

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

DEPT: Public Works *adad*

BOARD AGENDA # 9:05 am.

Urgent Routine

AGENDA DATE July 28, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider the Approval of the Fiscal Year 2015-2016 Assessments for County Services Area Nos. 4 through 27, Landscape Assessment District Del Rio Heights and Landscape and Lighting Districts: Bret Harte, Bystrum, Howard/McCracken, Laurel, Paradise South, Riverview, and Riverdale

STAFF RECOMMENDATIONS:

1. Find that the notice of public hearing was published in compliance with Section 6066 of the Government Code.
2. Conduct a public hearing to receive comments regarding the Fiscal Year 2015-2016 annual assessments.

(Continued on Page 2)

FISCAL IMPACT:

The total assessments are: County Service Areas \$682,795, Landscape and Lighting Districts \$167,112, Landscape Assessment District \$4,512

BOARD ACTION AS FOLLOWS:

No. 2015-359

On motion of Supervisor O'Brien, Seconded by Supervisor DeMartini

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Public Hearing to Consider the Approval of the Fiscal Year 2015-2016 Assessments for County Services Area Nos. 4 through 27, Landscape Assessment District Del Rio Heights and Landscape and Lighting Districts: Bret Harte, Bystrum, Howard/McCracken, Laurel, Paradise South, Riverview, and Riverdale

STAFF RECOMMENDATIONS: (CONTINUED)

3. Set the Fiscal Year 2015-2016 annual assessments as shown on Exhibit "A" for County Services Area Nos. 4 through 27, Landscape Assessment District Del Rio Heights and Landscape and Lighting Districts: Bret Harte, Bystrum, Howard/McCracken, Laurel, Paradise South, Riverview, and Riverdale.
4. Make the Engineer's Reports a part of the record of this proceeding.
5. Authorize the Auditor-Controller to add the annual assessments to the 2015-2016 Tax Roll.

DISCUSSION:

County Service Areas typically provide extended maintenance services for the storm drain system, landscaping at the storm drain basin, and landscaping of the park system to their respective districts. Services may be in the form of street sweeping, cleaning and maintenance of the storm drain system, and maintenance of the associated landscaping, streetscaping, and/or parks. Landscape and Lighting districts generally provide street light operations and maintenance. The Landscape Assessment District Del Rio Heights provides streetscape services to the Del Rio area.

CSAs 16 through 27 have an approved methodology in place to annually adjust the assessment rate based on projected costs of services. However, the methodology was not implemented when CSAs 4 through 12 were established. Therefore, the assessment for these districts may not be increased without a Proposition 218 vote of the respective property owners. It has been necessary to use existing fund balance each year to offset the operations and maintenance costs in excess of the available assessment. When fund balance is depleted, it will be necessary to either reduce service levels to match the available assessment, or conduct a Proposition 218 vote to increase the assessment.

Department of Public Works, and Parks and Recreation staff have made a concentrated effort to review each County Service Area (CSA), Landscape Assessment District (LAD) and Landscape and Lighting District (LLD) to determine appropriate levels of service for each and to develop costs based on those services. In general, cost increases are due to inflated energy and fuel costs, vandalism and theft.

The timing of the preparation of the Engineer's Reports and the Proposed Budget result in some variances in reported numbers. When the Engineer's Reports and associated assessments are approved, a reconciliation will be performed and the Special District Summary budget schedule will be updated and submitted with the 2015-2016 Final Budget in September.

The proposed Assessment Schedule for Fiscal Year 2015-2016 (Exhibit A) provides information on projected fund balance as of June 30, 2015, the annual budget, and Fiscal Year 2015-2016 proposed assessment.

Public Hearing to Consider the Approval of the Fiscal Year 2015-2016 Assessments for County Services Area Nos. 4 through 27, Landscape Assessment District Del Rio Heights and Landscape and Lighting Districts: Bret Harte, Bystrum, Howard/McCracken, Laurel, Paradise South, Riverview, and Riverdale

Operating budgets for the CSA's and Landscape Lighting Districts are consistent with the prior years and assessments are adequate to cover the expenses, therefore there will be no increases of assessments with the exception of Howard McCracken LLD. Howard McCracken LLD had a submersible water well pump replaced during Fiscal Year 2014-2015 at a cost of approximately \$8,000. An amount of \$1,000 has been added to the budget in order to begin to rebuild fund balance.

Additionally, CSA 26 has an estimated fund balance of \$443,661 which includes a capital improvement reserve of \$163,132 for eventual replacement of the outfall pump and four lift pumps and \$25,000 for park equipment. Fund balance in the amount of \$16,000 was used to offset a portion of the operation and maintenance costs, thereby lowering the assessment.

The 6-month dry period funding on Exhibit A refers to the period of time from July 1st through December 10th. The fiscal year is the 12-month period from July 1st through June 30th of the following year. Special district assessments are received as property taxes are paid. The first installment of the annual assessment is not collected until December, creating a 6-month dry period in receiving the money necessary to maintain the various services provided. Therefore, it's necessary to carry forward fund balance to cover six months of expenses.

POLICY ISSUES:

The requested actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community, and A Well Planned Infrastructure System by ensuring adequate storm drainage and/or lighting to the respective districts.

STAFFING IMPACT:

There is no staffing impact associated with this item.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: 209-525-4153.

ATTACHMENTS:

1. Assessment Schedule, Exhibit A
2. Engineer's Reports

Assessment Schedule 2015-2016

Exhibit A

County Service Area (CSA)	Fund Balance*	Capital Reserve	Budget	6-Month "Dry Period" Funding	Use of Fund Balance	Revenue Required	EBU/ Parcels	Budget Year 2015-2016 Assessment	Prior Year Assessment	4-Year Average	% Change from Prior Year
CSA-4	85,242	23,000	10,846	5,423	(6,547)	4,299	137.00	31.38	31.38	31.38	0.0%
CSA-5	149,230	46,000	11,526	5,763	(5,027)	6,499	201.59	32.24	32.24	32.24	0.0%
CSA-7	58,060	25,000	4,937	2,468	(2,937)	2,000	7.88	253.81	253.81	253.81	0.0%
CSA-8	12,241	0	3,937	1,969	(3,187)	750	24.00	31.24	31.24	31.24	0.0%
CSA-9	45,111	0	7,376	3,688	(5,877)	1,499	74.00	20.26	20.26	20.26	0.0%
CSA-10	498,331	117,500	415,447	199,096	3,236	416,376	2,989.49	139.32	139.32	139.32	0.0%
CSA 10-Landmark with CSA-10			1,500	750	0	1,500	35.43	42.34	42.34	42.34	0.0%
CSA-11	6,543	0	1,530	765	(1,530)	0	6.00	0.00	0.00	0.00	0.0%
CSA-12	23,595	0	3,329	1,664	(2,329)	1,000	12.00	83.34	83.34	83.34	0.0%
CSA-16	77,432	46,000	14,919	7,384	0	14,919	30.00	497.30	497.30	512.78	0.0%
CSA-18	23,815	5,000	11,420	5,710	0	11,420	16.00	713.75	713.75	720.03	0.0%
CSA-19 Runyan	12,191	600	2,412	1,206	(1,500)	912	20.00	45.61	45.61	44.70	0.0%
CSA-19 Sterling	186,031	59,400	38,843	19,421	(5,000)	33,843	307.00	110.24	110.24	113.34	0.0%
CSA-20	10,880	0	8,175	4,087	255	8,430	35.96	234.42	234.42	218.64	0.0%
CSA-21	97,022	6,000	28,539	14,269	(5,000)	23,539	56.00	420.34	420.34	426.50	0.0%
CSA-22	33,561	0	10,520	5,260	(3,000)	7,520	11.00	683.64	683.64	703.87	0.0%
CSA-23	75,576	0	9,410	4,705	(6,000)	3,410	77.00	44.29	44.29	46.98	0.0%
CSA-24	40,195	0	9,450	4,725	(1,820)	7,630	16.00	476.88	476.88	486.10	0.0%
CSA-25	18,423	0	9,455	4,728	(3,150)	6,305	14.00	450.36	450.36	502.71	0.0%
CSA-26	443,661	188,132	221,773	68,846	(100,082)	121,691	1,076.75	113.02	113.02	110.29	0.0%
CSA-27	13,522	0	9,253	4,626	0	9,253	110.56	83.69	83.69	78.93	0.0%
			834,597			682,795					
Landscape & Lighting District (LLD)	Fund Balance	Operational Reserve	Budget	6-Month "Dry Period" Funding	Use of Fund Balance	Revenue Required	EBU/ Parcels	Budget Year 2015-2016 Assessment	Prior Year Assessment	4-Year Average	% Change from Prior Year
Bret Harte	38,979	3,000	56,450	28,225	(2,000)	54,450	1,190.00	45.76	45.76	43.35	0.0%
Bystrom	23,493	3,000	30,615	15,308	(2,500)	28,115	523.00	53.76	53.76	51.74	0.0%
Howard-McCracken	11,893	5,500	21,352	10,593	1,000	22,352	17.00	1,314.82	1,305.00	1,290.25	0.8%
Laurel	10,853	3,000	14,790	7,395	(2,000)	12,790	158.00	80.95	80.95	78.45	0.0%
Paradise South	15,173	3,000	22,505	11,253	(100)	22,405	381.00	58.81	58.81	56.31	0.0%
Riverdale	12,552	2,000	13,030	6,515	(700)	12,330	206.00	59.85	59.85	57.35	0.0%
Riverview	14,909	3,000	17,170	8,585	(2,500)	14,670	334.00	43.92	43.92	42.17	0.0%
			175,912			167,112					
Del Rio Landscape Assessment District	2,313		3,975	1,987	537	4,512	42.172	106.99	106.99	106.99	0.0%

* Includes Capital/Operational Reserve



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 4
ANNUAL ENGINEER'S REPORT

BRISTOL GLEN SUBDIVISION, SALIDA

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 4 – BRISTOL GLEN

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 4
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 4 (CSA 4) was established in October 1989, to provide extended storm drainage to the Bristol Glen subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 4 consists of 137 parcels, Assessor map attached hereto as exhibit "B", within the Bristol Glen subdivision in Salida. This residential subdivision encompasses an area of land totaling approximately 31.63 acres. The boundary of CSA 4 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Subdivision is generally located:

- North of Bacon Road
- West of Finney (Point of beginning at intersection of Finney Road and Murphy Road continuing west 929.63 feet)
- South of M.I.D. Lateral No.6

B. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation, and servicing of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance, and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 1,311 linear feet of 12 inch pipe and 2,458 linear feet of 18 inch pipe;
- One (1) 20 HP pump;
- Periodic cleaning and maintenance of 56 catch basins;
- Repair curb and gutter as needed to maintain the storm drain system (4,760 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with

containment bins;

- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)
- Remove silt build up next to the wall of the separator with the use of the suction truck.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 4; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and are assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property; typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are

generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County):
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved, there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above.

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.0	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$85,242. This amount has been generated in order to have funds available for future capital improvements in the storm drain system. This fund balance has been earmarked for the replacement of the one existing pump at the storm drain basin. It is estimated that the pump will cost \$23,000 for labor and materials. If maintenance costs for the fiscal year are less than the budgeted amount, any excess will be added to fund balance to offset future operating costs. This

fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced so that no increase in the annual assessment will be necessary to cover these costs.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The assessment for Fiscal Year 2015-2016 is \$31.38, which is no change from the assessment of Fiscal Year 2014-2015. The proposed budget includes the use of \$6,547 of existing fund balance to offset operating costs thereby keeping the annual assessment unchanged.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$5,423 one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The continued use of fund balance to offset the cost of operating the CSA will eventually deplete fund balance to a point where either services will have to be reduced to align with revenue being collected, or a ballot measure to increase the assessment, per Proposition 218, will have to be conducted and approved by a majority of the parcel owners within the CSA.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, less the use of fund balance, divided equally by the number of parcels within CSA 4. This is the same method that has been used since CSA 4 was formed.

$$\frac{\text{Total Cost of Operations \& Maintenance-Use of Fund Balance}}{\text{Number of Parcels}} = \text{Assessment}$$

PART IV-SERVICE AREA BUDGET

CSA 4
Bristol Glen

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$ 520.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 520.00
<u>PUBLIC WORKS</u>	
Pond Excavation	\$ -
Pump Replacement	\$ -
SWRCB Permit Requierment	\$ 685.00
Cleaning Drainage System	\$ 2,000.00
Street Sweeping	\$ 5,000.00
Curb & Gutter Repair	\$ 1,700.00
Weed Spraying	\$ 1,000.00
Erosion Control	\$ -
Separator Cleaning	\$ -
Utilities	\$ 710.00
Total	\$ 11,095.00
Capital Improvement Reserve	\$ -
General Benefit	\$ (769.23)
Total Administration, Public Works Budget	\$ 10,845.77
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-16)	\$ 85,242.00
Capital Improvement Reserve (-)	\$ (23,000.00)
Available Fund Balance	\$ 62,242.00
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (5,422.88)
Use of Fund Balance for FY 2015/16(-)	\$ (6,547.00)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (11,969.88)
Remaining Available Fund Balance	\$ 50,272.12
Total Administration, Public Works Budget	\$ 10,845.77
Use of Fund Balance (-)	\$ (6,547.00)
Balance to Levy	\$ 4,298.77
<u>District Statistics</u>	
Total Parcels	\$ 137.00
Parcels Levied	\$ 137.00
Total EBU	\$ 137.00
Levy EBU	\$ 31.38
Capital Reserve Target	\$ 23,000.00

PART V - ASSESSMENTS

2015-2016 Assessment = \$4,299 / 137 parcels = \$31.38 per parcel

2014-2015 Assessment = \$4,299 / 137 parcels = \$31.38 per parcel

Available fund balance in the amount of \$6,547 will be used to offset a portion of the operations and maintenance costs, thereby keeping the assessment equal to the previous year.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the annual assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

COUNTY SERVICE AREA NO. 4 - BRISTOL GLEN

EXHIBIT "A"

All that certain real property situate in a portion of the southeast quarter of Section 4, Township 3 South, Range 8 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

BEGINNING at the southeast corner of said Section 4; thence North $89^{\circ}49'50''$ West along the south line of said southeast quarter of Section 4, a distance of 929.13 feet to the southeast corner of the property conveyed to Simon J. Wise and Della M. Wise, his wife, by Deed recorded January 19, 1955 in Volume 1264 of Official Records, page 293, Stanislaus County Records; thence North $0^{\circ}46'20''$ West along the east line of said Wise property, a distance of 1308.71 feet to the north line of M.I.D. Lateral No. 6; thence North $69^{\circ}35'50''$ East along said north line of M.I.D. Lateral No. 6, a distance of 987.53 feet to the centerline of 40-foot wide Finney Road; thence South $0^{\circ}44'00''$ East along said centerline of Finney Road and east line of Section 4, a distance of 1655.74 feet to the point of beginning.

Containing 31.63 acres.

