

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

DEPT: Public Works

BOARD AGENDA # 9:10 a.m.

Urgent Routine

AGENDA DATE April 8, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider the Formation of County Service Area No. 26 - Keyes and Dissolution of CSA No. 6 - Raymond Tract, CSA No. 13 - La Jolla, and CSA No. 17 - Sunray Estates, Conduct a Ballot Procedure in Compliance with Proposition 218, and Consent to the Waiver of Conducting Authority Proceedings for Formation of County Service Area No. 26 - Keyes

STAFF RECOMMENDATIONS:

1. Find that notice of the public hearing was mailed to the property owner.
2. Conduct a Public Hearing to receive comments regarding the formation of County Service Area No. 26 - Keyes and Dissolution of CSA No. 6 - Raymond Tract, CSA No. 13 - La Jolla, and CSA No. 17 - Sunray Estates and the proposed method for calculation and levy of annual assessment to pay for services provided by County Service Area No. 26 - Keyes.
3. Conduct a ballot procedure by authorizing the Clerk of the Board to open the sealed ballot, tabulate, and submit the results to the Board of Supervisors at the April 15, 2008 Board meeting.

(Continued on Page 2)

FISCAL IMPACT:

The total cost for the formation of County Service Area (CSA) 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. The Public Works Department will be reimbursed for approximately \$3,000 in up front costs, including the filing fee with the State Board of Equalization, notification fees, printing and mailing costs in the first year that the CSA is formed from the CSA No. 26 - Keyes reserve fund. 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. 2008-251

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:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

CSA-26-2
CSA-6-12
CSA-13-10

File No. CSA-17-4

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STAFF RECOMMENDATIONS CONTINUED:

4. Make the CSA No. 26 - Keyes Engineer’s Report part of the record of this proceeding.

FISCAL IMPACT CONTINUED:

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 (Bonita Ranch 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 (1,032 parcels)	\$ 159.58

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. The dissolution of the existing county service areas would only occur if the proposed formation of County Service Area No. 26 is approved, otherwise, they will remain intact.

Currently, there is no identified funding source within the area of Keyes for the ongoing 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,

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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 effect after the Keyes Storm Drain Infrastructure Project is complete or during the Fiscal Year 2010-2011. Should the CSA not be formed, there is no other funding currently identified for this purpose.

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 Fiscal Year 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. On February 26, 2008, the Redevelopment Agency approved a contract agreement with Nolte Associates, Inc., to provide construction management services for the Keyes Storm Drain Improvement Project.

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.

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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 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

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assessment of \$159.58 per developed residential parcel will be \$126.88 less than the current CSA No. 17 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.

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 (MAC). 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. In the past months, County staff has attended local public meetings (Keyes MAC, Keyes School District, Keyes Fire Protection District, and Keyes Community Services District) in the community to discuss the project and the proposed formation of the new County Service Area and dissolution of the existing County Service Areas. 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

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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 dissolution of the existing county service areas would only occur if the proposed formation of County Service Area No. 26 is approved.

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.

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;

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- 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, the Board may adopt a resolution ordering the formation of CSA No. 26 – Keyes;
- Local Agency Formation Commission (LAFCO) reviews Board of Supervisors Resolution for CSA No. 26 - Keyes. 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 - Keyes 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; and,
- 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.

**ATTACHMENTS AVAILABLE
FROM YOUR CLERK**



DEPARTMENT OF PUBLIC WORKS

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Director

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COUNTY SERVICE AREA NO. 26 - KEYES

ENGINEER'S REPORT

Prepared by:

**STANISLAUS COUNTY
DEPARTMENT OF PUBLIC WORKS**

February 5, 2008

Effective Date of CSA No. 26 – Keyes

Formation

July 1, 2009

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A. Introduction

Formation of CSA No. 26 – Keyes Scheduled for July 1, 2009

The formation of CSA No. 26 – Keyes is discussed in Section II of this engineer’s report. However, Public Works would like to note up front in this report that the formation of CSA No. 26 - Keyes would not occur until July 1, 2009, due to the construction schedule for the Keyes Storm Drain Project running from the spring of this year on into the year 2009. While a Proposition 218 ballot procedure and election needs to be held this spring of 2008 to determine if CSA No. 26 will be created, the actual formation will not be needed until the budget year 2009/2010 (July 1, 2009 to June 30, 2010).

Community of Keyes

The unincorporated community of Keyes lies along the east side of California State Highway 99 between the City of Ceres and the City of Turlock, very near the geographic center of Stanislaus County. With the development of irrigation systems fed from the Sierra Nevada mountains to the east in the early part of the 20th century, the San Joaquin Valley area in the vicinity of modern day Keyes experienced a substantial increase in agriculture production. The need to ship this produce brought the establishment of a train station along the Southern Pacific railroad line in August of 1914. Subsequently, a small community began to develop around the railroad station, and has since grown to include 628 residential parcels, 40 developed and undeveloped commercial parcels, 1 community park (Hatch Park), 2 small storm drain basins, 1 rural/agricultural property, 1 public school parcel, 1 industrial parcel, and 1 undeveloped residential parcel. The 2000 United States Census reported the population of Keyes to be 4,575, and the median household income to be \$31,734.

To provide services that normally would be provided by an incorporated city, the following districts and council were set up:

- The Keyes Community Services District (KCSD) was established June 20, 1955, to provide the municipal services of water supply, sewer, and street lighting.
- The Keyes Fire Protection District (KFPD) was established July 5, 1960, to provide fire protection and emergency services to the greater Keyes area.
- The Keyes Municipal Advisory Council was established March 12, 1991 to advise the Stanislaus County Board of Supervisors on such matters which relate to the Keyes area, as may be designated by the Board, concerning services which are or may be provided by the County or other governmental agencies.

