

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

DEPT: Public Works *MLM*

BOARD AGENDA # *C-4

Urgent Routine

AGENDA DATE May 22, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Set a Public Hearing on July 17, 2012, at 6:35 P.M. and to Conduct an Assessment Ballot procedure Regarding the Annexation of Territory into the Denair Highway Lighting District

STAFF RECOMMENDATIONS:

1. Set a Public Hearing on July 17, 2012, at 6:35 P.M., for the annexation of three areas into the Denair Highway Lighting District and the levy of a special benefit assessment. (Area 1: Brookside Park Homes Nos.1&2; Area 2: Eastgate Estates No.2; and Area 3: Shelton Estates).
2. Approve the Engineer's Report for the annexation of the three territories into the Denair Highway Lighting District.
3. Authorize an Assessment Ballot Procedure in conformance with California Constitution Article XIII D "Proposition 218" for the annexation of the three territories into the Denair Highway Lighting District.
(Continued on Page 2)

FISCAL IMPACT:

Ongoing operation and maintenance costs associated with the annexations will be borne by the Denair Highway Lighting District if the proposal is approved.

One time costs associated with this project are estimated to total \$7,500 and will be covered by the Public Works Department. One time costs include staff project time for the ballot procedure, Engineer's Report, and public meetings. Included in the total is \$1,650 in State Board of Equalization fees that will only be expended if the annexations occur.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-250

On motion of Supervisor Monteith, Seconded by Supervisor Withrow
and approved by the following vote,

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

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

Approval to Set a Public Hearing on July 17, 2012, at 6:35 P.M. and to Conduct an Assessment Ballot procedure Regarding the Annexation of Territory into the Denair Highway Lighting District

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):

The annual assessment for Budget Year 2012-2013 is calculated to be \$41.63 per parcel. This does not take into account the results of the annexation. If all three areas approve the annexation the assessment should be sufficient to cover continued expenses in Budget Year 2012-2013.

DISCUSSION:

In January of 2012 the Public Works Department audited streetlight utility bills and streetlight services for the Denair Highway Lighting District. In the process of verifying streetlight locations and wattages it was discovered that three areas adjacent to this lighting district were receiving street lighting services from the district but were not being assessed for the special benefit they were receiving. Attachment "A" identifies the three areas. The proposed annexation of the three areas is initiated as a result of this discovery and in response to the need to properly assess parcels owners who receive special benefits from the Denair Highway Lighting District.

If the Board of Supervisors approves a public hearing date, parcel owners in the three areas proposed for annexation will be given the opportunity to cast a Proposition 218 ballot in support or protest of the annexation. The assessment ballot procedure for each of the three proposed areas will be independent of the other two. Should a majority of votes cast for one of the areas protest the annexation then that area would not be annexed and all the streetlights located within it would be turned off.

There are three areas being proposed for annexation into the Denair Highway Lighting District. All three are within the Denair community and located south of Monte Vista Avenue, West of Gratton Road, and North of Tuolumne Road. Attachment "A" illustrates the boundaries of the proposed annexation areas and their existing streetlights. In total the three areas include 33.5 acres, 126 parcels, and 13 streetlights.

Area 1 includes 20.2 acres and 80 residential parcels clustered around the intersections of Serena Street and Sioux Drive with Serramonte Street and Salluce Drive. This area currently contains 7-175 watt streetlights. The original subdivision maps for this development were recorded as 24M25 Brookside Park Homes No. 1 in 1973, & 24M22 Brookside Park Homes No. 2 in 1974.

Approval to Set a Public Hearing on July 17, 2012, at 6:35 P.M. and to Conduct an Assessment Ballot procedure Regarding the Annexation of Territory into the Denair Highway Lighting District

Area 2 includes 9.7 acres and 33 residential parcels clustered around the intersections of Dogwood Drive and Juniper Drive with Lester Road and Liquid Amber Drive. This area currently contains 4 - 75 watt streetlights. The original subdivision map for this development was recorded as 25M19 Eastgate Estates No. 2 in 1974.

Area 3 includes 3.6 acres and 13 residential parcels clustered around Eastgate Drive to the east of Lester Road. This area currently contains 2-250 watt streetlights. The original subdivision map for this development was recorded as 28M45 Shelton Estates in 1979.

The purpose of this proposed annexation is to allow the continuation of street lighting services that improve the three areas by deterring crime, promoting personal, property, and traffic safety, and aiding law enforcement efforts. 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 13 streetlights.
- Periodic inspection, maintenance, and bulb, lens, sensor, and fixture replacement as needed by Stanislaus County Public Works Department.

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.

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. An assessment ballot procedure will be conducted because the annexations will induct parcels into the district that will be assessed for the district's special benefits for the first time. This is necessary to obtain the approval of the landowners of the parcels proposed for annexation. It also requires advance notice of the public hearing be delivered to all landowners of record as of the date of the last assessment roll.

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 benefits 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.

Approval to Set a Public Hearing on July 17, 2012, at 6:35 P.M. and to Conduct an Assessment Ballot procedure Regarding the Annexation of Territory into the Denair Highway Lighting District

The assessment ballot procedure for each of the three proposed areas will be independent of the others. Should a majority protest of votes cast for one of the areas occur, that area will not be annexed and its streetlights turned off. The State Board of Equalization fee for that area is only payable if the assessment ballot passes. If approved, the annexed area will become part of the Denair Highway Lighting District and assessments will commence in Budget Year 2012-2013.

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 priority of providing A Safe Community and A Well Planned Infrastructure System by initiating the formal process to annex into the Denair Highway Lighting District.

STAFFING IMPACT:

Staffing impact is limited to the time required to prepare Board reports and their supporting materials, and conduct the ballot procedure.

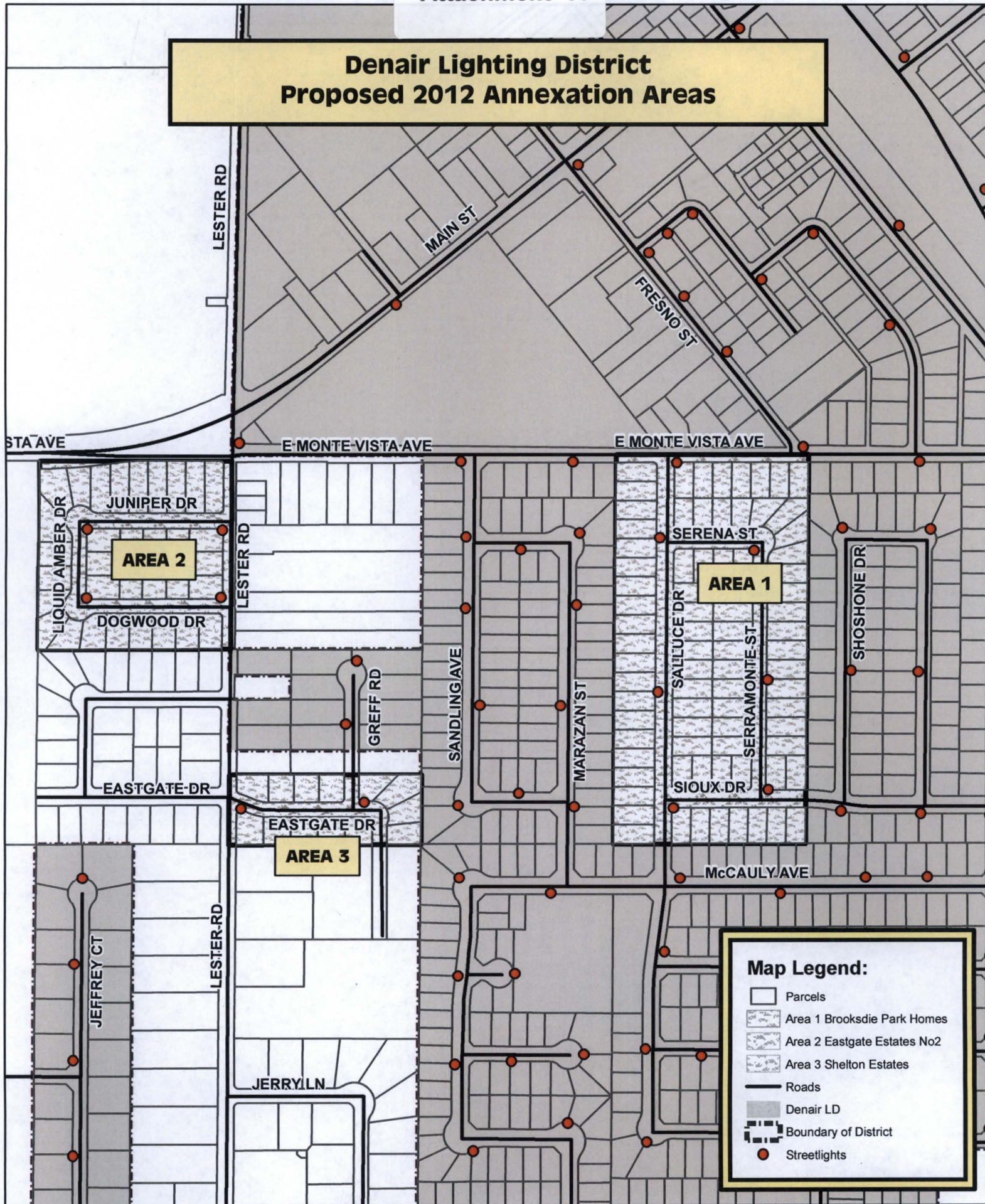
CONTACT PERSON:

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

MW:lc

H:\SERVICES\Districts\LD\LD Denair Highway\Annexations 2012\Set Public Hearing Denair Annexations 2012_BOS 5.22.12

Denair Lighting District Proposed 2012 Annexation Areas



Attachment "B"