Approved as to description

CN Sept 27-1984

BY [Signature]

COUNTY SERVICE AREA NO. 4-BRISTOL GLEN

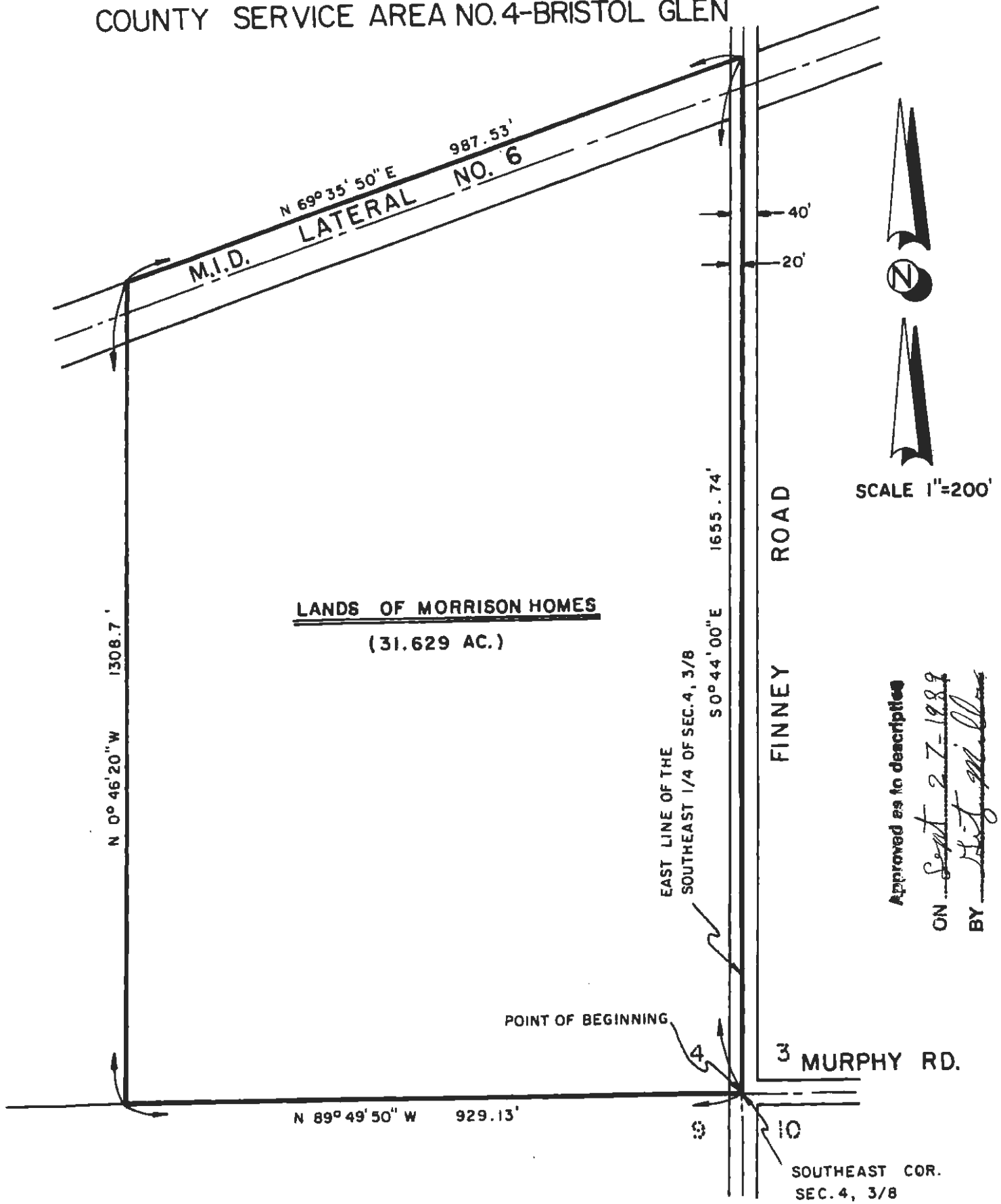
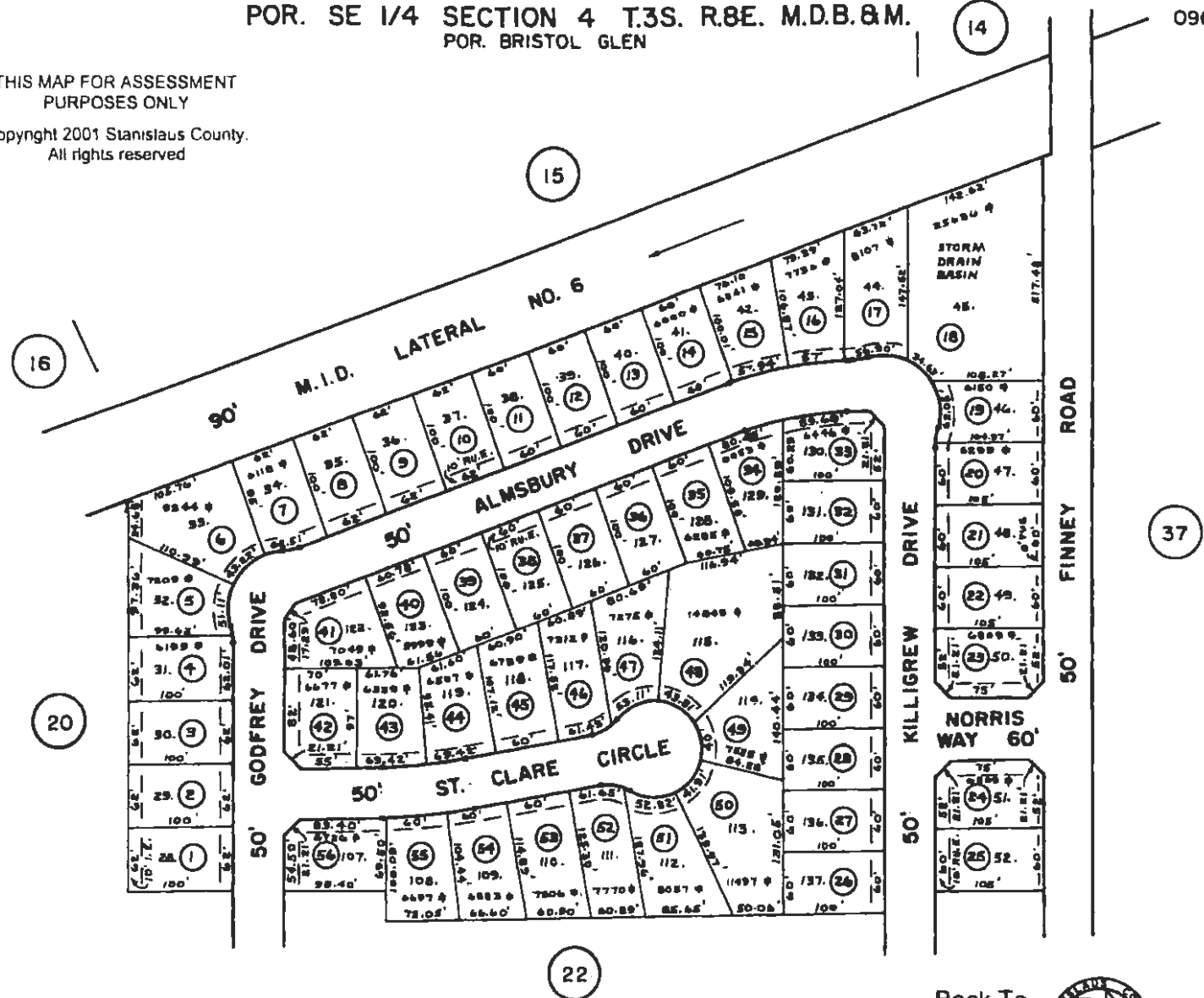


EXHIBIT "B"

POR. SE 1/4 SECTION 4 T.3S. R.8E. M.D.B.&M.
 POR. BRISTOL GLEN

096 025 135-21

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY
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FROM 12-08, 12-67
 33-A-98
 5-31-89, 6-28-99, 10-13-02, 11-16-02
 EXHIBIT 'B'

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135-21

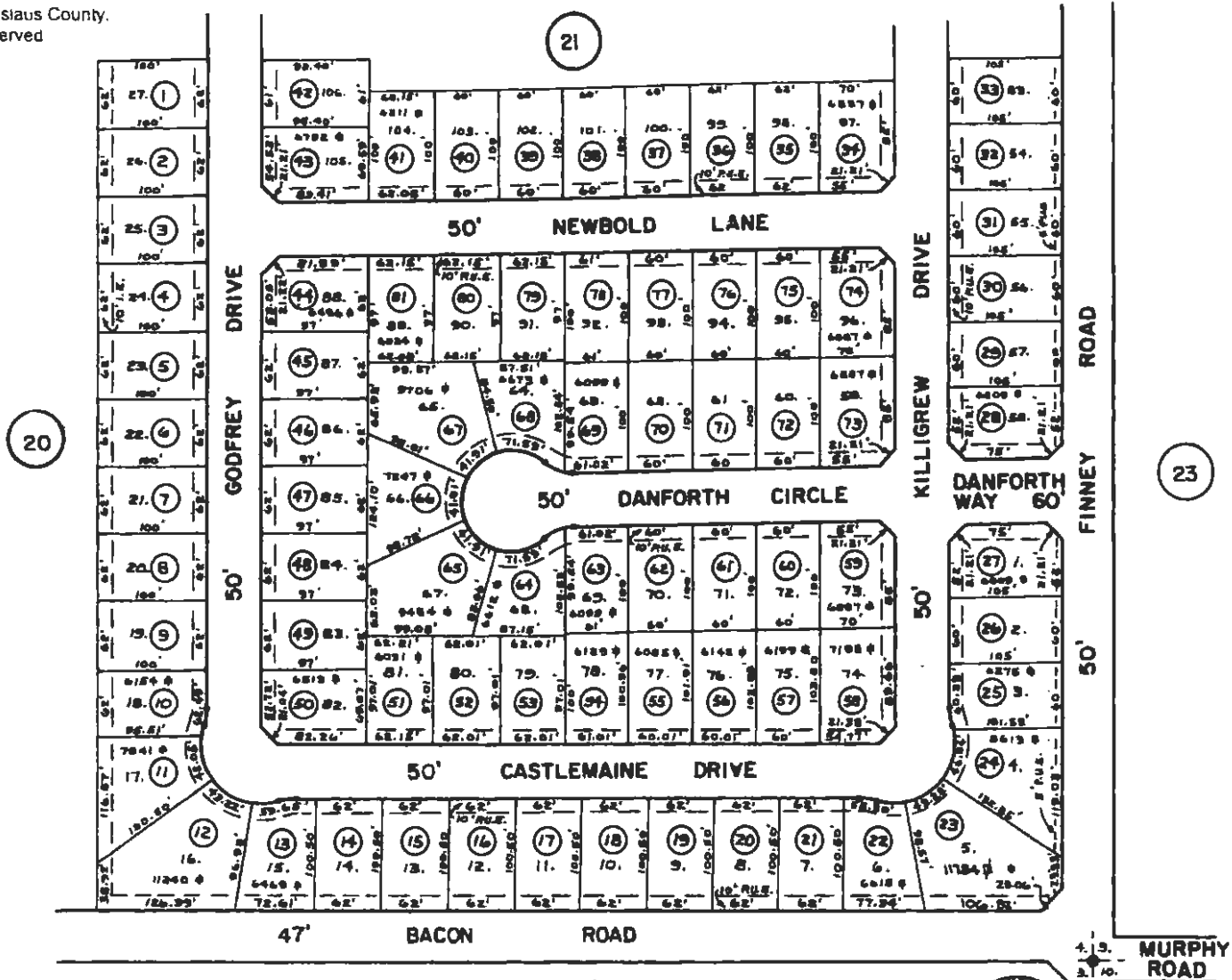
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POR. SE 1/4 SECTION 4 T.3S. R.8E. M.D.B.&M.
POR. BRISTOL GLEN

096 025

135-22



FROM 12-08-18-68
23-M-56
6-1-89
REVISED 3-28-97 JFG, 5-18-97 N. B-25-98, M-16-04 MB

BK 12
10

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90,97,00

135-22

CSA NO. 4 (BRISTOL GLEN)



Legend

- roads
- csa no.4

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 4
BRISTOL GLEN SUBDIVISION, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-022-001	\$31.38	1	135-022-033	\$31.38	1
135-022-002	\$31.38	1	135-022-034	\$31.38	1
135-022-003	\$31.38	1	135-022-035	\$31.38	1
135-022-004	\$31.38	1	135-022-036	\$31.38	1
135-022-005	\$31.38	1	135-022-037	\$31.38	1
135-022-006	\$31.38	1	135-022-038	\$31.38	1
135-022-007	\$31.38	1	135-022-039	\$31.38	1
135-022-008	\$31.38	1	135-022-040	\$31.38	1
135-022-009	\$31.38	1	135-022-041	\$31.38	1
135-022-010	\$31.38	1	135-022-042	\$31.38	1
135-022-011	\$31.38	1	135-022-043	\$31.38	1
135-022-012	\$31.38	1	135-022-044	\$31.38	1
135-022-013	\$31.38	1	135-022-045	\$31.38	1
135-022-014	\$31.38	1	135-022-046	\$31.38	1
135-022-015	\$31.38	1	135-022-047	\$31.38	1
135-022-016	\$31.38	1	135-022-048	\$31.38	1
135-022-017	\$31.38	1	135-022-049	\$31.38	1
135-022-018	\$31.38	1	135-022-050	\$31.38	1
135-022-019	\$31.38	1	135-022-051	\$31.38	1
135-022-020	\$31.38	1	135-022-052	\$31.38	1
135-022-021	\$31.38	1	135-022-053	\$31.38	1
135-022-022	\$31.38	1	135-022-054	\$31.38	1
135-022-023	\$31.38	1	135-022-055	\$31.38	1
135-022-024	\$31.38	1	135-022-056	\$31.38	1
135-022-025	\$31.38	1	135-022-057	\$31.38	1
135-022-026	\$31.38	1	135-022-058	\$31.38	1
135-022-027	\$31.38	1	135-022-059	\$31.38	1
135-022-028	\$31.38	1	135-022-060	\$31.38	1
135-022-029	\$31.38	1	135-022-061	\$31.38	1
135-022-030	\$31.38	1	135-022-062	\$31.38	1
135-022-031	\$31.38	1	135-022-063	\$31.38	1
135-022-032	\$31.38	1	135-022-064	\$31.38	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 4
BRISTOL GLEN SUBDIVISION, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-022-065	\$31.38	1			
135-022-066	\$31.38	1			
135-022-067	\$31.38	1			
135-022-068	\$31.38	1			
135-022-069	\$31.38	1			
135-022-070	\$31.38	1			
135-022-071	\$31.38	1			
135-022-072	\$31.38	1			
135-022-073	\$31.38	1			
135-022-074	\$31.38	1			
135-022-075	\$31.38	1			
135-022-076	\$31.38	1			
135-022-077	\$31.38	1			
135-022-078	\$31.38	1			
135-022-079	\$31.38	1			
135-022-080	\$31.38	1			
135-022-081	\$31.38	1			
TOTAL	\$2,541.78	81			