The Keyes community now includes the following tracts, subdivisions, and districts:

- Warda Tract
- Texera Tract
- Town of Keyes
- Subdivision No. 1, Town of Keyes
- Town of Keyes, Commercial District
- Keyes North Subdivision

Three additional areas exist in the greater Keyes area, which have been set up as County Service Areas (CSAs) to provide storm drain systems and landscape maintenance services in these areas. The three areas consist of:

CSA No. 6 – Raymond Tract

County Service Area No. 6 was established in May, 1990, to provide extended storm drainage to the Raymond Tract subdivision, which is located in the southeast corner of the general area of Keyes. There are 44 parcels within CSA No. 6, and each parcel receives equal benefit from the extended storm drainage. One of the parcels is a storm drain basin. Water collected in the subdivision from curbside catch basins is piped to a single storm water detention basin. The water is unfiltered and reaches the detention basin carrying any pollutants picked up from the drainage area of the subdivision. The water collected there percolates into the ground over a period of time.

CSA No. 13 – La Jolla

County Service Area No. 13 was established in November, 1991, to provide extended storm drainage to the La Jolla subdivision, located in the north central portion of the general area of Keyes. There are 28 parcels within CSA No. 13, and each parcel receives equal benefit from the extended storm drainage. One of the parcels is a storm drain basin. Water collected in the subdivision from curbside catch basins is piped to a single storm water detention basin. The water is unfiltered and reaches the detention basin carrying any pollutants picked up from the drainage area of the subdivision. The water collected there percolates into the ground over a period of time.

CSA No. 17 – Sunray Estates

County Service Area No. 17 was established in January, 2003, to provide extended maintenance services for the storm drain system, streetscape along Washington Road, park, and landscaped storm drain retention basin within the Bonita Ranch Subdivision (formerly known as Sunray Estates Subdivision), located in the northeast and eastern portion of the general area of Keyes. There are 281 parcels within CSA No.17 consisting of: 278 residential lots, a park, 2 storm drainage basin parcels, 1 public landscape lot, and 2 remainders that will be developed with later phases. Water collected in the subdivision from curbside catch basins is piped to a single storm water detention basin. The water is unfiltered and reaches the retention basin carrying any pollutants picked up from the drainage area of the subdivision. The water collected there is retained until being pumped via an outfall pipe to Turlock Irrigation District (TID) Lateral Canal No. 2 1/2. An agreement with TID allows for pumping of storm water from the retention basin into the canal at a specified discharge rate and only when the irrigation district water in the canal is low enough to accommodate the storm water discharge into the canal.

The word “parcel,” for the purposes of this Report, 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 on the tax roll, properties assessed for special district benefit assessments.

Keyes Redevelopment Project for Storm Drain System

While the three County Service Areas (CSAs) have provided storm drain system services to those areas of the greater Keyes community that are part of the CSAs, the downtown Keyes area has not had storm drain services.

To provide storm drain services for the greater Keyes area, including the downtown and commercial areas of Keyes, other than the three County Service Areas that are located in the Keyes area, the Keyes Community Services District (KCSD) has requested to partner with the Stanislaus County Redevelopment Agency (the Agency) on a storm drain project for the community of Keyes to complete district infrastructure projects within the KCSD service area.

To facilitate this project, a Memorandum of Understanding between the Keyes Community Services District and the Redevelopment Agency regarding the relocation of sanitary sewer and water lines as part of the Agency's Keyes Improvement Project was approved by the Stanislaus County Board of Supervisors on June 26, 2007. The Keyes Community Services District has requested the Agency to expand the scope of work of the Keyes Storm Drain Project to include relocating certain sanitary sewer and water lines to improve the service of the area.

The Agency identified the Keyes Storm Drain Project for construction in its 2005 – 2009 Implementation Plan. Steps to fund both the design and construction of the project were completed in FY 2005/2006. The overall project is being delivered under a two-phased construction approach. Phase One is currently finished and consisted 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). Phase Two will consist of excavating a new storm water detention basin, making improvements to the existing detention basin, including a pumping station, constructing a storm drain collection system, and installing full width street improvements with curb and gutters. The project will involve installation or improvement of more than six miles of street and pipelines in Keyes. Phase Two is scheduled for construction in the spring and summer, beginning in May of 2008.

B. Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 which added Articles XIII C and XIII D to the California Constitution and which adds substantive and procedural requirements to assessments which affect CSA No. 26 assessments.

Proposition 218 requires a ballot procedure and a simple majority approval of any proposed increase in assessments by the property owners within the special district.

II

DESCRIPTION OF CSA NO. 26 - KEYES

In order to provide for funding for maintenance of the storm drain system being installed by the Keyes Storm Drain Project, the formation of County Service Area (CSA) No. 26 – Keyes, (hereinafter called “CSA”) has been proposed. In addition to the Town of Keyes area being installed with the storm drain system, all three existing CSAs in the Keyes area will be connected to the system. Two CSAs, CSA No. 6 – Raymond Tract and CSA No. 13 – La Jolla will have their storm drain lines connected to the new system and the storm water will no longer flow into the small storm drain basins located in each of those CSAs. As a result, neither of these storm drain basins would continue to be used for detention of storm water.

The CSA No. 13 – La Jolla storm drain basin parcel would be offered for re-conveyance back to the original developer, per requirement stated in the recorded subdivision map and to meet the requirement of California State Government Code Section 66477.5 that property recorded on or after January 1, 1990 and dedicated for a specific public use must be offered back to the original developer if the property is no longer used for the public purpose for which the property was originally dedicated. The CSA No. 6 – Raymond Tract storm drain basin does not fall under either of the provisions stated above that apply to the storm drain basin in CSA No. 13 – La Jolla, that is, it would not be offered for re-conveyance to the original developer, so it could possibly be converted for use as a park or sold for use as a residential parcel.

Another storm drain basin is located in the North Keyes subdivision, located in north Keyes, but is not currently located in a county service area. The storm drain system in the North Keyes subdivision will also be connected to the Keyes Storm Drain System and this basin would also no longer be used for storm water detention. As this basin does not fall under either of the provisions stated above that apply to the storm drain basin in CSA No. 13 – La Jolla, that is, it would not be offered for re-conveyance to the original developer, it also could possibly be converted for use as a park or sold for use as a residential parcel.

