

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

DEPT: Public Works *[Signature]*

BOARD AGENDA # *C-1

Urgent Routine

AGENDA DATE June 7, 2011

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing for July 26, 2011, at 9:10 A.M. and to Conduct an Assessment Ballot Procedure Regarding the Formation of the Kenwood Park Lighting District and the Levy of a Special Benefit Assessment

STAFF RECOMMENDATIONS:

1. Set a Public Hearing for July 26, 2011, at 9:10 A.M., or as soon thereafter as the matter may be heard, regarding the formation of the Kenwood Park Lighting District and the levy of a special benefit assessment.
2. Approve the Engineer's Report for the formation of the Kenwood Park Lighting District.
3. Authorize an Assessment Ballot Procedure in conformance with California Constitution Article XIII D "Proposition 218" for the formation of the Kenwood Park Lighting District.

(Continued on Page 2)

FISCAL IMPACT:

Ongoing operation and maintenance costs associated with the Kenwood Park Lighting District will be borne by the district once it is established.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2011-348

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

[Signature: Christine Ferraro]

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. DL-45-2

Approval to Set a Public Hearing for July 26, 2011, at 9:10 A.M. and to Conduct an Assessment Ballot Procedure Regarding the Formation of the Kenwood Park Lighting District and the Levy of a Special Benefit Assessment

STAFF RECOMMENDATIONS (Continued):

4. Order that a Notice of Public Hearing be given pursuant to Government Code section 53753, subd., (B) and the Highway Lighting District Act Code section 19051 & 2.

FISCAL IMPACT (Continued):

One time start up costs associated with this project are estimated to be \$7,500 and include staff project time for the ballot procedure, Engineer's Report, public meetings, and coordination with the Turlock Irrigation District, and State Board of Equalization fees of \$800. A portion of these costs are approved for coverage through funding from the Community Development Fund (Initiate Proceeding on May 24, 2011 - Staff Recommendation #3 approved the use of up to \$6,000) and is consistent with the goal of providing funding for "one-time projects or programs benefiting the unincorporated area that demonstrates strong local support and commitment and a general public benefit."

One time costs of \$1,500 that are over and above the \$6,000 allotment from Community Development Funds will be borne by the Kenwood Park Lighting District as part of their annual assessment. The \$1,500 will be recovered with a payback period extending over the first 5 years after formation of the district.

The annual assessment for Budget Year 2011-2012 is calculated to be \$58.94 per parcel.

DISCUSSION:

The proposed Kenwood Park Lighting District is located in a "County Island" in Northeast Turlock in the vicinity of the intersections of Kenwood and Mitchell Avenues with Starr Avenue. The area is a residential neighborhood and contains 51 parcels on 12.39 acres. Attachment "A" shows the proposed boundary of the Kenwood Park Industrial Lighting District and includes its legal description.

The proposed formation of this lighting district is based upon a request from Supervisor Vito Chiesa and the residents and landowners within the proposed boundary of the district. Supervisor Chiesa and his staff contacted property owners and residents within the boundary of the proposed Kenwood Park Lighting District to gauge opinion and willingness to form the district. Those supporting the proposal indicated their approval by signing a petition requesting the Board of Supervisors initiate proceedings to consider formation of the District. Those signing the petition believe that street lighting will improve the community as a whole by increasing safety, and aiding law enforcement efforts while deterring unwanted activities.

Approval to Set a Public Hearing for July 26, 2011, at 9:10 A.M. and to Conduct an Assessment Ballot Procedure Regarding the Formation of the Kenwood Park Lighting District and the Levy of a Special Benefit Assessment

The purpose of this proposed Lighting District is to provide street lighting services that improve the area by deterring crime, promoting personal, property, and traffic safety, and aiding law enforcement efforts. This proposal is to install, operate, and maintain a maximum of 14, 100-watt, streetlights upon existing Turlock Irrigation District (TID) utility poles. The exact number of lights may be less and depends upon field placement issues such as clearances on existing utility poles, tree cover, and nearby lighting. Stanislaus County Public Works Department and TID will work with the existing utility pole locations and determine optimum placement along each street within the proposed district. The improvements will be installed, owned, and maintained by the Turlock Irrigation District. There will be no charge for the installation of the streetlights. Maintenance and operating costs will be funded entirely through the district's proposed assessments. The improvements and services are generally described as:

- Operate and maintain a total of 14 lights, 100-watt sodium vapor streetlights. Owned, installed, operated, and maintained by Turlock Irrigation District.
- Periodic inspection, maintenance, and bulb, lens, sensor, and fixture replacement as needed by Turlock Irrigation District.

To achieve adequate lighting levels while minimizing costs, it is estimated that a maximum of fourteen (14) lights would be installed by Turlock Irrigation District upon their existing utility poles if the project is approved. This project will use operating and maintenance costs for 14 new 100-watt sodium vapor luminary streetlights as the basis for calculating Budget Year 2011-2012 assessments.

Operating and maintenance costs include all routine expenses associated with the streetlight service such as monthly utility cost and bulb, lens, and sensor replacement as needed. Also included in expenses is a charge to cover administrative costs. There will also be an operational reserve created to cover the 6-month period between the start of the fiscal year in July and the receipt of the first assessment revenue in December.

Stanislaus County does not provide streetlights to unincorporated areas without the formation of a lighting district; and as a result there is no general lighting benefit to the public at large. The County does, however, manage Lighting Districts formed at the request of property owners or developers to provide street lighting for specific areas. The proposed lighting will provide a direct, distinct, and special benefit only to the parcels within the Lighting District; therefore, the burden of funding them must rest solely upon the District.

The source of the Lighting District's funding is an assessment specific to the District that is approved by the District's parcel owners. The funds are used only by and for the District to pay for the ongoing operation and maintenance of its streetlights.

California Constitution Article XIII D "Proposition 218" requires an assessment ballot procedure and public hearing preceded by an Engineer's Report before a new assessment may be levied. Because a new Lighting District, new assessment and method to calculate that assessment are proposed, a ballot procedure is required to obtain approval of the landowners within the proposed district. It also requires a notice of public hearing be delivered to all property owners of record as of the date of the last assessment roll.

