions.

Boundary Line Streets

Section 22359.

With respect to boundary line streets and highways where portions thereof are within different jurisdictions, no ordinance adopted under Sections 22357 and 22358 shall be effective as to any such portion until all authorities having jurisdiction of the portions of the street concerned have approved the same. This section shall not apply in the case of boundary line streets consisting of separate roadways within different jurisdictions.

Speed Trap Prohibition

Section 40801.

No peace officer or other person shall use a speedtrap in arresting, or participating or assisting in the arrest of, any person for any alleged violation of this code nor shall any speed trap be used in securing evidence as to the speed of any vehicle for the purpose of an arrest or prosecution under this code.

Speed Trap

Section 40802.

- (a) A "speed trap" is either of the following:
- (1) A particular section of a highway measured as to distance and with boundaries marked, designated, or otherwise determined in order that the speed of a vehicle may be calculated by securing the time it takes the vehicle to travel the known distance.
 - (2) A particular section of a highway with a prima facie speed limit that is provided by this code or by local ordinance under subparagraph (A) of paragraph (2) of subdivision (a) of Section 22352, or established under Section 22354, 22357, 22358, or 22358.3, if that prima facie speed limit is not justified by an engineering and traffic survey conducted within five years prior to the date of the alleged violation, and enforcement of the speed limit involves the use of radar or any other electronic device that measures the speed of moving object. This paragraph does not apply to a local street, road, or school zone.
- (b)(1) For purposes of this section, a local street or road is one that is functionally classified as "local" on the "California Road System Maps," that are approved by the Federal Highway Administration and maintained by the Department of Transportation. When a street or road does not appear on the "California Road System Maps," it may be defined as a "local street or road" if it primarily provides access to abutting residential property and meets the following three conditions:
- (A) Roadway width of not more than 40 feet.
 - (B) Not more than one-half of a mile of uninterrupted length. Interruptions shall include official traffic control signals as defined in Section 445.
 - (C) Not more than one traffic lane in each direction.
- (2) For purposes of this section "school zone" means that area approaching or passing a school building or the grounds thereof that is contiguous to a highway and on which is posted a standard "SCHOOL" warning sign, while children are going to or leaving the school either during school hours or during the noon recess period. "School zone" also includes the area approaching or passing any school grounds that are not separated from the highway by a fence, gate, or other physical barrier while the grounds are in use by children if that highway is posted with a standard "SCHOOL" warning sign.
- (c)(1) When all the following criteria are met, paragraph (2) of this subdivision shall be applicable and subdivision (a) shall not be applicable:
- (A) When radar is used, the arresting officer has successfully completed a radar operator course of not less than 24 hours on the use of police traffic radar, and the course was approved and certified by the Commission on Peace Officer Standards and Training.
 - (B) When laser or any other electronic device is used to measure the speed of moving objects, the arresting officer has successfully completed the training required in subparagraph (A) and an additional training course of not less than two hours approved and certified by the Commission on Peace Officer Standards and Training.

- (C)(i) The prosecution proved that the arresting officer complied with subparagraphs (A) and (B) and that an engineering and traffic survey has been conducted in accordance with subparagraph (B) of paragraph (2). The prosecution proved that, prior to the officer issuing the notice to appear, the arresting officer established that the radar, laser, or other electronic device conformed to the requirements of subparagraph (D).
 - (ii) The prosecution proved the speed of the accused was unsafe for the conditions present at the time of alleged violation unless the citation was for a violation of Section 22349, 22356, or 22406.
 - (D) The radar, laser, or other electronic device used to measure the speed of the accused meets or exceeds the minimal operational standards of the National Traffic Highway Safety Administration, and has been calibrated within the three years prior to the date of the alleged violation by an independent certified laser or radar repair and testing or calibration facility.
- (2) A "speed trap" is either of the following:
- (A) A particular section of a highway measured as to distance and with boundaries marked, designated, or otherwise determined in order that the speed of a vehicle may be calculated by securing the time it takes the vehicle to travel the known distance.
 - (B)(i) A particular section of a highway or state highway with a prima facie speed limit that is provided by this code or by local ordinance under subparagraph (A) of paragraph (2) of subdivision (a) of Section 22352, or established under Section 22354, 22357, 22358, or 22358.3, if that prima facie speed limit is not justified by an engineering and traffic survey conducted within one of the following time periods, prior to the date of the alleged violation, and enforcement of speed limit involves the use of radar or any other electronic device that measures the speed of moving objects:
 - (I) Except as specified in subclause (II), seven years.
 - (II) If an engineering and traffic survey was conducted more than seven years prior to the date of the alleged violation, and a registered engineer evaluates the section of the highway and determines that no significant changes in roadway or traffic conditions have occurred including, but not limited to, changes in adjoining property or land use, roadway width, or traffic volume, 10 years.
 - (ii) This subparagraph does not apply to a local street, road, or school zone.

Speed Trap Evidence

Section 40803.

- (a) No evidence as to the speed of a vehicle upon a highway shall be admitted in any court upon the trial of any person in any prosecution under this code upon a charge involving the speed of a vehicle when the evidence is based upon or obtained from or by the maintenance or use of a speedtrap.

- (b) In any prosecution under this code of a charge involving the speed of a vehicle, where enforcement involves the use of radar or other electronic devices which measure the speed of moving objects, the prosecution shall establish, as part of its prima facie case, that the evidence or testimony presented is not based upon a speed trap as defined in paragraph (2) of subdivision (a) of Section 40802.
- (c) When a traffic and engineering survey is required pursuant to paragraph (2) of subdivision (a) of Section 40802, evidence that a traffic and engineering survey has been conducted within five years of the date of the alleged violation or evidence that the offense was committed on a local street or road as defined in paragraph (2) of subdivision (a) of Section 40802 shall constitute a prima facie case that the evidence or testimony is not based upon a speed trap as defined in paragraph (2) subdivision (a) of Section 40802.

APPENDIX A

Street Segment Data

CITY OF HUGHSON ENGINEERING AND TRAFFIC SURVEY

1

STREET SANTA FE AVENUE **CERTIFICATION DATE**
FROM HATCH ROAD **TO** LOS ALAMOS DRIVE

SPEED FACTORS

Date of Speed Survey	11/16/2015	Posted Speed Limit	45 mph
Time of Speed Survey	9:30	Speed Justification	
50th Percentile Speed (Mean Speed)	47 mph	CLOSEST TO 85TH PERCENTILE SPEED	
85th Percentile Speed	52 mph		
Average Speed	47 mph		
10 mph Pace Speed	43-52		
Percentage of Vehicles in Pace	83	Recommended Speed Limit	50 mph
Number of Survey Samples	206		

COLLISION HISTORY

Number of Years Studied	3	years	
Total Collisions	1		
Annual Collision Rate	0.33	accidents/year	
Collisions per Million Vehicle Miles	0.201		

TRAFFIC FACTORS

Average Daily Traffic	8,593	Date Counted	11/17/2015
Number of Lanes	2		
Type of Traffic Control	STOP @ HATCH RD.		
Crosswalks?	NONE		
Pedestrian Traffic	NONE		
Truck Traffic	MODERATE		
On-Street Parking	NONE		
Sidewalks?	NONE		
Driveways?	NO		

ROADWAY FACTORS

Length of Segment	0.53	miles	
Width	28	feet	
Vertical Curve?	NONE		
Horizontal Curve?	NONE		
Visibility	GOOD		
Roadway Conditions	GOOD		
Lighting	NONE		
Adjacent Land Use	INDUSTRIAL & RAILROAD TRACKS		



Field Study By GL Checked By GL

CERTIFICATION: I, Gordon Lum, do hereby certify that this Engineering and Traffic Survey within the City of Hughson was performed under my supervision and is accurate and complete. I am duly registered in the State of California as a Professional Engineer (Traffic).

(Handwritten signature of Gordon Lum)
Gordon Lum

6/7/16
Date

TE 1542
State Registration Number

CITY OF HUGHSON
ENGINEERING AND TRAFFIC SURVEY

3

STREET SANTA FE AVENUE **CERTIFICATION DATE**
FROM WHITMORE AVENUE **TO** 7TH STREET

SPEED FACTORS

Date of Speed Survey	11/16/2015	Posted Speed Limit	45 mph
Time of Speed Survey	11:25	Speed Justification	
50th Percentile Speed (Mean Speed)	46 mph	CLOSEST TO 85TH PERCENTILE	
85th Percentile Speed	51 mph	SPEED	
Average Speed	46 mph		
10 mph Pace Speed	40-49		
Percentage of Vehicles in Pace	80	Recommended Speed Limit	50 mph
Number of Survey Samples	219		

COLLISION HISTORY

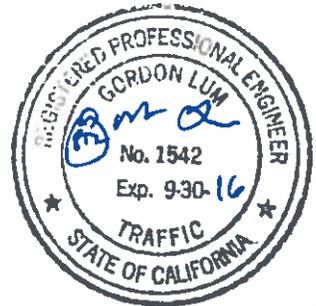
Number of Years Studied	3	years
Total Collisions	0	
Annual Collision Rate	0	accidents/year
Collisions per Million Vehicle Miles	0.000	

TRAFFIC FACTORS

Average Daily Traffic	7,483	Date Counted	11/17/2015
Number of Lanes	2		
Type of Traffic Control	STOP @ WHITMORE AVE.		
Crosswalks?	NONE		
Pedestrian Traffic	LIGHT AT WHITMORE AVE.		
Truck Traffic	MODERATE		
On-Street Parking	NONE		
Sidewalks?	NONE		
Driveways?	YES		

ROADWAY FACTORS

Length of Segment	0.50	miles
Width	28	feet
Vertical Curve?	NONE	
Horizontal Curve?	NONE	
Visibility	GOOD	
Roadway Conditions	GOOD	
Lighting	NONE	
Adjacent Land Use	INDUSTRIAL, COMMERCIAL & RAILROAD	



Field Study By GL Checked By GL

CERTIFICATION: I, Gordon Lum, do hereby certify that this Engineering and Traffic Survey within the City of Hughson was performed under my supervision and is accurate and complete. I am duly registered in the State of California as a Professional Engineer (Traffic).


