

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works

BOARD AGENDA # C-6

Urgent Routine

AGENDA DATE January 15, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Initiate Proceedings for the Formation of County Service - Area (CSA) No. 26 - Keyes and
Dissolution of CSA No. 6 - Raymond Tract, CSA No. 13 - La Jolla, and CSA No. 17 - Sunray Estates

STAFF RECOMMENDATIONS:

1. Initiate proceedings for the Formation of County Service Area (CSA) No. 26 - Keyes and the
Dissolution of CSA No. 6 - Raymond Tract, CSA No. 13 - La Jolla, and CSA No. 17 - Sunray Estates.
2. Direct the Department of Public Works to prepare and file the required engineer's report.

FISCAL IMPACT:

The total cost for the formation of County Service Area No. 26 will be approximately \$5,000. Of this amount, the Department of Public Works will contribute the administrative costs of approximately \$2,000 in staff time. Over a period of three years, the County Service Area will reimburse the Department for approximately \$3,000 in up front costs, including the filing fee with the State Board of Equalization, notification fees, printing and mailing costs. Keyes area property owners in the proposed new CSA will be assessed for services that the CSA will provide, if the property owners approve the formation of the new CSA.

BOARD ACTION AS FOLLOWS:

No. 2008-050

On motion of Supervisor Grover, Seconded by Supervisor DeMartini
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini, and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

CSA-26-1
CSA-6-11
CSA-13-9

File No. CSA-17-3

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The proposed total annual budget for County Service Area No. 26 is \$175,082.

The services provided by this budget are as follows:

Service	Cost
Park and Streetscape Maintenance (includes two single use parks, Hatch Park in Keyes and a 1.17 acre park in CSA No. 17; two dual use parks located in CSA No. 17, one 6.82 acre storm drain basin and one 3.76 acre storm drain; and a .26 acre streetscape along Washington Rd. in CSA No. 17)	\$ 113,582.00
Storm Drain System Maintenance	\$ 53,700.00
Storm Water Pollution Prevention Program	\$ 5,000.00
Administrative Costs	\$ 2,800.00
County Service Area No. 26 – Keyes Total Budget	\$ 175,082.00
Assessment per Developed Residential Parcel (1,033 parcels)	\$ 160.77

The current assessment to existing CSAs are shown below:

County Service Area	Assessment per Developed Residential Parcel
County Service Area No. 6 – Raymond Tract (44 parcels)	\$ 22.72
County Service Area No. 13 – La Jolla (28 parcels)	\$ 35.70
County Service Area No. 17 – Sunray Estates (281 parcels)	\$ 286.46

Because of the involvement of CSA No. 6, CSA No. 13, and CSA No. 17 in the new Keyes Storm Drain System, all three of those CSAs are proposed to be dissolved and their areas and services included into the new CSA No. 26 – Keyes.

Currently, there is no identified regional district-funding source within the area of Keyes for the maintenance of the Keyes Storm Drain Infrastructure Project improvements. If the formation of CSA No. 26 – Keyes is successful, this district will fund the maintenance for the filtration unit, the storm drain lines and pumps, and the expansion of the landscaped dual use storm drain retention basins/parks, which comprise the Keyes Storm Drain Infrastructure Project. The new maintenance costs are expected to take affect during the Fiscal Year 2010-2011. Should the CSA not be formed, there is no other funding currently identified for this purpose.

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DISCUSSION:

Background and Purpose

The older residential areas, the downtown area, and the commercial areas of Keyes currently do not have a storm drain system in-place. Considerable water-ponding and flooding occurs every year in these areas when significant storms move through the area every late fall, winter, and early spring. In addition, these areas do not have curbs, gutters, and catch basins. To address the need for a storm drain system, the Keyes Storm Drain Infrastructure Project has been undertaken through the efforts of the Stanislaus County Redevelopment Agency and the Department of Public Works.

The Redevelopment Agency identified the Keyes Storm Drain Project in its 2000–2004 Implementation Plan. In December 2004, the Agency adopted its 2005–2009 Implementation Plan and again included and scheduled the Keyes Storm Drain Infrastructure Project for construction. Efforts began during the prior period to fund both the design of the project, as well as the financing for its construction. Both steps were completed during FY 2005/2006, and the Agency is now prepared to commence construction. In addition, a Memorandum of Agreement between the Keyes Community Services District and the Redevelopment Agency regarding the relocation and improvements to their sanitary sewer and water lines, as part of the Agency's Keyes Improvement Projects, was approved by the Stanislaus County Board of Supervisors on June 26, 2007. This agreement will reduce the cost of performing the work.