CSA No. 17 – Sunray Estates has two much larger storm drain basins which are being utilized as the destination storm drain basins in the Keyes Storm Drain Project. The basins are being upgraded and pumping capacity increased as part of the project. Since CSA No. 6 – Raymond Tract, CSA No. 13 – La Jolla, and CSA No. 17 – Sunray Estates are included in the project, it is proposed that they be included into the formation of a much larger County Service Area, the proposed CSA No. 26.

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.

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.

The new CSA would be created by the use of a ballot procedure as required by Proposition 218. The election would require the mailing of ballots to 1,032 parcels that would comprise all of the property owners of the Keyes Storm Drain Project Area (basically the township of Keyes, including the downtown area and Keyes commercial areas), CSA No. 6, CSA No. 13, and CSA No. 17. The property owners will be requested to vote as to whether they protest or do not protest the formation of the new district, which action would also include the dissolution of CSA No. 6, CSA No. 13, and CSA No. 17, as those County Service Areas would be part of CSA No. 26, if that district is formed.

Phase 2 of the Keyes Storm Drain Project (Phase Two will consist of excavating a new storm water detention basin, making improvements to the existing detention basin, including a pumping station, constructing a storm drain collection system, installing full width street improvements with curb and gutters, and installation or improvement of more than six miles of street and pipelines in Keyes) is scheduled for construction in the spring and summer of 2008, beginning in May. The construction will continue into 2009. As a result, CSA No. 26 – Keyes will not need to be actually formed until July 1, 2009. While a Proposition 218 ballot procedure and election needs to be held this spring of 2008 to determine if CSA No. 26 will be created, the actual formation will not be needed until the budget year 2009/2010 (July 1, 2009 to June 30, 2010). As a result, the first assessment payment from property owners in the new county service area would not occur until the first property tax payment in the 2009/2010 fiscal year, in December, 2009.

Services provided by CSA No. 26 would be storm drain system services, park maintenance services for the storm drain basins in the CSA which are also landscaped as parks, maintenance of some community landscaping along a roadway located in the current CSA No. 17 area, and special additional benefit funding to provide better landscape and maintenance services for the existing Keyes area park, Hatch Park. All of these benefits are special benefits provided to the Keyes area that are over and above those provided to County-wide property owners in general.

CSA No. 26 – Keyes would consist of 1,032 parcels comprised of the following property types:

Property Type	Number of Parcels	Total Acreage
Undeveloped Residential	3	31.18
Undeveloped Commercial	0	0.00
Developed Residential	977	168.18
Rural / Agricultural	1	.16
Storm Drain Basin	4	1.15
Storm Drain Basin / Park	2	10.58
Park	4	6.43
Public School	1	10.23
Streetscape	1	.26
Developed Commercial	40	16.27
Industrial	1	.45
Total	1,032	244.89

Note: The acreage total is for parcel acreage only and does not include public right-of-way acreage in CSA No. 26 – Keyes.

The proposed budget for CSA No. 26 – Keyes is shown in the following section, “III CSA No. 26 – Keyes Budget”.

III

CSA NO. 26 – FINANCIAL INFORMATION

A. Annual Budget

The CSA No. 26 – Keyes annual budget is built from the Keyes Storm Drain Project Area estimated costs budget, and the fiscal year 2007/2008 budgets for CSA No. 6, No. 13, and No. 17.

1. Park and Streetscape Maintenance	\$113,582
2. Storm Drain System Maintenance	\$ 53,700
3. Storm Water Pollution Prevention Program	\$ 5,000
4. Administration	\$ 2,800
5. Operational Reserve Set-Aside (no operational reserve has been determined for the initiation and formation of CSA No. 26, but can be established in future years, so no set-aside amount has been calculated)	<u>\$ 0</u>
Total CSA No. 26 – Keyes Annual Budget	\$175,082

B. Assets and Liabilities

1. Assets

The following assets will be moved over to the fund account for CSA No. 26 – Keyes from the dissolved CSA No. 6, CSA No. 13, and CSA No. 17, per State law regarding disposition of funds from dissolved County Service Areas, based on the estimated cash available as of June 30, 2007:

1. County Service Area No. 6 – Raymond Tract	\$ 37,508
2. County Service Area No. 13 – La Jolla	\$ 54,370
3. County Service Area No. 17 – Sunray Estates	<u>\$143,935</u>
County Service Area No. 26 – Keyes Projected Assets	<u>\$235,813</u>
Less capital reserve for CSA No. 17 outfall pump replacement (see item C. Capital Reserve, below)	(\$ 60,000)
Less \$3,000 for up-front administrative costs incurred by Public Works for CSA No. 26 – Keyes formation	\$ 3,000
Less initial operational reserve for 1 st 6 months operation (during which no assessments will be received until December)	<u>\$ 87,541</u>
County Service Area No. 26 – Keyes Projected Available Assets	\$ 85,272

2. Liabilities

There are no outstanding liabilities found in CSA No. 6, CSA No. 13, and CSA No. 17 to be transferred to CSA No. 26.

C. Capital Reserve _____

A capital reserve of \$60,000 for eventual replacement of the outfall pump that is part of the CSA No. 17 storm drainage system is transferred to CSA No. 26. This reserve will be subtracted from the available asset funds that will be transferred from the dissolved CSAs, in order to hold this amount in reserve.

It is recommended that in five years the budget for CSA No. 26 begin setting aside \$5,000 per year to increase this reserve for replacement of the four lift pumps installed in the new Keyes storm drain system until a reserve of \$120,000 has been achieved.

D. Planned Use of Available Assets in Fund _____

The design of the Keyes storm drainage system will connect storm drain lines in the Raymond Tract subdivision in CSA No. 6, the La Jolla subdivision in CSA No. 13, and the North Keyes subdivision, in the northern area of Keyes. The storm drain basin located in each of these subdivisions will no longer be used for storm water detention. It is currently planned to use part of or most of the available asset fund of \$85,272 to remove any contaminants and fill the basins back in to restore them to usable parcels.