LEGAL DESCRIPTION

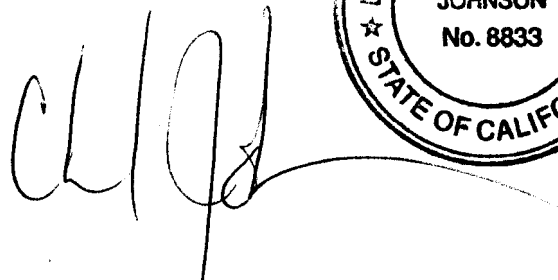
BROOKSIDE PARK HOMES ANNEXATION TO DENAIR LIGHTING DISTRICT

All that certain real property being Lots 1-27 as shown on the map of Brookside Park Homes filed in Volume 24 of Maps, at Page 25, Stanislaus County Records together with Lots 28-80 as shown on the map of Brookside Park Homes No. 2 filed in Volume 25 of Maps, at Page 22, Stanislaus County Records, situate in a portion of the northeast quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the southwest corner of the original Denair Lighting District, also being the north quarter corner of said Section 7, thence:

- 1) North 89°31' East 1324.79 feet along the south line of the said original Denair Lighting District, to the northeast corner of the Tuolumne-Gratton Annexation to the Denair Lighting District and the **Point of Beginning** of the herein described parcel;
- 2) Thence continuing North 89°31' East 662.39 feet along the south line of said Denair Lighting District, to northwest corner of the Monte Vista Meadows Annexation to the Denair Lighting District;
- 3) Thence South 00°01'07" East 1325.81 feet along the west line of said Monte Vista Meadows Annexation, to the north line of said Tuolumne-Gratton Annexation and being the southeast corner of said Brookside Park Homes No. 2;
- 4) Thence South 89°30'00" West 662.35 feet along the north line of said Tuolumne-Gratton Annexation, to the east line of said Tuolumne-Gratton Annexation and being the southwest corner of said Brookside Park Homes No. 2;
- 5) Thence North 00°01'15" West 1326.00 feet along the east line of said Tuolumne-Gratton Annexation to the south line of said original Denair Lighting District and the Point of Beginning of the herein described parcel, and containing 20.1 acres, more or less.

END DESCRIPTION



SOUTH LINE OF THE ORIGINAL DENAIR LIGHTING DISTRICT

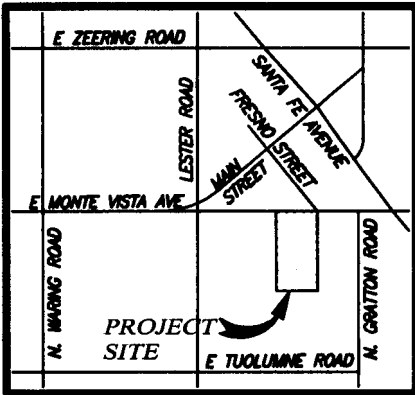
"JD" SUBDIVISION 4-M-37, S.C.R.

N 89°31' E 1324.79'

N 89°31' E 662.39'

POB NORTHEAST CORNER TUOLUMNE-GRATTON ANNEXATION

POINT OF COMMENCEMENT NORTH QUARTER CORNER OF SECTION 7, T.5S., R.11E., M.D.M.



Vicinity map NOT TO SCALE



SCALE: 1"=200'

Handwritten signature of Chad Johnson

MARAZAN STREET
EAST LINE OF THE TUOLUMNE-GRATTON ANNEXATION
STERLING RANCH UNIT NO. 1 41-M-32, S.C.R.
N 00°01'15" W 1326.00'

- 024-054-008
- 024-054-009
- 024-054-010
- 024-054-011
- 024-054-012
- 024-054-013
- 024-054-014
- 024-054-029
- 024-054-030
- 024-054-031
- 024-054-032
- 024-054-033
- 024-054-034
- 024-054-035
- 024-054-036
- 024-054-037
- 024-054-038
- 024-054-039
- 024-054-040
- 024-054-041

SALLUCE DRIVE

BROOKSIDE PARK HOMES NO. 2 25-M-22, S.C.R.

S 89°30'00" W 662.35'

McCAULY AVENUE

STERLING RANCH UNIT NO. 3 42-M-27, S.C.R.

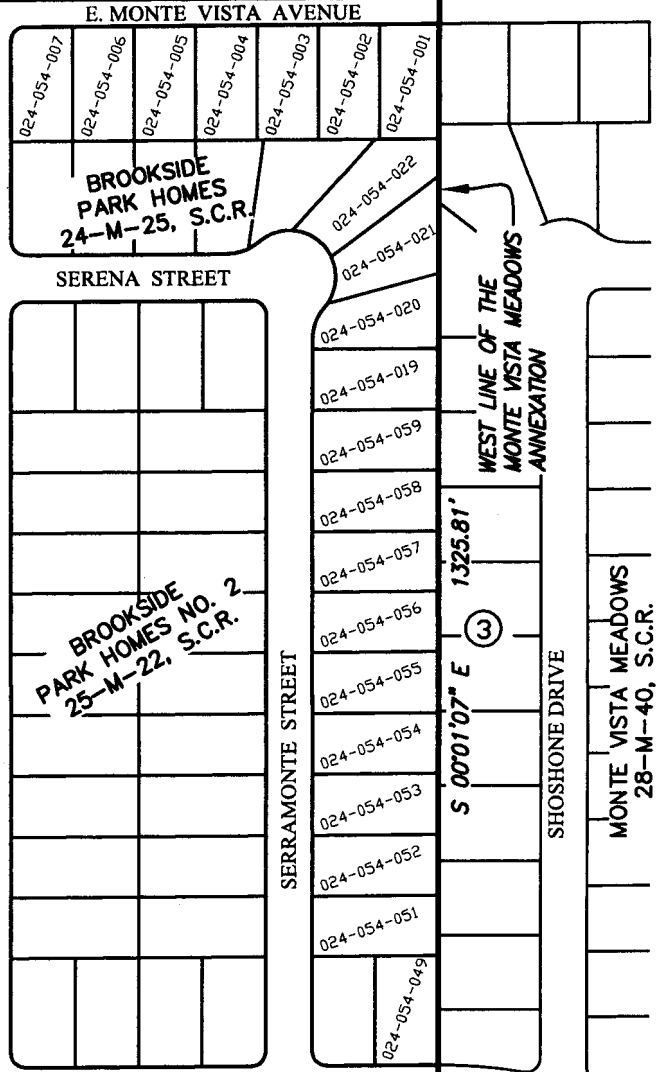


EXHIBIT "B"

BROOKSIDE PARK HOMES ANNEXATION TO DENAIR LIGHTING DISTRICT

DENAIR, CALIFORNIA

DR. BY:	C. JOHNSON
PROJECT:	1202-006271
DATE:	03-28-12
SHEET NO:	1 OF 1



EXHIBIT "A"
LEGAL DESCRIPTION

**EASTGATE ESTATES NO. 2 ANNEXATION
TO DENAIR LIGHTING DISTRICT**

All that certain real property being Lots 1-33 as shown on the map of Eastgate Estates No. 2 filed in Volume 25 of Maps, at Page 19, Stanislaus County Records, situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

Beginning at the southwest corner of the original Denair Lighting District also being the north quarter corner of said Section 7, thence:

- 1) South 00°01'30" East 663.31 feet along the centerline of a 30.00 foot half-width Lester Road to the northwest corner of the Dotson/Brand annexation to the Denair Lighting District also being the southeast corner of said Eastgate Estates No. 2;
- 2) Thence South 89°30'25" West 662.80 feet along the south line of said Eastgate Estates No. 2 to the southwest corner of said Eastgate Estates No. 2;
- 3) Thence North 00°01'40" West 663.39 feet along the west line of said Eastgate Estates No. 2 to a point on the centerline of East Monte Vista Avenue as shown on said map of Eastgate Estates No. 2;
- 4) Thence North 89°30'50" East 662.84 feet along said centerline of East Monte Vista Avenue to said southwest corner of the original Denair Lighting District and the Point of Beginning of the herein described parcel, and containing 10.1 acres, more or less.

END OF DESCRIPTION



Handwritten signature of Chad Johnson, consisting of stylized initials "CJ" followed by a long horizontal line.

POB
NORTH QUARTER CORNER OF
SECTION 7, T.5S., R.11E., M.D.M.

LOT 28
OF THE ELMWOOD COLONY
2-M-13, S.C.R.

N 89°30'50" E 662.84'

MAIN STREET

"JD" SUBDIVISION
4-M-37, S.C.R.

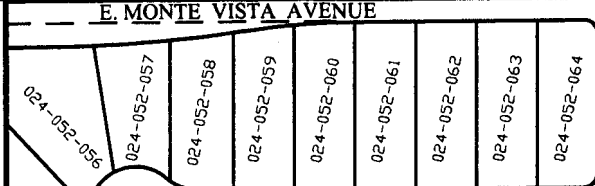
SCALE: 1"=200'

CENTERLINE OF EAST
MONTE VISTA AVENUE

LOT 29
OF THE ELMWOOD COLONY
2-M-13, S.C.R.

CENTERLINE OF
LESTER ROAD

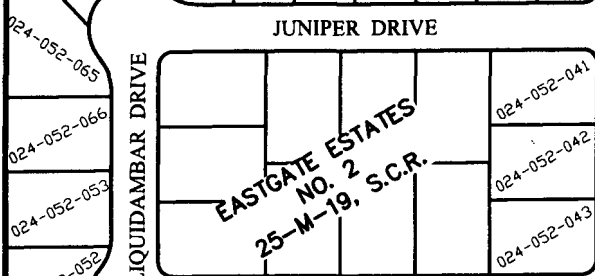
N 00°01'40" W 663.39'



EASTGATE ESTATES
NO. 2
25-M-19, S.C.R.

NORTH HALF OF LOT 31
OF THE ELMWOOD COLONY
2-M-13, S.C.R.

S 00°01'30" E 663.31'



DOGWOOD DRIVE

NORTHWEST CORNER
OF THE DOTSON/BRAND
ANNEXATION

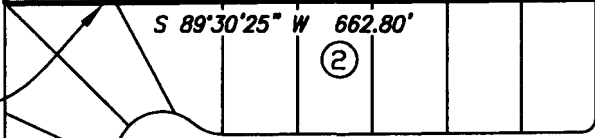
WEST LINE OF
EASTGATE ESTATES
NO. 2



S 89°30'25" W 662.80'

SOUTH LINE OF
EASTGATE ESTATES
NO. 2

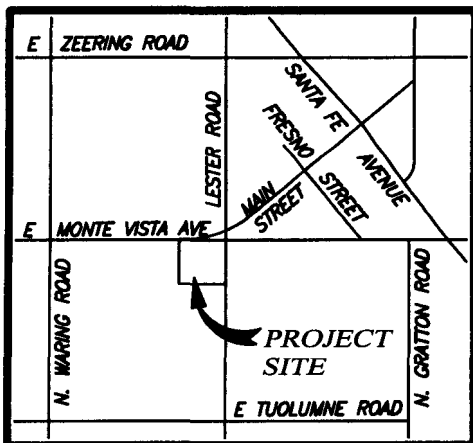
DOTSON/BRAND
SUBDIVISION
43-M-52, S.C.R.