PTL
Gordon Lum

6/7/16
Date

TE 1542
State Registration Number

5

**CITY OF HUGHSON
ENGINEERING AND TRAFFIC SURVEY**

STREET WHITMORE AVENUE **CERTIFICATION DATE**
FROM TULLY ROAD **TO** EUCLID AVENUE

SPEED FACTORS

Date of Speed Survey	5/23/2016	Posted Speed Limit	35/25 mph
Time of Speed Survey	10:00	Speed Justification	
50th Percentile Speed (Mean Speed)	29 mph	MUTCD OPTION 2	
85th Percentile Speed	34 mph		
Average Speed	29 mph		
10 mph Pace Speed	24-33		
Percentage of Vehicles in Pace	82	Recommended Speed Limit	30 mph
Number of Survey Samples	117		

COLLISION HISTORY

Number of Years Studied	3	years
Total Collisions	0	
Annual Collision Rate	0	accidents/year
Collisions per Million Vehicle Miles	0.000	

TRAFFIC FACTORS

Average Daily Traffic	5,000	Date Counted	11/17/2015
Number of Lanes	2		
Type of Traffic Control	STOP @ 5TH AVE. & 7TH ST.		
Crosswalks?	@ 4TH ST, 5TH ST, 6TH ST. & 7TH ST.		
Pedestrian Traffic	MODERATE		
Truck Traffic	LIGHT		
On-Street Parking	NORTH SIDE		
Sidewalks?	BOTH SIDES		
Driveways?	YES		

ROADWAY FACTORS

Length of Segment	1.00	miles
Width	22	feet
Vertical Curve?	NONE	
Horizontal Curve?	NONE	
Visibility	GOOD	
Roadway Conditions	GOOD	
Lighting	NORTH SIDE	
Adjacent Land Use	RESIDENTIAL, SCHOOL, RETAIL & AGRICULTURAL	



Field Study By GL Checked By GL

CERTIFICATION: I, Gordon Lum, do hereby certify that this Engineering and Traffic Survey within the City of Hughson was performed under my supervision and is accurate and complete. I am duly registered in the State of California as a Professional Engineer (Traffic).


Gordon Lum

6/7/16
Date

TE 1542
State Registration Number

CITY OF HUGHSON ENGINEERING AND TRAFFIC SURVEY

STREET	EUCLID AVENUE	CERTIFICATION DATE	
FROM	FOX ROAD	TO	WHITMORE AVENUE

SPEED FACTORS

Date of Speed Survey	11/18/2015	Posted Speed Limit	25 mph
Time of Speed Survey	11:40	Speed Justification	
50th Percentile Speed (Mean Speed)	29 mph	CALIFORNIA MUTCD OPTION 2	
85th Percentile Speed	34 mph		
Average Speed	29 mph		
10 mph Pace Speed	24-33		
Percentage of Vehicles in Pace	79	Recommended Speed Limit	30 mph
Number of Survey Samples	107		

COLLISION HISTORY

Number of Years Studied	3	years	
Total Collisions	0		
Annual Collision Rate	0	accidents/year	
Collisions per Million Vehicle Miles	0.000		

TRAFFIC FACTORS

Average Daily Traffic	1,182	Date Counted	11/17/2015
Number of Lanes	2		
Type of Traffic Control	STOP @ FOX RD. & WHITMORE AVE.		
Crosswalks?	NONE		
Pedestrian Traffic	NONE		
Truck Traffic	NONE		
On-Street Parking	NONE		
Sidewalks?	NONE		
Driveways?	YES		

ROADWAY FACTORS

Length of Segment	0.50	miles	
Width	32	feet	
Vertical Curve?	NONE		
Horizontal Curve?	NONE		
Visibility	FAIR		
Roadway Conditions	BAD		
Lighting	NONE		
Adjacent Land Use	AGRICULTURAL		



Field Study By	GL	Checked By	GL
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CERTIFICATION: I, Gordon Lum, do hereby certify that this Engineering and Traffic Survey within the City of Hughson was performed under my supervision and is accurate and complete. I am duly registered in the State of California as a Professional Engineer (Traffic).

Gordon Lum
PTL Gordon Lum

6/7/16
 Date

TE 1542
 State Registration Number

Radar Speed Distribution Forms

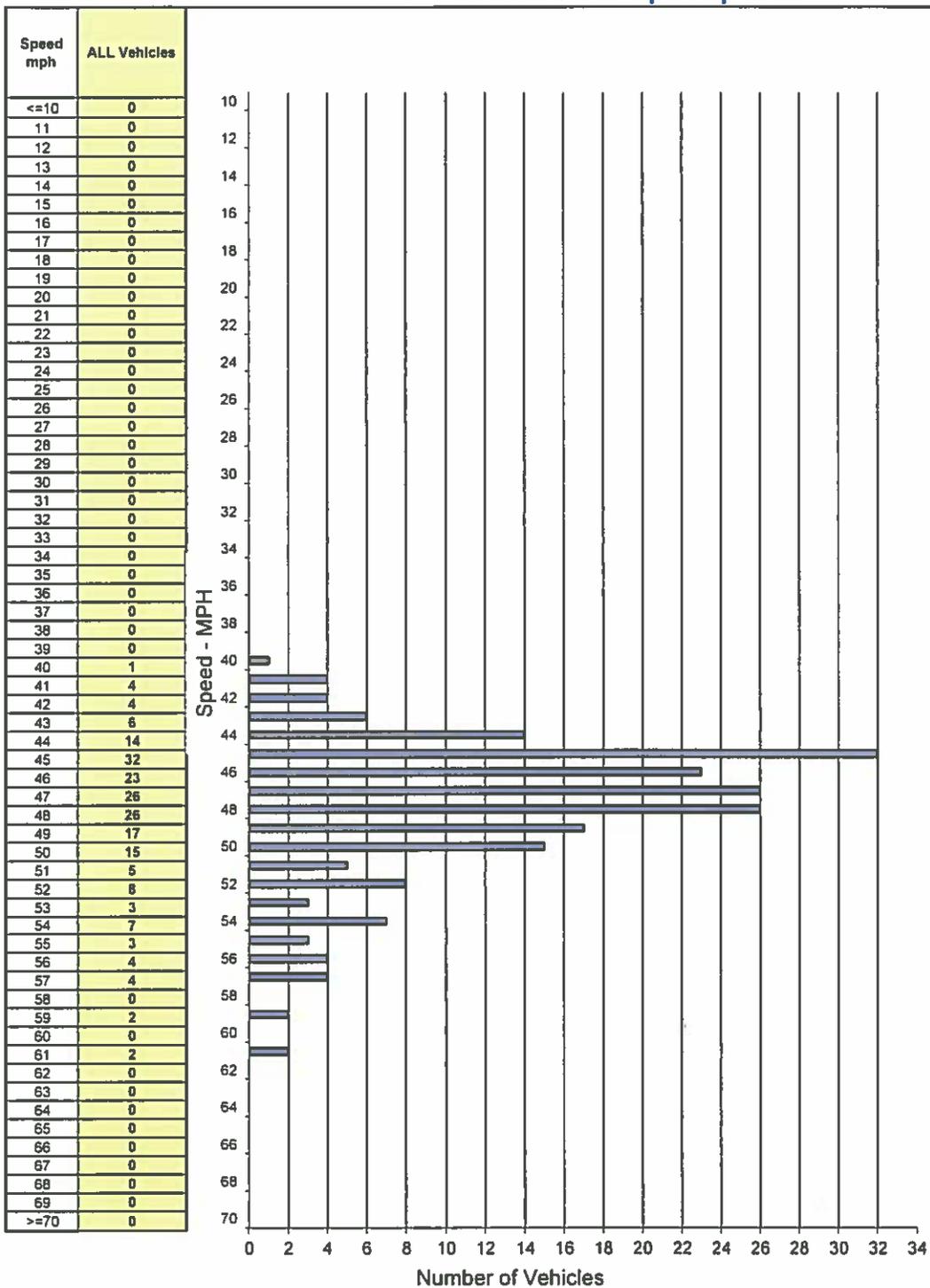
Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 9:30 - 10:15 Street Width: 28 Ft
 DATE: 11/16/2015 Location: 1686 Santa Fe Avenue
 DAY: Monday Posted Speed: 45 MPH Project #: 15-7886-001

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent In Pace	% / # Below Pace	% / # Above Pace
ALL	206	40 - 61	47 mph	52 mph	43 - 52	172	83%	4% / 9	13% / 25

Spot Speed Study

Prepared by: National Data & Surveying Services

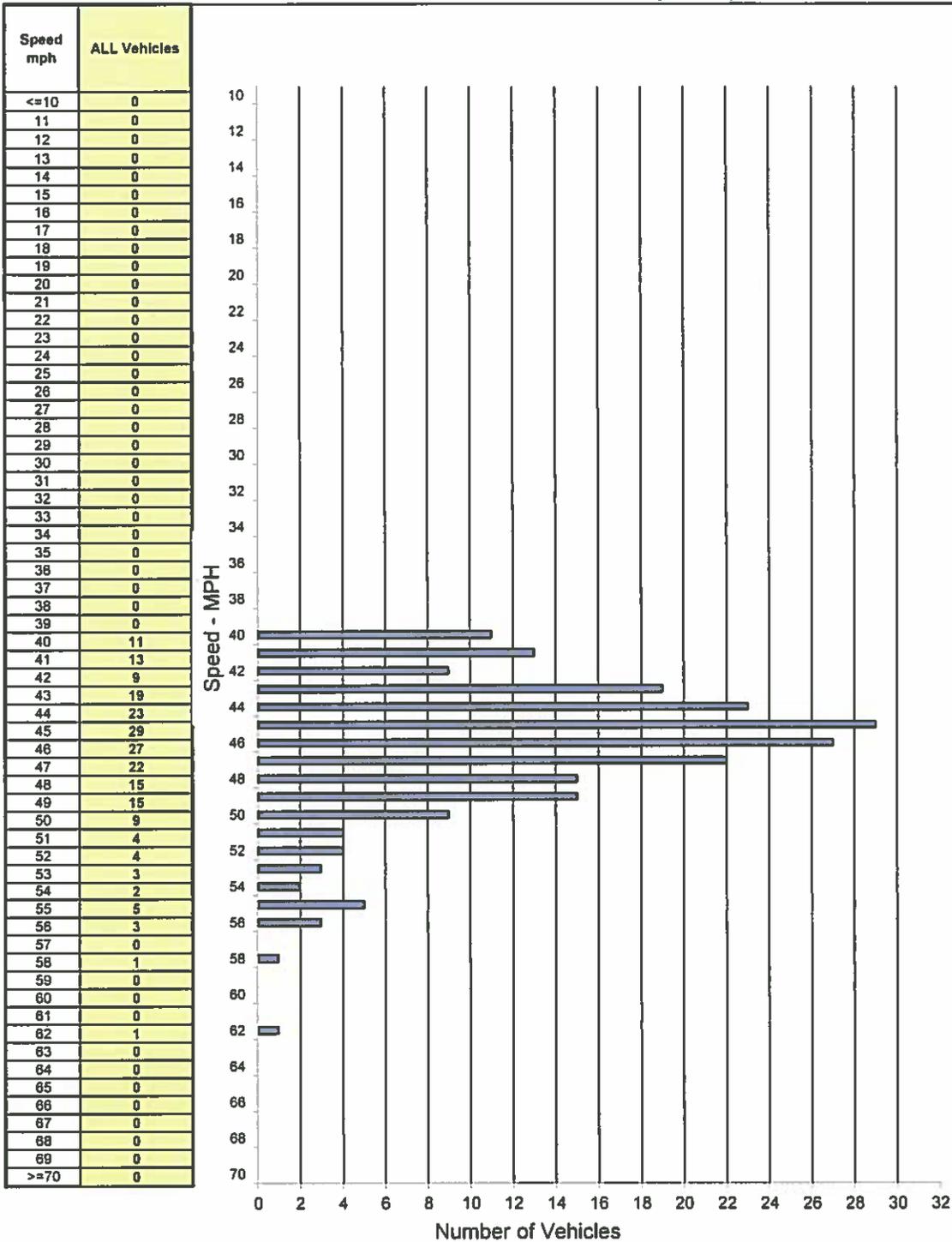
City of Hughson

Survey Time: 10:30 - 11:10
 DATE: 11/16/2015
 DAY: Monday

Street Width: 28 Ft
 Location: 2160 Santa Fe Avenue
 Posted Speed: 40 MPH

Project #: 15-7886-002

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# In Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	215	40 - 62	46 mph	49 mph	40 - 49	183	85%	0% / 0	15% / 32

Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 11:25 - 12:10

Street Width: 28 Ft

DATE: 11/16/2015

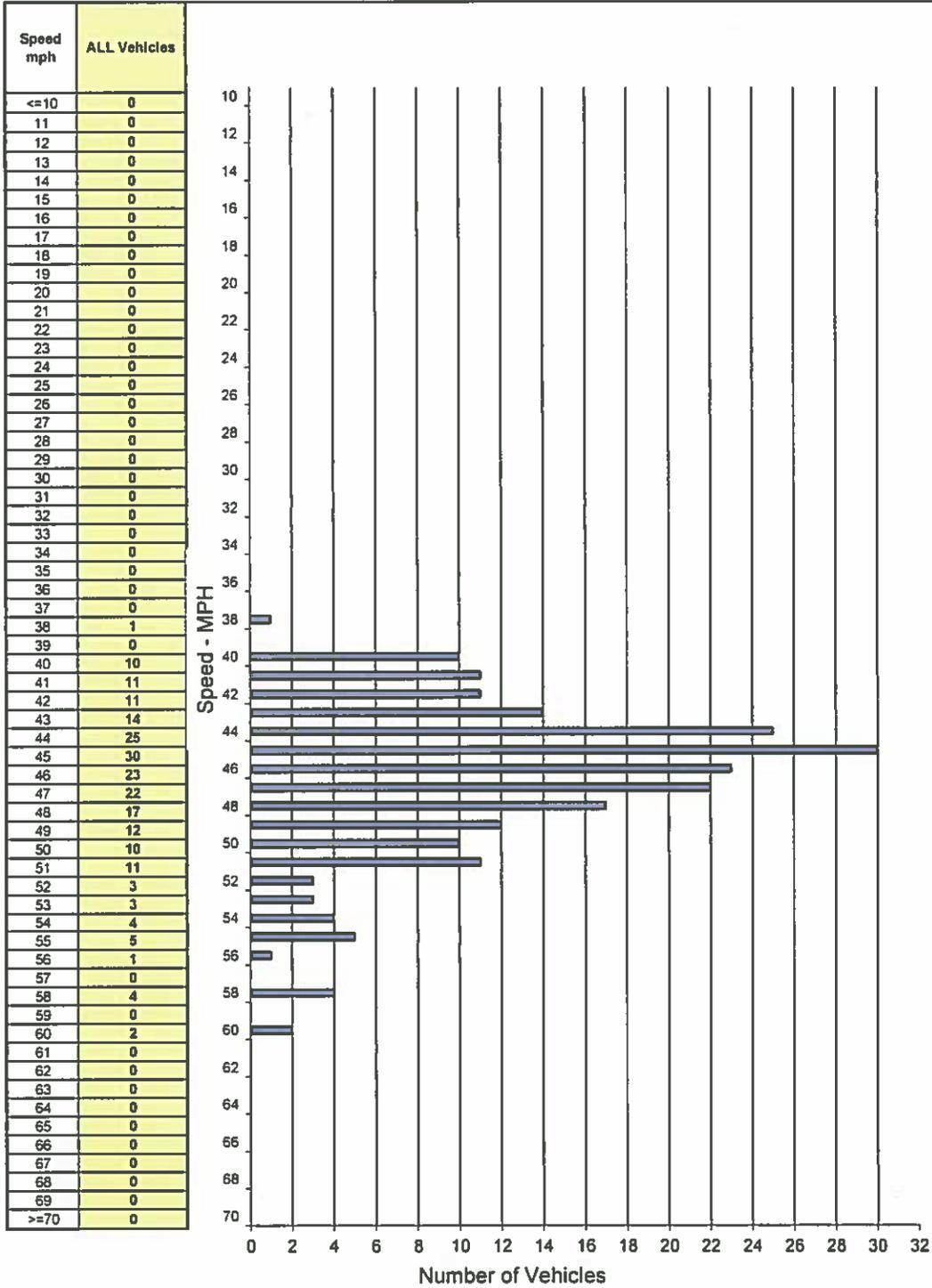
Location: 2808 Santa Fe Avenue

DAY: Monday

Posted Speed: 45 MPH

Project #: 15-7886-003

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# In Pace	Percent In Pace	% / # Below Pace	% / # Above Pace
ALL	219	38 - 60	46 mph	51 mph	40 - 49	175	80%	0% / 1	20% / 43

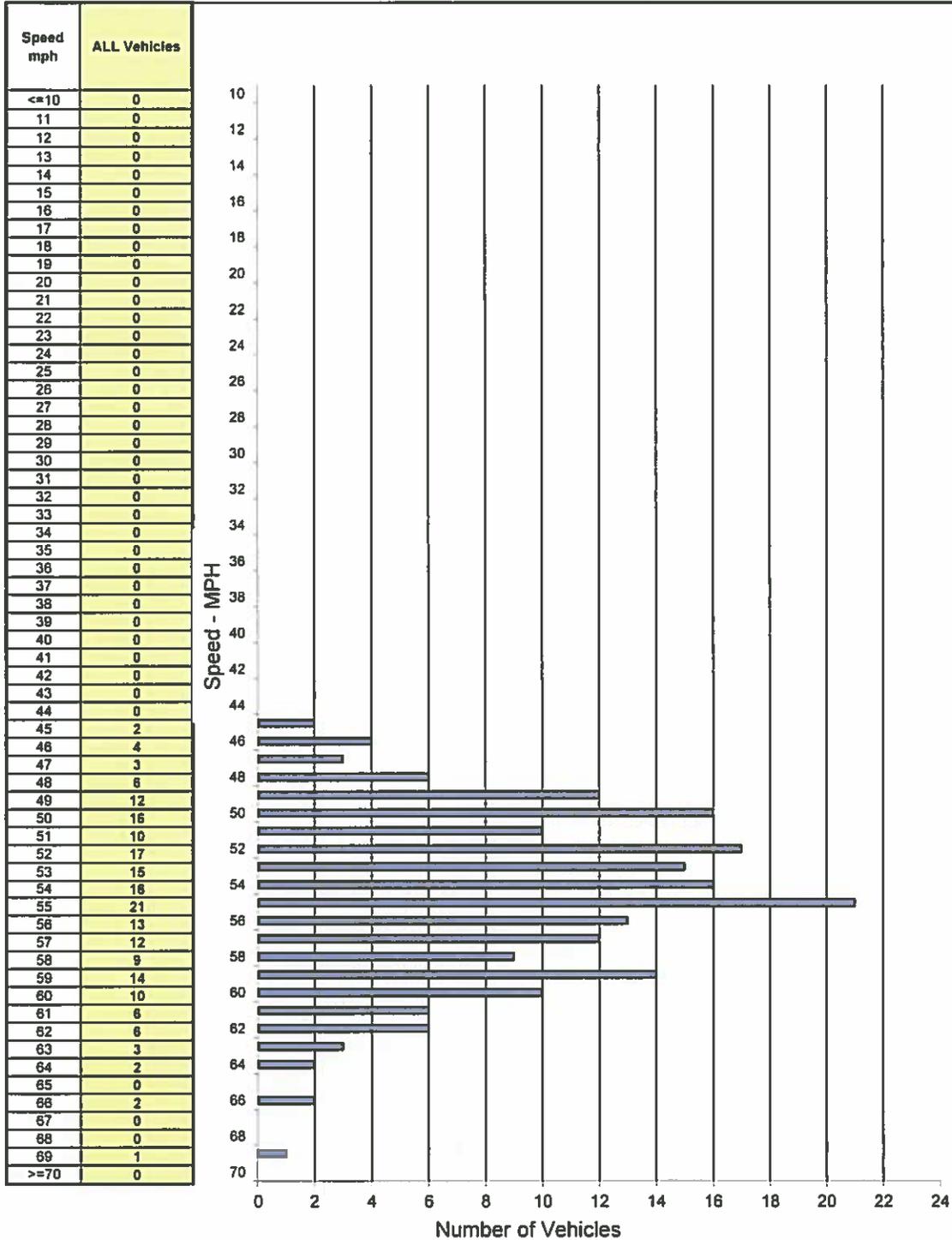
Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 12:30 - 13:20 Street Width: 31 Ft
 DATE: 11/16/2015 Location: 6425 Hatch Road
 DAY: Monday Posted Speed: 45 MPH Project #: 15-7886-004

Eastbound & Westbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# In Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	200	45 - 69	54 mph	59 mph	50 - 59	143	72%	13% / 27	15% / 30

Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 10:00-11:00

Street Width: 29 Ft

DATE: 5/23/2016

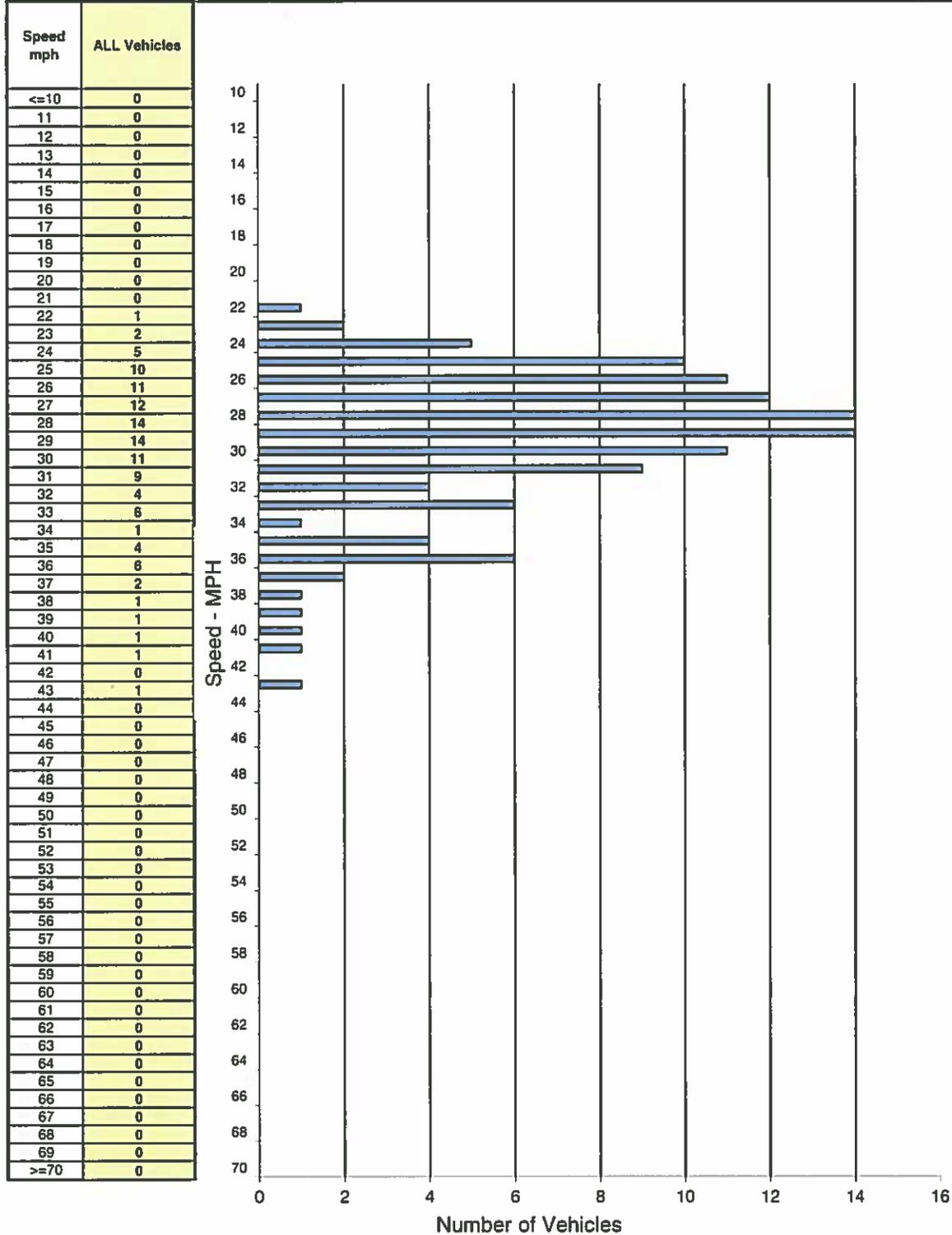
Location: 6748 E Whitmore Avenue

DAY: Monday

Posted Speed: 25 MPH

Project #: 16-7410-001

Eastbound & Westbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	117	22-43	29 mph	34 mph	24 - 33	96	82%	2% / 3	16% / 18

Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 9:30 - 11:00

Street Width: 24 Ft

DATE: 11/17/2015

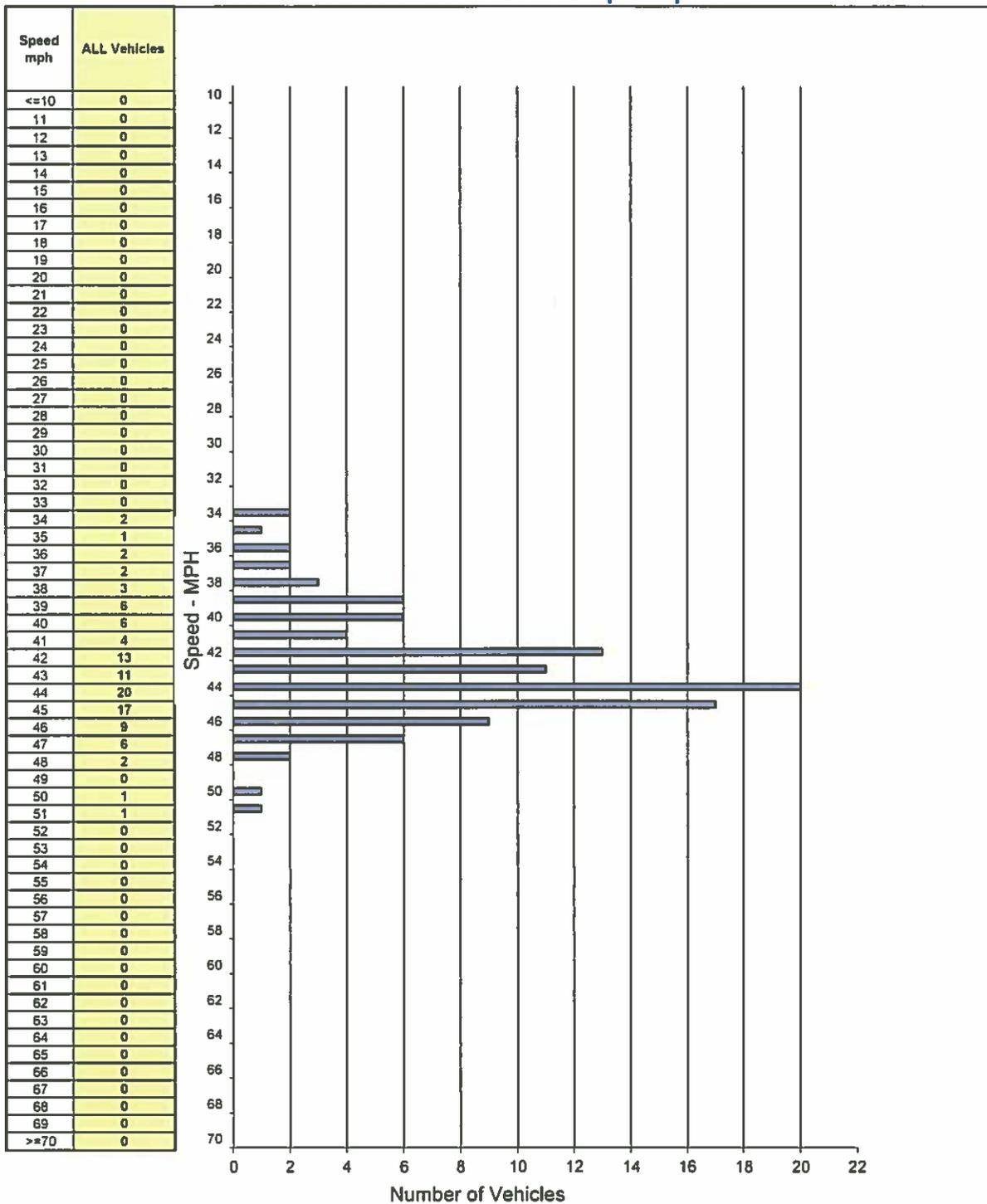
Location: 2931 Tully Road

DAY: Tuesday

Posted Speed: 45 MPH

Project #: 15-7886-007

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent In Pace	% / # Below Pace	% / # Above Pace
ALL	106	34 - 51	44 mph	46 mph	38 - 47	95	90%	6% / 7	4% / 4

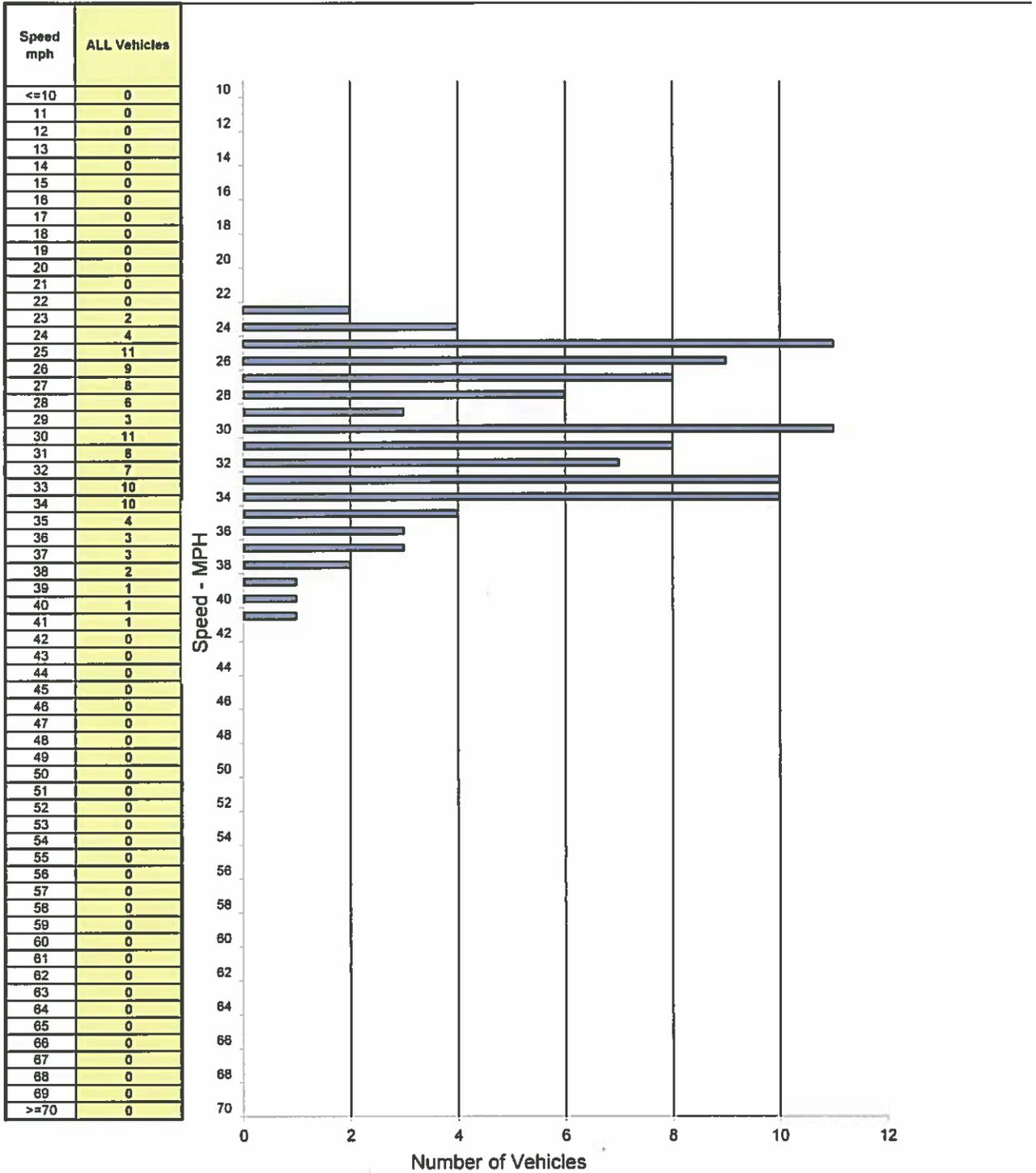
Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 11:45- 12:55 Street Width: 24 Ft
 DATE: 11/17/2015 Location: 2136 Tully Road
 DAY: Tuesday Posted Speed: 25 MPH Project #: 15-7886-008

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent In Pace	% / # Below Pace	% / # Above Pace
ALL	104	23 - 41	30 mph	34 mph	25 - 34	83	80%	5% / 8	15% / 15