The improvements proposed within the Keyes Storm Drain Project benefit all of the current CSAs (No. 6, No. 13, and No. 17) in addition to the older area within the community of Keyes, by providing to them at no cost, all of the necessary capital improvement that will meet and/or exceed the California Environmental Protection Agency, State Water Resources Control Board (SWRCB) regulations requirement for storm water treatment. Additional benefits include: increasing their storm water storage capacity, reducing the possibility of flooding in all of the areas; increasing and maintaining additional landscaped park/basins surfaces; promoting health, safety, and welfare; and providing a well planned infrastructure system for this community.

Project Description

The project is being delivered under a two-phased construction approach:

Phase One is completed and consists of the installation of a Continuous Deflective Separator (CDS) Storm Water Treatment Unit (SWTU), in accordance with the California Environmental Protection Agency, State Water Resources Control Board (SWRCB). This filtration unit meets or exceeds current regulations for water quality. It serves not only the older Keyes residential parcels, but also the Keyes downtown area and the Keyes commercial areas and will also connect to the storm drain systems in CSA No. 6, 13, and 17. These areas will benefit from

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the routing of their collected storm water through the new pollution filtration unit, thus avoiding substantial cost increases in the future to pay for the cost of the capital improvements needed to meet the State's regulation towards storm water pollution treatment and the cost associated to maintain their stand-alone system.

Phase Two will consist of excavating a new storm water retention basin, making improvements to the existing retention basin (Bonita Ranch) to increase its capacity, including a pumping station, constructing a storm drain collection system, and constructing full width street improvements with curb and gutters in the older Keyes residential, downtown, and commercial areas. The project will involve improvements of more than six miles of street and pipelines in Keyes. Phase Two is scheduled for construction beginning May of 2008. The project utilizes the existing storm water basins/parks (Bonita Ranch) in CSA No. 17 – Sunray Estates, for the destination of the storm water captured in the new Keyes Storm Water System. In addition, CSA No. 6 – Raymond Tract and CSA No. 13 – La Jolla, in the greater Keyes area, will have their storm water drainage connected to the new Keyes Storm Water System eliminating the need for their basins and bringing them online with the requirements of the California Environmental Protection Agency, State Water Resources Control Board (SWRCB).

County Service Areas

County Service Area No. 17, located in the eastern area of Keyes, was established in January 2003, to provide extended maintenance services for the storm drain system installed for the Bonita Ranch Units 1, 2, and 3 subdivisions, and the Victoria Park subdivision, and to provide maintenance for a park, dual purpose landscaped storm water basins/parks, and a streetscape within the county service area. The design of the Keyes Storm Drain Infrastructure Project utilizes the two storm drain retention basins that are identified within CSA No. 17 to store storm water collected from the system and also increases the capacity of the available storm water storage in the two basins. Residents in CSA No. 17 will benefit from the new storm water filtration unit which will assist the area in meeting SWRCB pollution prevention regulations, and reducing future financial impact to their CSA area due to cost associated with the capital improvement that will be needed to meet these regulations. The proposed CSA No. 26 assessment of \$160.77 per developed residential parcel will be \$185.69, which is less than the current assessment of \$286.46 per developed residential parcel.

County Service Area No. 6, located in the southeastern area of Keyes, was established in May 1990, to provide extended storm drainage to the Raymond Tract subdivision. This district has its own gravity system storm drain lines that discharge into a small storm water retention basin located within the Raymond Tract subdivision.

County Service Area No. 13, located in the north central area of Keyes, was established in November 1991, to provide extended storm drainage to the La Jolla subdivision. This district also has its own gravity system storm drain lines which discharge into a small storm water retention basin located in the La Jolla subdivision.

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The Keyes Storm Drain Infrastructure Project will connect the existing storm water collection lines in both of these county service areas (No.6 and No.13) and route the water through the storm water filtration unit and then deliver the water to the expanded storm water retention basins in the system. Both of these districts will benefit from access to substantially increased storm water storage. Although the residents of the two CSAs (No. 6 and No.13) will experience an increase in their assessments with the formation of CSA No. 26, they will benefit from the routing of their collected storm water through the new pollution filtration unit, thus avoiding substantial cost increases in the future to pay for the cost of the capital improvements needed to meet the State's storm water pollution treatment regulations and the cost associated to maintain their stand-alone system.