TANAGER DRIVE

EASTGATE ESTATES
23-M-10, S.C.R.

LESTER ROAD



Vicinity map
NOT TO SCALE

[Handwritten signature]



EXHIBIT "B"

EASTGATE ANNEXATION TO
DENAIR LIGHTING DISTRICT

DENAIR, CALIFORNIA

DR. BY:	C. JOHNSON
PROJECT:	1202-006271
DATE:	03-28-12
SHEET NO:	1 OF 1



EXHIBIT "A"
LEGAL DESCRIPTION

SHELTON ESTATES ANNEXATION
TO DENAIR LIGHTING DISTRICT

All that certain real property being Lots 1-13 as shown on the map of Shelton Estates filed in Volume 28 of Maps, at Page 45, Stanislaus County Records, situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the southwest corner of the original Denair Lighting District, also being the north quarter corner of said Section 7, thence:

- 1) South 00°01'30" East 1088.30 feet along the centerline of 30.00 foot half-width Lester Road to the westerly extension of the north line of said Shelton Estates and the **Point of Beginning** of the herein described parcel;
- 2) thence North 89°30'57" East 662.16 feet along the north line of said Shelton Estates to the west line of the Tuolumne-Gratton Annexation to the Denair Lighting District;
- 3) thence South 00°00'49" East 238.26 feet along the west line of said Tuolumne-Gratton Annexation, to the southeast corner of said Shelton Estates;
- 4) thence South 89°30'45" West 662.11 feet along the south line and westerly extension of said Shelton Estates to the centerline of said Lester Road;
- 5) thence North 00°01'30" West, a distance of 238.30 feet along said centerline of Lester Road to said westerly extension of the north line of Shelton Estates and the Point of Beginning of the herein described parcel, and containing 3.6 acres, more or less.

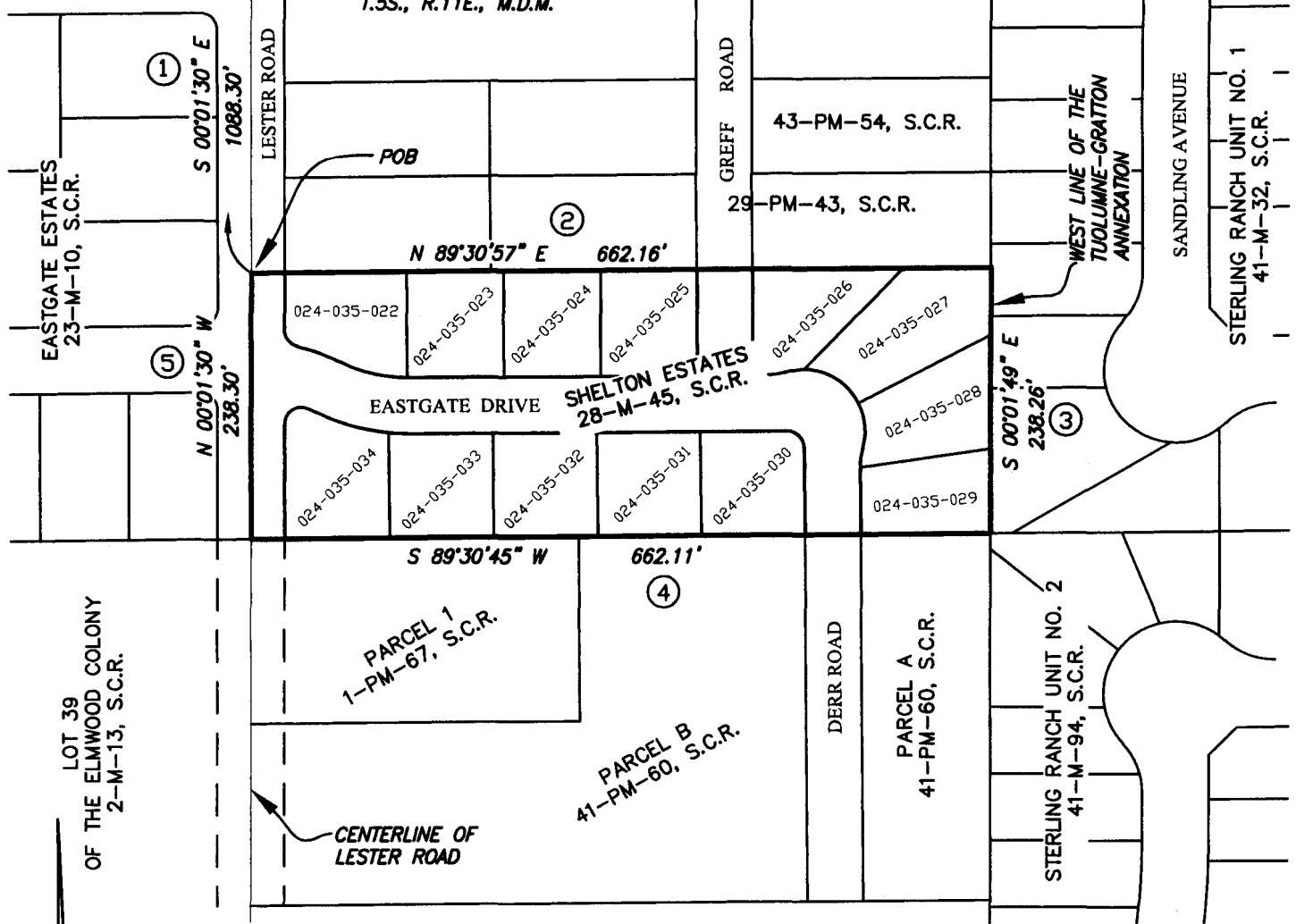
END DESCRIPTION



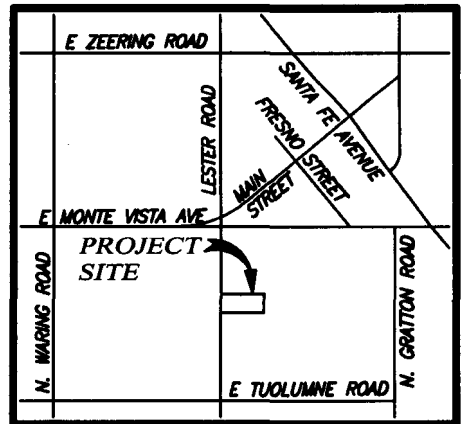
Handwritten signature of Chad Johnson, written in black ink over the seal.

E. MONTE VISTA AVENUE

POINT OF COMMENCEMENT
NORTH QUARTER CORNER OF SECTION 7,
T.5S., R.11E., M.D.M.



SCALE: 1"=150'



Vicinity map
NOT TO SCALE

EXHIBIT "B"

SHELTON ESTATES ANNEXATION TO DENAIR LIGHTING DISTRICT

DENAIR, CALIFORNIA

DR. BY:	C. JOHNSON
PROJECT:	1202-006271
DATE:	03-28-12
SHEET NO:	1 OF 1



**PROPOSED ANNEXATIONS
TO
DENAIR HIGHWAY LIGHTING DISTRICT
ENGINEERS REPORT**

BUDGET YEAR 2012-2013

SET PUBLIC HEARING: May 22, 2012
HOLD PUBLIC HEARING: July 17, 2012

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ENGINEER'S REPORT AFFIDAVIT


County of Stanislaus, State of California

Denair Highway 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 2012-2013. 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 14th day of May, 2012



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



**PROPOSED ANNEXATION TO DENAIR HIGHWAY LIGHTING DISTRICT
ENGINEER'S REPORT
BUDGET YEAR 2012/2013**

INTRODUCTION:

This report sets forth a proposal to annex three separate areas into the Denair Highway Lighting District (hereinafter referred to as the "District"). In January of 2012 the Public Works Department audited the Denair Highway Lighting District's streetlight utility bills and streetlight services. In the process of verifying streetlight locations and wattage it was discovered that the District was paying for the operation and maintenance of 13 streetlights that were outside of the district's boundary. Three areas adjacent to this lighting district were receiving streetlighting services from the district but were not being assessed for the special benefit they were receiving and where therefore not paying for services received. Exhibit "B" identifies the three areas and shows the location of the 13 streetlights. This proposed annexation of the three areas is initiated as a result of this discovery and in response to the need to properly assess parcel owners who receive special benefits from the Denair Highway Lighting District.

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 annexation of new territory into an existing lighting district. Parcel owners in the three areas proposed for annexation must be given the opportunity to cast a Proposition 218 ballot in support or protest of the annexation. The assessment ballot procedure for each of the three proposed areas will be independent of the other two. If a simple majority of votes cast for one of the areas protests its annexation then that area would not be annexed and all streetlights located within it would be turned off. If a simple majority supports the annexation, the streetlights would remain on and the parcels within the proposed annexation area would become part of the Denair Highway Lighting District and be assessed accordingly. Assessments would commence with the start of the 2012-2013 Fiscal Year. This report will use 2012-2013 projected operating and maintenance costs for the District as the basis for determining the 1st years assessment.

PART I- PLANS AND SPECIFICATIONS

A. Description of the Lighting District and Annexation Areas

The Denair Lighting District was formed in 1915 to provide streetlight services to property owners within the town of Denair. Since it's formation there have been 7 annexations adding territory to the lighting district. The district currently consists of 1216 mixed use parcels, mostly residential, in the Denair community area; and it covers approximately 482 acres as of the writing of this report in the first quarter of 2012.