Approval to Set a Public Hearing for July 26, 2011, at 9:10 A.M. and to Conduct an Assessment Ballot Procedure Regarding the Formation of the Kenwood Park Lighting District and the Levy of a Special Benefit Assessment

Both the assessment ballot and the notice must be mailed out at least 45 days in advance of the public hearing. The assessment ballot will be mailed out along with a notice of the proposed assessment and assessment methodology. The notice will describe the special benefit of the District, the total amount thereof chargeable to the entire District, the amount chargeable to the owners' particular parcel, the duration of the payments, the basis upon which the proposed assessment was calculated, and the date, time, and location of the public hearing. The information must also advise them of the assessment ballot procedure and how to complete and return the assessment ballot. A tabulation of the assessment ballots cannot begin until the Board of Supervisors concludes the Public Hearing.

If the assessment ballot procedure to increase the assessments fails, the matter will be closed. Funds expended up to that point would be lost. The State Board of Equalization fee of \$800 is only payable if the assessment ballot passes. If approved, the new district will be formed and the new assessment will take effect in Budget Year 2011-2012. It is anticipated that the streetlights will be installed and energized in August 2011. The Turlock Irrigation District will conduct the installation.

POLICY ISSUES:

State of California Streets and Highways Code section 19130 authorizes the Board of Supervisors to be the governing body for Lighting Districts within their county.

This action is consistent with the Board's policy of providing A Safe Community and A Well Planned Infrastructure System by commencing the formal process to bring a proposal before the property owners of the proposed lighting district regarding its formation.

STAFFING IMPACT:

Staffing impact is limited to the time required to prepare Board reports and their supporting materials, conduct the ballot procedure, and coordinate the project with the Turlock Irrigation District.

CONTACT PERSON:

Mike Wilson, Senior Engineering Technician, Stanislaus County Public Works. Telephone (209) 525-4190.

Attachment A - Proposed Boundary of Kenwood Park Industrial Lighting District and Legal Description

Attachment B - Kenwood Park Lighting District Engineers Report

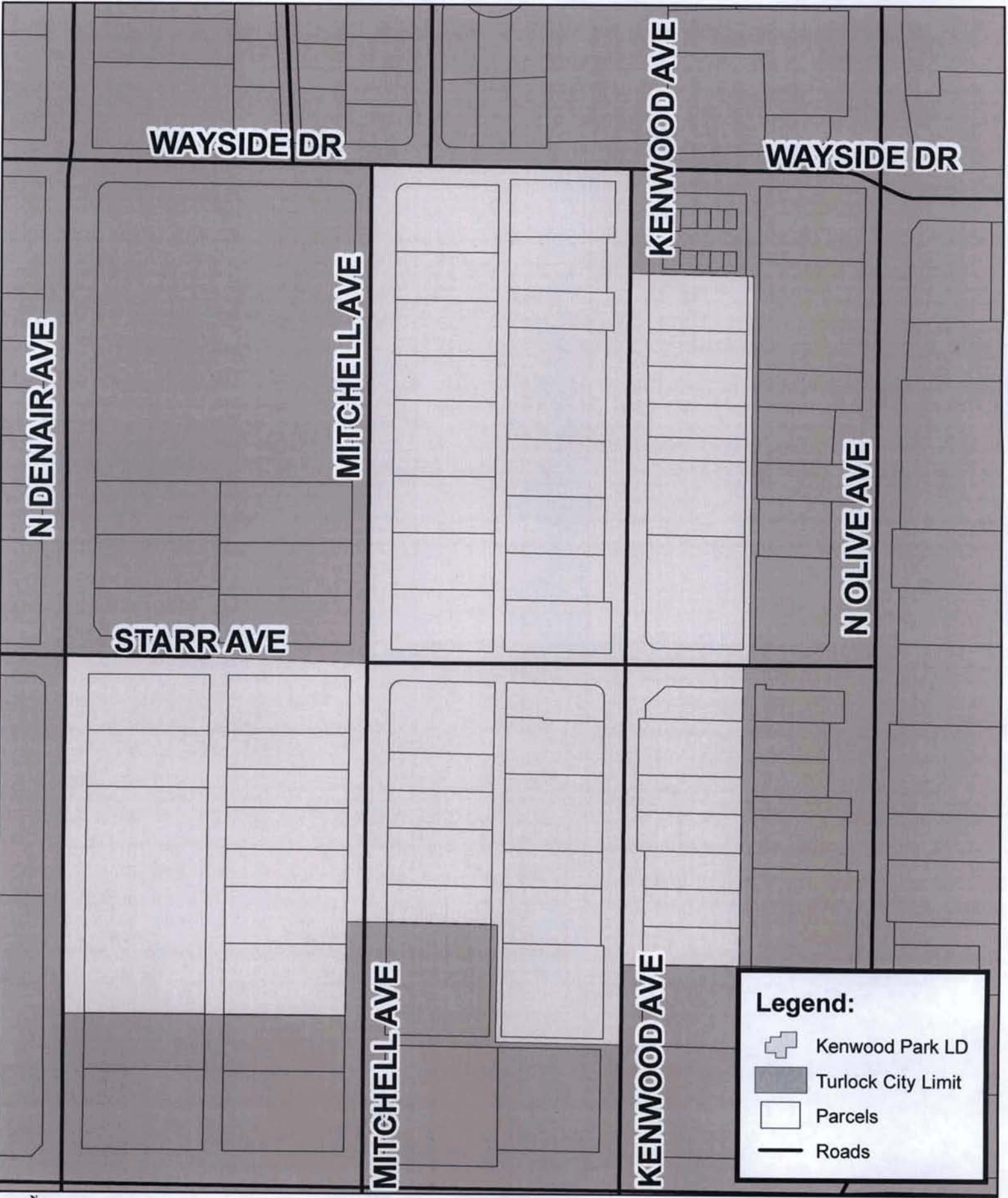
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H:\SERVICES\Districts\LD Formation\LD Kenwood Park\Action Agendas\Set Public Hearing Kenwood Park LD_BOS 6.7.11