CSA TOTAL \$4,299.06 137



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 5
ANNUAL ENGINEER'S REPORT

STARLITE PLACE SUBDIVISION, KEYES

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 5 – STARLITE PLACE SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 5
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 5 (CSA 5) was established in March 1990, to provide extended storm drainage for the Starlight Place Subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 5 consists of 192 parcels, Assessor Map attached hereto as exhibit "B", within the Starlite Place subdivision in Keyes and each parcel receives benefit from the extended storm drainage. This CSA encompasses an area of land totaling approximately 39.08 acres containing a residential development that encompasses 35.77 acres, a 0.79-acre drainage basin and a 2.52 acre industrial parcel. The boundary of CSA 5 is shown on Exhibits "A1" and "A2" that are attached hereto and made a part of this Engineer's Report. The Subdivision is generally located:

- North of Starlite Drive
- Northeast of Rhode Road
- South of East Redwood Road
- West of Faith Home Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area assessments are generally described as:

- Periodic inspection, cleaning and maintenance as needed of 2,059 linear feet of 12 inch pipe and 1,302 linear feet of 30 inch pipe;
- Two (2) 20 HP drainage basin pumps;
- Periodic cleaning and maintenance of 26 catch basins;

- Repair curb and gutter as needed to maintain the storm drain system (16,635 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Repair and annual maintenance of 516 linear feet of fencing as needed.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 5; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The

parcels within the CSA may be identified by one of the following land use classifications and are assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property; typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks.) Based on average population densities and the size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes

of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- In many CSA's where multiple land use classifications are involved, there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.750	Per unit for the first 5 units
	0.500	Per unit for units 6 thru 50
	0.250	Per units > 50
Condominium/Town- Home Units	0.750	Per Unit
Planned Residential Development	1.000	Per planned Residential lot
	0.750	Per planned Condominium
	0.750	Per unit for the first 5 units
	0.500	Per unit for units 6-50
	0.250	Per unit >50
Vacant Residential Land	1.000	Per Acre
Public park	0.400	Per Acre
Public Storm Drain Basin	3.50	Per Acre
Public School	0.400	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.000	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$149,230. This amount has been generated in order to have funds available for future capital improvements in the storm drain system. This fund balance has been earmarked for the replacement of the two existing pumps at the storm drain basin. The replacement cost of each pump is estimated at \$23,000 for labor and materials for a total replacement cost of \$46,000. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced so that no increase in the annual assessment will be necessary to cover these costs.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The assessment for Fiscal Year 2015-2016 is \$32.24, which is no change from the assessment of Fiscal Year 2014-2015. The proposed budget includes the use of \$5,027 of existing fund balance to offset operating costs thereby keeping the annual assessment unchanged.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment is not collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$5,763, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The continued use of fund balance to offset the cost of operating the CSA will eventually deplete fund balance to a point where either services will have to be reduced to align with revenue being collected, or a ballot measure to increase the assessment, per Proposition 218, will have to be conducted and approved by a majority of the parcel owners within the CSA.

B. Budget Formula

The method to calculate the assessment is the total cost to operate and maintain the storm drain system, less the use of fund balance, divided equally by the number of EBU's within CSA 5.

$$\frac{\text{Total Cost of Operations \& Maintenance-Use of Fund Balance}}{\text{Number of EBU's}}$$

$$= \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU}$$

$$= \text{Parcel Assessment}$$

PROPERTY TYPE	E.B.U. PER ACRE OR LOT	TOTAL E.B.U.
Single Family Residential (190 lots)	1.00 Per Lot	190.00
Industrial/Storm Drain parcel (2.52 acres + 0.79)	3.5 Per Acre	11.585
	Total	201.59

PART IV - SERVICE AREA BUDGET

CSA 5
Starlite Place

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$ 525.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 525.00
PARKS & RECREATION	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
PUBLIC WORKS	
Pond Excavation	\$ -
Pump Replacement	\$ -
SWRCB Permit Requirement	\$ 1,007.93
Cleaning Drainage System	\$ 2,980.00
Street Sweeping	\$ 6,170.00
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 1,000.00
Erosion Control	\$ -
Separator Cleaning	\$ -
Utilities	\$ 792.00
Total	\$ 11,949.93
Capital Improvement Reserve	\$ -
General Benefit	\$ (949.23)
Total Administration, Parks & Rec, Public Works Budget	\$ 11,525.69
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$ 149,230.00
Capital Improvement Reserve (-)	\$ (46,000.00)
Available Fund Balance	\$ 103,230.00
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (5,762.85)
Use of Fund Balance for FY 2015/16 (-)	\$ (5,026.69)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (10,789.54)
Remaining Available Fund Balance	\$ 92,440.46
Total Administration, Parks & Rec, Public Works Budget	\$ 11,525.69
Use of Fund Balance (-)	\$ (5,026.69)
Balance to Levy	\$ 6,499.00
District Statistics	
Total Parcels	\$ 192.00
Parcels Levied	\$ 192.00
Total EBU (see table page 9)	\$ 201.59
Levy EBU	\$ 32.24
Capital Reserve Target	\$ 46,000.00

PART V - ASSESSMENTS

2015-2016 Assessment = \$6,499/ 201.59 EBU = \$32.24 per EBU

Single Family Residential: 1.00 EBU/parcel x \$32.24/ EBU = \$32.24 per parcel

Industrial Parcel: 2.52 acres x \$112.85* = \$284.38

Storm Drain Basin: 0.79 acres x \$112.85* = \$89.15

2014-2015 Assessment = \$6,499/ 201.59 EBU = \$32.24 per EBU

(*Industrial Property/ Storm Drain Basin: 3.50 EBU/acre x \$32.24/ EBU = \$112.85 per acre)

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the annual assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

COUNTY SERVICE AREA NO. 5 - STARLITE PLACE

All that portion of the south one-half of Section 24 and the north one-half of Section 25, Township 4 South, Range 9 East, Mount Diablo Meridian, County of Stanislaus, State of California, described as follows:

BEGINNING at the northwest corner of Parcel "A", as shown on the map filed in Volume 32 of Parcel Maps, page 147, Stanislaus County Records; thence South $0^{\circ}29'40''$ West on the west line of said Parcel "A" and it's southerly extension thereof 577.36 feet to the centerline of Starlite Drive; thence North $89^{\circ}49'08''$ West on said centerline 176.26 feet to the northeasterly line of the future State Highway 99 right-of-way; thence North $50^{\circ}12'48''$ West on said northeasterly line 183.05 feet; thence North $41^{\circ}40'54''$ West 1198.61 feet; thence leaving said northeasterly line North $27^{\circ}02'25''$ East 756.20 feet to the northerly line of 70-foot wide Turlock Irrigation District Lateral No. 2-1/2; thence South $75^{\circ}02'07''$ East on said northerly line 135.05 feet to the beginning of a curve concave to the north, having a radius of 681.80 feet and a central angle of $14^{\circ}42'43''$; thence Easterly on the arc of said curve 175.07 feet; thence South $89^{\circ}44'50''$ East 938.70 feet to the east line of said Section 24; thence South $0^{\circ}28'23''$ West on said section line 282.11 feet; thence North $89^{\circ}31'37''$ West 30.00 feet to the westerly line of the future Faith Home Road right-of-way and the beginning of a curve concave to the west, having a radius of 1970.00 feet and a central angle of $10^{\circ}16'13''$; thence Southerly on the arc of said curve 353.12 feet; thence South $10^{\circ}44'36''$ West 373.79 feet to the beginning of a curve concave to the east, having a radius of 2030.00 feet and a central angle of $1^{\circ}22'53''$; thence Southerly on the arc of said curve 48.94 feet to the north line of Parcel B of said map filed in Volume 32 of Parcel Maps, page 147; thence North $89^{\circ}45'20''$ West on said north line of Parcel "B" and "A", a distance of 322.01 feet to the point of beginning.

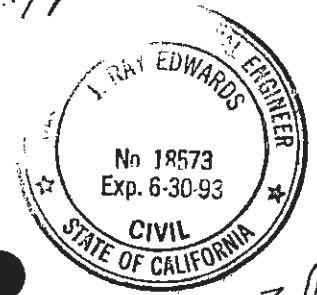
Containing 39.08 acres



EXHIBIT "A"

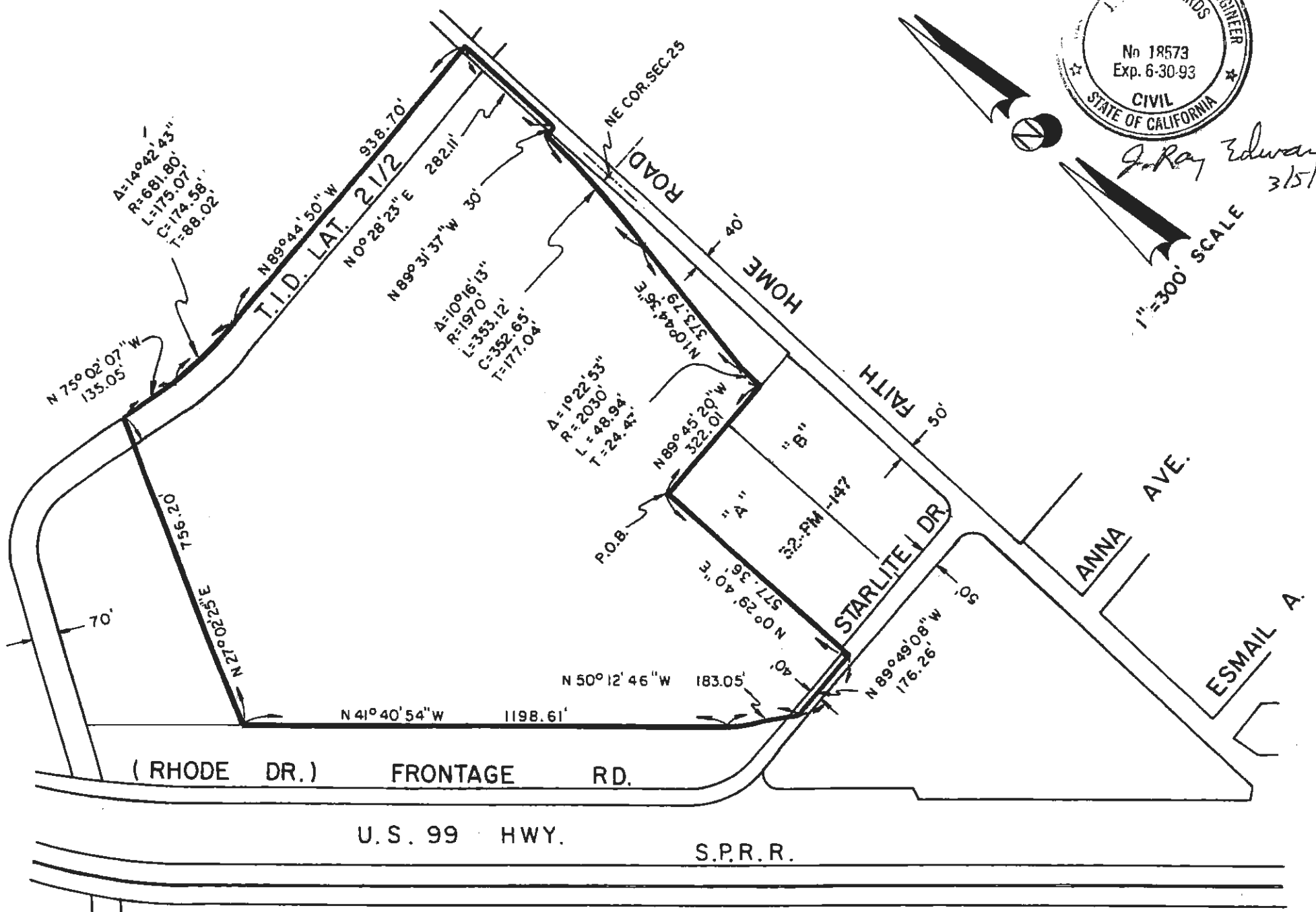
Approved as to description
<i>J. Ray Edwards</i>
J. Ray Edwards RCE 18573
Date <u>11-15-89</u>

Approx



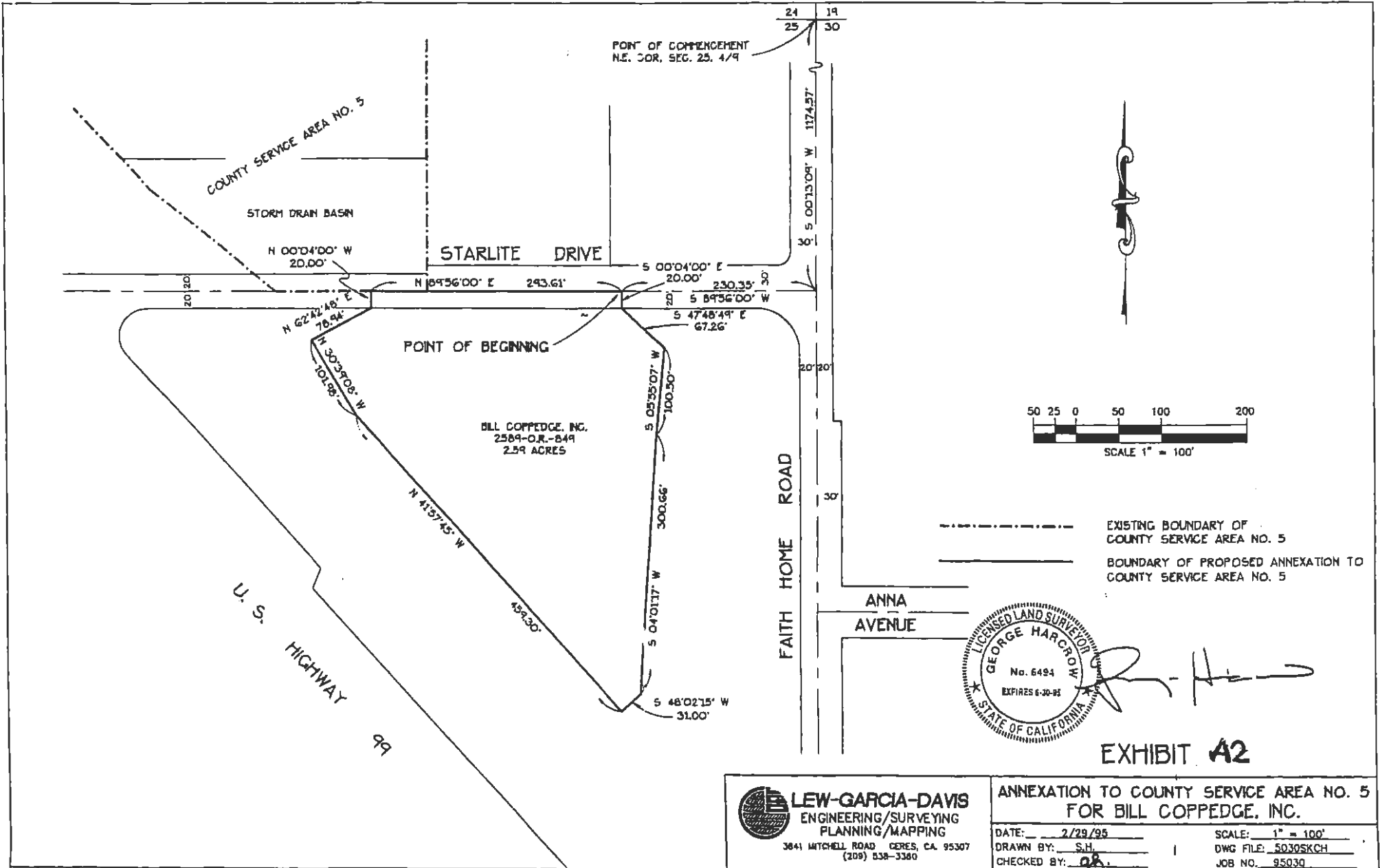
J. Ray Edwards
3/5/90


1" = 300' SCALE



COUNTY SERVICE AREA NO.5 - STARLITE PLACE
SEC.24 & 25., T4S, R9E., M.D.M.