The three areas proposed for annexation are adjacent to the district. Area 1 includes 20.2 acres and 80 residential parcels that were created via subdivision maps 24M25 Brookside Park Homes in 1973 and 25M22 Brookside Park Homes No2 in 1974. Area 2 has 9.7 acres and 33 residential parcels that were created via subdivision map 25M19 Eastgate Estates No2 in 1974. Area 3 has 3.6 acres and 13 residential parcels that were established via subdivision map 28M45 in 1979. Exhibit "A" shows the recommended boundary of the annexation areas and includes their legal descriptions. The three areas have a combined total of 33.5 acres and 126 residential parcels.

B. Description of Improvements and Services

The purpose of this proposed annexation is to continue providing street lighting services that improve the areas by deterring crime, promoting personal, property, and traffic safety, and aiding law enforcement efforts. Area 1 has seven existing and operating streetlights; Area 2 has four existing and operating streetlights; and Area 3 has two existing and operating streetlights. The three areas combined have a total of thirteen existing and operating streetlights.

The streetlights were installed sometime during the development of the subdivisions. They are owned and maintained by Stanislaus County. The improvements and services covered by the proposed annexation of the three areas are generally described as:

- Operate and maintain a total of (13) streetlights. Owned and maintained by Stanislaus County.
- Periodic inspection, maintenance, and bulb, lens, sensor, and fixture replacement as needed by Stanislaus County.

PART II – COST ESTIMATE BUDGET YEAR 2012-2013

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 installation costs. All costs will be borne by the Public Works Department.

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, stuff, seal, and mail the envelopes. State Board of Equalization fees are set at \$1,650.

B. Operating Cost Estimate Budget Year 2012-2013

The following table is an estimate of projected costs for the 2012-2013 Budget Year.

ESTIMATED 2012/2013 EXPENSES - DUNBAR LIGHTING DISTRICT	
Administration Expense Budget:	
Stanislaus County Public Works Administration	\$200.00
Assessor Property Tax Administrative Fee	\$243.00
Total Administration	\$443.00
Maintenance and Operation Expense Budget:	
County Public Works Maintenance & Labor	\$7,000.00
Utilities/Street Lights (Rate for 14 Streetlights 100 watts, TID Owned and Maintained)	\$28,000.00
Total Maintenance and Operation	\$35,000.00
Other Expenses Budget:	
Vandalism	\$5,000.00
5 Year Loan Payback	\$11,022.00
Total Other Expenses:	\$16,022.00
Total District Expense Budget	\$51,465.00

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 Denair Highway Lighting District 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 receiving the special service 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 Denair Highway 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

Street lighting within the three proposed annexation areas will be maintained, and continue, only if the property owners within the proposed areas give their approval, through an assessment ballot procedure, to join the district. Were the District to cease to exist, the services and expenditures would cease as well. Therefore, because the streetlights 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 district and any additional parcels annexed into the district.

The approval of the property owners within the proposed areas, if given, to join the district, would be made with the full knowledge that there may not be a streetlight directly in front of their parcel due to spacing and the financial feasibility of placing a streetlight in front of every parcel. However, that approval, if given, would also be made with the knowledge that the district's street lighting services will benefit them all directly and equally by creating a safer, more secure local environment that improves their neighborhood. Because each parcel within the Lighting District benefits equally, it will be assigned an equal basis for the equitable allocation of district costs and the district's corresponding assessments.

C. Assessment Formula

If the proposed annexation is approved the 3 areas will be have the same assessment formula applied to them that currently exists for the Denair Highway Lighting District. That 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 fiscal year.

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

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

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

If the proposed annexations are approved, this formula will be utilized indefinitely to compute the 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 to 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.

PART IV - PROPOSED BUDGET & ASSESSMENTS

A. PROPOSED BUDGET

PROPOSED 2012-2013 BUDGET - DENAIR LIGHTING DISTRICT	
Administration Expense Budget:	
Stanislaus County Public Works Administration	\$200.00
Miscellaneous/Other Admin Fees	\$243.00
Total Administration	\$443.00
Maintenance and Operation Expense Budget:	
PUBLIC WORKS:	
Maintenance & Labor	\$7,000.00
UTILITIES:	
Utilities/Street Lights (Rate for 14 Streetlights 100 watts, TID Owned and Maintained)	\$28,000.00
Total Maintenance and Operation	\$35,000.00
Other Expenses Budget:	
Vandalism	\$5,000.00
5 Year Loan Repay	\$11,022.00
Total Other Expenses:	\$16,022.00
Total District Expenses Budget:	\$51,465.00
Revenue and Fund Balance Information:	
Beginning Fund Balance (Estimated for 2011/12 Yr End \$0.00)	\$22,160.00
Adjustments to Available Fund Balance:	
Property Tax Revenue	\$4,415.00
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0.00
Total Adjustments	\$4,415.00
Total Revenue and Fund Balance:	\$26,575.00
District Assessment Calculation:	
Total District Expense Budget/Administration, Public Works, Utilities, Other Expenses	\$51,465.00
Property Tax Revenue and Fund Balance	\$26,575.00
Expenses Exceeding Revenue and Fund Balance	\$24,890.00
Fund Balance Reserve Requirement (1/2 years expenses to cover 6 month "dry" period)	\$25,732.50
Balance to Levy on Assessments	\$50,622.50
Total Parcels Being Assessed	1216
Assessment Per Parcel	\$41.63

PART IV – PROPOSED BUDGET AND ASSESSMENTS

B. Proposed Assessment Summary

SUMMARY ASSESSMENT PER PARCEL - DENAIR LIGHTING DISTRICT	
DESCRIPTION	AMOUNT
District's Annual Operating Expense - Admin, Maintenance, Utilities, Other Expenses:	\$51,465.00
Fund Balance Reserve Requirement (1/2 years expenses to cover 6 month "dry" period) / 5 years	\$25,732.50
Use of Fund Balance	\$22,160.00
Property Tax Revenue	\$4,415.00
Estimated Funding Required	\$50,622.50
Total Parcels	1216
Calculated Assessment Per Parcel (Estimated Funding Required/Total Parcels)	\$41.63

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 2012-2013 apportioned to each of the District's parcels. The Assessment Roll was extracted from the County Assessor's last equalized roll.

**DENAIR LIGHTING DISTRICT – ANNEXATION PARCELS
 PROPOSED ANNUAL ASSESSMENT BUDGET YEAR 2011-2012**
 The Assessor's parcels listed below are subject to the annual assessment.

AREA 1

Count	APN	Assessment
1	024-054-074	41.63
2	024-054-066	41.63
3	024-054-035	41.63
4	024-054-073	41.63
5	024-054-049	41.63
6	024-054-050	41.63
7	024-054-070	41.63
8	024-054-069	41.63
9	024-054-034	41.63
10	024-054-037	41.63
11	024-054-071	41.63
12	024-054-072	41.63
13	024-054-068	41.63
14	024-054-051	41.63
15	024-054-052	41.63
16	024-054-036	41.63
17	024-054-067	41.63
18	024-054-075	41.63
19	024-054-053	41.63
20	024-054-041	41.63
21	024-054-045	41.63
22	024-054-040	41.63
23	024-054-044	41.63
24	024-054-039	41.63
25	024-054-043	41.63
26	024-054-047	41.63
27	024-054-038	41.63
28	024-054-046	41.63
29	024-054-042	41.63
30	024-054-048	41.63
31	024-054-056	41.63
32	024-054-063	41.63
33	024-054-079	41.63
34	024-054-030	41.63
35	024-054-015	41.63
36	024-054-029	41.63
37	024-054-081	41.63
38	024-054-031	41.63
39	024-054-014	41.63
40	024-054-059	41.63

AREA 1

Count	APN	Assessment
41	024-054-016	41.63
42	024-054-013	41.63
43	024-054-017	41.63
44	024-054-060	41.63
45	024-054-027	41.63
46	024-054-025	41.63
47	024-054-007	41.63
48	024-054-026	41.63
49	024-054-004	41.63
50	024-054-010	41.63
51	024-054-009	41.63
52	024-054-064	41.63
53	024-054-077	41.63
54	024-054-020	41.63
55	024-054-012	41.63
56	024-054-032	41.63
57	024-054-065	41.63
58	024-054-033	41.63
59	024-054-011	41.63
60	024-054-076	41.63
61	024-054-023	41.63
62	024-054-008	41.63
63	024-054-006	41.63
64	024-054-005	41.63
65	024-054-021	41.63
66	024-054-024	41.63
67	024-054-078	41.63
68	024-054-019	41.63
69	024-054-018	41.63
70	024-054-057	41.63
71	024-054-062	41.63
72	024-054-054	41.63
73	024-054-058	41.63
74	024-054-080	41.63
75	024-054-022	41.63
76	024-054-061	41.63
77	024-054-055	41.63
78	024-054-003	41.63
79	024-054-002	41.63
80	024-054-001	41.63

AREA 2		
Count	A.F.N.	Assessment
1	024-052-064	41.63
2	024-052-041	41.63
3	024-052-042	41.63
4	024-052-063	41.63
5	024-052-059	41.63
6	024-052-058	41.63
7	024-052-061	41.63
8	024-052-050	41.63
9	024-052-060	41.63
10	024-052-062	41.63
11	024-052-045	41.63
12	024-052-044	41.63
13	024-052-047	41.63
14	024-052-046	41.63
15	024-052-049	41.63
16	024-052-048	41.63
17	024-052-057	41.63
18	024-052-066	41.63
19	024-052-033	41.63
20	024-052-032	41.63
21	024-052-035	41.63
22	024-052-034	41.63
23	024-052-036	41.63
24	024-052-043	41.63
25	024-052-039	41.63
26	024-052-038	41.63
27	024-052-040	41.63
28	024-052-065	41.63
29	024-052-051	41.63
30	024-052-053	41.63
31	024-052-052	41.63
32	024-052-056	41.63
33	024-052-037	41.63

AREA 3		
Count	A.F.N.	Assessment
1	024-035-023	41.63
2	024-035-022	41.63
3	024-035-024	41.63
4	024-035-026	41.63
5	024-035-025	41.63
6	024-035-028	41.63
7	024-035-032	41.63
8	024-035-030	41.63
9	024-035-033	41.63
10	024-035-027	41.63
11	024-035-029	41.63
12	024-035-031	41.63
13	024-035-034	41.63