ATTACHMENT A

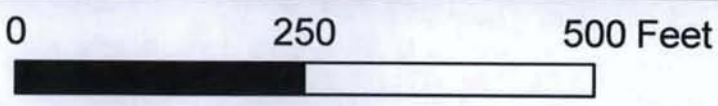
**PROPOSED BOUNDARY OF THE
KENWOOD PARK INDUSTRIAL LIGHTING DISTRICT
INCLUDING LEGAL DESCRIPTION**

Proposed Kenwood Park Lighting District



Legend:

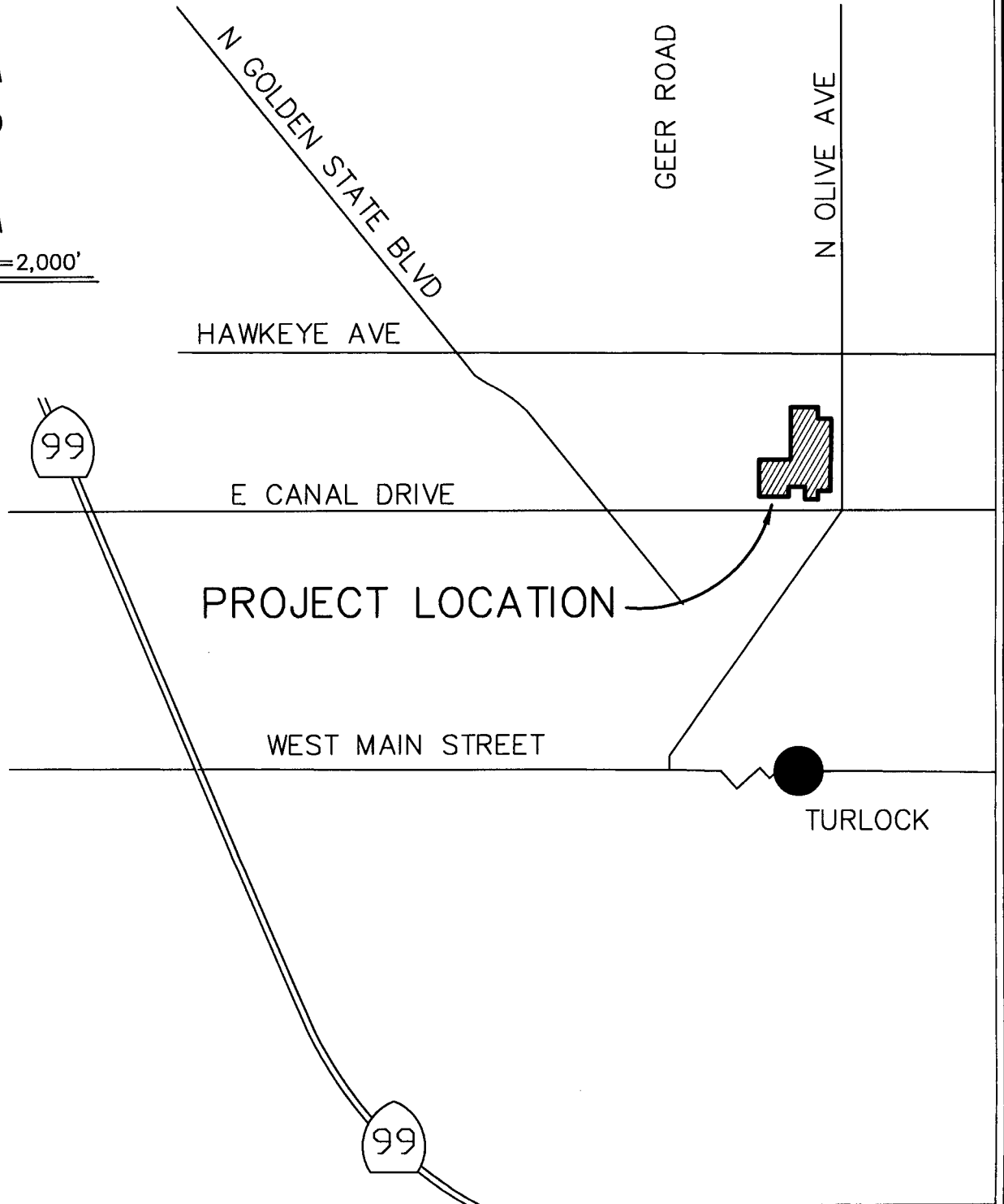
- Kenwood Park LD
- Turlock City Limit
- Parcels
- Roads