EXHIBIT A1



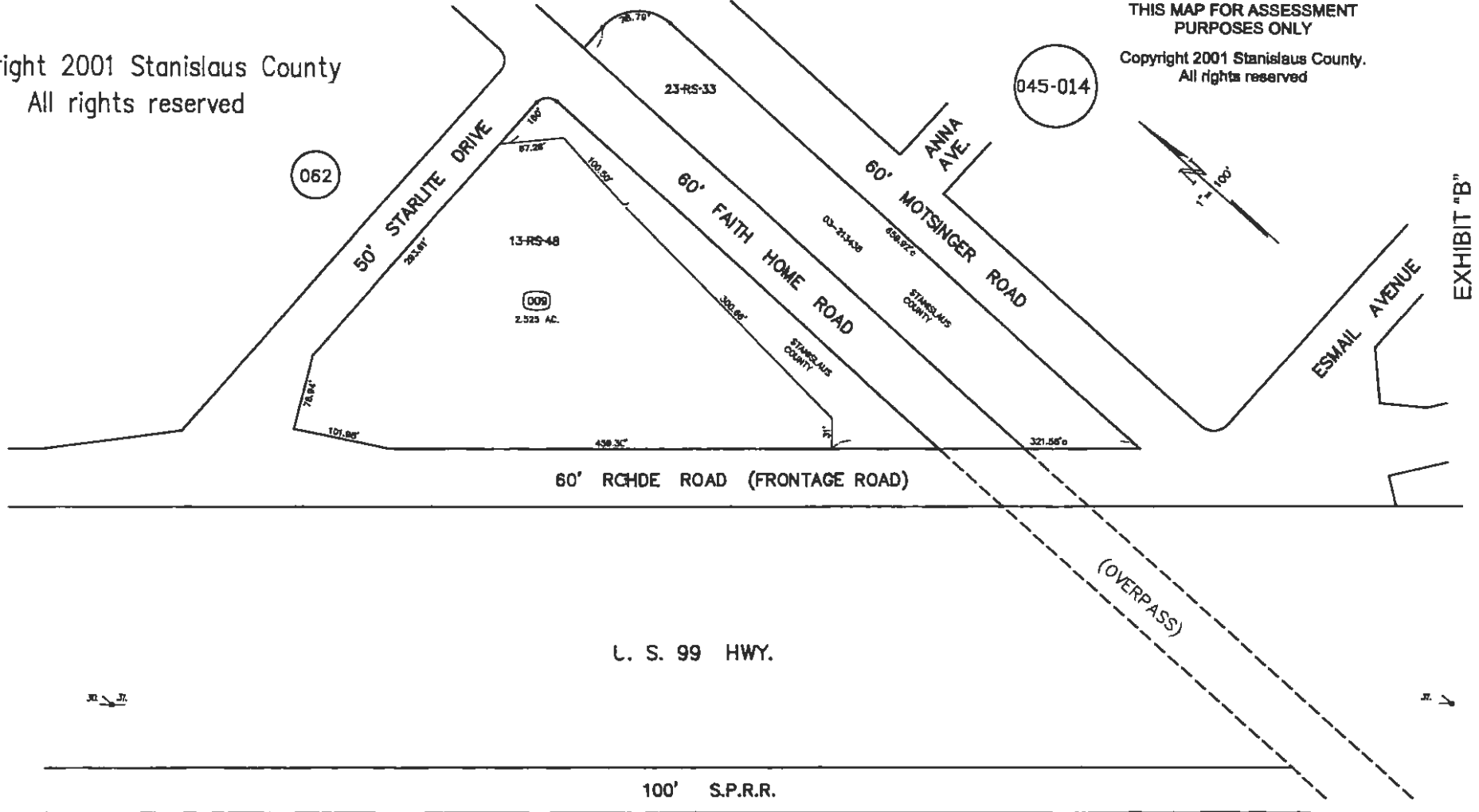
 LEW-GARCIA-DAVIS ENGINEERING/SURVEYING PLANNING/MAPPING 3841 MITCHELL ROAD GERMES, CA. 95307 (209) 838-3380	ANNEXATION TO COUNTY SERVICE AREA NO. 5 FOR BILL COPPEDGE, INC.	
	DATE: <u>2/29/95</u>	SCALE: <u>1" = 100'</u>
	DRAWN BY: <u>S.H.</u>	DWG FILE: <u>50305KCH</u>
CHECKED BY: <u>ga</u>	JOB NO. <u>95030</u>	

POR. NE 1/4 SEC. 25 T.4S. R.9E. M.D.B.& M.
POR. ESMAR TRACT - POR. LOT 31 (01M47)

072 014 041 - 040
072 015
072 020

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PURPOSES ONLY
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FROM H-52&53, 41-40
DRAWN 2-20-91
REVISED 12-4-03 (V) DH

039

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66,04

041 - 040

EXHIBIT "B"

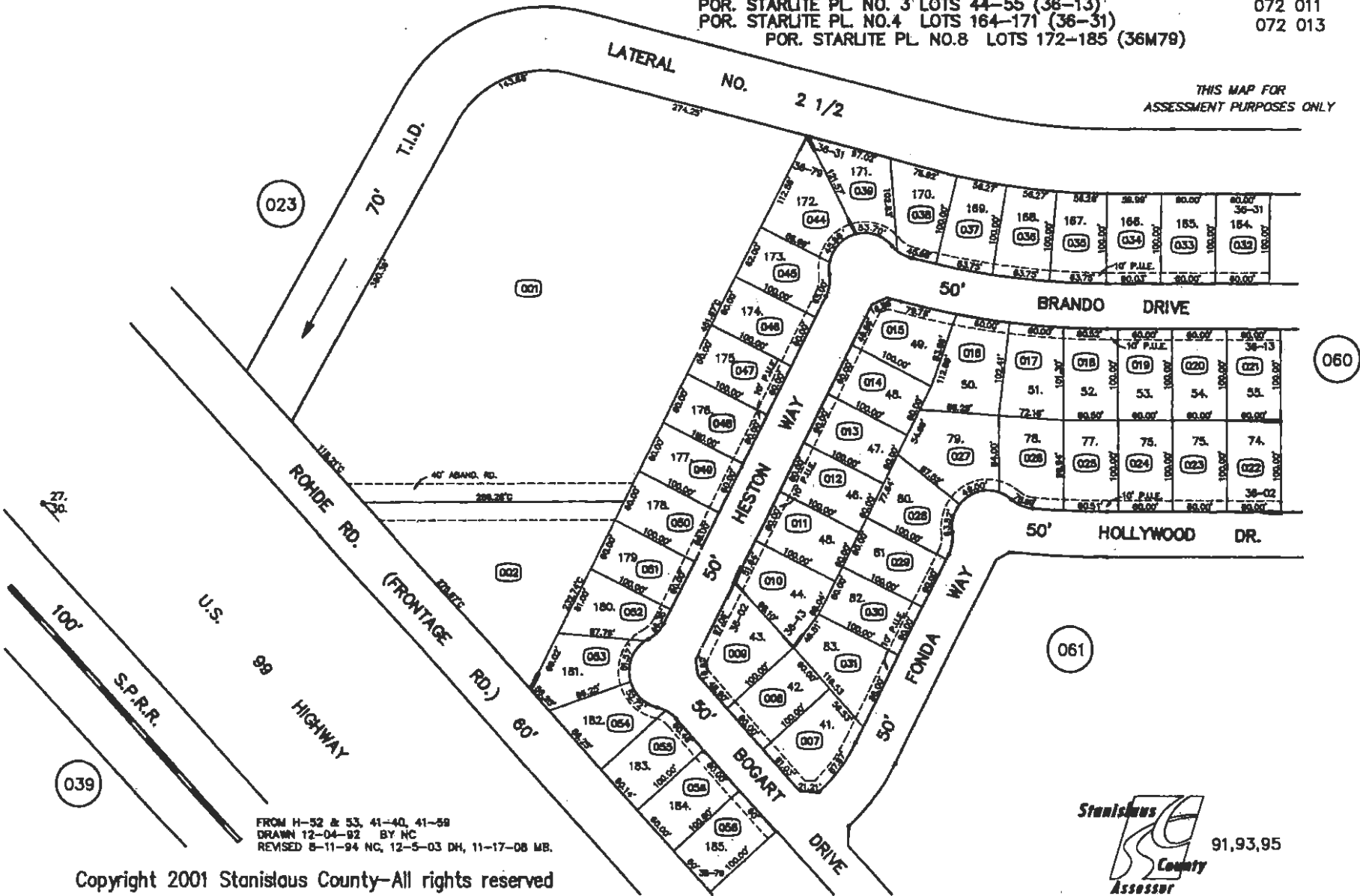
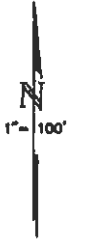
POR. SE 1/4 SEC. 24 & NE 1/4 SEC. 25 T.4S. R.9E. M.D.B.& M.

POR. ESMAR TR.-POR LTS. 27, 28, & 30 (1-47)
 POR. STARLITE PL NO. 2 LOTS 41-43, 74-83 (38-2)
 POR. STARLITE PL NO. 3 LOTS 44-55 (38-13)
 POR. STARLITE PL NO. 4 LOTS 164-171 (38-31)
 POR. STARLITE PL NO. 8 LOTS 172-185 (36M79)

072 001
 072 008
 072 011
 072 013

041 - 059

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM H-52 & 53, 41-40, 41-59
 DRAWN 12-04-92 BY NC
 REVISED 8-11-94 NC, 12-5-03 DH, 11-17-08 MB.

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91,93,95

041 - 059

PORTION OF SE 1/4 SEC 24 T.4S. R9E. M.D.B.& M.

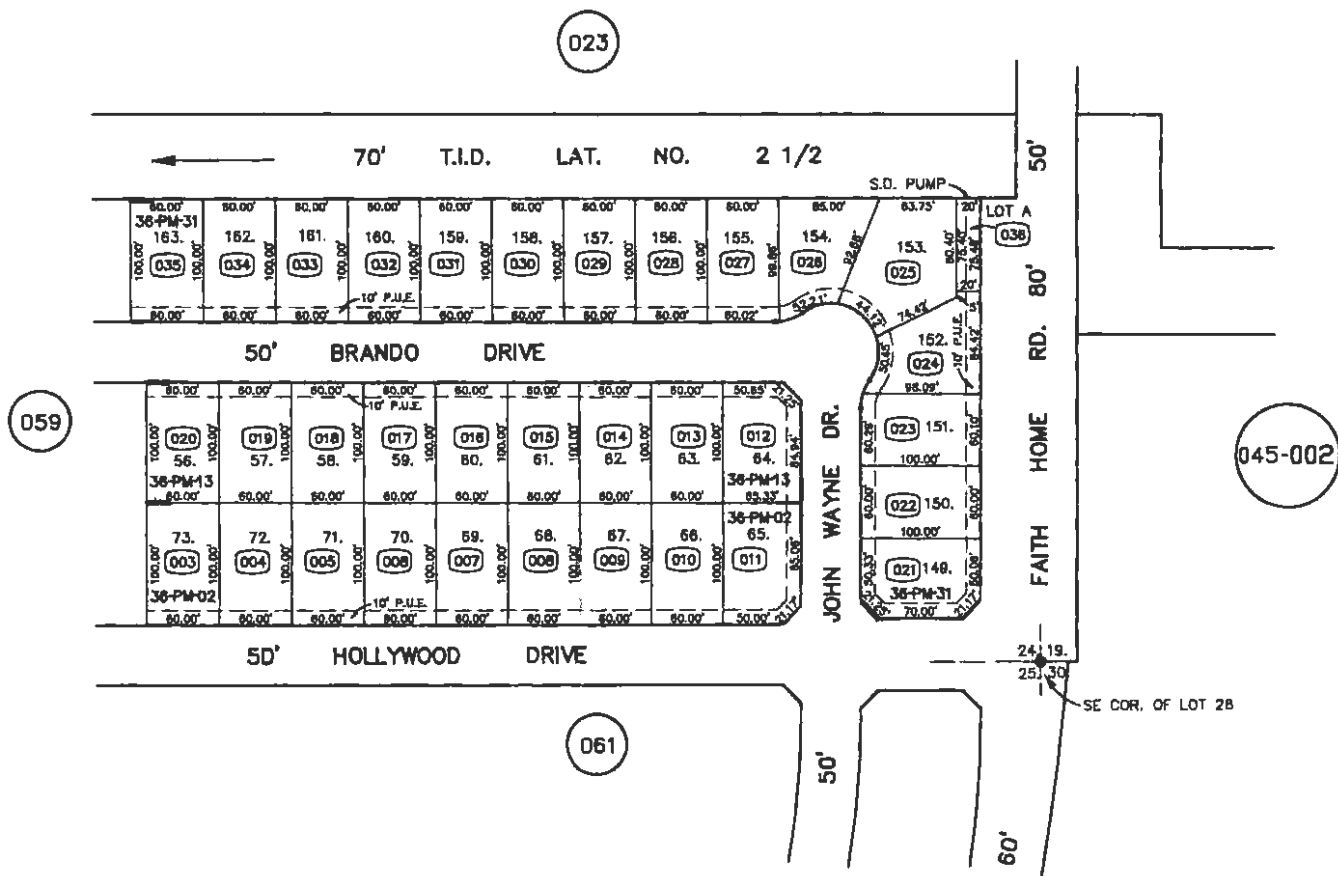
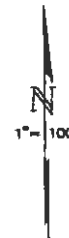
072 013 041 - 060

POR. STARLITE PLACE NO. 2 LOTS 65-73 (36-02)

POR. STARLITE PLACE NO. 3 LOTS 56-64 (36-13)

POR. STARLITE PLACE NO. 4 LOTS 149-163 & LOT A (36-31)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM H-52 & 53, 41-40,41-80
DRAWN 12-4-92 BY NC
REVISED 1-22-93 NC, 12-12-03 DH, 11-17-08 MB.