EXHIBIT "A"
LEGAL DESCRIPTION

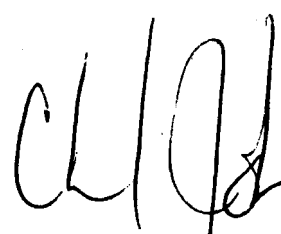
**BROOKSIDE PARK HOMES ANNEXATION
TO DENAIR LIGHTING DISTRICT**

All that certain real property being Lots 1-27 as shown on the map of Brookside Park Homes filed in Volume 24 of Maps, at Page 25, Stanislaus County Records together with Lots 28-80 as shown on the map of Brookside Park Homes No. 2 filed in Volume 25 of Maps, at Page 22, Stanislaus County Records, situate in a portion of the northeast quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the southwest corner of the original Denair Lighting District, also being the north quarter corner of said Section 7, thence:

- 1) North 89°31' East 1324.79 feet along the south line of the said original Denair Lighting District, to the northeast corner of the Tuolumne-Gratton Annexation to the Denair Lighting District and the **Point of Beginning** of the herein described parcel;
- 2) Thence continuing North 89°31' East 662.39 feet along the south line of said Denair Lighting District, to northwest corner of the Monte Vista Meadows Annexation to the Denair Lighting District;
- 3) Thence South 00°01'07" East 1325.81 feet along the west line of said Monte Vista Meadows Annexation, to the north line of said Tuolumne-Gratton Annexation and being the southeast corner of said Brookside Park Homes No. 2;
- 4) Thence South 89°30'00" West 662.35 feet along the north line of said Tuolumne-Gratton Annexation, to the east line of said Tuolumne-Gratton Annexation and being the southwest corner of said Brookside Park Homes No. 2;
- 5) Thence North 00°01'15" West 1326.00 feet along the east line of said Tuolumne-Gratton Annexation to the south line of said original Denair Lighting District and the **Point of Beginning** of the herein described parcel, and containing 20.1 acres, more or less.

END DESCRIPTION



SOUTH LINE OF THE ORIGINAL DENAIR LIGHTING DISTRICT

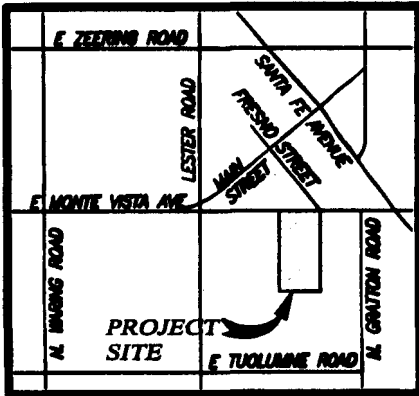
"JD" SUBDIVISION 4-M-37, S.C.R.

N 89°31' E 1324.79'

N 89°31' E 662.39'

POB
NORTHEAST CORNER
TUOLUMNE-GRATTON
ANNEXATION

POINT OF COMMENCEMENT
NORTH QUARTER CORNER OF
SECTION 7, T.5S., R.11E., M.D.M.



Vicinity map
NOT TO SCALE



SCALE: 1"=200'

[Handwritten signature]

MARAZAN STREET

EAST LINE OF THE
TUOLUMNE-GRATTON ANNEXATION
STERLING RANCH UNIT NO. 1
41-M-32, S.C.R.

N 00°01'15" W 1326.00'

- 024-054-008
- 024-054-009
- 024-054-010
- 024-054-011
- 024-054-012
- 024-054-013
- 024-054-014
- 024-054-029
- 024-054-030
- 024-054-031
- 024-054-032
- 024-054-033
- 024-054-034
- 024-054-035
- 024-054-036
- 024-054-037
- 024-054-038
- 024-054-039
- 024-054-040
- 024-054-041

SALLUCE DRIVE

BROOKSIDE
PARK HOMES NO. 2
25-M-22, S.C.R.

SIoux DRIVE

S 89°30'00" W 662.35'

McCAULY AVENUE

STERLING RANCH UNIT NO. 3
42-M-27, S.C.R.

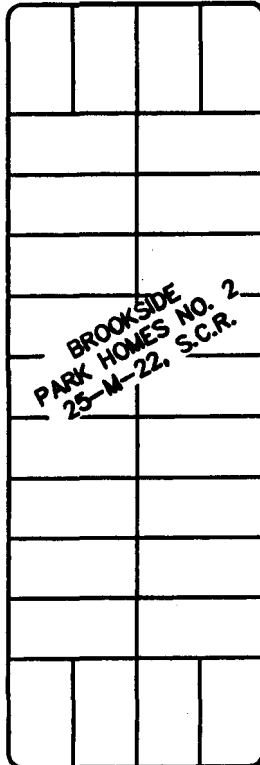
WALNUT STREET

FRESNO AVENUE

E. MONTE VISTA AVENUE

BROOKSIDE
PARK HOMES
24-M-25, S.C.R.

SERENA STREET



SERRAMONTE STREET

- 024-054-007
- 024-054-006
- 024-054-005
- 024-054-004
- 024-054-003
- 024-054-002
- 024-054-001
- 024-054-022
- 024-054-021
- 024-054-020
- 024-054-019
- 024-054-059
- 024-054-058
- 024-054-057
- 024-054-056
- 024-054-055
- 024-054-054
- 024-054-053
- 024-054-052
- 024-054-051
- 024-054-049

S 00°01'07" E 1325.81'

WEST LINE OF THE
MONTE VISTA MEADOWS
ANNEXATION

SHOSHONE DRIVE

MONTE VISTA MEADOWS
28-M-40, S.C.R.

EXHIBIT "B"

BROOKSIDE PARK HOMES ANNEXATION TO DENAIR LIGHTING DISTRICT

DENAIR, CALIFORNIA

DR. BY:	C. JOHNSON
PROJECT:	1202-006271
DATE:	03-28-12
SHEET NO:	1 OF 1



EXHIBIT "A"
LEGAL DESCRIPTION

**EASTGATE ESTATES NO. 2 ANNEXATION
TO DENAIR LIGHTING DISTRICT**

All that certain real property being Lots 1-33 as shown on the map of Eastgate Estates No. 2 filed in Volume 25 of Maps, at Page 19, Stanislaus County Records, situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

Beginning at the southwest corner of the original Denair Lighting District also being the north quarter corner of said Section 7, thence:

- 1) South 00°01'30" East 663.31 feet along the centerline of a 30.00 foot half-width Lester Road to the northwest corner of the Dotson/Brand annexation to the Denair Lighting District also being the southeast corner of said Eastgate Estates No. 2;
- 2) Thence South 89°30'25" West 662.80 feet along the south line of said Eastgate Estates No. 2 to the southwest corner of said Eastgate Estates No. 2;
- 3) Thence North 00°01'40" West 663.39 feet along the west line of said Eastgate Estates No. 2 to a point on the centerline of East Monte Vista Avenue as shown on said map of Eastgate Estates No. 2;
- 4) Thence North 89°30'50" East 662.84 feet along said centerline of East Monte Vista Avenue to said southwest corner of the original Denair Lighting District and the Point of Beginning of the herein described parcel, and containing 10.1 acres, more or less.

END OF DESCRIPTION



CHAD JOHNSON

POB
NORTH QUARTER CORNER OF
SECTION 7, T.5S., R.11E., M.D.M.

LOT 28
OF THE ELMWOOD COLONY
2-M-13, S.C.R.

N 89°30'50" E 662.84'

"JD" SUBDIVISION
4-M-37, S.C.R.

SCALE: 1"=200'

CENTERLINE OF EAST
MONTE VISTA AVENUE

LOT 29
OF THE ELMWOOD COLONY
2-M-13, S.C.R.

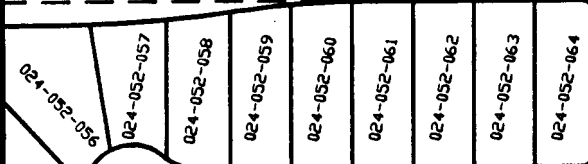
N 00°01'40" W 663.39'

WEST LINE OF
EASTGATE ESTATES
NO. 2

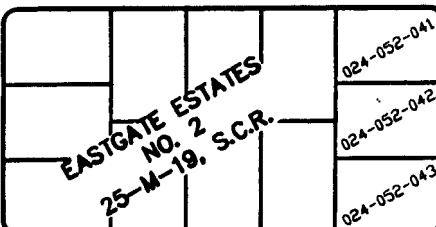
SOUTH LINE OF
EASTGATE ESTATES
NO. 2

E. MONTE VISTA AVENUE

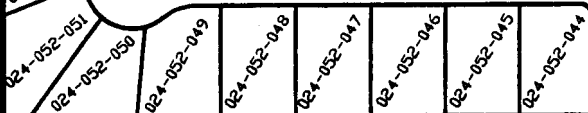
CENTERLINE OF
LESTER ROAD



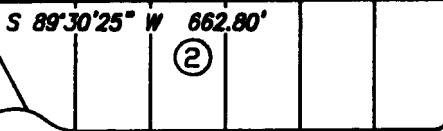
JUNIPER DRIVE



DOGWOOD DRIVE



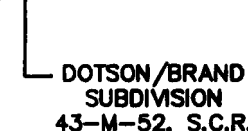
DOMECQ ROAD



TANAGER DRIVE

EASTGATE ESTATES
23-M-10, S.C.R.

LESTER ROAD

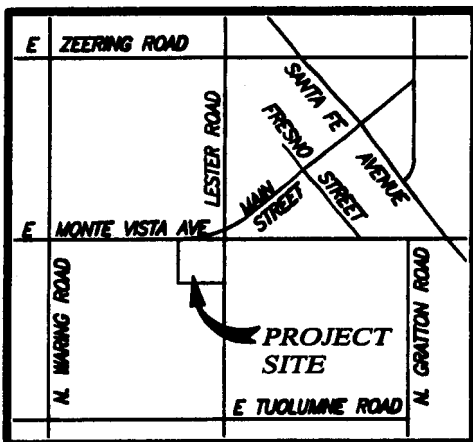


DOTSON/BRAND
SUBDIVISION
43-M-52, S.C.R.

NORTHWEST CORNER
OF THE DOTSON/BRAND
ANNEXATION

S 00°01'30" E 663.31'

NORTH HALF OF LOT 31
OF THE ELMWOOD COLONY
2-M-13, S.C.R.