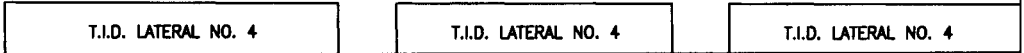
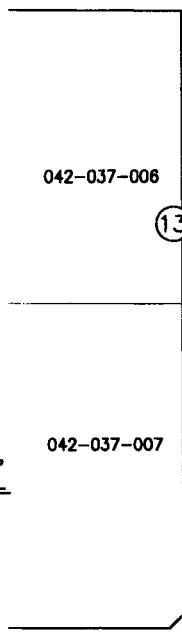
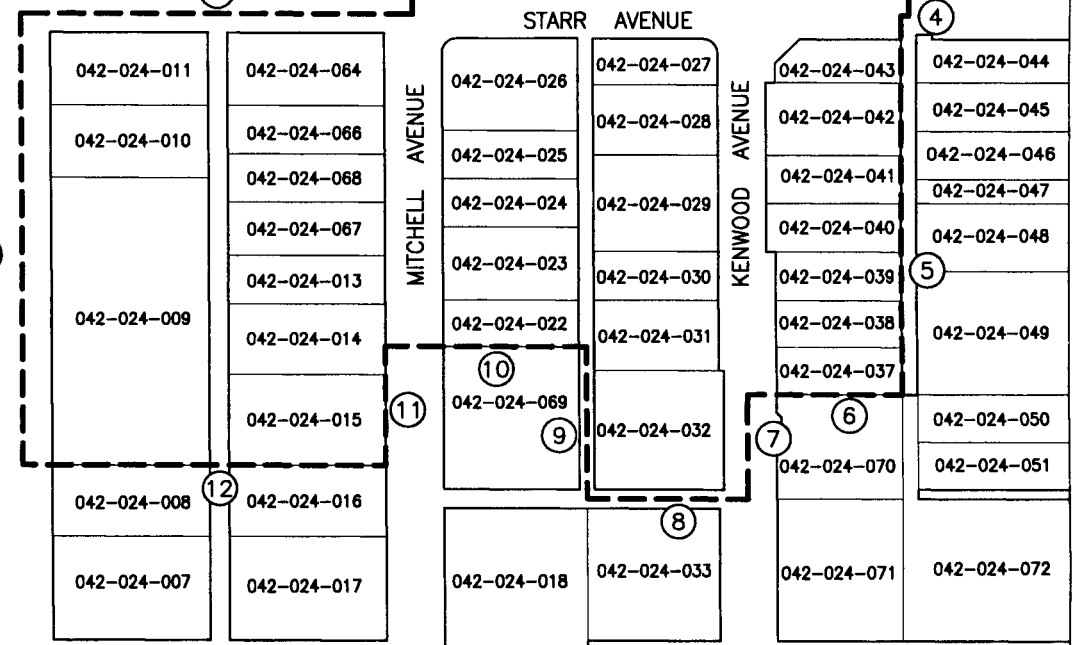
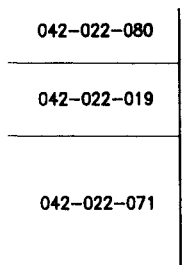
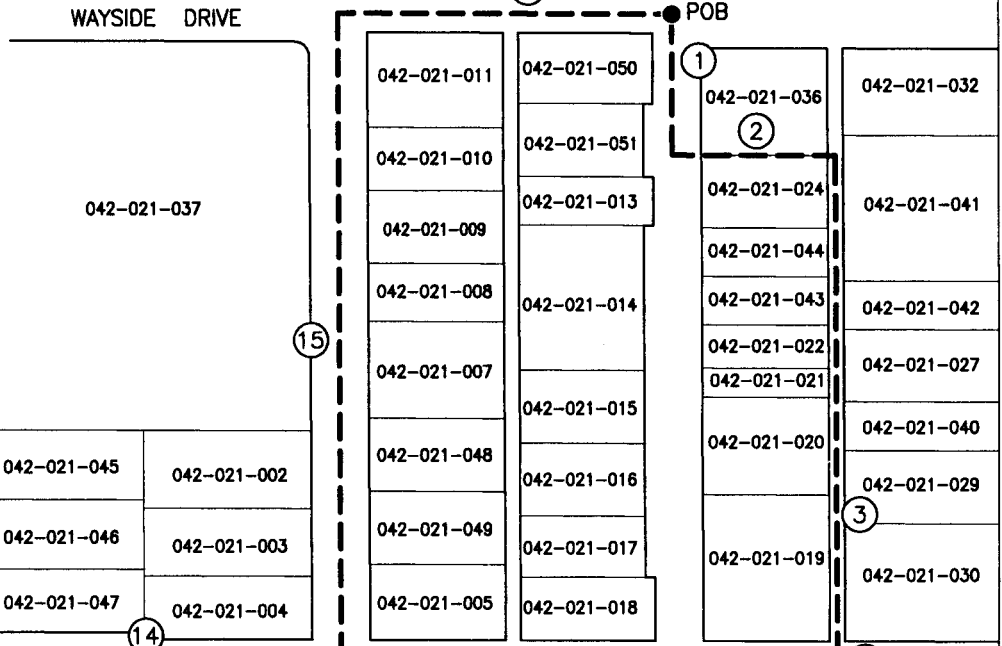
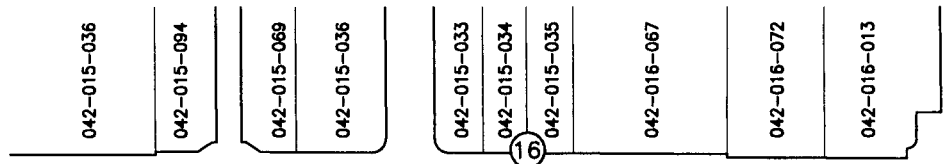
VICINITY MAP



SCALE: 1"=2,000'



- 1 140.50' S00°15'00"E
- 2 167.90' S89°45'00"E
- 3 522.50' S00°15'00"E
- 4 7.90' N89°51'44"W
- 5 395.15' S00°12'14"E
- 6 158.98' N89°39'14"W
- 7 109.70' S00°07'00"E
- 8 167.90' N89°45'00"W
- 9 159.67' N00°15'00"W
- 10 207.90' N89°45'00"W
- 11 125.00' S00°15'00"E
- 12 375.00' N89°45'00"W
- 13 470.00' N00°15'00"W
- 14 406.60' S89°45'00"E
- 15 670.00' N00°15'00"W
- 16 330.60' S89°45'00"E



SCALE: 1"=200'



FORMATION OF KENWOOD PARK LIGHTING DISTRICT - 16.37± ACRES N.W. ¼ SECTION 14, T.5 S. R.10 E.