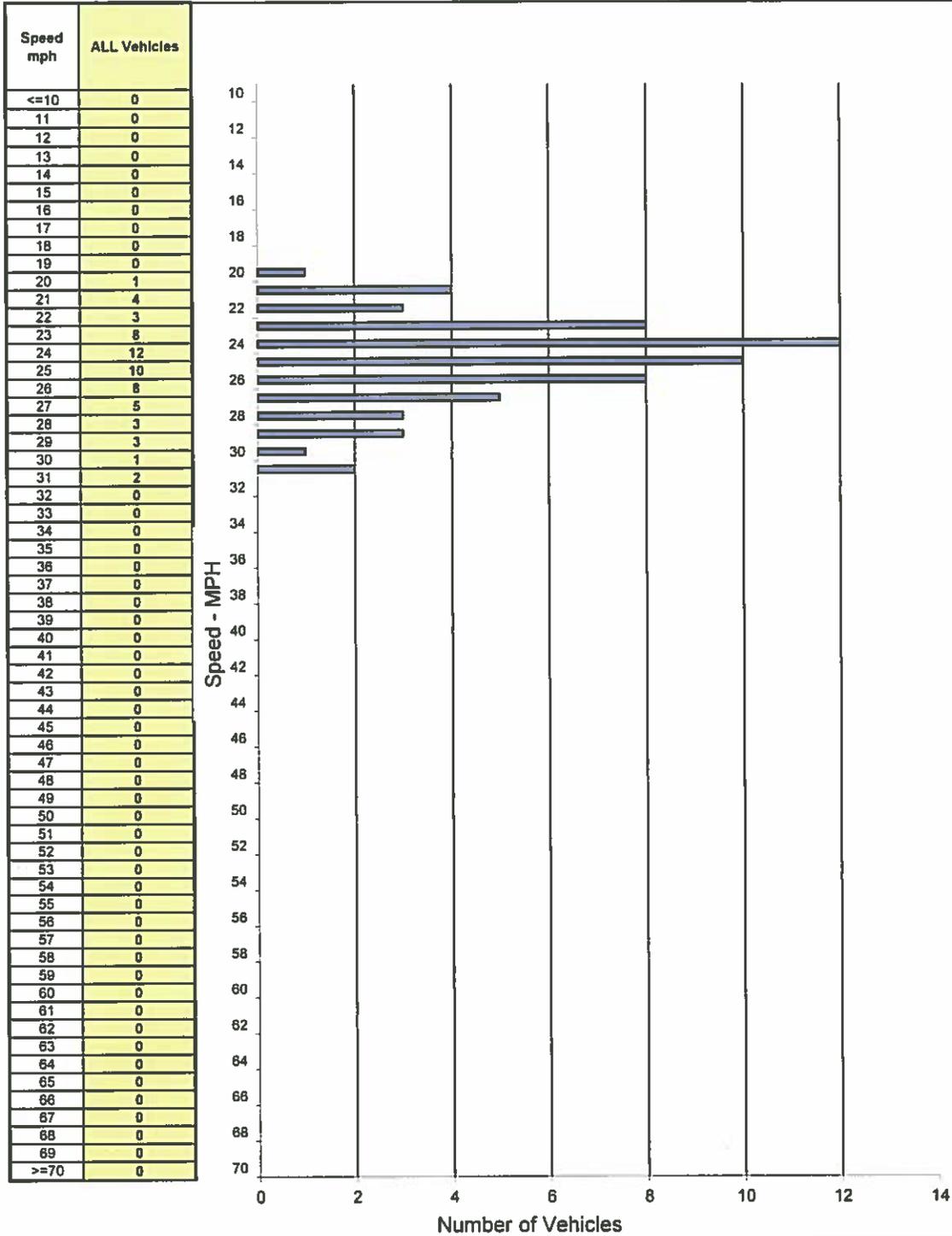
Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 13:10 - 15:10 Street Width: 38 Ft
 DATE: 11/17/2015 Location: 1725 Tully Road
 DAY: Tuesday Posted Speed: 25 MPH Project #: 15-7886-009

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	65th Percentile	10 MPH Pace	# in Pace	Percent In Pace	% / # Below Pace	% / # Above Pace
ALL	60	20 - 35	25 mph	27 mph	20 - 29	57	95%	0% / 0	5% / 3

Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 9:30 - 11:30

Street Width: 20 Ft

DATE: 11/18/2015

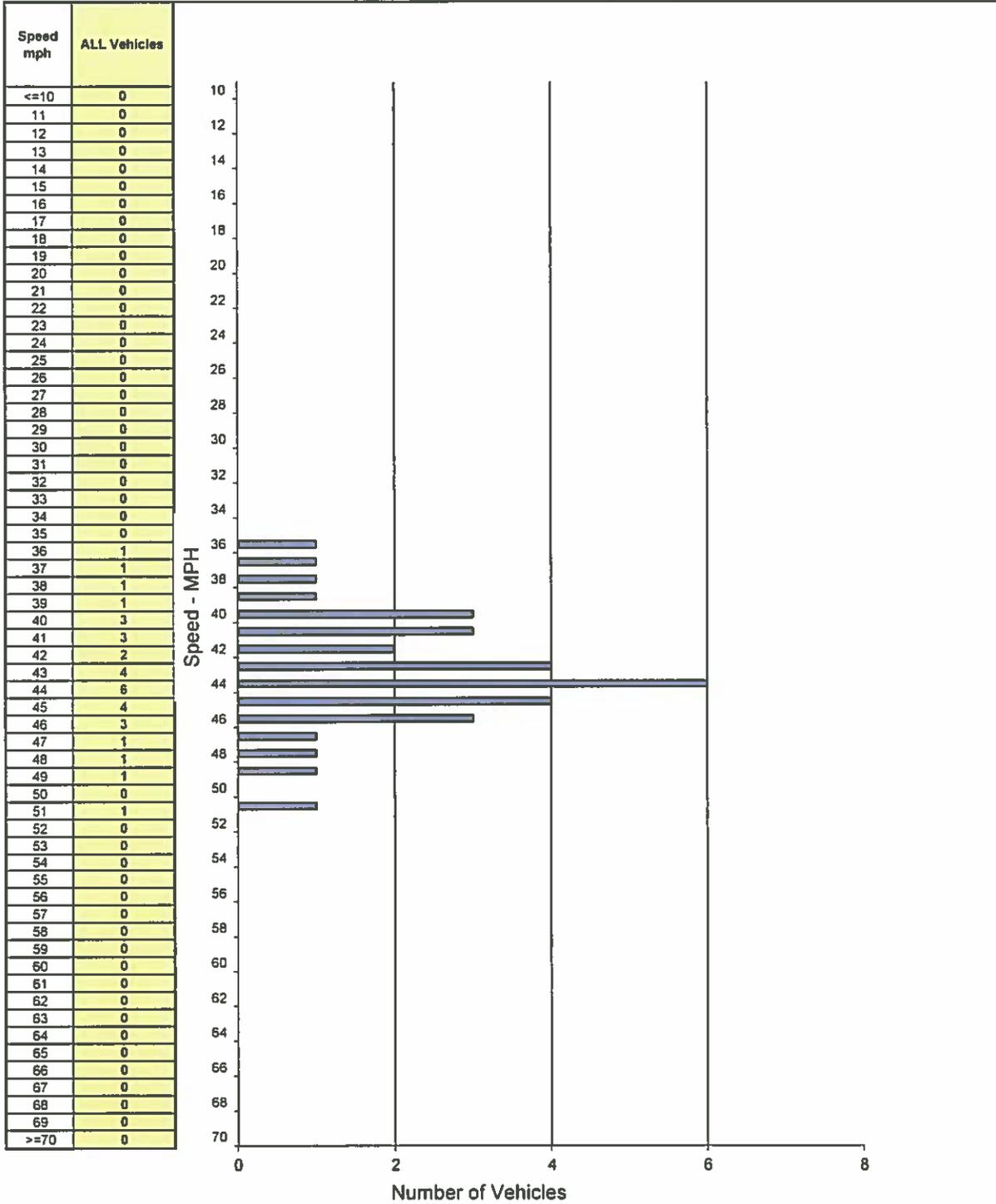
Location: 1716 Euclid Avenue

DAY: Wednesday

Posted Speed: 25 MPH

Project #: 15-7886-010

Northbound & Southbound Spot Speeds



SPEED PARAMETERS										
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# In Pace	Percent in Pace	% / # Below Pace	% / # Above Pace	
ALL	33	36 - 51	44 mph	46 mph	37 - 46	28	85%	3% / 1	13% / 4	

Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 11:40 - 13:00

Street Width: 32 Ft

DATE: 11/18/2015

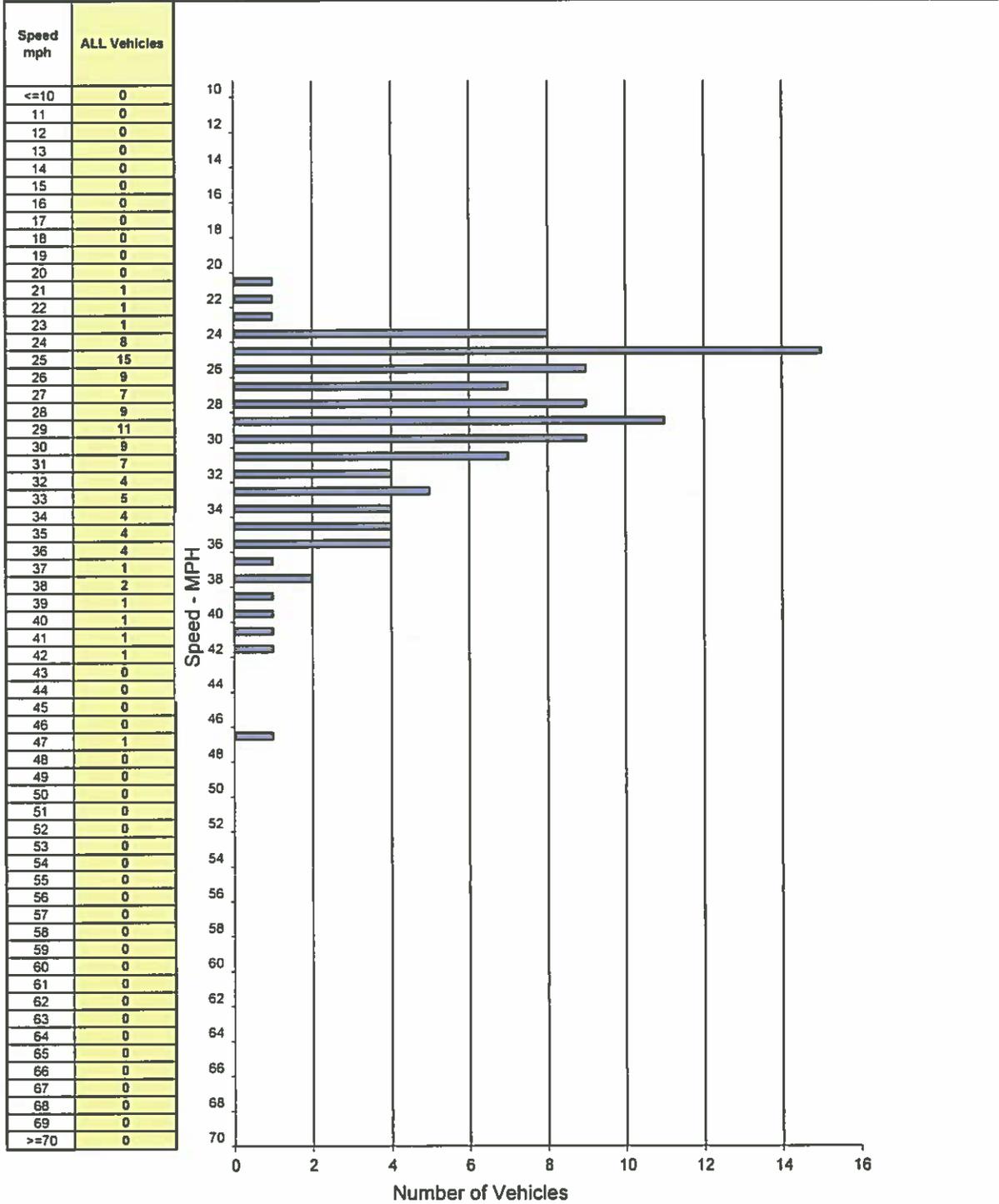
Location: 2128 Euclid Avenue

DAY: Wednesday

Posted Speed: 25 MPH

Project #: 15-7886-011

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	107	21 - 47	29 mph	34 mph	24 - 33	84	79%	2% / 3	19% / 20