Community Outreach

Since inception, County staff has reported Keyes Storm Drain Project updates to the community through the local Municipal Advisory Council. County staff from the Redevelopment Agency, Department of Public Works and Chief Executive Office will continue conducting outreach through the Keyes Municipal Advisory Council to keep the community informed on the status of the Keyes Storm Drain Project and to discuss the proposed formation of the new County Service Area and dissolution of the existing County Service Areas. In the upcoming months, County staff will utilize already scheduled public meetings (Keyes MAC, Keyes School District, Keyes Community Services District) in the community to discuss the project and to answer questions as necessary. Future project updates will be provided through the Keyes Municipal Advisory Council and other venues available to ensure good communication with local residents throughout the duration of the construction phase of this project.

In Summary

The formation of CSA No. 26 is proposed to provide funding for the ongoing maintenance of the new storm water drain system and for parks, over and above the current level of park maintenance, which is provided to County property owners at large. Because of the involvement of CSA No. 6, CSA No. 13, and CSA No. 17 in the new Keyes Storm Drain System, all three of those CSAs are proposed to be dissolved and their areas and services included into the new CSA No. 26 – Keyes.

The improvements proposed within the Keyes Storm Drain Project benefit all of the current CSAs (No. 6, No. 13, and No. 17) in addition to the older area within the Community of Keyes, by providing to them at no cost, all of the necessary capital improvement that will meet and/or exceed the California Environmental Protection Agency, State Water Resources Control Board (SWRCB) regulations requirement for storm water treatment. Additional benefits include: increasing their storm water storage capacity, reducing the possibility of flooding in all of the areas; increasing and maintaining additional landscaped park/basins surfaces; promoting

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health, safety, and welfare; and providing a well planned infrastructure system for this community.

In addition, the Local Agency Formation Commission (LAFCO) must be part of the process to accomplish these objectives, as delineated in the process flow discussed below.

CSA Formation

The following is the process flow for the formation of CSA No. 26:

- Discussion with Local Agency Formation Commission (LAFCO) regarding County intent to form County Service Area No. 26 – Keyes;
- Board of Supervisors adopts a resolution initiating proceedings for the formation of CSA No. 26 – Keyes;
- Public Works prepares an engineer's report for CSA No. 26 - Keyes to spread the cost of the improvements over the benefited lands and to prepare the necessary district boundary map and legal description;
- Board of Supervisors accepts the engineer's report, approves setting a public hearing for the formation of the CSA and levying an assessment, and approves the conduct of a ballot procedure in compliance with Proposition 218;
- Public Works sends a mail-in ballot to affected landowners to protest or not protest the formation of the CSA and the dissolution of CSA No. 6, CSA No. 13, and CSA No. 17;
- Public Works and the Clerk of the Board publish in a local newspaper a public announcement of the time and date of a public hearing at a Board of Supervisors meeting for the formation of the proposed new CSA;
- Board of Supervisors conducts a hearing where affected landowners will be given an opportunity to speak for or against the formation of the CSA and the establishment of the proposed assessment, and conduct a ballot procedure in compliance with Proposition 218;
- Public Works and the Clerk of the Board report the results of the ballot procedure to the Board of Supervisors, and if a majority protest has not been filed, at the conclusion of the public hearing, the Board may adopt a resolution ordering the formation of CSA NO. 26 – Keyes;

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- Local Agency Formation Commission (LAFCO) reviews Board of Supervisors Resolution for CSA No. 26. Approval by LAFCO is required in order for the County Service Area to be formed.
- LAFCO forwards application for formation of County Service Area No. 26 to the California State Board of Equalization. Acknowledgement from the Board of Equalization is the last step in formation of the new County Service Area.
- Board of Supervisors approves a resolution to dissolve CSA No. 6 – Raymond Tract, CSA No. 13 – La Jolla, and CSA No. 17 – Sunray Estates.

The attached map (Exhibit A) shows the proposed boundary of CSA No. 26 - Keyes.