Vicinity map
NOT TO SCALE

EXHIBIT "B"

[Handwritten signature]



EASTGATE ANNEXATION TO
DENAIR LIGHTING DISTRICT

DENAIR, CALIFORNIA

DR. BY:	C. JOHNSON
PROJECT:	1202-006271
DATE:	03-28-12
SHEET NO:	1 OF 1



EXHIBIT "A"
LEGAL DESCRIPTION

**SHELTON ESTATES ANNEXATION
TO DENAIR LIGHTING DISTRICT**

All that certain real property being Lots 1-13 as shown on the map of Shelton Estates filed in Volume 28 of Maps, at Page 45, Stanislaus County Records, situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the southwest corner of the original Denair Lighting District, also being the north quarter corner of said Section 7, thence:

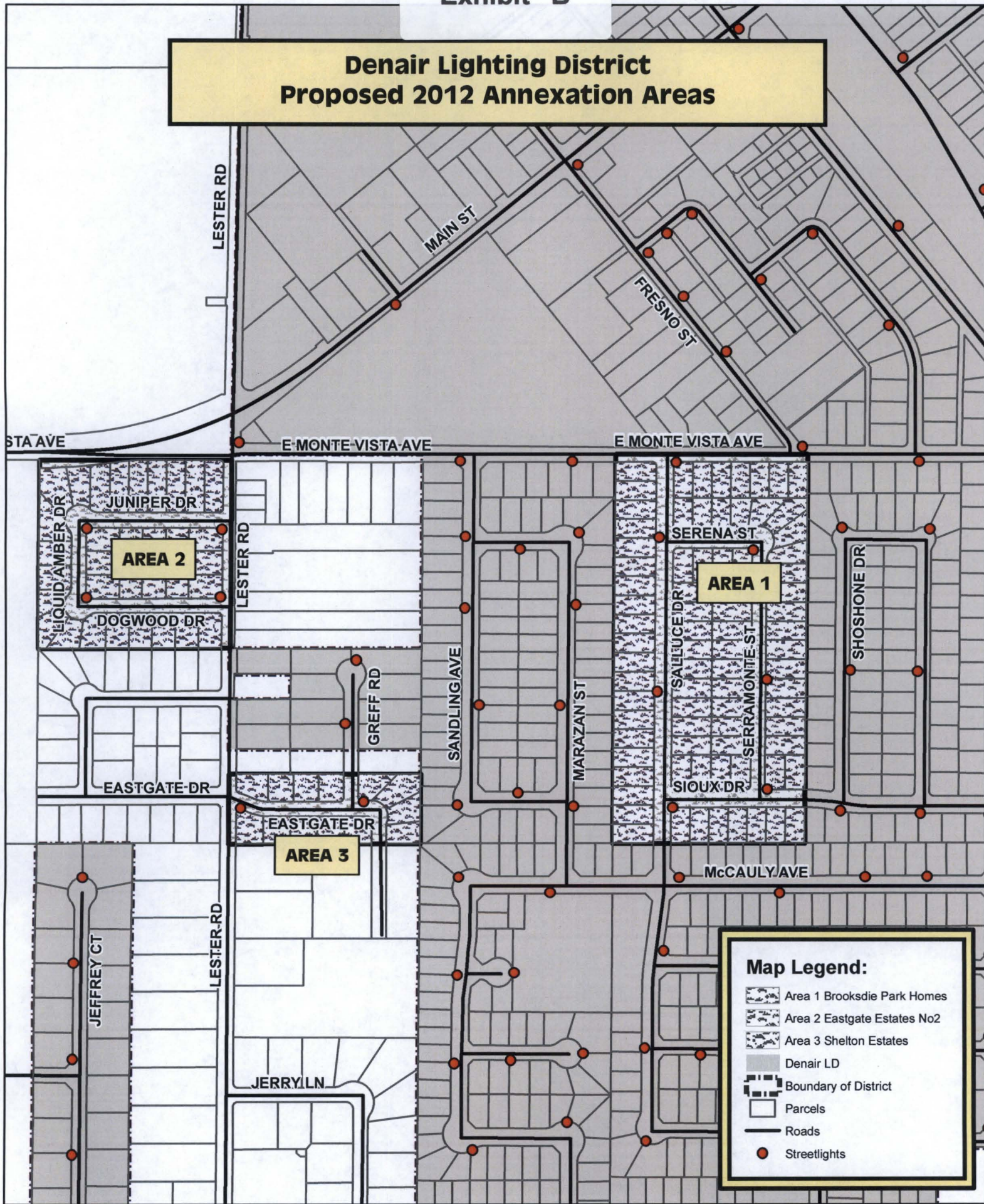
- 1) South 00°01'30" East 1088.30 feet along the centerline of 30.00 foot half-width Lester Road to the westerly extension of the north line of said Shelton Estates and the **Point of Beginning** of the herein described parcel;
- 2) thence North 89°30'57" East 662.16 feet along the north line of said Shelton Estates to the west line of the Tuolumne-Gratton Annexation to the Denair Lighting District;
- 3) thence South 00°00'49" East 238.26 feet along the west line of said Tuolumne-Gratton Annexation, to the southeast corner of said Shelton Estates;
- 4) thence South 89°30'45" West 662.11 feet along the south line and westerly extension of said Shelton Estates to the centerline of said Lester Road;
- 5) thence North 00°01'30" West, a distance of 238.30 feet along said centerline of Lester Road to said westerly extension of the north line of Shelton Estates and the **Point of Beginning** of the herein described parcel, and containing 3.6 acres, more or less.

END DESCRIPTION



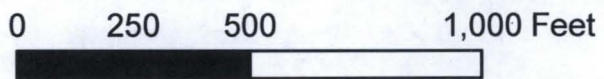
Exhibit "B"

Denair Lighting District
Proposed 2012 Annexation Areas



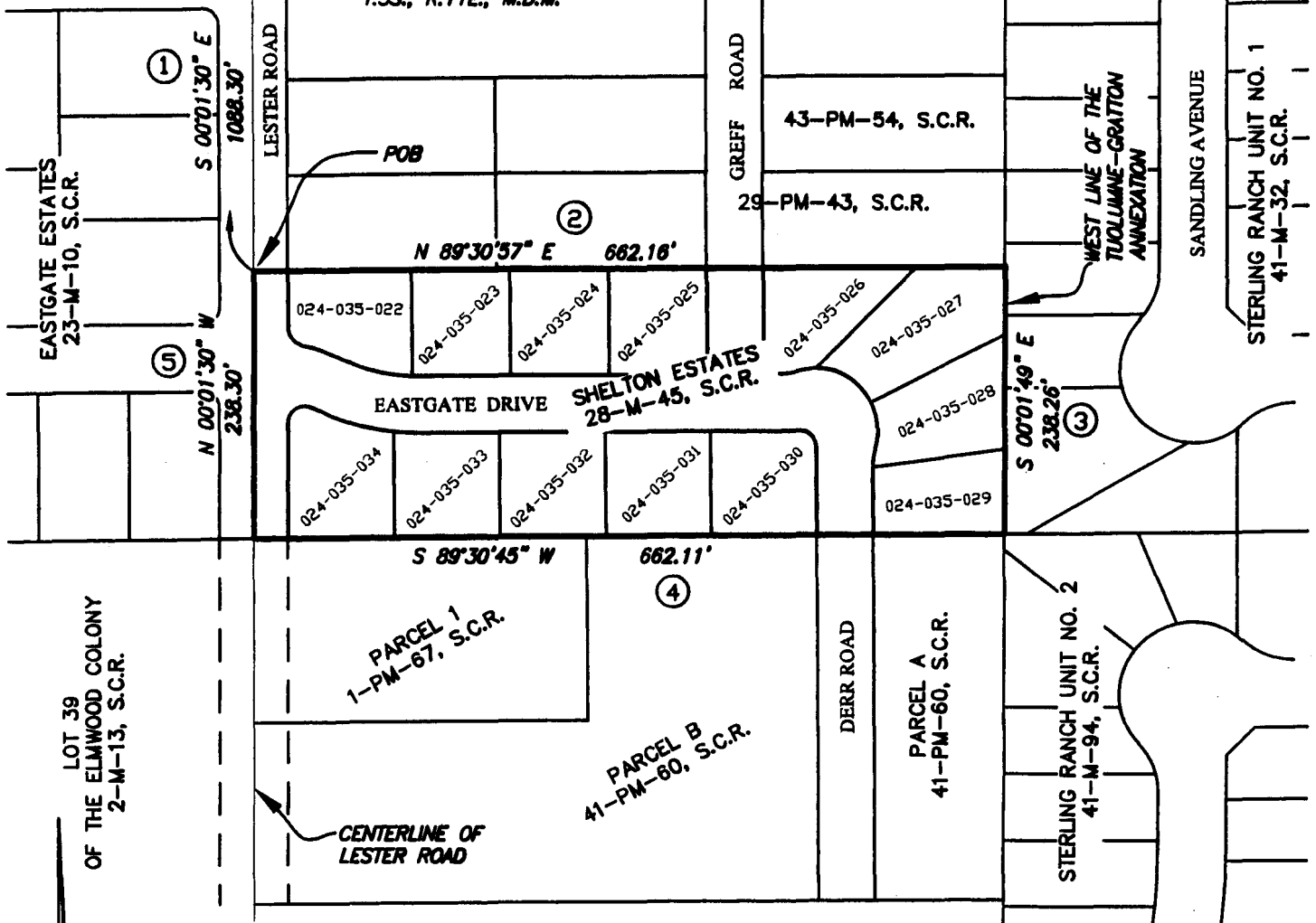
Map Legend:

- Area 1 Brookside Park Homes
- Area 2 Eastgate Estates No2
- Area 3 Shelton Estates
- Denair LD
- Boundary of District
- Parcels
- Roads
- Streetlights



E. MONTE VISTA AVENUE

POINT OF COMMENCEMENT
NORTH QUARTER CORNER OF SECTION 7,
T.5S., R.11E., M.D.M.