LEGAL DESCRIPTION

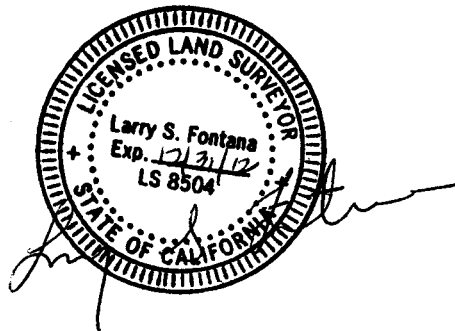
KENWOOD PARK LIGHTING DISTRICT

All that portion of Section 14, Township 5 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, described as follows:

BEGINNING at the intersection of the centerline of Kenwood Avenue with the centerline of Wayside Avenue and being the northwest corner of the Kenwood #2 Annexation to the City of Turlock:

- 1: thence South 0°15'00" East, on the west line of said Kenwood #2 Annexation, 140.50 feet;
- 2: thence South 89°45'00" East, on the south line of said Kenwood #2 Addition, 167.90 feet to the west line of the Wayside Addition to the City of Turlock;
- 3: thence South 0°15'00" East, on said west line of said Wayside addition, 522.5 feet to the north line of the Berger Reorganization to the City of Turlock;
- 4: thence North 89°51'44" West, on said north line of said Berger Reorganization to the City of Turlock, 7.90 feet to the west line of said Berger Reorganization to the City of Turlock;
- 5: thence South 0°12'14" East, on said west line of said Berger Reorganization to the City of Turlock, 395.15 feet to the north line of the Kenwood Avenue Addition to the City of Turlock;
- 6: thence North 89°39'14" West, on said north line of said Kenwood Avenue Addition to the City of Turlock, 158.98 feet to the west line of said Kenwood Avenue Addition to the City of Turlock;
- 7: thence South 0°07'00" East, on said west line of said Kenwood Avenue Addition to the City of Turlock, 109.70 feet to the north line of the Canal Drive Addition No. 1 to the City of Turlock;
- 8: thence North 89°45'00" West, on said north line of said Canal Drive Addition No. 1 to the City of Turlock, 167.9 feet;
- 9: thence continue North 0°15'00" West, on the boundary of said Canal Drive Addition 1 to the City of Turlock and the Church of Christ of Canal Drive Annexation to the City of Turlock, 159.67 feet to the north line of said Church of Christ of Canal Drive Annexation to the City of Turlock;

- 10: thence North 89°45'00" West, on said north line of said Church of Christ of Canal Drive Annexation to the City of Turlock, 207.90 feet;
- 11: thence South 0°15'00" East, on the west line of said Church of Christ of Canal Drive Annexation to the City of Turlock, 125.00 feet to the north line of Canal Drive Addition No. 2 to the City of Turlock;
- 12: thence North 89°45'00" West, on said north line of said Canal Drive Addition No. 2 to the City of Turlock, 375.00 feet;
- 13: thence continue on the boundary of said Canal Drive Addition No. 2 to the City of Turlock, North 0°15'00" West, a distance of 470.00 feet, to the south line of the Wayside Addition No. 3 to the City of Turlock;
- 14: thence South 89°45'00" East, on the south line of said Wayside Addition No. 3 to the City of Turlock, 406.6 feet to the west line of said Wayside Addition No. 3 to the City of Turlock;
- 15: thence North 0°15'00" West, on said east line of said Wayside Addition No. 3 to the City of Turlock, 670.00 feet to the south line of Wayside Addition No. 4 to the City of Turlock;
- 16: thence South 89°45'00" East, on said south line of said Wayside Addition No. 4 to the City of Turlock and the south line of Wayside Addition No. 3 to the City of Turlock, 330.60 feet to the point of beginning.



ATTACHMENT B

**PROPOSED FORMATION
KENWOOD PARK LIGHTING DISTRICT
ENGINEERS REPORT**

**PROPOSED FORMATION
KENWOOD PARK LIGHTING DISTRICT
ENGINEERS REPORT**

BUDGET YEAR 2011-2012

SET PUBLIC HEARING: June 07, 2011
HOLD PUBLIC HEARING: July 26, 2011

TABLE OF CONTENTS

ENGINEER'S REPORT AFFIDAVIT	3
INTRODUCTION	4
PART I – PLANS AND SPECIFICATIONS	4
A. Description of the Service Area	4
B. Description of Improvements and Services	4
PART II – COST ESTIMATE, BUDGET YEAR 2011 – 2012	5
A. Start Up Costs	5
B. Operating Cost Estimate Budget Year 2011-2012	5
PART III – METHOD OF APPORTIONMENT	6
A. Benefit Analysis: Identification/Separation Special & General Benefits	6
B. Benefit Analysis Assignment of Special Benefit Costs	6
C. Assessment Formula	7
PART IV – PROPOSED ASSESSMENTS	8
A. Proposed 2011-2012 Budget	8
B. Proposed Assessment Summary	9
C. Proposed Assessment List By Parcel	9
EXHIBIT A – BOUNDARY MAP & LEGAL DESCRIPTION	
EXHIBIT B – ASSESSOR MAPS	

ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

Kenwood Park Lighting District

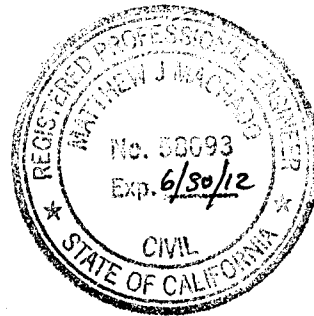
This report describes the district and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Budget year 2011-2012. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Lighting District (LD)

The undersigned respectfully submits the enclosed report as directed by the Board of Supervisors.

Dated this 24TH day of May, 2011



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



**PROPOSED FORMATION KENWOOD PARK LIGHTING DISTRICT
ENGINEER'S REPORT
BUDGET YEAR 2011/2012**

INTRODUCTION:

This report sets forth a proposal to form a new lighting district. The proposal to form this lighting district is based upon a request from Supervisor Vito Chiesa and the residents and landowners within the proposed boundary of the district. Supervisor Chiesa and his staff contacted residents and owners of parcels within the boundary of the proposed Kenwood Park Lighting District to gauge opinion and willingness to form the district. Those supporting the proposal indicated their approval by signing a petition requesting the Board of Supervisors initiate proceedings to consider formation of the District. Attachment "A" of this report includes a copy of the petition. The petition is in accordance with Streets and Highways Code section 19030-19037. Those signing the petition believe that street lighting will improve the community as a whole by increasing safety, and aiding law enforcement efforts while deterring unwanted activities.