A. Method of Cost Apportionment

Pursuant to the *County Service Area Law* and in compliance with Proposition 218, the costs of CSA No. 26 may be apportioned by any method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the services provided. The proportionate special benefit derived by each parcel is determined in relationship to the entirety of the services provided and the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel.

In 1999, the Stanislaus County Department of Public Works retained the consulting services of NBS Government Finance Group to develop a method for determining assessments based on various property types and their land use. At that time, NBS proposed a revised method to calculate the annual assessments by quantifying the various property types and their respective special benefits received in terms of Equivalent Dwelling Units (E.D.U.) This methodology is applicable to various property types found in the Keyes community.

Using the NBS methodology, only special benefits are assessed, including special benefits to public property, and any general benefits have been separated from the special benefits for purposes of this report. The special benefits are based on services reflected in the CSA No. 26 budget which are being provided over and above the general benefits which are provided to County property owners in general. The basis of the special benefit for CSA No. 26 was determined to be equal for all Equivalent Dwelling Units within the proposed new CSA. However, the special benefits received varies by property type and their land usage. These special benefits are quantified in terms of the use of a Benefit Unit Factor (B.U.F.) as part of the NBS methodology to calculate assessments for the various property types found in the proposed CSA No. 26 district.

The Benefit Unit Factor for various property types was determined by a County team after reviewing the information developed by the NBS consultants. This team concluded that NBS's Benefit Unit Factor of 3.5 per acre for developed commercial/industrial property was appropriate, while the Benefit Unit Factor of 2.0 for public property was slightly lower than the team's recommendation of 2.2 per acre. The Benefit Unit Factor for developed commercial/industrial property is higher than undeveloped commercial/industrial land and public property due to its increase generation of storm runoff. Undeveloped commercial property has a Benefit Unit Factor of 1.0 per acre. These Benefit Unit Factors have been used for some time for developing assessments by property type since the NBS study was completed in 1999. Since the same property types exist in the newly proposed CSA No. 26, the use of these Board approved B.U.F.s has been applied to the development of the assessments in CSA No. 26. These B.U.F.'s are listed in the table titled "Benefit Unit Factors by Property Type - CSA No. 26", located in Section "IV Assessments, 2. Development of CSA No. 26 – Keyes Assessments".

The annual budget will be comprised of the estimated operation and maintenance costs for the upcoming fiscal year, plus administrative costs, plus an amount to be set aside for an operational reserve (if it is determined that a set-aside amount is required to build up the operational reserve).

The fiscal year is the 12-month period commencing on July 1st and ending on the following 30th. However, the annual assessment is collected in December and April. This means that the fiscal year starts on July 1st but the first assessment of the annual assessment will not be collected until December of 2009.

This creates a 6-month lag in receiving the money necessary to perform operations and maintenance in the CSA. The operational reserve will be established to cover the first 6 months operation of the CSA July to June fiscal year when the first property tax payments for operation of the CSA are not received until mid-December of each year, and to pay for unexpected or emergency expenses incurred by the CSA during the year that were neither contemplated or estimated as part of the CSA operation and maintenance costs for the fiscal year.

To establish the operational reserve in the first year of operation of CSA No. 26, half of the required funds needed for operation and maintenance of the CSA will be set aside out of the asset funds transferred from the dissolved CSAs .

Any fund balance from the previous year will be carried forward to build the operational reserve, unless it is determined in the engineer's report written for the next fiscal year that a sufficient operational reserve has been accumulated in the CSA fund, all or a portion of the fund balance remaining from the previous year can be used to reduce the assessments for that fiscal year.

The operation and maintenance costs will include the monthly charges for maintaining landscaping and irrigation systems for the parks, dual purpose storm drain basin/parks, and streetscape; energy charges for operating the storm drain pumps, and maintenance of the storm drain system. The budget will include administrative costs and any set-aside charge required to build the operational reserve, if necessary. Although some special districts receive a portion of the property tax collected by the County, the CSA is not expected to receive any property tax revenue. However, if the CSA does receive any property tax revenue in the future, it will be used to reduce or offset the amount of operation and maintenance costs that must be collected by the annual assessment. The annual assessments will vary from year to year if any of the Assessment Method components change.

Therefore the Assessment Method (hereinafter called "Method") used to calculate the assessments is as follows:

$$\text{Total Amount of Funds Needed for Fiscal Year} = \text{Estimated Operation and Maintenance Costs for Current Year} + \text{Administrative Costs} + \text{Operational Reserve} - \text{Fund Balance from Previous Year} - \text{Estimated Property Tax Revenue for Current Year}$$

$$\text{Equivalent Dwelling Unit (E.D.U.) per Parcel} = \text{Benefit Unit Factor (B.U.F.) 3 Acre or Parcel}$$

$$\text{Total Equivalent Dwelling Units} = \text{E.D.U. per Parcel Totalled for All Parcels}$$

$$\text{Total Amount of Funds Needed for Fiscal Year 4 by Total Equivalent Dwelling Units (E.D.U.)} = \frac{\text{Assessment per E.D.U.}}{\text{E.D.U.}}$$

$$\text{Assessment per E.D.U. 3 Parcel B.U.F. 3 Acres or Parcel} = \text{Assessment for Each Parcel}$$

In compliance with voter approved State Proposition 218, a ballot procedure is required in order to levy a new assessment on parcels within the proposed CSA. As part of the ballot procedure, the County proposes the above Method be used to calculate the annual assessment to be levied against individual properties with the CSA. If approved, the use of the Method will continue indefinitely. Use of the Method allows annual assessments to increase or decrease as needed to provide CSA services, without incurring the expense of conducting an Assessment Ballot procedure. Without an approved Method, the cost of conducting an Assessment Ballot procedure would be charged against the CSA as administrative

expense. Therefore, use of the Method increases administrative efficiency and reduces the costs of CSA operation and maintenance.