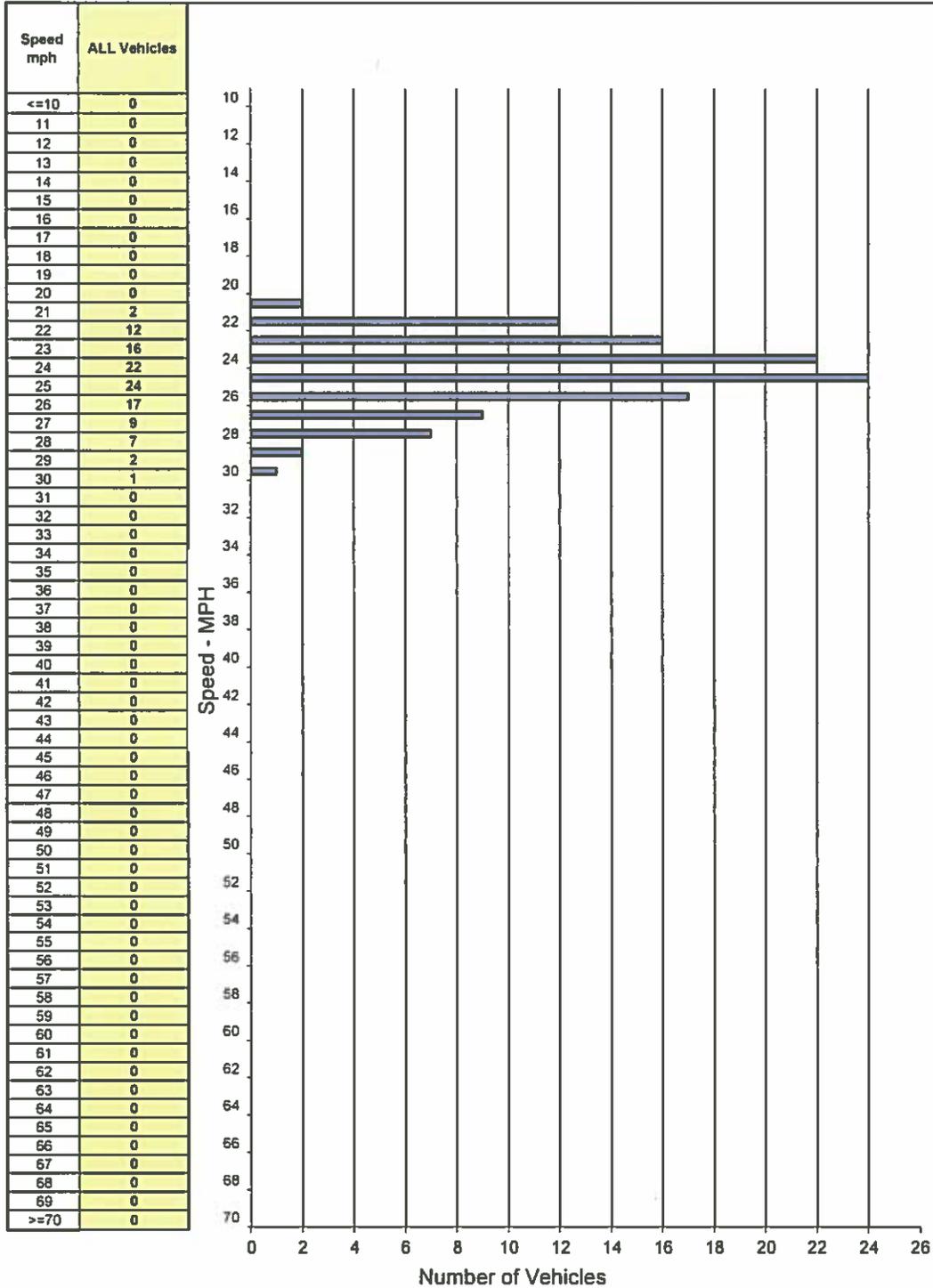
Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 13:10 - 14:10 **Street Width: 28 Ft**
DATE: 11/18/2015 **Location: 7509 Fox Road**
DAY: Wednesday **Posted Speed: 25 MPH** **Project #: 15-7886-012**

Eastbound & Westbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# In Pace	Percent In Pace	% / # Below Pace	% / # Above Pace
ALL	112	21 - 30	25 mph	27 mph	21 - 30	112	100%	0% / 0	0% / 0

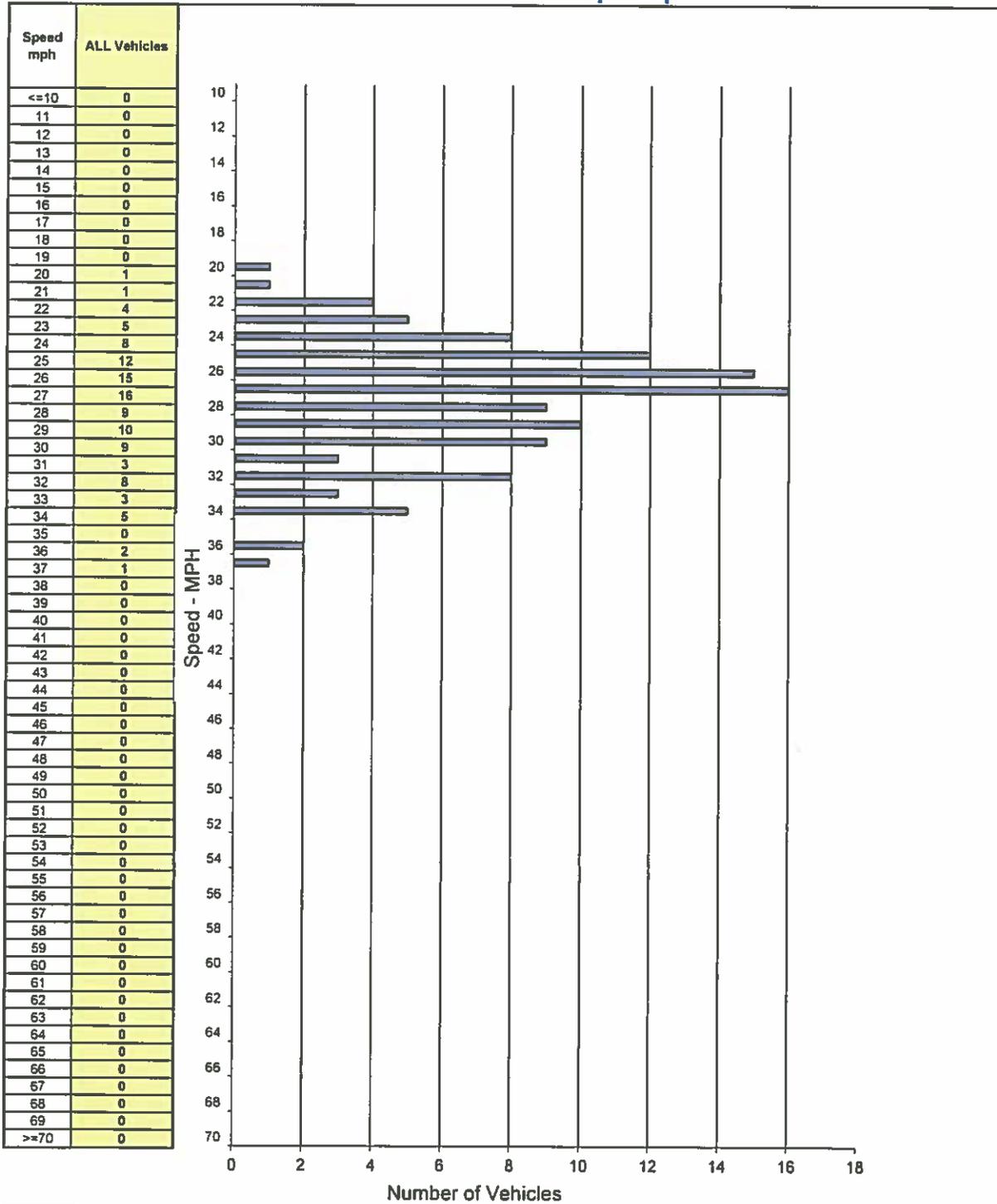
Spot Speed Study

Prepared by: National Data & Surveying Services

City of Hughson

Survey Time: 14:20 - 15:20 Street Width: 34 Ft
 DATE: 11/18/2015 Location: 6800 Fox Road
 DAY: Wednesday Posted Speed: 25 MPH Project #: 15-7886-013

Eastbound & Westbound Spot Speeds



SPEED PARAMETERS										
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent In Pace	% / # Below Pace	% / # Above Pace	
ALL	112	20 - 37	27 mph	32 mph	23 - 32	95	85%	5% / 6	10% / 11	

APPENDIX B

Collision Rates and Traffic Volume

Table 3 Collision Rates							
No. Street	Between	Midblock Collisions (3 Years)	ADT	Approx. Length of Segment (mi)	Calculated Accident Rate (Acc/MVM)	Statewide Accident Rate (Acc/MVM)	
1	SANTA FE AVE. HATCH ROAD	1	8593	0.53	0.20	0.82	
2	SANTA FE AVE. LOS ALAMOS DR.	5	7901	0.87	0.66	0.82	
3	SANTA FE AVE. WHITMORE AVE. 7 TH STREET	0	7483	0.5	0.00	0.82	
4	HATCH RD. WEST CITY LIMIT	2	7529	1.8	0.13	0.82	
5	WHITMORE AVE. SANTA FE AVE.	0	5,000	1.00	0.00	0.82	
6	TULLY RD. SOUTH CITY LIMIT	1	2307	0.5	1.19*	0.82	
7	TULLY RD. WHITMORE AVENUE	0	2849	0.5	0.00	0.82	
8	TULLY RD. FOX ROAD	0	2199	0.5	0.00	0.82	
9	EUCLID AVE. HATCH ROAD	0	645	0.5	0.00	0.82	
10	EUCLID AVE. FOX ROAD	0	1182	0.5	0.00	0.82	
11	FOX RD. EUCLID AVENUE	0	2013	0.5	0.00	0.82	
12	FOX RD. 7 TH STREET	0	2506	0.5	0.00	0.82	

* = Rate based on 2 years of collision data.