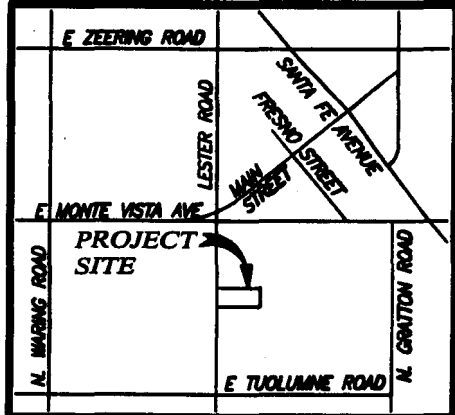


SCALE: 1"=150'

[Handwritten signature]



EXHIBIT "B"



Vicinity map
NOT TO SCALE



SHELTON ESTATES ANNEXATION TO DENAIR LIGHTING DISTRICT

DENAIR, CALIFORNIA

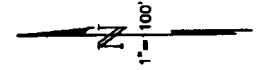
DR. BY:	C. JOHNSON
PROJECT:	1202-006271
DATE:	03-28-12
SHEET NO:	1 OF 1

Exhibit "C"

POR. NE 1/4 SEC. 7 T.5S. R.11E. M.D.B.& M.
 BROOKSIDE PARK HOMES - (24M25)
 BROOKSIDE PARK HOMES NO. 2 - (25M22)

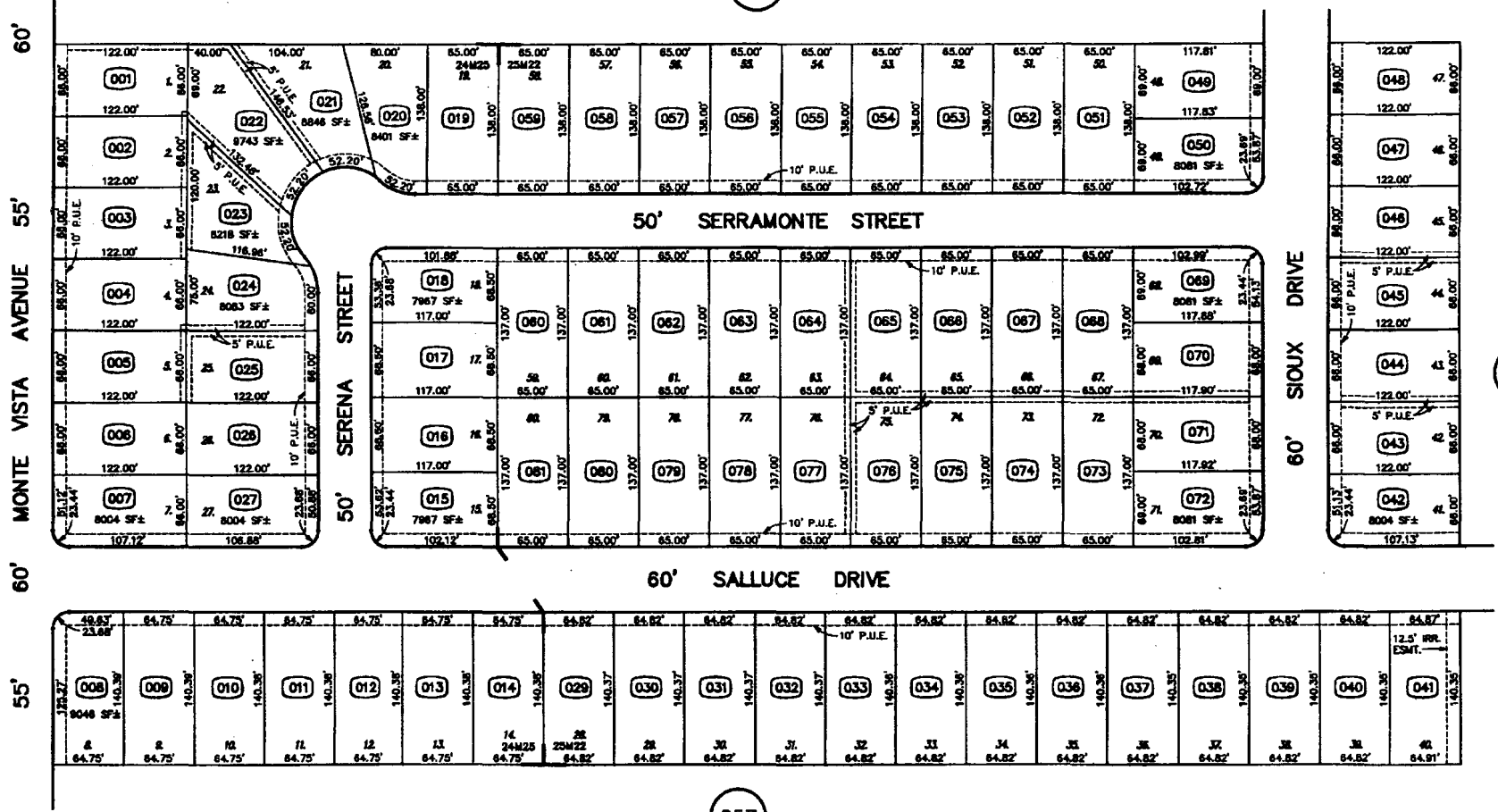
056 006 024 - 054

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



034

032



056

060

057

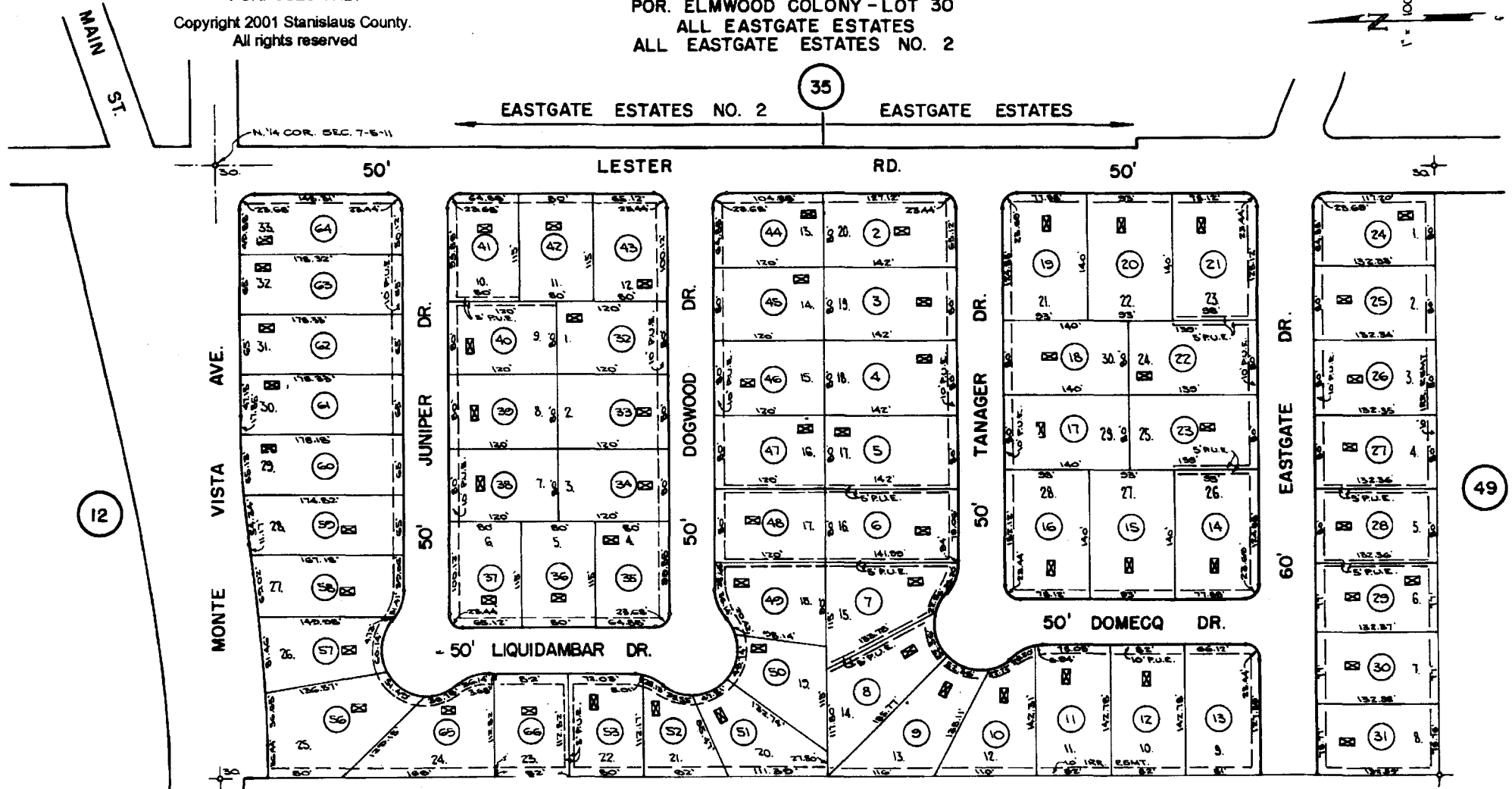
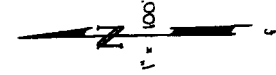
FROM 24-36
 DRAWN 8-20-73
 REVISED 2-13-75, 2-4-04 MF, 10-6-08 (V)DH



024 - 054

THIS MAP FOR ASSESSMENT
PURPOSES ONLY
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PORTION NW 1/4 SECTION 7 T.5S. R.11E. M.D.B. & M.
POR. ELMWOOD COLONY - LOT 30
ALL EASTGATE ESTATES
ALL EASTGATE ESTATES NO. 2