The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to the cost of the service being provided by the CSA. Due to variation in the type of parcel use, each parcel benefits differently in the services provided. Therefore the total cost to operate the CSA is based on the above Method to determine the annual assessment for each parcel in the CSA. This Method is proposed in order to support a equitable spread of assessments between residential lots, public properties, and developed commercial and industrial properties. The annual assessment is levied without regard to property valuation.

B. Development of CSA No. 26 – Keyes Assessments _____

Benefit Unit Factors by Property Type - CSA No. 26 _____

PROPERTY TYPE	BENEFIT UNIT FACTOR (B.U.F.) PER ACRE OR PARCEL
Undeveloped Residential	0.00 Per Parcel
Undeveloped Commercial	1.00 Per Acre
Developed Residential	1.00 Per Parcel
Rural/Agricultural	1.00 Per Acre
Storm Water Basin	2.20 Per Acre
Storm Water Basin / Park	2.20 Per Acre
Park	2.20 Per Acre
Public School	2.20 Per Acre
Streetscape	2.20 Per Acre
Developed Commercial	3.50 Per Acre
Industrial	3.50 Per Acre

Total Equivalent Dwelling Unit by Property Type - CSA No. 26 _____

PROPERTY TYPE	TOTAL EQUIVALENT DWELLING UNIT (E.D.U.)
Undeveloped Residential	0.00
Undeveloped Commercial	0.00
Developed Residential	975.00
Rural/Agricultural	.16
Storm Water Basin	2.53
Storm Water Basin / Park	23.28

Park	14.56
Public School	22.51
Streetscape	.58
Developed Commercial	56.95
Industrial	1.58
Totals:	1,097.15

Assessment Per Equivalent Dwelling Unit (E.D.U.) – CSA No. 26 _____

DESCRIPTION	AMOUNT
Required Funds	\$175,082
Total Equivalent Dwelling Units	1,097.15
Calculated Assessment Per Equivalent Dwelling Unit	\$159.58

Assessment by Property Type - CSA No. 26 _____

Based on the assessment per Equivalent Dwelling Unit (E.D.U.), the following are the assessments calculated for each property type.

PROPERTY TYPE	ASSESSMENT PER PROPERTY TYPE
Undeveloped Residential	0.00 Per Acre
Undeveloped Commercial	\$159.58 Per Acre
Developed Residential	\$159.58 Per Parcel
Rural/Agricultural	\$159.58 Per Acre
Storm Water Basin	\$351.08 Per Acre
Storm Water Basin / Park	\$351.08 Per Acre
Park	\$351.08 Per Acre
Public School	\$351.08 Per Acre
Streetscape	\$351.08 Per Acre
Developed Commercial	\$558.53 Per Acre
Industrial	\$558.53 Per Acre

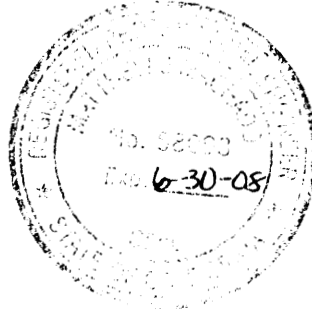
Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. This ballot procedure is planned for the formation of the new CSA No. 26 – Keys and if a majority protest vote is not received, the CSA will be formed in compliance with the requirements of Proposition 218.

The parcels subject to the assessments are listed in "Appendix C. Parcel Listing and Assessments in Parcel Number Order", Exhibit "C", that is attached hereto and made a part of this Engineer's Report.



February 5, 2008

MATT MACHADO, DIRECTOR, PE
Stanislaus County Department of Public Works



V

APPENDICES

The following pages contain:

Appendix A. – CSA No. 26 – Keyes Boundary Map

Appendix B. – Boundary Description of CSA No. 26 – Keyes

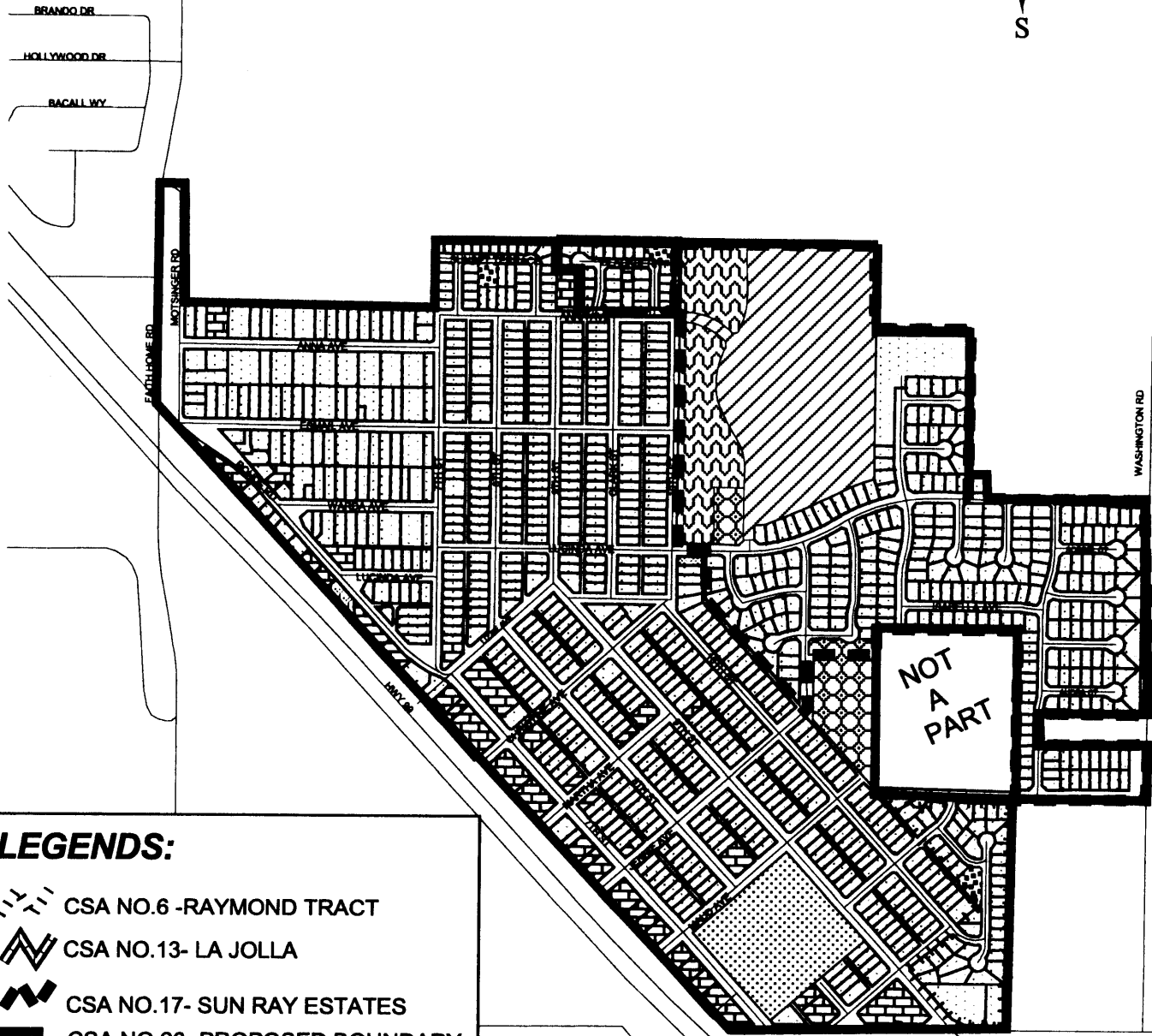
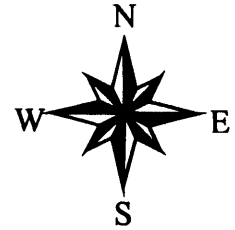
Appendix C. – Parcel Listing and Assessments in Parcel Number Order