State of California Constitution Article XIII D – Proposition 218, and Streets and Highways Code, together require an Engineer's Report, Assessment Ballot Procedure, and Public Hearing prior to the formation of a new lighting district. The matter will be closed if a simple majority of votes cast does not support the formation. If approved, it is anticipated that the lights could be installed and energized not later than the end of August 2011. This report will use operating and maintenance costs for 14, 100-watt, streetlights as the basis for estimating 1st year expenses and budgeting for Budget Year 2011-2012.

PART I- PLANS AND SPECIFICATIONS

A. Description of the Lighting District

The proposed Kenwood Park Lighting District is located within a "County Island" in Northeast Turlock in the vicinity of the intersections of Kenwood and Mitchell Avenues with Starr Avenue. The 12.39-acre residential neighborhood contains 51 parcels. Attachment "B" shows the recommended boundary of the district and includes its legal description.

B. Description of Improvements and Services

The purpose of this proposed Lighting District will be to provide street lighting services that improve the area by deterring crime, promoting personal, property, and traffic safety, and aiding law enforcement efforts. This proposal is to install, operate, and maintain a maximum of 14, 100-watt, streetlights upon existing Turlock Irrigation District utility poles. The exact number of lights may be less and depends upon field placement issues such as clearances on existing utility poles, tree cover, and nearby lighting. Stanislaus County Public Works Department and TID will work with the existing utility pole locations and determine optimum placement along each street within the proposed district. The improvements will be installed, owned and maintained by The Turlock Irrigation District and funded entirely through the district's proposed assessments. The improvements and services are generally described as:

- Operate and maintain a total of (14) lights, 100-watt sodium vapor streetlights. Owned, installed, operated, and maintained by Turlock Irrigation District.
- Periodic inspection, maintenance, and bulb, lens, sensor, and fixture replacement as needed by Turlock Irrigation District.

PART II – COST ESTIMATE BUDGET YEAR 2011-2012

A. Start Up Costs

One time start up costs associated with this project includes Stanislaus County Public Works staff time; assessment ballot costs; and State Board of Equalization Fees. Total one time start-up costs are estimated at \$7,500. There will be no cost for installation by Turlock Irrigation District.

A portion of the start up costs are planned for coverage through a \$6,000 allotment of funding from the Community Development Fund and is consistent with the county's goal of providing funding for "one-time projects or programs benefiting the unincorporated area that demonstrates strong local support and commitment and a general public benefit." One time costs of \$1,500 which are over and above the \$6,000 allotment from Community Development Funds, will be borne by the Kenwood Park Lighting District as part of their annual assessment. The \$1,500 will be recovered with a payback period extending over the first 5 years after formation of the district.

Public Works staff time includes time to: coordinate the project, write the Engineer's Report, write a legal boundary description and create a legal map, conduct an assessment ballot procedure, and write Agenda Items, Resolutions, and Notices for Stanislaus County Board of Supervisor Meetings, and meeting attendance. Assessment ballot costs include supplies and postage and staff time to prepare the assessment ballot package and stuff, seal and mail the envelopes. State Board of Equalization fees are set at \$800.

Independent of one time start-up cost is the need for an annual operational reserve referred to as a "dry period reserve". It is an amount equal to 1/2 of annual operating expenses and is used to cover expenses occurring in the first part of the year prior to the receipt of assessment revenue. Assessments are collected twice a year, in December and April. If the district is formed in July and lights energized by the end of August, the first revenue from assessments will not be received until December. The County will front the revenues to cover the expenses during this period, with the district repaying on receipt of assessments in December. An amount will also be added to the assessment over a five-year period to build the reserve needed to cover the "dry period".

B. Operating Cost Estimate Budget Year 2011-2012

The following table is an estimate of projected costs for the 2011-2012 Budget Year.

ESTIMATED 2011/2012 EXPENSES – KENWOOD PARK LIGHTING DISTRICT	
Administration Expense Budget:	
Stanislaus County Public Works Administration	\$125.00
Assessor Property Tax Administrative Fee	\$10.20
Total Administration	\$135.20
Maintenance and Operation Expense Budget:	
County Public Works Maintenance & Labor	\$0.00
Utilities/Street Lights (Rate for 14 Streetlights 100 watts, TID Owned and Maintained)	\$2,325.12
Total Maintenance and Operation	\$2,325.12
Other Expenses Budget:	
Operating Reserve (= 1/2 Annual Operating, Maintenance and Administrative Expenses)/5 Years	\$246.03
5 Year Start-Up Loan Repay (\$1,500 / 5 years= \$300)	\$300.00
Total Other Expenses:	\$546.03
Total District Budget	\$3,006.35

PART III- METHOD OF APPORTIONMENT

Pursuant to the California Constitution Article XIID section 4 (Prop 218), a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. General and special benefits must be separated and the parcel may only be assessed for special benefits received.

A. Benefit Analysis: Identification/Separation of Special and General Benefits

Stanislaus County does not provide streetlights along all its roadways and as a result there is no general lighting benefit to the public at large. The County does, however, manage Lighting Districts formed at the request of property owners or developers to provide street lighting to improve their specific areas.

Some of the special benefits associated with the formation of the Kenwood Park Lighting District and addition of street lighting are:

- Aid to law enforcement efforts;
- Deterrent to crime, gangs, graffiti and vandalism;
- Improved personal and property safety; Increased nighttime visibility; and
- Improved community sense of security and safety for pedestrians, motorists, property owners, and residents.

The ongoing operation, servicing and maintenance of the improvements and facilities are the financial obligation of the properties that requested the special service be provided, not the public at large. The streetlights, and the annual costs of ensuring their maintenance and operation provide a direct, distinct, and special benefit only to the properties within the Kenwood Park Lighting District, therefore, the burden of funding them must rest solely upon the District and as a result, no general benefit, or general funding, has been identified.

B. Benefit Analysis: Assignment of Special Benefit Costs

The proposed street lighting will be implemented, maintained, and continue, solely because the District's property owners and residents petitioned for their installation; and subsequently the District's property owners approved them through an assessment ballot procedure. Were the District to cease to exist, the improvements, services, and expenditures would cease as well. Because the streetlights will provide direct, distinct and special benefits solely to the properties within the District, their associated costs must be allocated equitably only to and among the parcel owners of the proposed district.