APPENDIX C

Survey Equipment

SURVEY EQUIPMENT USED

The radar equipment used to collect speed measurements for this survey was a Phantom Type III Hand-Held Traffic Radar manufactured by Astro Products. The calibration of the unit was checked before each series of measurements were taken. Tests of the unit were conducted in accordance with the manufacturer's specifications. The Phantom Type III Hand-Held Traffic Radar was last calibrated on December 16, 2013 by RHF Inc.

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT –

1. Richard Grant of ATD Traffic/NDS Data has successfully completed a Radar Operator course. This was based upon the national standards as outlined by the National Highway Traffic Safety Administration, and the national text “Understanding Police Traffic Radar and Laser” by Les Langford. This instructor is Steve Chauncey, a police officer since 1981 and a California P.O.S.T. certified Radar and Laser Instructor since 1991.
2. Richard Grant completed the classroom instruction on operation and theory of Radar devices, case law, traffic and engineering surveys, FCC regulations, the California Vehicle Code and California case law as well as the test, set-up, operation and identification of erroneous readings.
3. Richard Grant demonstrated competence in test and set-up of the Radar device, in making accurate visual speed estimations and identifying erroneous readings in field settings.
4. Richard Grant of ATD Traffic/NDS Data is hereby certified as having completed a course of instruction for the purposes of Radar operation for determining car counts and raw data for traffic and engineering surveys as out lined in sections 627, 21400, the 22350 series and the 40800 series of the California Vehicle Code, Chapter 8 of the former Cal Trans Manual and applicable sections of Chapter 2 of MUTCD issued January 13, 2012. This certification is awarded on this 21st Day of August, 2013.



Steve Chauncey
P.O.S.T. Certified Radar Instructor



TRAFFIC RADAR CERTIFICATION

TESTED TO NHTSA SPECIFICATIONS / IACP CRITICAL PERFORMANCE STANDARDS
 (NHTSA) National Highway and Traffic Safety Administration.
 (IACP) International Association of Chiefs of Police.

16202 Keats Circle
 Westminster, Calif. 92683

R.H.F. is a certified independent testing and repair facility.

1	TEST ID	Date Received 12-16-13	Certification Number 65947					
2	DEVICE ID	Manufacturer ASTRO PRODUCTS	Model: PHANTOM	Type (I-IV) III	Directional radar Yes / No	Same direction Yes / No		
		Counting unit S/N 7618	Antenna-1 S/N N/A	Antenna-2 S/N N/A				
3	§ 2.4 / § 5.4 TUNING FORK CALIBRATION	Low speed fork S/N	Last date calib.	Freq. (Hz)	Speed (mph)	Measured (Hz)	<input checked="" type="checkbox"/> PASS	FAIL.
		High speed fork S/N 1618 TF	Last date calib.	Freq. (Hz)	Speed (mph) 55	Measured (Hz) 3982		
4	§ 2.5 / § 5.5 RADAR DEVICE TUNING FORK TESTS	Stationary mode		Lo fork	High fork	<input checked="" type="checkbox"/> PASS	FAIL.	
		Fork speed (mph)	35	65				
		Disp. Speed (mph)	35	65				
		Moving mode Opposite Direction	TARGET SPEED (Hi fork - Lo fork)	Expected. (mph) N/A	Displayed. (mph) N/A			
Moving mode Same Direction	TARGET SPEED Hi fork + Lo fork Ho fork - Lo fork	Expected. (mph) N/A	Displayed. (mph) N/A					
5	§ 2.6.1 / § 5.6.1 TRANSMISSION FREQUENCY STABILITY	Standard supply Voltage (V) 13.6 V	Antenna 1 Freq. GHz 24.154	Antenna 2 Freq. GHz N/A	<input checked="" type="checkbox"/> PASS	FAIL		
		Standard supply Voltage - 20% (V) 10.8 V	Antenna 1 Freq. GHz 24.154	Antenna 2 Freq. GHz N/A				
		Standard supply voltage + 20% (V) 16.3 V	Antenna 1 Freq. GHz 24.154	Antenna 2 Freq. GHz N/A				
6	§ 2.6.5 / § 5.6.5 POWER DENSITY	Mfg. Spec. (max mW/cm) ≤ 5	Antenna 1 Power (mW/cm) .5	Antenna 2 Power (mW/cm) N/A	<input checked="" type="checkbox"/> PASS	FAIL		
7	§ 2.8 / § 5.8 LOW VOLTAGE	Mfg. spec. (V) ≤ 10.8V	LVA activates (V) 7.5	LVA deactivates (V) 8.2	<input checked="" type="checkbox"/> PASS	FAIL.		
8	§ 2.9.1 / § 5.9.1 DOPPLER AUDIO	A. Audio tone correlates with received Doppler signal B. Functioning audio volume-adjustment control		Yes No Yes No	<input checked="" type="checkbox"/> PASS	FAIL.		
9	§ 2.12.4 / § 5.12.4 INTERNAL CIRCUIT	Mfg. Spec.	60	Test results 60	<input checked="" type="checkbox"/> PASS	FAIL.		
10	§ 2.12.6.5 / § 5.12.6.5 DIRECTIONAL	A. Selects only targets moving towards radar B. Selects only targets moving away from radar		Yes No Yes No	N.A. N.A.	PASS	FAIL	
11	§ 2.12.7 / § 2.12.8 / 5.12.7 / 5.12.8 LOW AND HIGH SPEED DISPLAY TEST	Stationary mode: target channel (mph)		Low speed spec. 20	Lo speed disp. 20	<input checked="" type="checkbox"/> PASS	FAIL	
		Moving Mode target channel (mph)		Hi speed spec. 199	Hi speed disp. 199			
		Moving Mode: patrol channel (mph)		Low speed spec. N/A	Lo speed disp. N/A			
				Hi speed spec. N/A	Hi speed disp. N/A			
12	§ 2.13 / § 5.13 RFI TEST					<input checked="" type="checkbox"/> PASS	FAIL.	
13	LABORATORY COMMENTS							
14	NHTSA/IACP CERTIFICATION	This radar device meets or exceeds the minimal operational standards of the National Traffic Highway Safety Administration. California Vehicle Code Section 40802					<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	
		Certified by: <i>Ford Bauman</i>		Date: 12-16-13				
15	INVENTORY	<input type="checkbox"/> Fork Cert <input type="checkbox"/> Manual <input type="checkbox"/> 2 nd Ant. <input type="checkbox"/> Remote <input type="checkbox"/> Bat. <input type="checkbox"/> Carrying Case Other: (please list)						



TRAFFIC RADAR CERTIFICATION

TESTED TO NHTSA SPECIFICATIONS / IACP CRITICAL PERFORMANCE STANDARDS
 (NHTSA) National Highway and Traffic Safety Administration.
 (IACP) International Association of Chiefs of Police.

16202 Keats Circle
 Westminster, Calif. 92683

R.H.F. is a certified independent testing and repair facility.

1	TEST ID	Date Received 12-16-13	Certification Number 65948					
2	DEVICE ID	Manufacturer ASTRO PRODUCTS	Model: PHANTOM	Type (I-IV) III	Directional radar Yes / No	Same direction Yes / No		
		Counting unit S/N 1619	Antenna-1 S/N N/A	Antenna-2 S/N N/A				
3	§ 2.4 / § 5.4 TUNING FORK CALIBRATION	Low speed fork S/N	Last date calib.	Freq. (Hz)	Speed (mph)	Measured (Hz)	PASS	FAIL
		High speed fork S/N 1619TF	Last date calib.	Freq. (Hz)	Speed (mph) 55	Measured (Hz) 3779		
4	§ 2.5 / § 5.5 RADAR DEVICE TUNING FORK TESTS	Stationary mode		Lo fork	High fork		PASS	FAIL
		Fork speed (mph)	35	65				
		Disp. Speed (mph)	35	65				
		Moving mode Opposite Direction	TARGET SPEED (Hi fork - Lo fork)	Expected. (mph) N/A	Displayed. (mph) N/A			
		Moving mode Same Direction	TARGET SPEED Hi fork + Lo fork Ho fork - Lo fork	Expected. (mph) N/A	Displayed. (mph) N/A			
5	§ 2.6.1 / § 5.6.1 TRANSMISSION FREQUENCY STABILITY	Standard supply Voltage (V) 13.6 V	Antenna 1 Freq. GHz 24.163	Antenna 2 Freq. GHz N/A			PASS	FAIL
		Standard supply Voltage - 20% (V) 10.8 V	Antenna 1 Freq. GHz 24.163	Antenna 2 Freq. GHz N/A				
		Standard supply voltage + 20% (V) 16.3 V	Antenna 1 Freq. GHz 24.163	Antenna 2 Freq. GHz N/A				
6	§ 2.6.5 / § 5.6.5 POWER DENSITY	Mfg. Spec. (max mW/cm) ≤ 5	Antenna 1 Power (mW/cm) .4	Antenna 2 Power (mW/cm) N/A			PASS	FAIL
7	§ 2.8 / § 5.8 LOW VOLTAGE	Mfg. spec. (V) ≤ 10.8V	I.VA activates (V) 7.9	I.VA deactivates (V) 8.5			PASS	FAIL
8	§ 2.9.1 / § 5.9.1 DOPPLER AUDIO	A. Audio tone correlates with received Doppler signal			Yes / No		PASS	FAIL
		B. Functioning audio volume-adjustment control			Yes / No			
9	§ 2.12.4 / § 5.12.4 INTERNAL CIRCUIT	Mfg. Spec.	60	Test results	60		PASS	FAIL
10	§ 2.12.6.5 / § 5.12.6.5 DIRECTIONAL.	A. Selects only targets moving towards radar		Yes / No	N.A.		PASS	FAIL
		B. Selects only targets moving away from radar		Yes / No	N.A.			
11	§ 2.12.7 / § 2.12.8 / § 5.12.7 / § 5.12.8 LOW AND HIGH SPEED DISPLAY TEST	Stationary mode: target channel (mph)	Low speed spec. 20	Lo speed disp. 20			PASS	FAIL
			Hi speed spec. 199	Hi speed disp. 199				
		Moving Mode target channel (mph)	Low speed spec. N/A	Lo speed disp. N/A				
			Hi speed spec. N/A	Hi speed disp. N/A				
		Moving Mode: patrol channel (mph)	Low speed spec. N/A	Lo speed disp. N/A				
			Hi speed spec. N/A	Hi speed disp. N/A				
12	§ 2.13 / § 5.13 RFI TEST						PASS	FAIL
13	LABORATORY COMMENTS							
14	NHTSA/IACP CERTIFICATION	This radar device meets or exceeds the minimal operational standards of the National Traffic Highway Safety Administration. California Vehicle Code Section 40802					<input checked="" type="checkbox"/> PASS <input type="checkbox"/> FAIL	
		Certified by: <i>Ford Bauman</i>			Date: 12-16-13			
15	INVENTORY	Fork Cert		Manual	2 nd Ant.	Remote	Bat.	
		Carrying Case		Other: (please list)				



CITY COUNCIL AGENDA ITEM NO. 5.3

SECTION 5: PUBLIC HEARING

Meeting Date: July 11, 2016
Subject: Consideration to Adopt Ordinance 2016-07, Amending the Residency Requirements of the Hughson Parks and Recreation Commission and Adding Arts and Entertainment Matters to the Powers and Duties of the Existing Hughson Parks and Recreation Commission
Enclosures: Ordinance No. 2016-07
Presented By: Jaylen French, Community Development Director
Approved By: _____

Staff Recommendation:

Introduce and waive the first reading of Ordinance 2016-07, amending Chapters 2.14 – Parks, Recreation and Entertainment Commission and 12.24 – Use of Public Parks, Sections 2.14.010, 2.14.020, 2.14.030.A, 2.14.040.B, 2.14.090.C, 2.14.090.D, 2.14.090.E, 12.24.040.A, 12.24.040.B, 12.24.040.C, 12.24.170, and adding Section 2.14.040.D to add Arts and Entertainment matters to the powers and duties of the Commission and to amend the residency requirements of the revised Parks, Recreation and Entertainment Commission.