35

36

49

12

FROM 24-36, 24-52
R.M. 2-13 # 23-10, 25-19
10-16-71, 12-10-74
UPDATED 3-1-77

Back To
Book
Index

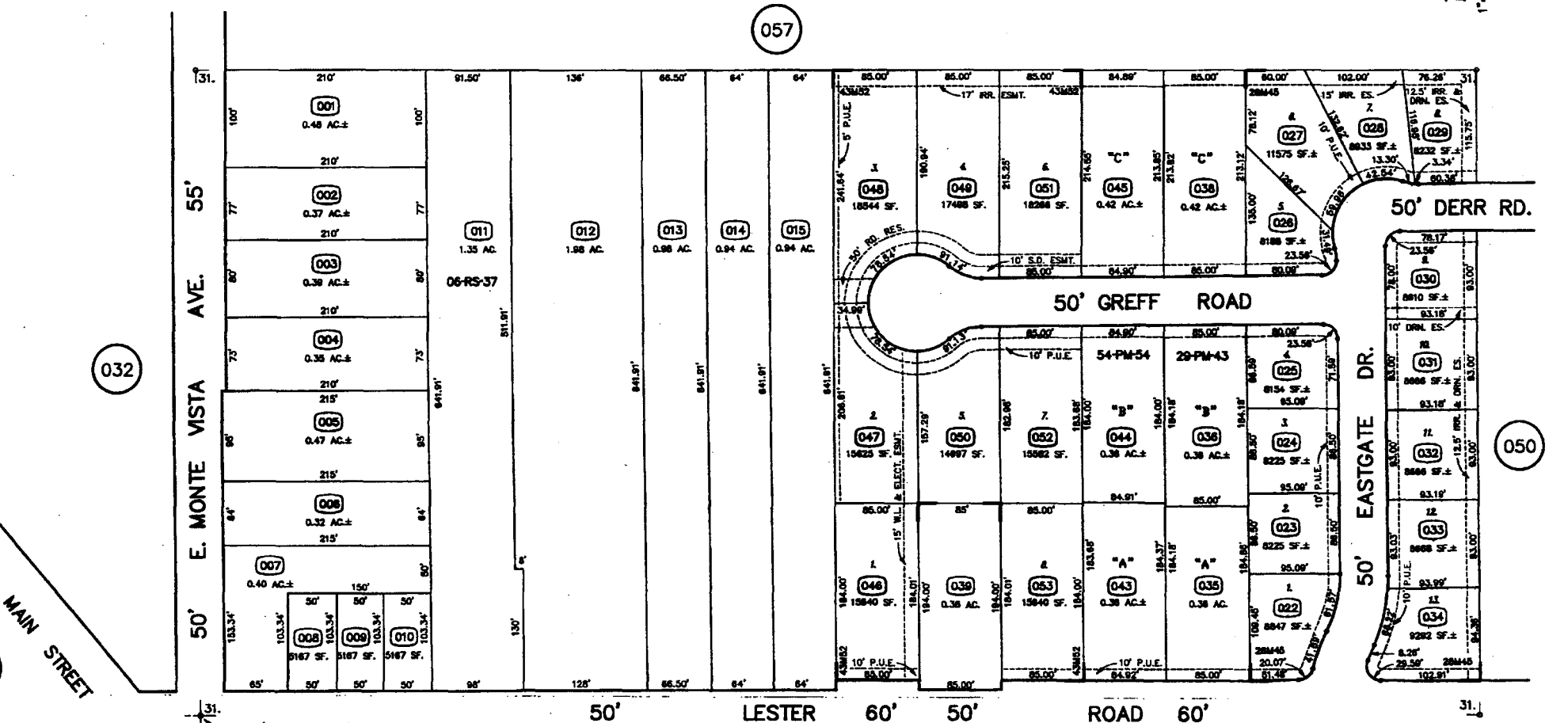
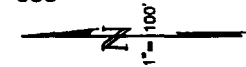


72

POR. NE. 1/4 SECTION 7 T.5S. R11E. M.D.B.& M.
 POR. ELMWOOD COLONY - LOT 31 (02M13)
 SHELTON ESTATES (28M45)
 DOTSON/BRAND SUBDIVISION (43M52)

056 030 024 - 035
 056 006
 056 038

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



N. 1/4 COR. SEC. 7

FROM: J-047, 024-035
 DRAWN:
 REVISED: 08-07-79, 08-21-87, 02-04-04 MF., 01-07-05 DH., 04-05-06 MF., 11-30-06 (V) MB, 3-30-07 MF

Stanislaus County Assessor
 67,80,05,
 06,07,08

Affidavit of Publication

STATE OF CALIFORNIA }
County of Stanislaus }ss.

VICKI FRAGO

Hughson Chronicle

Here-un-to being first duly sworn, deposes and says that all time hereinafter mentioned he/she was a citizen of the United States over the age of twenty-one (21) years, and doing business in said county, not interested in the matter of the attached publication, and is competent to testify in said matter, that he/she was at and during all said time the principal clerk to the printer and publisher of the
HUGHSONCHRONICLE

a legal newspaper of general circulation published weekly in Hughson in said County of Stanislaus, State of California: that said
HUGHSONCHRONICLE

is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and as provided by said section and so adjudicated by Decree No. 41926 by the Superior Court of Stanislaus County, State of California, is published for the dissemination of local and telegraphic news and intelligence of a general character, have a bonafide subscription list of paying subscribers, and is not devoted to the interest, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination: or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations: that at all times said newspaper has been established, in Hughson; in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned, that said notice was set in type not smaller than nonpareil and was preceded with words printed in blackface type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given

NOTICE OF PUBLIC HEARING

July 3, 10, 2012

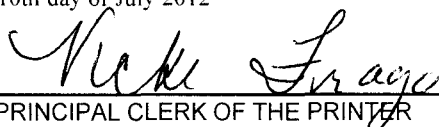
of which named annexed is a printed copy, was published and printed in said

HUGHSON CHRONICLE

at least 2 times, commencing on the 3rd day of July 2012 and ending on the the 10th day of July 2012 the days inclusive, and as often during said time as said newspaper was regularly issued, to wit:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated this 10th day of July 2012


PRINCIPAL CLERK OF THE PRINTER

Legal # 6520

NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED ANNEXATION OF TERRITORY INTO THE DENAIR HIGHWAY LIGHTING DISTRICT AND ASSESSMENT BALLOT PROCEDURE AND THE LEVY OF AN ANNUAL ASSESSMENT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Stanislaus County will hold a public hearing to consider the annexation of territory into the Denair Highway Lighting District; conduct an assessment ballot procedure; and consider the levy of an annual assessment to pay for the lighting services. The public hearing will be held on Tuesday, July 17, 2012, at the hour of 6:35 P.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 areas being considered for annexation are:

AREA 1: BROOKSIDE PARK HOMES ANNEXATION TO DENAIR LIGHTING DISTRICT

All that certain real property being Lots 1-27 as shown on the map of Brookside Park Homes filed in Volume 24 of Maps, at Page 25, Stanislaus County Records together with Lots 28-80 as shown on the map of Brookside Park Homes No. 2 filed in Volume 25 of Maps, at Page 22, Stanislaus

County Records, situate in a portion of the northeast quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows: Commencing at the southwest corner of the original Denair Lighting District, also being the north quarter corner of said Section 7, thence:

1) North 89°31' East 1324.79 feet along the south line of the said original Denair Lighting District, to the northeast corner of the Tuolumne-Gratton Annexation to the Denair Lighting District and the Point of Beginning of the herein described parcel;

2) Thence continuing North 89°31' East 662.39 feet along the south line of said Denair Lighting District, to northwest corner of the Monte Vista Meadows Annexation to the Denair Lighting District;

3) Thence South 00°01'07" East 1325.81 feet along the west line of said Monte Vista Meadows Annexation, to the north line of said Tuolumne-Gratton Annexation and being the southeast corner of said Brookside Park Homes No. 2;

4) Thence South 89°30'00" West 662.35 feet along the north line of said Tuolumne-Gratton Annexation, to the east line of said Tuolumne-Gratton Annexation and being the southwest corner of said Brookside Park Homes No. 2;

5) Thence North 00°01'15" West 1326.00 feet along the east line of said Tuolumne-Gratton Annexation to the south line of said original Denair Lighting District and the Point of Beginning of the herein described parcel, and containing 20.1 acres, more or less. END DESCRIPTION

AREA 2: EASTGATE ESTATES NO. 2 ANNEXATION TO DENAIR LIGHTING DISTRICT

All that certain real property being Lots 1-33 as shown on the map of Eastgate Estates No. 2 filed in Volume 25 of Maps, at Page 19, Stanislaus County Records, situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows: Beginning at the southwest corner of the original Denair Lighting District also being the north quarter corner of said Section 7, thence:

1) South 00°01'30" East 663.31 feet along the centerline of a 30.00 foot half-width Lester Road to the northwest corner of the Dotson/Brand annexation to the Denair Lighting District also being the southeast corner of said Eastgate Estates No. 2;

2) Thence South 89°30'25" West 662.80 feet along the south line of said Eastgate Estates No. 2 to the southwest corner of said Eastgate Estates No. 2;

3) Thence North 00°01'40" West 663.39 feet along the west line of said Eastgate

Estates No. 2 to a point on the centerline of East Monte Vista Avenue as shown on said map of Eastgate Estates No. 2;

4) Thence North 89°30'50" East 662.84 feet along said centerline of East Monte Vista Avenue to said southwest corner of the original Denair Lighting District and the Point of Beginning of the herein described parcel, and containing 10.1 acres, more or less. END OF DESCRIPTION.

AREA 3: SHELTON ESTATES ANNEXATION TO DENAIR LIGHTING DISTRICT

All that certain real property being Lots 1-13 as shown on the map of Shelton Estates filed in Volume 28 of Maps, at Page 45, Stanislaus County Records, situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows: Commencing at the southwest corner of the original Denair Lighting District, also being the north quarter corner of said Section 7, thence:

1) South 00°01'30" East 1088.30 feet along the centerline of 30.00 foot half-width Lester Road to the westerly extension of the north line of said Shelton Estates and the Point of Beginning of the herein described parcel;

2) thence North 89°30'57" East 662.16 feet along the north line of said Shelton Estates to the west line of

the Tuolumne-Gratton Annexation to the Denair Lighting District;

3) thence South 00°00'49" East 238.26 feet along the west line of said Tuolumne-Gratton Annexation, to the southeast corner of said Shelton Estates;

4) thence South 89°30'45" West 662.11 feet along the south line and westerly extension of said Shelton Estates to the centerline of said Lester Road;

5) thence North 00°01'30" West, a distance of 238.30 feet along said centerline of Lester Road to said westerly extension of the north line of Shelton Estates and the Point of Beginning of the herein described parcel, and containing 3.6 acres, more or

less. END DESCRIPTION.
BY ORDER OF THE BOARD OF SUPERVISORS. DATED: May 22, 2012. ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Asst. Clerk.
Publication Dates: 7-3, 10, 2012