THIS MAP FOR ASSESSMENT
PURPOSES ONLY

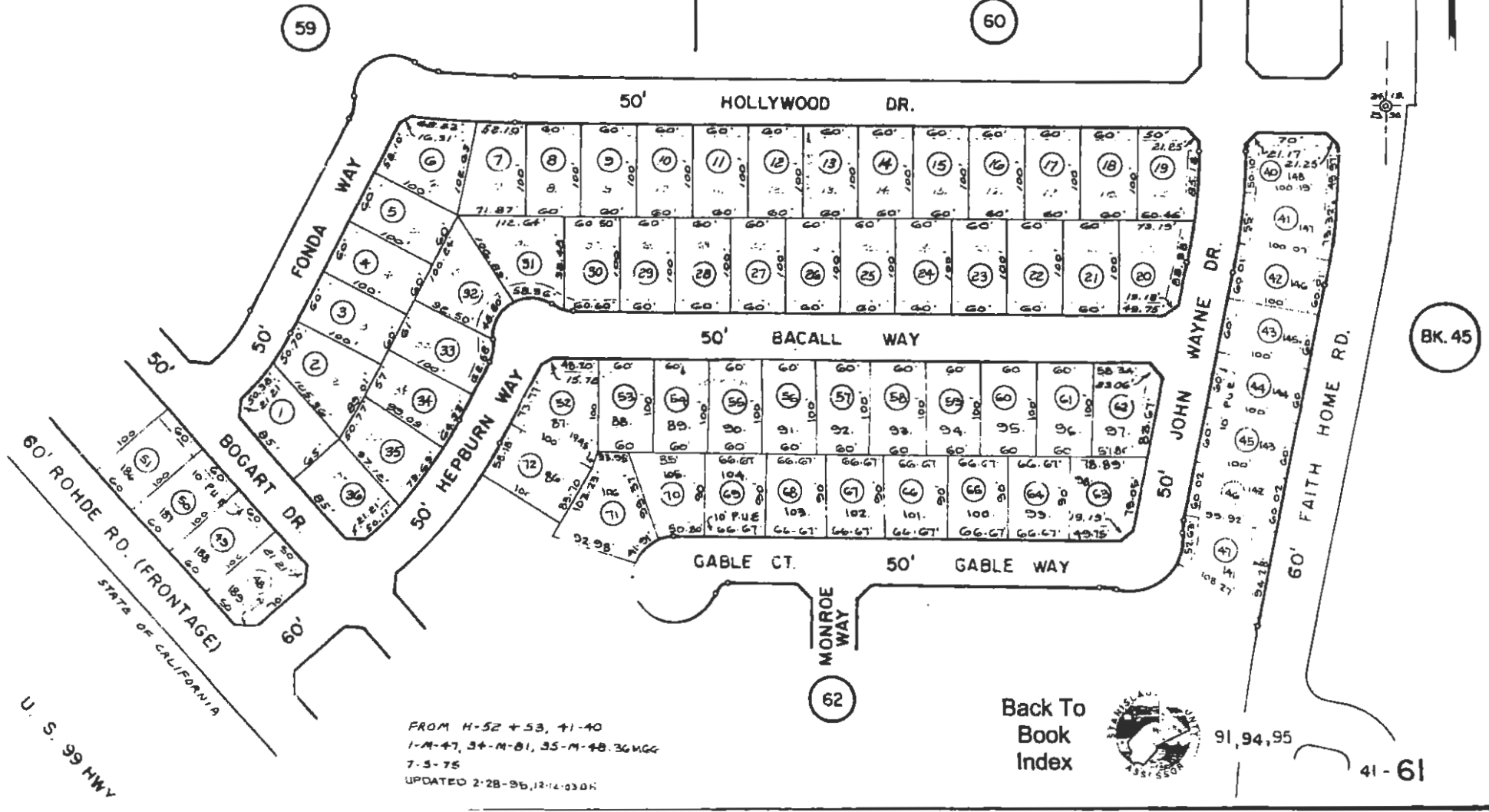
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POR. NE 1/4 SEC. 25 T.4S. R.9E. M.D.B. & M.
POR. ESMAR TR. - POR. LTS. 29 & 30
STARLITE PLACE NO. 1 - LTS. 1-36
STARLITE PLACE NO. 6 LTS. 141-148
POR. STARLITE PLACE NO. 8 LTS. 186-189
POR. STARLITE PLACE NO. 9 LTS. 86-106

072 001
072 012
072 007
072 008

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

41 - 61



FROM H-52 + 53, 41-40
1-A-47, 34-M-81, 35-M-48, 36-MGG
7-3-75
UPDATED 2-28-96, 12-12-03 BK

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91, 94, 95

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POR. NE 1/4 SEC. 25 T.4S R.9E. M.D.B. & M.

POR. ESMAR TR. - POR. LTS. 29 & 30

STARLITE PLACE PHASE "A" LOT 1

STARLITE PLACE NO. 1 - LTS. 37-40 & LOT "A"

STARLITE PLACE NO. 5 - LTS. 116-117

STARLITE PLACE NO. 6 - LTS 126-140

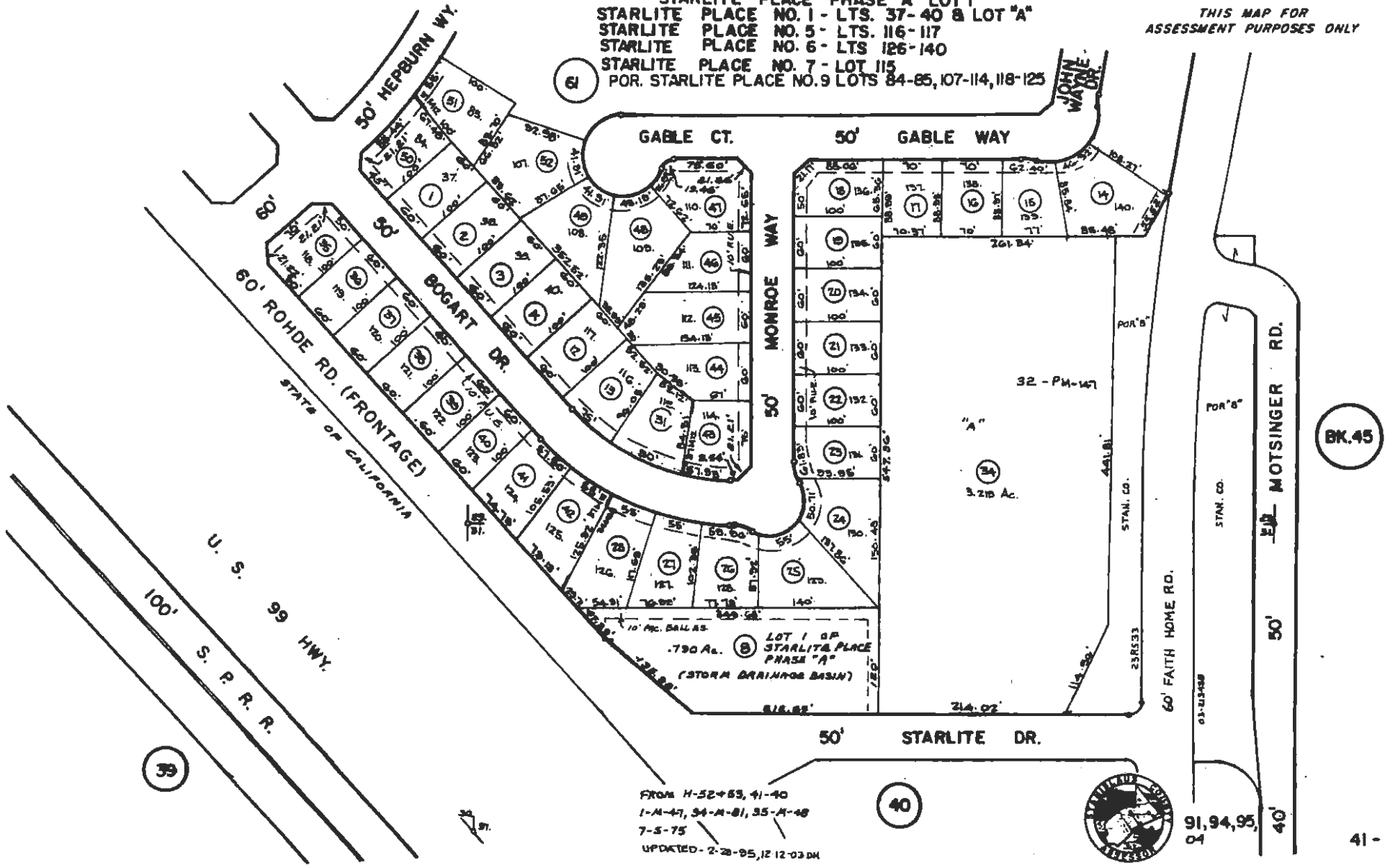
STARLITE PLACE NO. 7 - LOT 115

POR. STARLITE PLACE NO. 9 LOTS 84-85, 107-114, 118-125

072 001
072 007
072 008

41 - 62

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



BK.45

FROM H-52+83, 41-40
1-A-47, 34-A-81, 35-A-48
7-5-75
UPDATED - 2-28-95, 12-12-03 DM

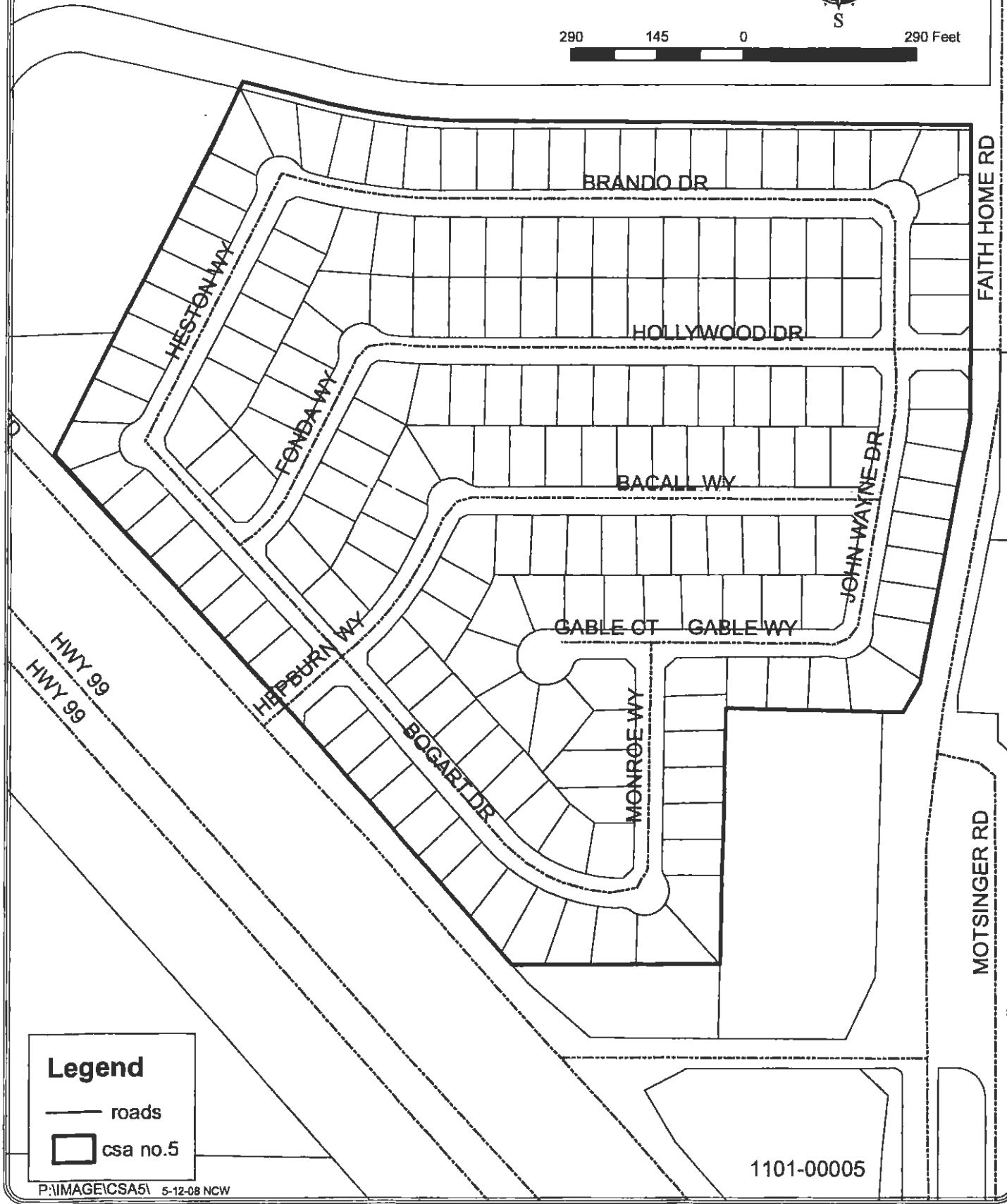
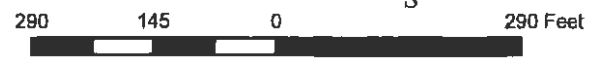


39

40

41 - 62

CSA NO. 5 (STARLITE PLACE 1-9)