The proposed street lighting services were requested by the community's property owners and residents to alleviate neighborhood concerns and create a safer, more secure local environment. Their request was made with the full knowledge that there may not be a streetlight placed directly in front of their parcel due to spacing of existing utility poles and the financial feasibility of placing a streetlight in front of each of the proposed district's 51 parcels. Because the streetlights will benefit the community as a whole, each parcel within the Lighting District benefits equally and will be assigned an equal benefit for assessment purposes.

C. Assessment Formula

The proposed assessment formula has built in flexibility to "automatically" adjust annually to favorable or unfavorable changes in expenses and fund balances. As a consequence, the total amount to levy, and therefore property assessments, may go up or down each year depending upon the previous year's outcome and the projection for the next year.

The following formulas will be utilized to calculate the annual assessment for each parcel:

$$\begin{aligned} & \text{(Estimated Operation \& Maintenance Costs for Current Year)} \\ + & \text{(Estimated Dry Period Reserve for Next Year)} - \text{(Fund Balance From Previous Year)} \\ - & \text{(Estimated Property Tax Revenue For Current Year)} = \text{Total Balance to Levy} \end{aligned}$$

$$\text{Total Balance to Levy / Total Parcels} = \text{Levy Per Parcel}$$

If the proposed formula is approved, it will be utilized indefinitely to compute the District's parcel assessments.

Operating and maintenance costs include utility costs to operate dusk to dawn lighting and the cost for normal and routine maintenance. It also includes the costs for Stanislaus County Public Works to administer the district. The special benefit assessments proposed to be levied for this district are intended to provide a revenue source for all the maintenance, and servicing of the district's improvements, including but not limited to, materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. Reconstructions and major renovations shall be dealt with on an individual case by case basis.

The dry period reserve is equal to ½ of the annual operating and maintenance costs. It is the amount needed to cover expenses between July, when the assessment is levied, and December, when the assessment is collected and disbursed. The budget year is the 12-month period commencing on July 1 and ending on the following June 30. However, the assessments are collected in December and April. This means the budget year starts on July 1 but the first installment of the assessments will not be collected until December. This creates a 6-month lag (dry period) in receiving the money necessary to operate and maintain the streetlights. Therefore, a sufficient amount of money collected by the assessments will be carried forward as a general reserve. Any unused portion of the reserve is carried over to the next budget year as fund balance and helps lower the amount of subsequent assessments.

Fund balance from the previous year is the balance as of the close of the previous fiscal year. A positive fund balance will help reduce the district's overall assessment while a negative fund balance will increase the overall assessment.

Although some older special districts receive a portion of property tax collected by the county, this district is not expected to receive any property tax revenue. However it has been included in the formula to cover the possibility that may change in the future. Any receipt of property tax revenue would help reduce the district's total balance to levy.

PART IV - PROPOSED BUDGET & ASSESSMENTS

A. PROPOSED BUDGET

PROPOSED 2011-2012 BUDGET - KENWOOD PARK LIGHTING DISTRICT	
Administration Expense Budget:	
Stanislaus County Public Works Administration	\$125.00
Miscellaneous/Other Admin Fees	\$10.20
Total Administration	\$135.20
Maintenance and Operation Expense Budget:	
PUBLIC WORKS:	
Maintenance & Labor	\$0.00
UTILITIES:	
Utilities/Street Lights (Rate for 14 Streetlights 100 watts, TID Owned and Maintained)	\$2,325.12
Total Maintenance and Operation	\$2,325.12
Other Expenses Budget:	
Capital Improvement Reserve	\$0.00
Total Other Expenses:	\$0.00
Total District Expenses Budget:	\$2,460.32
Revenue and Fund Balance Information:	
Beginning Fund Balance (Estimated for 2010/11 Yr End \$0.00)	\$0.00
Capital Improvement Reserve (-)	\$0.00
Available Fund Balance	\$0.00
Adjustments to Available Fund Balance:	
Property Tax Revenue	\$0.00
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0.00
Total Adjustments	\$0.00
Total Revenue and Fund Balance:	\$0.00
District Assessment Calculation:	
Total District Expense Budget/Administration, Public Works, Utilities, Other Expenses	\$2,460.32
Property Tax Revenue and Fund Balance	\$0.00
Expenses Exceeding Revenue and Fund Balance	\$2,460.32
Fund Balance Reserve Requirement (1/2 years expenses to cover 6 month "dry" period) / 5 years	\$246.03
5 Year Start UP Loan Repay (\$1,500 / 5 Years = \$300)	\$300.00
Balance to Levy on Assessments	\$3,006.35
Total Parcels Being Assessed	51
Assessment Per Parcel	\$58.94
District Statistics	
Proposed Streetlights	14
Total Parcels	51
Total Acreage	12.4
Total Assessable Acreage	
Reserve Target	\$1,230.16

PART IV – PROPOSED BUDGET AND ASSESSMENTS

B. Proposed Assessment Summary

SUMMARY ASSESSMENT PER PARCEL -- KENWOOD PARK LIGHTING DISTRICT	
DESCRIPTION	AMOUNT
District's Annual Operating Expense - Admin, Maintenance, Utilities:	\$2,294.04
Fund Balance Reserve Requirement (1/2 years expenses to cover 6 month "dry" period) / 5 years	\$229.40
5 Year Start Up Loan Repay (\$2,500 / 5 Years = \$500)	\$500.00
Adjustment for Rounding Assessments to Nearest Even Cents	\$0.00
Estimated Funding Required	\$3,023.44
Total Parcels	51
Calculated Assessment Per Parcel (Estimated Funding Required/Total Parcels)	\$59.28

C. Proposed Assessment List By Parcel

The Assessment List By Parcel beginning on the next page of this report is the proposed assessment for Budget Year 2011-2012 apportioned to each of the District's parcels. The Assessment Roll was extracted from the County Assessor's last equalized roll.