Appendix A. CSA No. 26 – Keyes Boundary Map_____

The following page, Exhibit “A”, provides a facsimile of the Boundary Map for the CSA No. 26 - Keyes. The lines and dimensions shown on maps of the County Assessor of Stanislaus County for the current year are incorporated by reference herein and made part of this Report.

EXHIBIT "A"

COMMUNITY OF KEYES AREA
 PROPOSED CSA NO.26
 TOTAL ACREAGE= 332 AC.



LEGENDS:

- CSA NO.6 -RAYMOND TRACT
- CSA NO.13- LA JOLLA
- CSA NO.17- SUN RAY ESTATES
- CSA NO.26- PROPOSED BOUNDARY
- ROADS

Parcels

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL/AG
- BASIN
- PARK
- PARK/BASIN
- UNDEVELOPED RESIDENTIAL
- SCHOOL

ncw 01/31/08
 ncw 01/08/08
 ncw 10/15/07
 ncw 10/17/07-Rev
 ncw 10/19/07-Rev
 ncw 12/19/07-Rev

Appendix B. Boundary Description of CSA No. 26 – Keyes_____

The document on the following pages, Exhibit “B”, describes the boundary description of CSA No. 26 – Keyes in surveying terms.

EXHIBIT "B"

Boundary Description CSA 26 Keyes

All that portion of Section 30 of Township 4 South, Range 10 East Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the Southeast Corner of said Section 30, said point being the intersection of the centerlines Nunes and Washington Roads, thence along the south line of said Section 30 and the centerline of said Nunes Road, North $89^{\circ} 43' 30''$ West 760.10 feet to the True Point of Beginning of this description, said point being on the southerly extension of the east line of the Raymond Tract Subdivision. (1) Thence continuing on said south line of Section 30 and centerline of Nunes Road, North $89^{\circ} 43' 30''$ West, 1582.49 feet to a point on the northeasterly right-of-way of State Highway 99. (2) Thence North $50^{\circ} 20' 49''$ West, 105.12 feet along said right-of-way to an angle point. (3) Thence continuing along said right-of-way, North $41^{\circ} 56' 25''$ west, 1885.01 to an angle point. (4) Thence North $71^{\circ} 56' 10''$ West, 40.39 feet to an angle point. (5) Thence North $41^{\circ} 57' 49''$ West, 2635.94 feet to the intersection of said right-of-way and the centerline of Faith Home Road. (6) Thence North $0^{\circ} 12' 22''$ East, 950.88 feet along said centerline to the beginning of a curve. (7) Thence along said curve concave to the east with a central angle of $10^{\circ} 15' 30''$ and a radius of 2000 feet a length of 358.08 feet to the end of said curve. (8) Thence South $79^{\circ} 32' 03''$ East, 30.00 feet to a point on the easterly right-of-way of said Faith Home Road, said point being the beginning of a non-tangent curve with a radial bearing of South $79^{\circ} 32' 03''$ East. (9) Thence along said curve, concave to the east, with a central angle of $1^{\circ} 05' 44''$ and a radius of 1970 feet, a length of 37.67 feet to the end of said curve, also being an angle point in said right-of-way. (10) Thence North $89^{\circ} 56' 00''$ East 95.28 feet along said right-of-way and its easterly extension to a point 20.00 east of the west line of said Section 30 and the northerly extension of the east right-of-way of Motsinger Road. (11) Thence South $0^{\circ} 14' 03''$ West, 726.40 feet along the said northerly extension and east right-of-way of said Motsinger Road to the west extension of the north line of Block "A" of the Warda Tract. (12) Thence South $89^{\circ} 37' 42''$ East, 1383.77 feet along said north line to the northeast corner of Lot 1 of said Block "A", being a point on the west right-of-way of Seventh Street, said point also being the southwest corner of the Keyes North Subdivision (13) Thence North $0^{\circ} 25' 18''$ East, 384.77 feet along the west boundary of said North Keyes Subdivision to the northwest corner of Lot 6 thereof. (14) Thence South $89^{\circ} 29' 12''$ East, 669.92 feet along the north line of said subdivision to the northeast corner of Lot 17 thereof, said point also being the northwest corner of Lot 13 of the La Jolla Subdivision. (15) Thence continuing South $89^{\circ} 29' 12''$ East, 649.92 feet along the north line to the northeast corner of Lot 6 of said subdivision, said point also being the Northwest Corner of Lot A1 of the Bonita Ranch Phase 1 Subdivision. (16) Thence South $89^{\circ} 29' 20''$ East, 1111.19 feet, along the north line of said Lot A1 and the Remainder parcel of said subdivision to an angle point. (17) Thence South $0^{\circ} 19' 50''$ West, 446.75 feet to and angle point.