Legend

- roads
- csa no.5

1101-00005

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 5
STARLITE PLACE SUBDIVISION, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
041-040-009 (2.52 acres)	\$284.36	8.82	041-059-036	\$32.24	1
TOTAL	\$284.36	8.82	041-059-037	\$32.24	1
041-059-007	\$32.24	1	041-059-038	\$32.24	1
041-059-008	\$32.24	1	041-059-039	\$32.24	1
041-059-009	\$32.24	1	041-059-044	\$32.24	1
041-059-010	\$32.24	1	041-059-045	\$32.24	1
041-059-011	\$32.24	1	041-059-046	\$32.24	1
041-059-012	\$32.24	1	041-059-047	\$32.24	1
041-059-013	\$32.24	1	041-059-048	\$32.24	1
041-059-014	\$32.24	1	041-059-049	\$32.24	1
041-059-015	\$32.24	1	041-059-050	\$32.24	1
041-059-016	\$32.24	1	041-059-051	\$32.24	1
041-059-017	\$32.24	1	041-059-052	\$32.24	1
041-059-018	\$32.24	1	041-059-053	\$32.24	1
041-059-019	\$32.24	1	041-059-054	\$32.24	1
041-059-020	\$32.24	1	041-059-055	\$32.24	1
041-059-021	\$32.24	1	041-059-056	\$32.24	1
041-059-022	\$32.24	1			
041-059-023	\$32.24	1	041-059-058	\$32.24	1
041-059-024	\$32.24	1	TOTAL	\$1,515.28	47
041-059-025	\$32.24	1			
041-059-026	\$32.24	1	041-060-003	\$32.24	1
041-059-027	\$32.24	1	041-060-004	\$32.24	1
041-059-028	\$32.24	1	041-060-005	\$32.24	1
041-059-029	\$32.24	1	041-060-006	\$32.24	1
041-059-030	\$32.24	1	041-060-007	\$32.24	1
041-059-031	\$32.24	1	041-060-008	\$32.24	1
041-059-032	\$32.24	1	041-060-009	\$32.24	1
041-059-033	\$32.24	1	041-060-010	\$32.24	1
041-059-034	\$32.24	1	041-060-011	\$32.24	1
041-059-035	\$32.24	1	041-060-012	\$32.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 5
STARLITE PLACE SUBDIVISION, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
041-060-013	\$32.24	1	041-061-007	\$32.24	1
041-060-014	\$32.24	1	041-061-008	\$32.24	1
041-060-015	\$32.24	1	041-061-009	\$32.24	1
041-060-016	\$32.24	1	041-061-010	\$32.24	1
041-060-017	\$32.24	1	041-061-011	\$32.24	1
041-060-018	\$32.24	1	041-061-012	\$32.24	1
041-060-019	\$32.24	1	041-061-013	\$32.24	1
041-060-020	\$32.24	1	041-061-014	\$32.24	1
041-060-021	\$32.24	1	041-061-015	\$32.24	1
041-060-022	\$32.24	1	041-061-016	\$32.24	1
041-060-023	\$32.24	1	041-061-017	\$32.24	1
041-060-024	\$32.24	1	041-061-018	\$32.24	1
041-060-025	\$32.24	1	041-061-019	\$32.24	1
041-060-026	\$32.24	1	041-061-020	\$32.24	1
041-060-027	\$32.24	1	041-061-021	\$32.24	1
041-060-028	\$32.24	1	041-061-022	\$32.24	1
041-060-029	\$32.24	1	041-061-023	\$32.24	1
041-060-030	\$32.24	1	041-061-024	\$32.24	1
041-060-031	\$32.24	1	041-061-025	\$32.24	1
041-060-032	\$32.24	1	041-061-026	\$32.24	1
041-060-033	\$32.24	1	041-061-027	\$32.24	1
041-060-034	\$32.24	1	041-061-028	\$32.24	1
041-060-035	\$32.24	1	041-061-029	\$32.24	1
041-060-036	\$32.24	1	041-061-030	\$32.24	1
TOTAL			\$1,096.16	34	
041-061-001	\$32.24	1	041-061-031	\$32.24	1
041-061-002	\$32.24	1	041-061-032	\$32.24	1
041-061-003	\$32.24	1	041-061-033	\$32.24	1
041-061-004	\$32.24	1	041-061-034	\$32.24	1
041-061-005	\$32.24	1	041-061-035	\$32.24	1
041-061-006	\$32.24	1	041-061-036	\$32.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 5
STARLITE PLACE SUBDIVISION, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
041-061-040	\$32.24	1	041-061-070	\$32.24	1
041-061-041	\$32.24	1	041-061-071	\$32.24	1
041-061-042	\$32.24	1	041-061-072	\$32.24	1
041-061-043	\$32.24	1		TOTAL	\$2,224.56 69
041-061-044	\$32.24	1			
041-061-045	\$32.24	1	041-062-001	\$32.24	1
041-061-046	\$32.24	1	041-062-002	\$32.24	1
041-061-047	\$32.24	1	041-062-003	\$32.24	1
041-061-048	\$32.24	1	041-062-004	\$32.24	1
041-061-049	\$32.24	1			
041-061-050	\$32.24	1	041-062-008 (0.79 acres)	\$89.14	2.77
041-061-051	\$32.24	1			
041-061-052	\$32.24	1	041-062-012	\$32.24	1
041-061-053	\$32.24	1	041-062-013	\$32.24	1
041-061-054	\$32.24	1	041-062-014	\$32.24	1
041-061-055	\$32.24	1	041-062-015	\$32.24	1
041-061-056	\$32.24	1	041-062-016	\$32.24	1
041-061-057	\$32.24	1	041-062-017	\$32.24	1
041-061-058	\$32.24	1	041-062-018	\$32.24	1
041-061-059	\$32.24	1	041-062-019	\$32.24	1
041-061-060	\$32.24	1	041-062-020	\$32.24	1
041-061-061	\$32.24	1	041-062-021	\$32.24	1
041-061-062	\$32.24	1	041-062-022	\$32.24	1
041-061-063	\$32.24	1	041-062-023	\$32.24	1
041-061-064	\$32.24	1	041-062-024	\$32.24	1
041-061-065	\$32.24	1	041-062-025	\$32.24	1
041-061-066	\$32.24	1	041-062-026	\$32.24	1
041-061-067	\$32.24	1	041-062-027	\$32.24	1
041-061-068	\$32.24	1	041-062-028	\$32.24	1
041-061-069	\$32.24	1			
			041-062-031	\$32.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 5
STARLITE PLACE SUBDIVISION, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
041-062-035	\$32.24	1			
041-062-036	\$32.24	1			
041-062-037	\$32.24	1			
041-062-038	\$32.24	1			
041-062-039	\$32.24	1			
041-062-040	\$32.24	1			
041-062-041	\$32.24	1			
041-062-042	\$32.24	1			
041-062-043	\$32.24	1			
041-062-044	\$32.24	1			
041-062-045	\$32.24	1			
041-062-046	\$32.24	1			
041-062-047	\$32.24	1			
041-062-048	\$32.24	1			
041-062-049	\$32.24	1			
041-062-050	\$32.24	1			
041-062-051	\$32.24	1			
041-062-052	\$32.24	1			
TOTAL		\$1,378.74	42.8		

CSA TOTAL \$6,499.10 201.59



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 7
ANNUAL ENGINEER'S REPORT

MODESTO AUTO CENTER, MODESTO

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2018

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 7 – MODESTO AUTO CENTER

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21st day of May, 2015



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



**COUNTY SERVICE AREA NO. 7
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 7 (CSA 7) was established in July 1990, to provide extended storm drainage for the Modesto Auto Center.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 7 consists of 7 parcels, Assessor map attached hereto as Exhibit "B". This County Service Area encompasses an area of land totaling approximately 11.4 acres. The parcels subject to assessment total 7.88 acres; the balance of the acreage is Modesto Irrigation District Lateral Canal No. 6 and road right-of-way on McHenry Avenue and Auto Center Court. The boundary of CSA 7 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of Claratina Avenue
- East of McHenry Avenue
- South of Bangs Avenue
- Located on Auto Center Court

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area assessments are generally described as:

- Periodic cleaning and maintenance (as needed) of 780 linear feet of 18 inch pipe;
- Two (2) 10 HP pumps;
- Periodic cleaning and maintenance of 4 catch basins;
- Repair curb and gutter as needed to maintain the storm drain system (1,262 linear feet of curb and gutter);

- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Remove silt build up next to the wall of the separator with the use of the suction truck.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 7 therefore; no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and are assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU

calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property; typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason

are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved; there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\begin{aligned} \text{Total Balance to Levy} / \text{Total EBU's} &= \text{Levy per EBU} \\ \text{Levy per EBU} \times \text{Parcel EBU} &= \text{Parcel Levy Amount} \end{aligned}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015 of \$58,060. This amount has been generated in order to have funds available for future capital improvements in the storm drain system. This fund balance has been set aside for the replacement of the two existing pumps at the storm drain basin. It is estimated each pump will cost \$12,500 for labor and materials for a total replacement cost of \$25,000. If maintenance costs for the fiscal year are less than the budgeted amount, any excess will be added to this fund balance to offset future operating costs. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced so that no increase in the annual assessment will be necessary to cover these costs.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The assessment for Fiscal Year 2015-2016 is \$253.81 per net acre. There is no change in the assessment from Fiscal Year 2014-2015. Available fund balance in the amount of \$2,937 will be used to offset a portion of the operations and maintenance costs, thereby keeping the assessment equal to the previous year.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$2,468, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The continued use of fund balance to offset the cost of operating the CSA will eventually deplete fund balance to a point where either services will have to be reduced to match the revenue being collected, or a ballot measure to increase the assessment, per Proposition 218, will have to be conducted.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, less the use of fund balance, divided equally by the number of acres subject to assessment within CSA 7. This is the same method that has been used since CSA 7 was formed.

$$\frac{\text{Total Cost of Operations \& Maintenance -- Use of Fund Balance}}{\text{Number of Acres Subject to Assessment}} = \text{Assessment}$$

PART IV - SERVICE AREA BUDGET

CSA 7
Modesto Auto
Center

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$ 525.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 525.00
<u>PARKS & RECREATION</u>	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
<u>PUBLIC WORKS</u>	
Pond Excavation	\$ -
Pump Replacement	\$ -
SWRCB Permit Requirement	\$ 39.40
Cleaning Drainage System	\$ 1,125.00
Street Sweeping	\$ 2,450.00
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 775.00
Erosion Control	\$ -
Separator Cleaning	\$ -
Utilities	\$ 400.00
Total	\$ 4,789.40
Capital Improvement Reserve	\$ -
General Benefit	\$ (376.92)
Total Administration, Public Works Budget	\$ 4,937.48
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-16)	\$ 58,060.00
Capital Improvement Reserve (-)	\$ (25,000.00)
Available Fund Balance	\$ 33,060.00
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (2,468.74)
Use of Fund Balance for FY 2015/16 (-)	\$ (2,937.48)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (5,406.22)
Remaining Available Fund Balance	\$ 27,653.78
Total Administration, Public Works Budget	\$ 4,937.48
Use of Fund Balance (-)	\$ (2,937.48)
Balance to Levy	\$ 2,000.00
<u>District Statistics</u>	
Total Parcels (acres)	\$ 7.88
Parcels Levied (acres)	\$ 7.88
Total EBU 1.00 x 7.88	\$ 7.88
Levy EBU	\$ 253.81
Capital Reserve Target	\$ 25,000.00

PART V - ASSESSMENTS

2015-2016 Assessment = \$2,000 / 7.88 net acres = \$253.81 per net acre

2014-2015 Assessment = \$2,000 / 7.88 net acres = \$253.81 per net acre

Available fund balance in the amount of \$2,937 will be used to offset a portion of the operations and maintenance costs, thereby keeping the assessment equal to the previous year.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report

**DELAMARE - FULTZ****ENGINEERING AND SURVEYING**3421 TULLY ROAD • SUITE J • MODESTO, CA. 95350
TELEPHONE (209) 529-7450

- THOMAS H. DELAMARE
R.C.E. NO. 36341, L.S. 3407
- RICHARD L. FULTZ
R.C.E. NO. 27888, L.S. 3870
- J. STEVEN REICHMUTH
L.S. NO. 4895
- RICHARD G. TATOYAN

March 2, 1990

MODESTO AUTO CENTERCOUNTY SERVICE AREA
(STORM DRAINAGE)

D E S C R I P T I O N

All that certain real property situate in a portion of the Southwest Quarter of Section 4, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

BEGINNING at the Northwest corner of Parcel 1, as shown on map filed in Book 31 of Parcel Maps, at Page 22, Stanislaus County Records; thence South 89°54'48" West, along the Westerly extension of the north line of said Parcel 1, a distance of 55.02 feet to the West line of said Southwest Quarter of Section 4; thence North 1°44'40" West, along said west line, a distance of 536.13 feet; thence South 89°56'22" East, along the northerly line of 100 foot wide Modesto Irrigation District Lateral No. 6, a distance of 929.22 feet; thence South 1°44'24" East 533.74 feet to the northeast corner of Parcel 4, as shown on said map filed in Book 31 of Parcel Maps, at Page 22; thence South 89°54'48" West, along the north lines of said Parcel 4 and said Parcel 1, a distance of 874.09 feet to the point of beginning.

Containing: 11.40 Acres



Richard Fultz

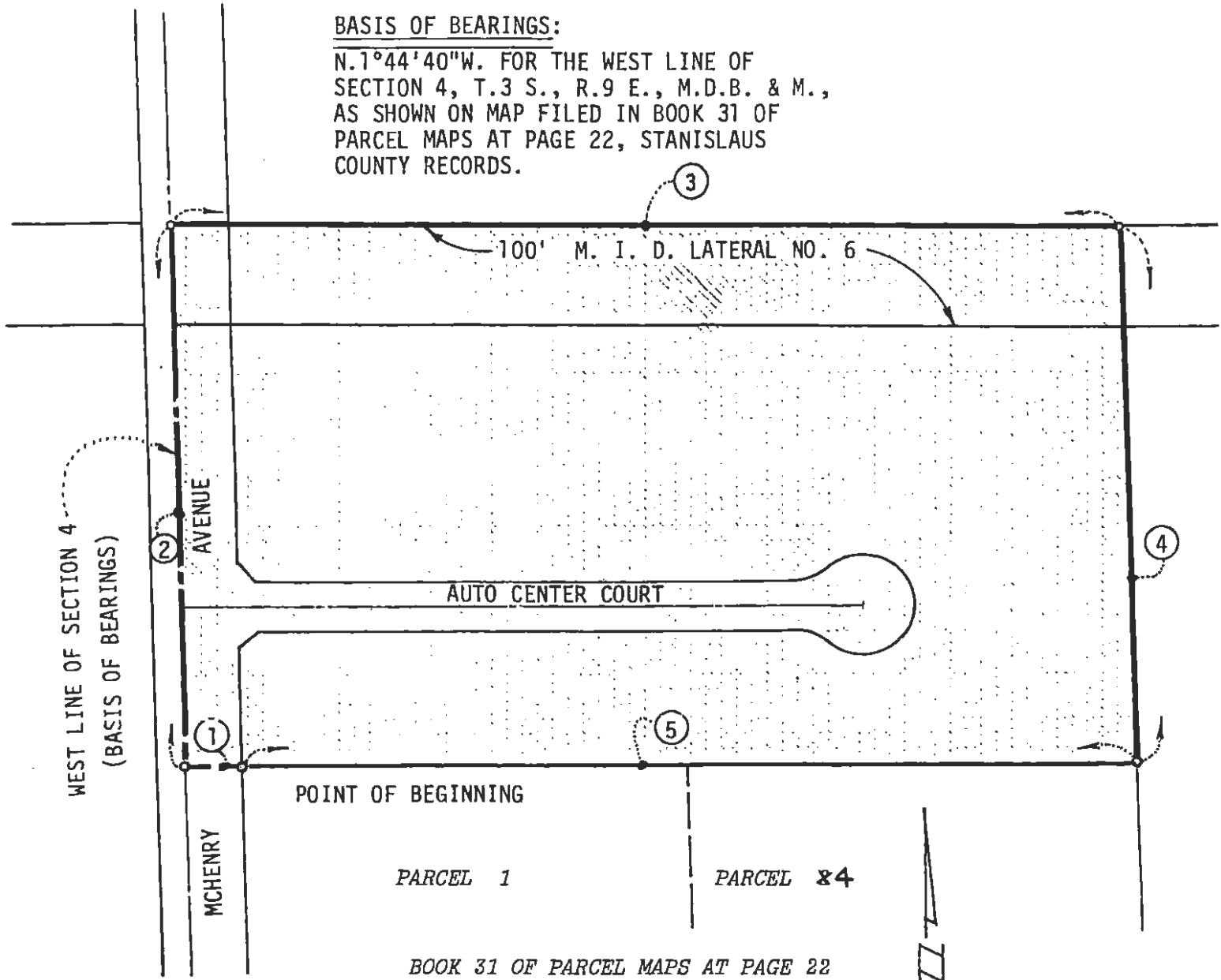
Approved as to description

ON 3-14-90BY *[Signature]*

EXHIBIT "B"

BASIS OF BEARINGS:

N. 1°44'40"W. FOR THE WEST LINE OF SECTION 4, T.3 S., R.9 E., M.D.B. & M., AS SHOWN ON MAP FILED IN BOOK 31 OF PARCEL MAPS AT PAGE 22, STANISLAUS COUNTY RECORDS.