**KENWOOD PARK LIGHTING DISTRICT
PROPOSED ANNUAL ASSESSMENT BUDGET YEAR 2011-2012**

The Assessor's parcels listed below are subject to the annual assessment.

Count	APN	Assessment
1	042-021-005	\$58.94
2	042-021-007	\$58.94
3	042-021-008	\$58.94
4	042-021-009	\$58.94
5	042-021-010	\$58.94
6	042-021-011	\$58.94
7	042-021-013	\$58.94
8	042-021-014	\$58.94
9	042-021-015	\$58.94
10	042-021-016	\$58.94
11	042-021-017	\$58.94
12	042-021-018	\$58.94
13	042-021-019	\$58.94
14	042-021-020	\$58.94
15	042-021-021	\$58.94
16	042-021-022	\$58.94
17	042-021-024	\$58.94
18	042-021-043	\$58.94
19	042-021-044	\$58.94
20	042-021-048	\$58.94
21	042-021-049	\$58.94
22	042-021-050	\$58.94
23	042-021-051	\$58.94
24	042-024-009	\$58.94
25	042-024-010	\$58.94
26	042-024-011	\$58.94
27	042-024-013	\$58.94
28	042-024-014	\$58.94
29	042-024-015	\$58.94
30	042-024-022	\$58.94
31	042-024-023	\$58.94
32	042-024-024	\$58.94
33	042-024-025	\$58.94
34	042-024-026	\$58.94
35	042-024-027	\$58.94
36	042-024-028	\$58.94
37	042-024-029	\$58.94
38	042-024-030	\$58.94
39	042-024-031	\$58.94
40	042-024-032	\$58.94
Count	APN	Assessment
41	042-024-037	\$58.94
42	042-024-038	\$58.94

43	042-024-039	\$58.94
44	042-024-040	\$58.94
45	042-024-041	\$58.94
46	042-024-042	\$58.94
47	042-024-043	\$58.94
48	042-024-064	\$58.94
49	042-024-066	\$58.94
50	042-024-067	\$58.94
51	042-024-068	\$58.94
		\$3,005.94

**NOTICE OF PUBLIC HEARING REGARDING
THE PROPOSED FORMATION OF THE KENWOOD PARK LIGHTING DISTRICT
AND ASSESSMENT BALLOT PROCEDURE
AND THE LEVY OF AN ANNUAL ASSESSMENT**

NOTICE IS HEREBY GIVEN that on Tuesday, July 26, 2011, at the hour of 9:10 A.M., or as soon thereafter as the matter may be heard, in the Joint Chambers located in the basement of the City/County Administration Building, 1010 10th Street, Modesto, California, the Board of Supervisors of Stanislaus County will hold a public hearing to consider the formation of the Kenwood Park Lighting District, conduct an assessment ballot procedure, and consider the levy of an annual assessment to pay for the lighting services.

All that portion of Section 14, Township 5 South, Range 10 East, Mount Diablo Meridian, County of Stanislaus, State of California, described as follows:

BEGINNING at the intersection of the centerline of Kenwood Avenue with the centerline of Wayside Avenue and being the northwest corner of the Kenwood #2 Annexation to the City of Turlock:

- 1: thence South 0°15'00" East, on the west line of said Kenwood #2 Annexation, 140.50 feet;
- 2: thence South 89°45'00" East, on the south line of said Kenwood #2 Addition, 167.90 feet to the west line of the Wayside Addition to the City of Turlock;
- 3: thence South 0°15'00" East, on said west line of said Wayside addition, 522.5 feet to the north line of the Berger Reorganization to the City of Turlock;
- 4: thence North 89°51'44" West, on said north line of said Berger Reorganization to the City of Turlock, 7.90 feet to the west line of said Berger Reorganization to the City of Turlock;
- 5: thence South 0°12'14" East, on said west line of said Berger Reorganization to the City of Turlock, 395.15 feet to the north line of the Kenwood Avenue Addition to the City of Turlock;
- 6: thence North 89°39'14" West, on said north line of said Kenwood Avenue Addition to the City of Turlock, 158.98 feet to the west line of said Kenwood Avenue Addition to the City of Turlock;
- 7: thence South 0°07'00" East, on said west line of said Kenwood Avenue Addition to the City of Turlock, 109.70 feet to the north line of the Canal Drive Addition No. 1 to the City of Turlock;
- 8: thence North 89°45'00" West, on said north line of said Canal Drive Addition No. 1 to the City of Turlock, 167.9 feet;

- 9: thence continue North 0°15'00" West, on the boundary of said Canal Drive Addition 1 to the City of Turlock and the Church of Christ of Canal Drive Annexation to the City of Turlock, 159.67 feet to the north line of said Church of Christ of Canal Drive Annexation to the City of Turlock;
- 10: thence North 89°45'00" West, on said north line of said Church of Christ of Canal Drive Annexation to the City of Turlock, 207.90 feet;
- 11: thence South 0°15'00" East, on the west line of said Church of Christ of Canal Drive Annexation to the City of Turlock, 125.00 feet to the north line of Canal Drive Addition No. 2 to the City of Turlock;
- 12: thence North 89°45'00" West, on said north line of said Canal Drive Addition No. 2 to the City of Turlock, 375.00 feet;
- 13: thence continue on the boundary of said Canal Drive Addition No. 2 to the City of Turlock, North 0°15'00" West, a distance of 470.00 feet, to the south line of the Wayside Addition No. 3 to the City of Turlock;
- 14: thence South 89°45'00" East, on the south line of said Wayside Addition No. 3 to the City of Turlock, 406.6 feet to the west line of said Wayside Addition No. 3 to the City of Turlock;
- 15: thence North 0°15'00" West, on said east line of said Wayside Addition No. 3 to the City of Turlock, 670.00 feet to the south line of Wayside Addition No. 4 to the City of Turlock;
- 16: thence South 89°45'00" East, on said south line of said Wayside Addition No. 4 to the City of Turlock and the south line of Wayside Addition No. 3 to the City of Turlock, 330.60 feet to the point of beginning.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: June 7, 2011

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California

BY:



Elizabeth A. King, Assistant Clerk