(18) Thence South $89^{\circ} 35' 04''$ East, 528.03 to an angle point. (19) Thence South $0^{\circ} 27' 49''$ West, 804.03 feet to an angle point, said point being the northwest corner of the well site as shown on Record of Survey, Volume 26, Page 17. (20) Thence South $89^{\circ} 43' 02''$ East, 100.00 feet. (21) Thence South $0^{\circ} 27' 49''$ West, 100.00 feet to a point on the north right-of-way of Lucinda Avenue. (22) Thence South $89^{\circ} 43' 02''$ East, 904.10 feet along the north line of said Lucinda Avenue and it's easterly extension to the centerline of said Washington Road. (23) Thence South $0^{\circ} 27' 49''$ West, 1219.99 feet, along the centerline of said Washington Road to the easterly extension of the north line of Parcel 1, recorded in Book 41 of Parcel Maps, at Page 49, also being a portion of the south line of the Bonita Ranch Unit 3 Subdivision. (24) Thence North $89^{\circ} 38' 24''$ West, 601.25 feet to a point on the centerline of Tanya Way. (25) Thence South $0^{\circ} 26' 43''$ West, 170.53 feet to the centerline intersection of Tanya Way and Kim Drive. (26) Thence South $89^{\circ} 38' 21''$ East, 601.19 feet along the centerline of Kim Drive to it's intersection with the centerline of said Washington Road. (27) Thence South $0^{\circ} 27' 49''$ West, 311.37 feet on said centerline to the easterly extension of the south right-of-way of Norma Way. (28) Thence North $89^{\circ} 39' 21''$ West, 472.88 feet to an angle point in said right of way. (29) Thence North $0^{\circ} 28' 35''$ East, 170.53 feet to an angle point. (30) Thence North $89^{\circ} 38' 21''$ West, 217.19 feet. (31) Thence North $0^{\circ} 23' 11''$ West, 86.47 feet, to a point on the east line of the Raymond Tract Subdivision. (32) Thence leaving said south right-of-way of Norma Way, South $0^{\circ} 27' 49''$ West, 1286.99 feet along the east line of said Raymond Tract Subdivision and it's southerly extension to the True point of Beginning of this description.

Excepting there from, commencing at course number (31) said point being on the south right-of-way of Norma Way and on the east line of the Raymond Tract Subdivision. Thence North $0^{\circ} 18' 28''$ East, 34.00 feet to the Point of Beginning of this exception. (1) Thence South $89^{\circ} 38' 21''$ East, 38.35 feet to a point on the southerly extension of the west line of Victoria Park Subdivision. (2) Thence North $0^{\circ} 26' 43''$ East, 441.90 feet to the northwest corner of Lot 1 of said subdivision, also being the southwest corner of Lot 323 of the Bonita Ranch Unit 3 Subdivision. (3) Thence North $0^{\circ} 25' 19''$ East, 49.05 feet, to an angle point. (4) Thence South $89^{\circ} 38' 24''$ East, 6.43 feet. (5) Thence North $00^{\circ} 25' 43''$ East, 405.47 feet along the west line of said subdivision to a point on the south line of Bonita Ranch Unit 2 Subdivision. (6) Thence North $89^{\circ} 39' 07''$ West, 785.70 feet, along the south line of said subdivision to a point on the east line of the Bonita Ranch Unit 1 Subdivision. (7) Thence South $0^{\circ} 25' 28''$ West, 143.59 feet to the southeast corner of Lot B of said subdivision. (8) Thence continuing South $0^{\circ} 25' 28''$ West, 753.66 feet to an angle point. (9) Thence South $89^{\circ} 38' 21''$ East, 741.35 feet to the Point of Beginning.

Having an area of 332.3 acres.

The Basis of Bearing for this description is NAD 83 DATUM from Record of Survey 27-S-40, also being County Survey # 1756

Appendix C. Parcel Listing and Assessments in Parcel Number Order_____

The parcel listing of assessments, Exhibit "C", is provided on the following pages in parcel number order. The description of each lot or parcel as part of the records of the County Assessor of Stanislaus County are, by reference, made part of this Report.

EXHIBIT "C"

County Service Area No. 26 – Keyes Parcel Listing and Assessments in Parcel Number Order

The Assessor Parcels listed below are subject to the annual assessment:

045-014-001 thru 002 (inclusive)	\$ 159.58
045-014-003	\$ 296.02
045-014-004	\$ 159.58
045-014-006 thru 007 (inclusive)	\$ 159.58
045-014-013 thru 021 (inclusive)	\$ 159.58
045-014-028 thru 029 (inclusive)	\$ 159.58
045-014-031	\$ 159.58
045-014-033 thru 038	\$ 159.58
045-014-040 thru 043	\$ 159.58
045-014-045	\$ 159.58
045-014-047 thru 051	\$ 159.58
045-014-053 thru 072	\$ 159.58
045-015-001	\$ 159.58
045-015-005	\$ 159.58
045-015-007	\$ 159.58
045-015-010 thru 018	\$ 159.58
045-015-021 thru 022	\$ 159.58
045-015-027 thru 030	\$ 159.58
045-015-033 thru 034	\$ 159.58
045-015-036	\$ 159.58
045-015-038 thru 042	\$ 159.58
045-015-046	\$ 290.44
045-015-047 thru 053	\$ 159.58
045-015-054	\$ 178.73
045-015-055	\$ 159.58
045-015-057 thru 068	\$ 159.58
045-016-003 thru 016	\$ 159.58
045-016-019 thru 021	\$ 159.58
045-016-025	\$ 159.58
045-016-029	\$ 212.24
045-016-031 thru 032	\$ 159.58
045-016-034	\$ 212.24
045-016-037	\$ 245.75
045-016-038	\$ 134.05
045-016-039	\$ 134.05
045-016-040 thru 041	\$ 159.58