BOOK 31 OF PARCEL MAPS AT PAGE 22

①	S. 89°54'48"W.	55.02'
②	N. 1°44'40"W.	536.13'
③	S. 89°56'22"E.	929.22'
④	S. 1°44'24"E.	533.74'
⑤	S. 89°54'48"W.	874.09'

SCALE 1" = 150'

MODESTO AUTO CENTER
COUNTY SERVICE AREA

(STORM DRAINAGE)

11.40 ACRES

Approved as to description

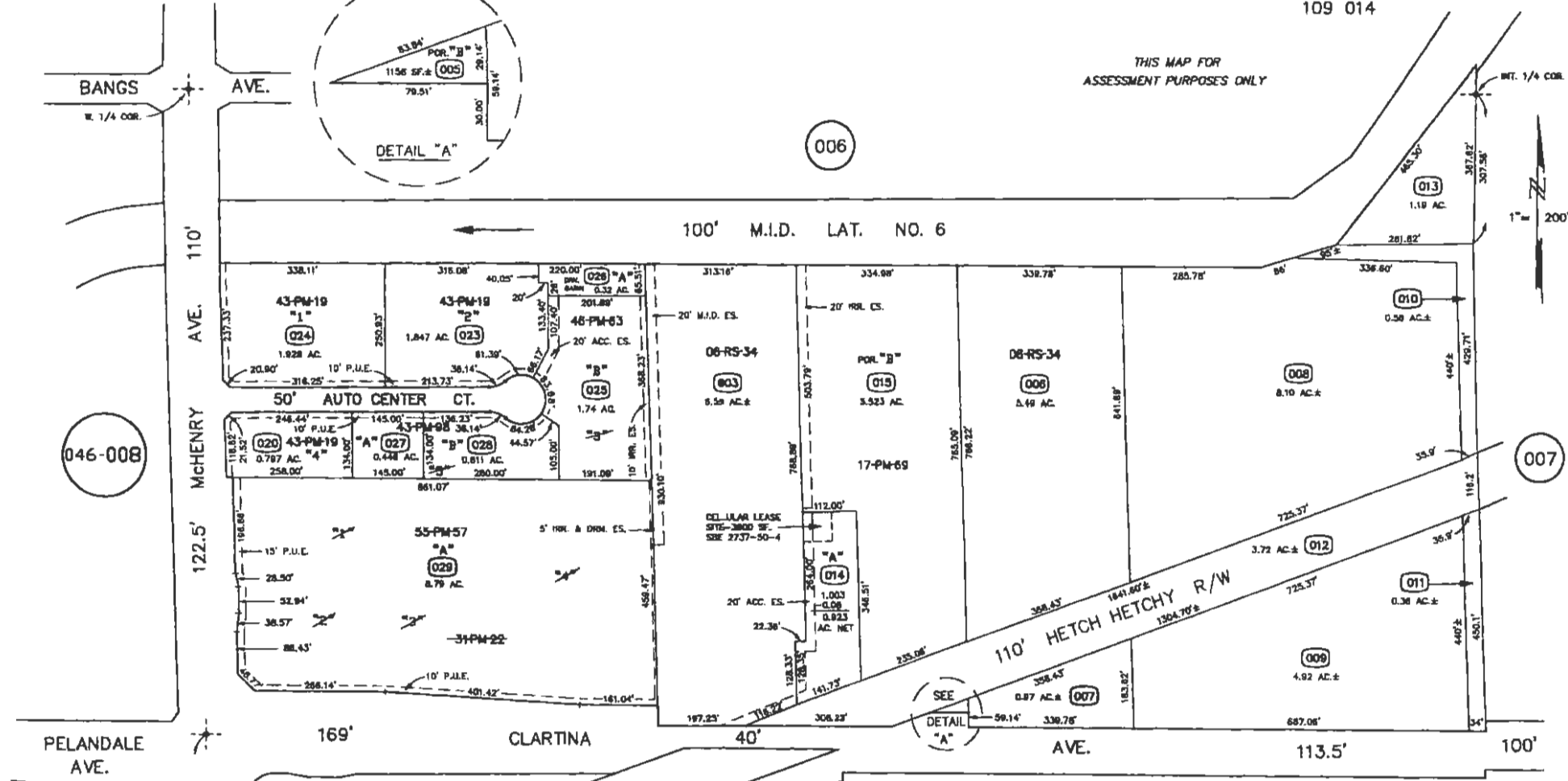
ON 3-14-99
BY [Signature]

N. 1/2 OF SW. 1/4 OF SECTION 4 T.3S. R.9E. M.D.B.& M.

109 001
109 006
109 014

082 - 009

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



046-008

007

010

024

017

FROM: F-4, 052-009
DRAWN:
REVISED: 04-09-71, 08-17-90, 07-28-94, 06-02-98, 11-14-98, G4-03-02 MF., 11-02-05 DH., 11-14-07 (V) MB.

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62,71,98,99,08

082 - 009

Back To
Book
Index

CSA NO. 7 (MODESTO AUTO CENTER)

E BANGS AVE



MC HENRY AVE

Legend

— roads

■ csa no.7

1101-000007

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 7
MODESTO AUTO CENTER, MODESTO
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
082-009-020 (0.80 acres)	\$203.05	0.80			
082-009-023 (1.85 acres)	\$469.55	1.85			
082-009-024 (1.93 acres)	\$489.85	1.93			
082-009-025 (1.74 acres)	\$441.63	1.74			
082-009-026 (0.31 acres)	\$78.68	0.31			
082-009-027 (0.44 acres)	\$111.68	0.44			
082-009-028 (0.81 acres)	\$205.59	0.81			
TOTAL	\$2,000.02	7.88			

CSA TOTAL \$2,000.02 7.88



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 8
ANNUAL ENGINEER'S REPORT

HONEY BEE ESTATES, EMPIRE

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

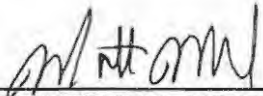
County of Stanislaus, State of California

CSA NO. 8 – HONEY BEE ESTATES

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 8
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 8 (CSA 8) was established in October 1990, to provide extended storm drainage to the Honey Bee Estates subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 8 consists of 24 parcels including one storm drain basin, Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 5.08 acres. The boundary of CSA 8 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- South of McCoy Avenue
- East of Church Street
- West of North Abbie Street

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) of 157 linear feet of 12 inch pipe and 516 linear feet of 36 inch pipe;
- Periodic cleaning and maintenance of 5 catch basins;
- Repair curb and gutter as needed to maintain the storm drain system (2,090 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;

- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 8; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU pr unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, Silver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$12,241.

The assessment for Fiscal Year 2015-2016 is \$31.24 per parcel. There has been no change from the previous year's assessment. Available fund balance in the amount of \$3,187 will be used to offset a portion of the operations and maintenance costs, thereby keeping the assessment equal to the previous year.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control

Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$1,969, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

There is sufficient fund balance to provide offsets to maintenance costs for approximately five years. It will then be necessary to either reduce services to match the revenue being collected, or conduct a ballot measure to increase the assessment, per Proposition 218.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, less use of fund balance, divided equally by the number of parcels within CSA 8. This is the same method that has been used since CSA 8 was formed.

Total Cost of Operations & Maintenance - Use of Fund Balance
Number of Parcels

= Assessment

PART IV - SERVICE AREA BUDGET

CSA 8
Honey Bee
Estates

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$ 525.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 525.00
<u>PARKS & RECREATION</u>	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
<u>PUBLIC WORKS</u>	
Pond Excavation	\$ -
Pump Replacement	\$ -
SWRCB Permit Requirement	\$ 120.00
Cleaning Drainage System	\$ 800.00
Street Sweeping	\$ 2,000.00
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 800.00
Erosion Control	\$ -
Separator Cleaning	\$ -
Utilities	\$ -
Total	\$ 3,720.00
Capital Improvement Reserve	\$ -
General Benefit	\$ (307.69)
Total Administration, Parks & Rec, Public Works Budget	\$ 3,937.31
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-16)	\$ 12,241.00
Capital Improvement Reserve (-)	\$ -
Available Fund Balance	\$ 12,241.00
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (1,968.65)
Use of Fund Balance for FY 2015/16(-)	\$ (3,187.31)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (5,155.96)
Remaining Available Fund Balance	\$ 7,085.04
Total Administration, Parks & Rec. Public Works Budget	\$ 3,937.31
Use of Fund Balance (-)	\$ (3,187.31)
Balance to Levy	\$ 750.00
<u>District Statistics</u>	
Total Parcels	\$ 24.00
Parcels Levied	\$ 24.00
Total EBU 1.00 x 24	\$ 24.00
Levy EBU	\$ 31.24
Capital Reserve Target	\$ -

PART V - ASSESSMENTS

2015-2016 Assessment = $\$750 / 24 \text{ parcels} = \31.24 per parcel

2014-2015 Assessment = $\$750 / 24 \text{ parcels} = \31.24 per parcel

Available fund balance in the amount of \$3,187 will be used to offset a portion of the operations and maintenance costs, thereby keeping the assessment equal to the previous year.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report

March 14, 1990

Job No. 70-173-B

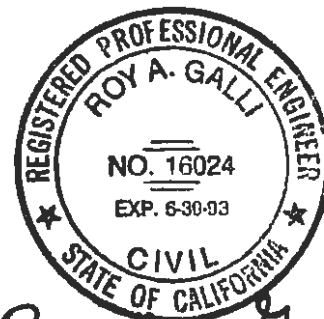
COUNTY SERVICE AREA

"DRAINAGE CONTROL"

Honey Bee Estates Subdivision

ALL that certain real property situate in a portion of the Northwest quarter of Section 29, Township 3 South, Range 10 East, Mount Diablo Base and Meridian, also lying in the County of Stanislaus, State of California, more particularly described as follows:

COMMENCING at the Southeast corner of Lot "23", Block "A", as shown on the map of the Daggett Addition, as recorded in Volume 6 of Maps, at Page 17, Stanislaus County Records; thence South 89 degrees 59'11" East, 20.00 feet to the centerline of Abbie Street; thence South 0 degrees 00'49" West, 78.06 feet; thence North 89 degrees 59'11" West, 30.00 feet to the point of beginning of a tangent curve, concave to the Southwest, having a radius of 15.00 feet and a central angle of 89 degrees 24'31"; thence Northwesterly along the arc of said curve, 23.41 feet; thence North 89 degrees 23'41" West, 88.80 feet; thence South 0 degrees 05'29" West, 113.47 feet; thence North 89 degrees 22'48" West, 309.17 feet; thence South 0 degrees 0'31" West, 36.34 feet; thence North 89 degrees 22'55" West, 408.11 feet; thence North 89 degrees 58'59" West, 30.00 feet to the centerline of Church Street; thence North 0 degrees 01'01" East, 311.08 feet; thence South 89 degrees 58'59" East, 30.00 feet; thence South 89 degrees 25'36" East, 408.07 feet; thence South 0 degrees 0'31" West, 20.00 feet; thence South 89 degrees 24'05" East, 272.99 feet; thence South 0 degrees 0'49" West, 78.38 feet; thence South 89 degrees 23'41" East, 150.00 feet to the Point of Beginning of this Description.



Roy A. Galli

EXHIBIT "A"

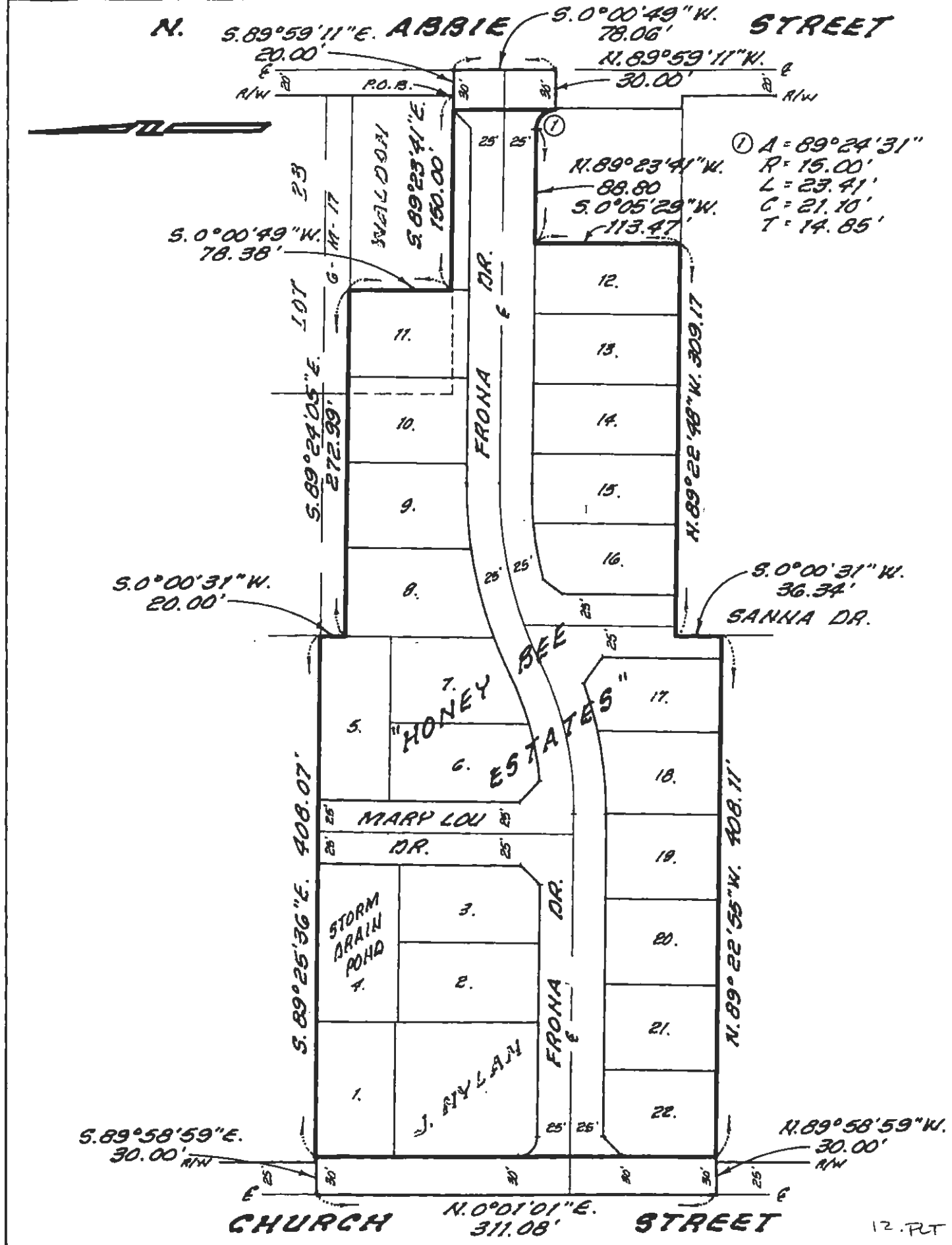


EXHIBIT 'A1'