Background and Overview:

In February 2005, the Hughson City Council adopted Ordinance No. 2005-06 creating the Hughson Parks and Recreation Commission. The Commission, which consists of five (5) members, serves in an advisory capacity to the City Council.

Discussion:

Arts and Entertainment Duties

The powers and duties of the existing Parks and Recreation Commission currently consist of:

- Advising the Council regarding acquisition, development, maintenance and improvement of park facilities and make recommendations as appropriate.

- Formulating and recommending to the Council schedules, policies, rules and regulations for park sites and other recreation facilities.
- Formulate and recommend to the Council a recreation and park program for the inhabitants of the City which emphasizes general educational and recreational objectives for children and adults of the city; promotes and stimulates public interest in parks and recreation programs; and which encourages to the fullest extent possible the cooperation of the local school authorities and other public and/or private agencies or interests.
- Advise the Council regarding the acceptance or rejection of offers of donations of money, personal and/or real property to the city for recreation, and park purposes and use and make recommendations where appropriate.
- Advise the Council regarding the parks and recreation budgets and make recommendations as appropriate.
- At the first meeting in each calendar year, except the first year of establishment, the commission shall approve an annual report of its activities, and the state of the city's parks and recreation programs, and forward it to the Council.

Recently, there has been interest from several individuals, clubs, and organizations to address arts and entertainment matters in the City of Hughson in a more holistic and/or comprehensive manner. Several ideas were expressed including creating an Arts and Entertainment Commission or merging these duties under an existing commission.

Stemming from the potential identified at the Concerts in the Park (2014) and Concerts Series: Downtown (2015), the addition of musical entertainment at the new Hughson Farmers' Market (2015-2016) and increased musical performances at the Hughson Fruit and Nut Festival and other Hughson events, there is increased interest and passion surrounding providing and encouraging arts and entertainment in Hughson.

City staff has previously discussed this matter with the Hughson Parks and Recreation Commission. At the March 8, 2016 meeting, the Commission recommended onto the City Council that the Council direct staff to draft an Ordinance incorporating arts and entertainment matters into the powers and duties of the established Hughson Parks and Recreation Commission. During staff's drafting of this ordinance another issue was discovered.

Residency Requirements

The Hughson Parks and Recreation Commission has maintained a vacancy since May 2015, or approximately 13 months. Prior to 2015, the Commission has had frequent periods of vacancies.

City staff is of the opinion that adding arts and entertainment matters to the powers and duties of the Commission—the original component of this amendment—will help in the goal to maintain a full Commission and also help City efforts in the arts and entertainment area. On May 23, 2016, the City Council directed staff to draft an amendment to the Hughson Municipal Code to add arts and entertainment matters to the duties of the established Hughson Parks and Recreation Commission. City staff is bringing this item back for further direction.

The issue of vacancies has been a frequent topic of discussion amongst staff, commissioners and others. Informally, staff and the Commission have contemplated ways to ensure the Commission is full. Currently, HMC Section 2.14.030.A requires the Commission members reside in Hughson and are registered voters. Below is a summary of four ideas that have been explored to change those requirements to ensure the Commission is full. As the City Council is aware, many people who consider themselves Hughsonians do in fact live just outside of the City Limits and use the City parks and recreation programs. A revision to the qualification would provide an ability to allow those individuals, who associate with the City, but do not live within the City Limits, to participate on the Parks and Recreation Commission.

At the June 13, 2016 City Council meeting, City Council directed staff to include in the drafted Ordinance, an amendment to the residency requirements of the Parks and Recreation Commission as follows:

1. Amend the Municipal Code to revise the residency requirements for up to two (2) members of the five (5) member commission from within the City Limits to the Hughson postal code area. At least three (3) members must reside within the Hughson City Limits.

In consideration of both matters identified in this staff report, City staff, in coordination with legal counsel, has drafted the attached ordinance comprehensively addressing all issues as recommended by the Parks and Recreation Commission and as directed by Council.

This item is to collect public testimony regarding the potential amendments to the Hughson Municipal Code on the Parks and Recreation Commission and to seek council approval of said amendments after consideration of all public testimony.

Fiscal Impact:

There is no direct fiscal impact to adding arts and entertainment matters to the powers and duties of the Commission and to amending the residency requirements of the established Hughson Parks and Recreation Commission.

The Parks and Recreation Commissioners serve without compensation.

**CITY OF HUGHSON
CITY COUNCIL
ORDINANCE NO. 2016-07**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON AMENDING THE CHAPTER TITLE OF MUNICIPAL CODE CHAPTER 2.14 – PARKS, RECREATION AND ENTERTAINMENT COMMISSION, SECTIONS 2.14.010, 2.14.020, 2.14.030.A, 2.14.040.B, 2.14.090.C, 2.14.090.D, 2.14.090.E, 12.24.040.A, 12.24.040.B, 12.24.040.C, 12.24.170, AND ADDING SECTION 2.14.040.D

WHEREAS, The City Council of the City of Hughson desires to expand the duties and powers of the Parks and Recreation Commission (“Commission”) to include arts and entertainment, and

WHEREAS, The City Council of the City of Hughson desires to change the title of the Commission to the Park, Recreation and Entertainment Commission, and

WHEREAS, The City Council of the City of Hughson desires to amend the qualifications for membership of the Commission, and

WHEREAS, The City Council held a duly noticed public hearing on this Ordinance on July 11, 2016, at which time it considered all evidence presented, both written and oral.

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

Section 1.

The title of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended as follows:

“PARKS, RECREATION AND ENTERTAINMENT COMMISSION”

Section 2.

Section 2.14.010 of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended to read as follows:

“The city parks, recreation and entertainment commission is hereby established. The parks, recreation and entertainment commission shall serve in an advisory capacity to the city council. The commission shall consist of five members who shall serve without compensation.”

Section 3.

Section 2.14.020 of Chapter 2.14 of Title 2 of the Hughson Municipal Code's definition of "Commission" is amended to read as follows:

"Commission" shall mean the city parks, recreation and entertainment commission established by this chapter."

Section 4.

Section 2.14.030.A of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended to read as follows:

"A. No fewer than three (3) commissioners shall be citizens that reside within the city limits of the City of Hughson and no more than two (2) commissioners shall be citizens that reside outside of the city limits in the 95326 zip code. All commissioners shall be registered voters."

Section 5.

Section 2.14.040.B of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended to read as follows:

"B. Should a vacancy occur on the commission, for any reason, including expiration of terms, the vacancy shall be filled by appointment by the city council. Each council member, and the mayor, shall have the right to make nominations pursuant to the established normal process for nominations, continuing until nominations are closed, and the person receiving the highest number of votes, so long it is at least three affirmative votes, shall be appointed. Any appointment by the city council shall not result in less than three (3) commissioners that reside within the city limits of the City of Hughson serving on the commission, as required by HMC 2.14.030.A. Appointments to fill vacancies for unexpired terms shall only be for the balance of the unexpired term of the vacant portion."

Section 6.

Section 2.14.040.D of Chapter 2.14 of Title 2 of the Hughson Municipal Code is added to read as follows:

"D. To ensure that the commission has three (3) commissioners that reside within the city limits of the City of Hughson, as required by HMC 2.14.030.A, and

comply with staggered terms, as required by HMC 2.14.040.C, in years where three (3) commissioners are to be appointed, at least two (2) commissioners shall reside within the city limits of the City of Hughson. In years where two (2) commissioners are to be appointed, at least one (1) commissioner shall reside within the city limits of the City of Hughson.”

Section 7.

Section 2.14.090.C of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended to read as follows:

“C. Formulate and recommend to the city council a recreation, park and entertainment program for the inhabitants of the city which emphasizes general educational and recreational objectives for children and adults of the city; promotes and stimulates public interest in parks, recreation, arts and entertainment programs; advise the City Council on parks, recreation, arts and entertainment experiences; and which encourages to the fullest extent possible the cooperation of the local school authorities and other public and/or private agencies or interests.”

Section 8.

Section 2.14.090.D of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended to read as follows:

“D. Advise the city council regarding the acceptance or rejection of offers of donations of money, personal and/or real property to the city for recreation, park and entertainment purposes and use and make recommendations where appropriate.”

Section 9.

Section 2.14.090.E of Chapter 2.14 of Title 2 of the Hughson Municipal Code is amended to read as follows:

“E. Advise the city council regarding the parks, recreation and entertainment budgets and make recommendations as appropriate.”

Section 10.

Section 12.24.040.A of Chapter 12.24 of Title 12 of the Hughson Municipal Code is amended to read as follows:

“A. The city council, with recommendation(s) from the parks, recreation, and entertainment commission, shall by resolution establish, adopt and amend guidelines and policies for the use of facilities within the boundaries of the city of Hughson for city-sponsored and co-sponsored recreational and entertainment activities.”

Section 11.

Section 12.24.040.B of Chapter 12.24 of Title 12 of the Hughson Municipal Code is amended to read as follows:

“B. The city council may by resolution, with recommendation(s) from the parks, recreation and entertainment commission, set fees for participation in recreational and entertainment programs sponsored or co-sponsored by the city and held at facilities within the city of Hughson.”

Section 12.

Section 12.24.040.C of Chapter 12.24 of Title 12 of the Hughson Municipal Code is amended to read as follows:

“C. The city council may by resolution, with recommendation(s) from the parks, recreation and entertainment commission, set fees for rental of parks or portions of parks.”

Section 13.

Section 12.24.170 of Chapter 12.24 of Title 12 of the Hughson Municipal Code is amended to read as follows:

“The donation of plants, buildings, fountains, sculptures, ponds, pools, or any other item or funds for such item for any park or building shall first be approved by the parks, recreation and entertainment commission.”

Section 14. 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 15. 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 16. This ordinance shall become effective thirty (30) days after its final passage.

Section 17. 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 11, 2016, 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 25, 2016, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

MATT BEEKMAN, Mayor

ATTEST:

SUSANA DIAZ, Deputy City Clerk