EXHIBIT "C" (continued)

County Service Area No. 26 – Keyes Parcel Listing and Assessments in Parcel Number Order

045-016-043	\$ 312.78
045-017-001 thru 022	\$ 159.58
045-017-024 thru 034	\$ 159.58
045-017-036	\$ 159.58
045-017-038	\$ 159.58
045-017-040 thru 047	\$ 159.58
045-018-001 thru 034	\$ 159.58
045-018-036	\$ 159.58
045-018-038 thru 042	\$ 159.58
045-018-044 thru 057	\$ 159.58
045-018-061 thru 072	\$ 159.58
045-019-001 thru 036	\$ 159.58
045-019-038 thru 041	\$ 159.58
045-019-043 thru 053	\$ 159.58
045-019-056 thru 057	\$ 159.58
045-019-059 thru 060	\$ 159.58
045-019-063 thru 068	\$ 159.58
045-019-070 thru 078	\$ 159.58
045-020-001	\$ 161.97
045-020-002 thru 037	\$ 159.58
045-020-039	\$ 159.58
045-020-041 thru 046	\$ 159.58
045-021-021	\$ 1,572.84
045-021-022	\$ 14.04
045-021-036	\$ 421.30
045-021-037	\$ 2,394.37
045-021-038	\$ 1,320.06
045-022-001	\$ 25.53
045-022-002 thru 005	\$ 159.58
045-022-007	\$ 159.58
045-022-010 thru 017	\$ 159.58
045-022-020 thru 031	\$ 159.58
045-022-035 thru 048	\$ 159.58
045-022-051 thru 058	\$ 159.58
045-022-060 thru 062	\$ 159.58
045-022-066 thru 067	\$ 159.58
045-022-070	\$ 14.30
045-022-071	\$ 159.58
045-023-002	\$ 159.58
045-023-005 thru 012	\$ 159.58

EXHIBIT "C" (continued)

County Service Area No. 26 – Keyes Parcel Listing and Assessments in Parcel Number Order

045-023-014	\$ 159.58
045-023-017	\$ 159.58
045-023-020 thru 021	\$ 159.58
045-023-023	\$ 159.58
045-023-026	\$ 159.58
045-023-028 thru 036	\$ 159.58
045-023-038	\$ 159.58
045-023-041	\$ 159.58
045-023-044	\$ 159.58
045-023-046 thru 053	\$ 159.58
045-023-056 thru 058	\$ 159.58
045-024-015 thru 018	\$ 159.58
045-024-021 thru 022	\$ 159.58
045-024-024 thru 026	\$ 159.58
045-024-028	\$ 159.58
045-024-030	\$ 159.58
045-024-032	\$ 159.58
045-024-034 thru 035	\$ 159.58
045-024-037 thru 043	\$ 159.58
045-024-045 thru 046	\$ 159.58
045-024-048 thru 050	\$ 159.58
045-024-052 thru 057	\$ 159.58
045-027-004	\$ 586.46
045-027-007	\$ 368.63
045-027-011	\$ 385.39
045-027-012	\$ 117.29
045-027-013	\$ 161.97
045-027-014	\$ 78.19
045-028-001 thru 013	\$ 159.58
045-028-016	\$ 14.30
045-028-017 thru 035	\$ 159.58
045-028-039 thru 045	\$ 159.58
045-028-044	\$ 14.30
045-028-045 thru 049	\$ 159.58
045-028-052	\$ 159.58
045-028-058 thru 059	\$ 159.58
045-028-062	\$ 586.46
045-028-063	\$ 173.14
045-028-064 thru 065	\$ 159.58
045-028-066	\$ 195.49

EXHIBIT "C" (continued)

County Service Area No. 26 – Keyes Parcel Listing and Assessments in Parcel Number Order

045-028-067 thru 068	\$ 159.58
045-029-001 thru 002	\$ 159.58
045-029-003	\$ 178.73
045-029-007	\$ 134.05
045-029-008	\$ 178.73
045-029-022	\$ 14.30
045-029-023	\$ 178.73
045-029-024	\$ 134.05
045-029-026	\$ 273.68
045-030-001 thru 037	\$ 159.58
045-030-039 thru 054	\$ 159.58
045-030-055	\$ 44.68
045-030-056 thru 061	\$ 159.58
045-030-062	\$ 14.30
045-030-064 thru 065	\$ 159.58
045-030-066	\$ 273.68
045-030-067 thru 069	\$ 159.58
045-031-001	\$ 173.14
045-031-010	\$ 173.14
045-031-012	\$ 178.73
045-031-013	\$ 418.90
045-032-001	\$ 3,591.55
045-032-004	\$ 279.27
045-032-005	\$ 145.22
045-032-006	\$ 159.58
045-033-007	\$ 815.45
045-064-002	\$ 363.04
045-064-027 thru 056	\$ 159.58
045-064-057	\$ 52.66
045-064-058	\$ 52.66
045-064-059 thru 072	\$ 159.58
045-064-073	\$ 147.45
045-064-074 thru 089	\$ 159.58
045-064-090	\$ 100.54
045-064-091 thru 095	\$ 159.58
045-065-002 thru 043	\$ 159.58
045-065-044	\$ 150.96
045-065-045 thru 046	\$ 159.58
045-066-001 thru 058	\$ 159.58

EXHIBIT "C" (continued)

County Service Area No. 26 – Keyes
Parcel Listing and Assessments in Parcel Number Order

045-066-059	\$ 249.27
045-067-001 thru 012	\$ 159.58
045-067-014 thru 085	\$ 159.58
045-068-001 thru 007	\$ 159.58
045-068-009	\$ 91.28
045-068-011 thru 079	\$ 159.58
045-069-001 thru 012	\$ 159.58
045-069-014 thru 034	\$ 159.58
045-070-001 thru 027	\$ 159.58