POLICY ISSUES:

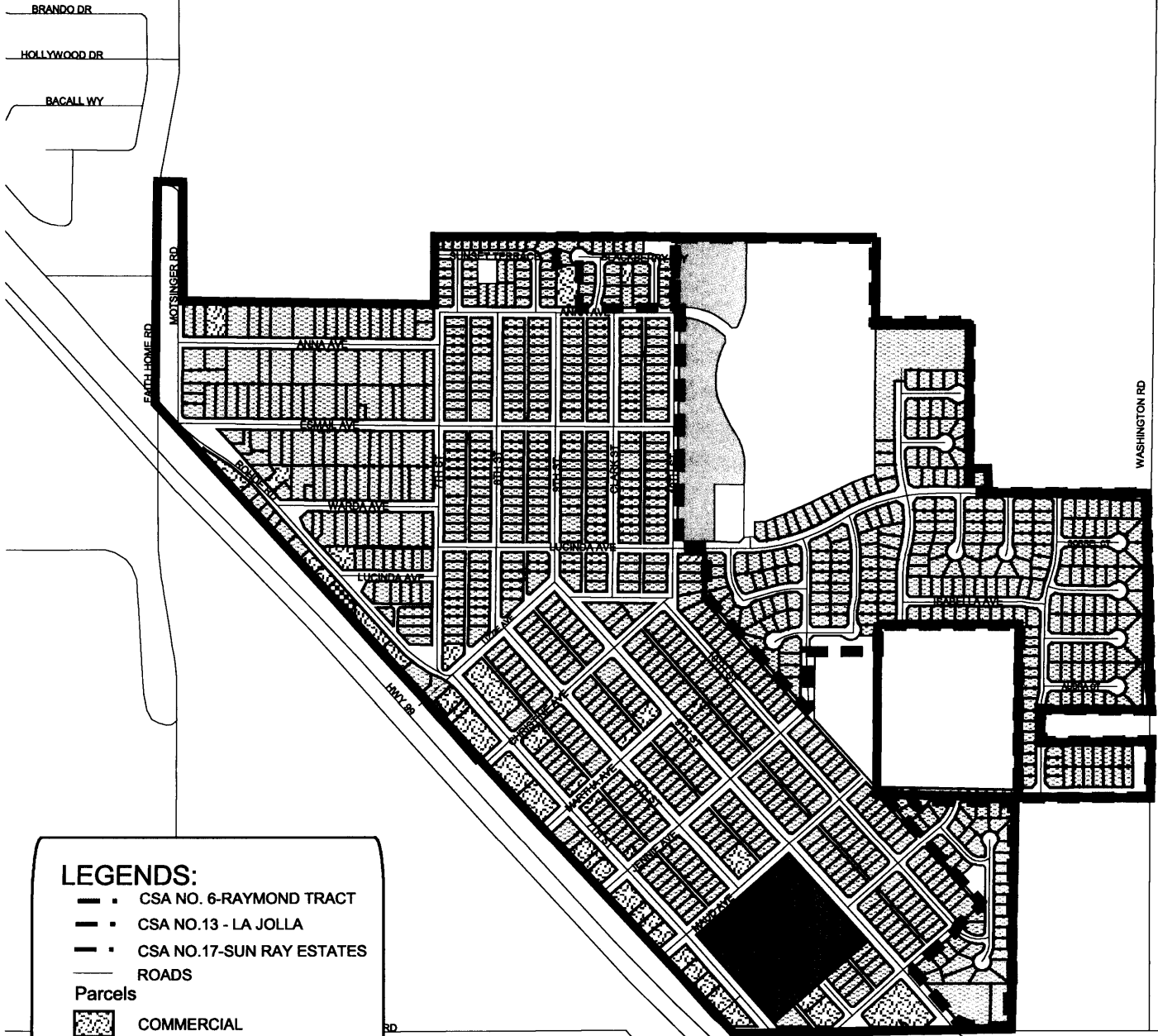
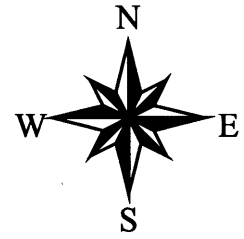
The Board should determine if this action is consistent with the Board's priorities for providing a safe community, a healthy community and a well-planned infrastructure system.

STAFFING IMPACT:

There is no staffing impact associated with this item.

EXHIBIT "A"

COMMUNITY OF KEYES AREA PROPOSED CSA NO.26



LEGENDS:

- . CSA NO. 6-RAYMOND TRACT
- . CSA NO.13 - LA JOLLA
- . CSA NO.17-SUN RAY ESTATES
- ROADS

Parcels

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL/AG
- BASIN
- PARK
- PARK/BASIN
- KEYES BOUNDARY (Proposed)
- UNDEVELOPED RESIDENTIAL
- SCHOOL