EXHIBIT "B"

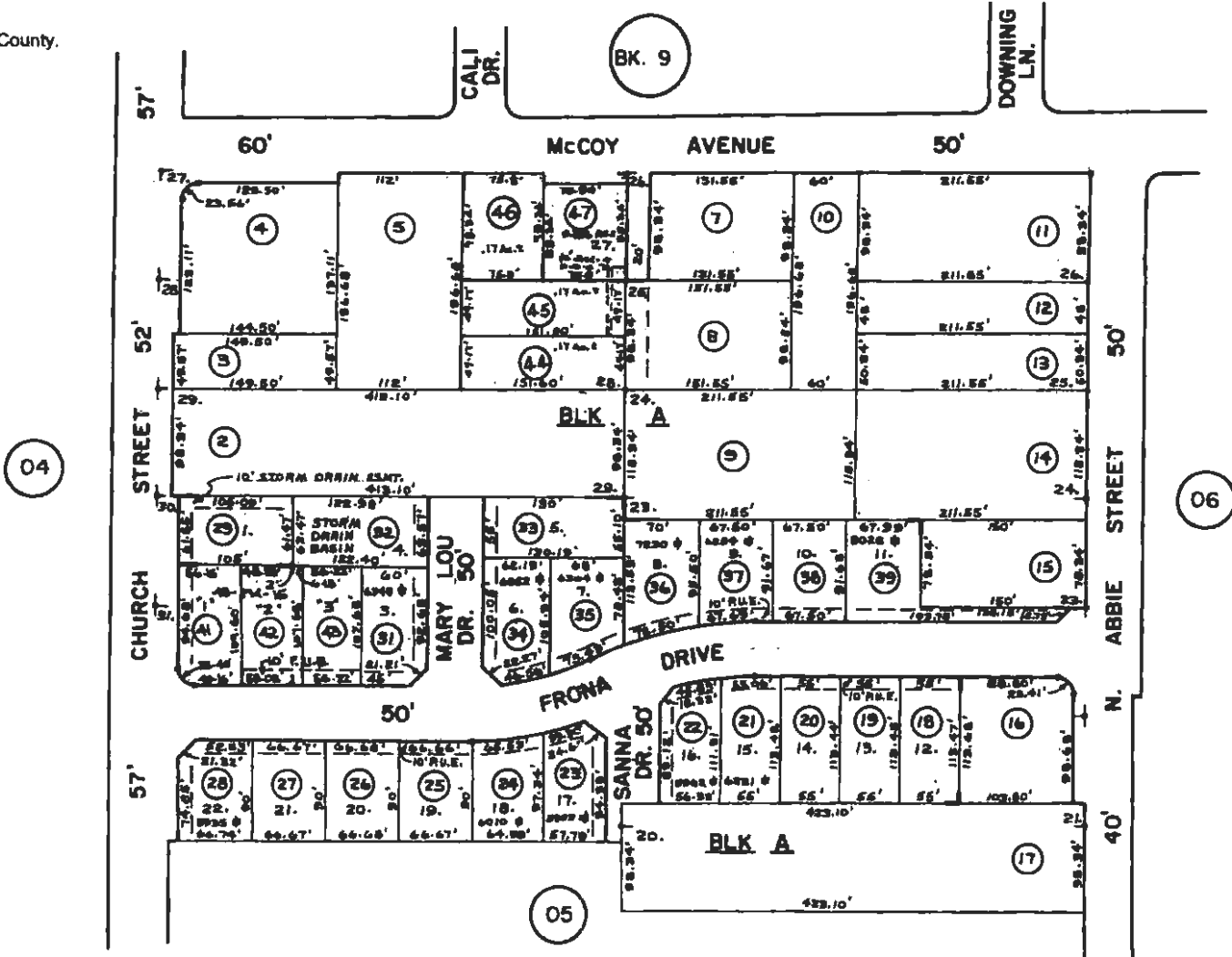
POR. NW 1/4 SECTION 29 T.3S. R.10E. M.D.B.&M.
 DAGGETT ADD. TO EMPIRE - BLK. A, LTS. 20-31
 HONEY BEE ESTATES

059 012
 059 006

133-21

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY

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FROM 133-05
 R.M. 6-17, 35-38
 10-24-80
 UPDATE 5-15-96 No. 9-18-00 MB, T-25-02 MB.

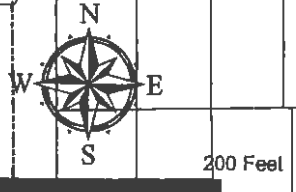
Back To
 Book
 Index



91,98,01

133-21

CSA NO. 8 (HONEY BEE ESTATES)



CHURCH ST

NABBIE ST

Legend

- roads
- csa.no.8

1101-000008

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 8
HONEY BEE ESTATES, EMPIRE
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
133-021-018	\$31.24	1			
133-021-019	\$31.24	1			
133-021-020	\$31.24	1			
133-021-021	\$31.24	1			
133-021-022	\$31.24	1			
133-021-023	\$31.24	1			
133-021-024	\$31.24	1			
133-021-025	\$31.24	1			
133-021-026	\$31.24	1			
133-021-027	\$31.24	1			
133-021-028	\$31.24	1			
133-021-029	\$31.24	1			
133-021-031	\$31.24	1			
133-021-032	\$31.24	1			
133-021-033	\$31.24	1			
133-021-034	\$31.24	1			
133-021-035	\$31.24	1			
133-021-036	\$31.24	1			
133-021-037	\$31.24	1			
133-021-038	\$31.24	1			
133-021-039	\$31.24	1			
133-021-041	\$31.24	1			
133-021-042	\$31.24	1			
133-021-043	\$31.24	1			
TOTAL	\$749.76	24			
			CSA TOTAL	\$749.76	24



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 9
ANNUAL ENGINEER'S REPORT

RIVER/SOUZA, MODESTO/CERES
(GOLDEN ESTATES, PINE RIDGE PLAZA, AND GARDEN GROVE SUBDIVISION)

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 9 – RIVER/SOUZA

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 9
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 9 (CSA 9) was established in December 1990, to provide extended storm drainage to the Garden Grove, Golden Best, and Pine Ridge Plaza subdivisions

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 9 consists of 73 parcels and 1 storm basin, Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 17.17 acres. The boundary of CSA 9 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- South of River Road
- West of North Avon Street

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 440 linear feet of 8 inch pipe, 548 linear feet of 12 inch pipe and 2,054 linear feet of 18 inch pipe;
- Periodic cleaning and maintenance of 15 catch basins and 12 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (6,447 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled off site with containment bins;

- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 9; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special

benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property; typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate

allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved; there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015 of \$45,111. This amount was generated in order to have funds available for capital improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capital needs

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The Fiscal Year 2015-2016 assessment is \$20.26 per parcel. Available fund balance in the amount of \$5,877 will be used to offset a portion of the operations and maintenance costs, thereby keeping the assessment equal to the previous year.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$3,688, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The continued use of fund balance to offset the cost of operating the CSA will deplete fund balance to a point where either services will have to be reduced to match the revenue being collected, or a ballot measure to increase the assessment, per Proposition 218, will have to be conducted and be approved by a majority of the parcel holders within the CSA.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, less the use of fund balance, divided equally by the number of parcels within CSA 9. This is the same method that has been used since CSA 9 was formed.

$$\frac{\text{Total Cost of Operations \& Maintenance} - \text{Use of Fund Balance}}{\text{Number of Parcels}} = \text{Assessment}$$

PART IV - SERVICE AREA BUDGET

CSA 9

River/Souza

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$ 525.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 525.00
PARKS & RECREATION	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
PUBLIC WORKS	
Pond Excavation	\$ -
SWRCB Permit Requirement	\$ 370.00
Cleaning Drainage System	\$ 1,500.00
Street Sweeping	\$ 5,000.00
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 750.00
Total	\$ 7,620.00
Capital Improvement Reserve	\$ -
General Benefit	\$ (769.23)
Total Administration, Parks & Rec, Public Works Budget	\$ 7,375.77
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$ 45,111.00
Capital Improvement Reserve (-)	\$ -
Available Fund Balance	\$ 45,111.00
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (3,687.88)
Use of Fund Balance for FY 2015/16(-)	\$ (5,876.77)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (9,564.65)
Remaining Available Fund Balance	\$ 35,546.35
Total Administration, Parks & Rec, Public Works Budget	\$ 7,375.77
Use of Fund Balance (-)	\$ (5,876.77)
Balance to Levy	\$ 1,499.00
District Statistics	
Total Parcels	\$ 74.00
Parcels Levied	\$ 74.00
Total EBU 1.00 x 74	\$ 74.00
Levy EBU	\$ 20.26
Capital Reserve Target	\$ -

PART V - ASSESSMENTS

2015-2016 Assessment is \$1,499 / 74 parcels = \$20.26 per parcel

2014-2015 Assessment = \$1,499 / 74 parcels = \$20.26 per parcel

An amount of \$5,877 was withdrawn from the available fund balance to offset a portion of the operations and maintenance costs.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report

All that portion of the south one-half of Section 33, T.3 S., R.9 E., M.D.B. & M. and the northeast one-quarter of Section 4, T.4 S., R.9 E., M.D.B. & M. described as follows:

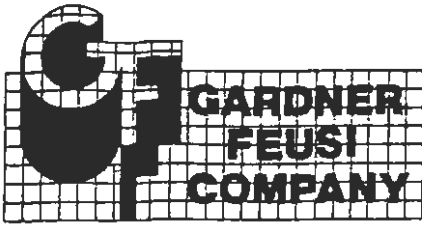
BEGINNING at the most northerly corner of Lot 14 as shown on the plat of Tuolomne Park Homes, recorded in Book 31 of Maps, Map No. 37, Records of Stanislaus County, said point being located on the west right of way line of Avon Street as shown on said plat; thence from said point of beginning N.65°29'39"E. 30.00 feet to the center line of said Avon Street; thence along said center line along a curve to the right with a radius of 300.00 feet, the arc of which is subtended by a chord of N.12°27'13"W. 125.28 feet; thence continuing along said center line N.00°06'51"E. 260.98 feet; thence continuing along said center line N.00°17'35"W. 380.07 feet; thence N.89°57'22"W. 222.28 feet; thence N.00°02'38"E. 255.06 feet to the center line of River Road; thence along said center line N.72°07'52"W. 104.36 feet; thence continuing along said center line N.83°00'02"W. 10.16 feet; thence S.00°13'24"E. 665.88 feet; thence N.89°32'04"W. 66.48 feet; thence N.00°11'45"W. 438.09 feet; thence S.89°48'15"W. 116.23 feet; thence N.00°11'45"W. 251.39 feet to said center line of River Road; thence along said center line N.82°59'13"W. 150.13 feet; thence S.00°17'30"E. 705.28 feet; thence S.00°10'05"W. 661.17 feet; thence S.89°31'56"E. 662.32 feet; thence N.00°05'51"E. 262.82 feet to the point of beginning.

Containing 17.17 acres.

Prepared by:


STEVEN A. GARDNER
L.S. 5123





1722 PROFESSIONAL DRIVE
SUITE C
SACRAMENTO, CA 95825

(916) 482-5177

JOB NO. 87-32

SCALE 1"=200'

DRAWN BY A.F.

CHECKED BY S.G.

DATE APRIL 1990

STORM DRAIN MAINTENANCE SERVICE AREA EXHIBIT

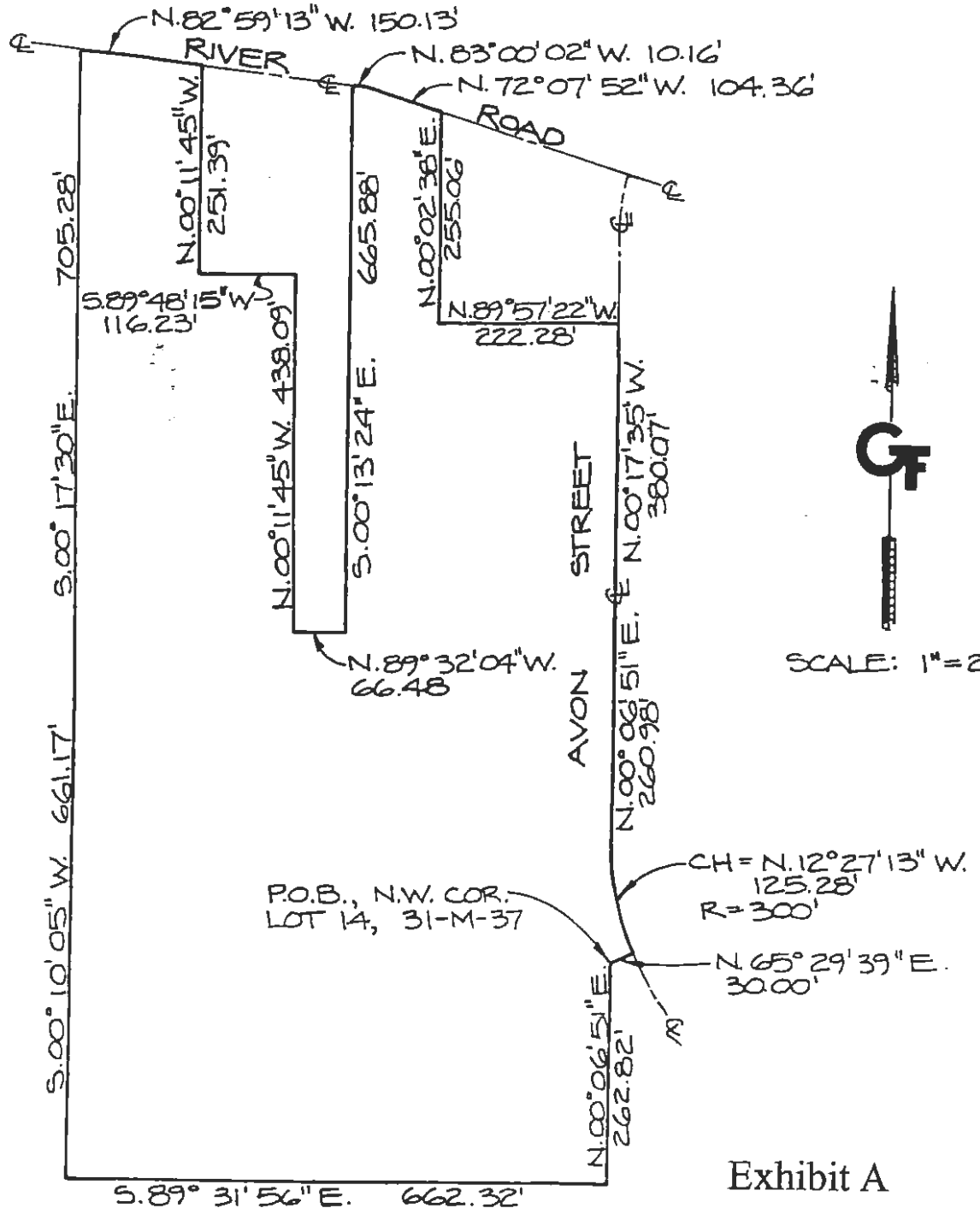


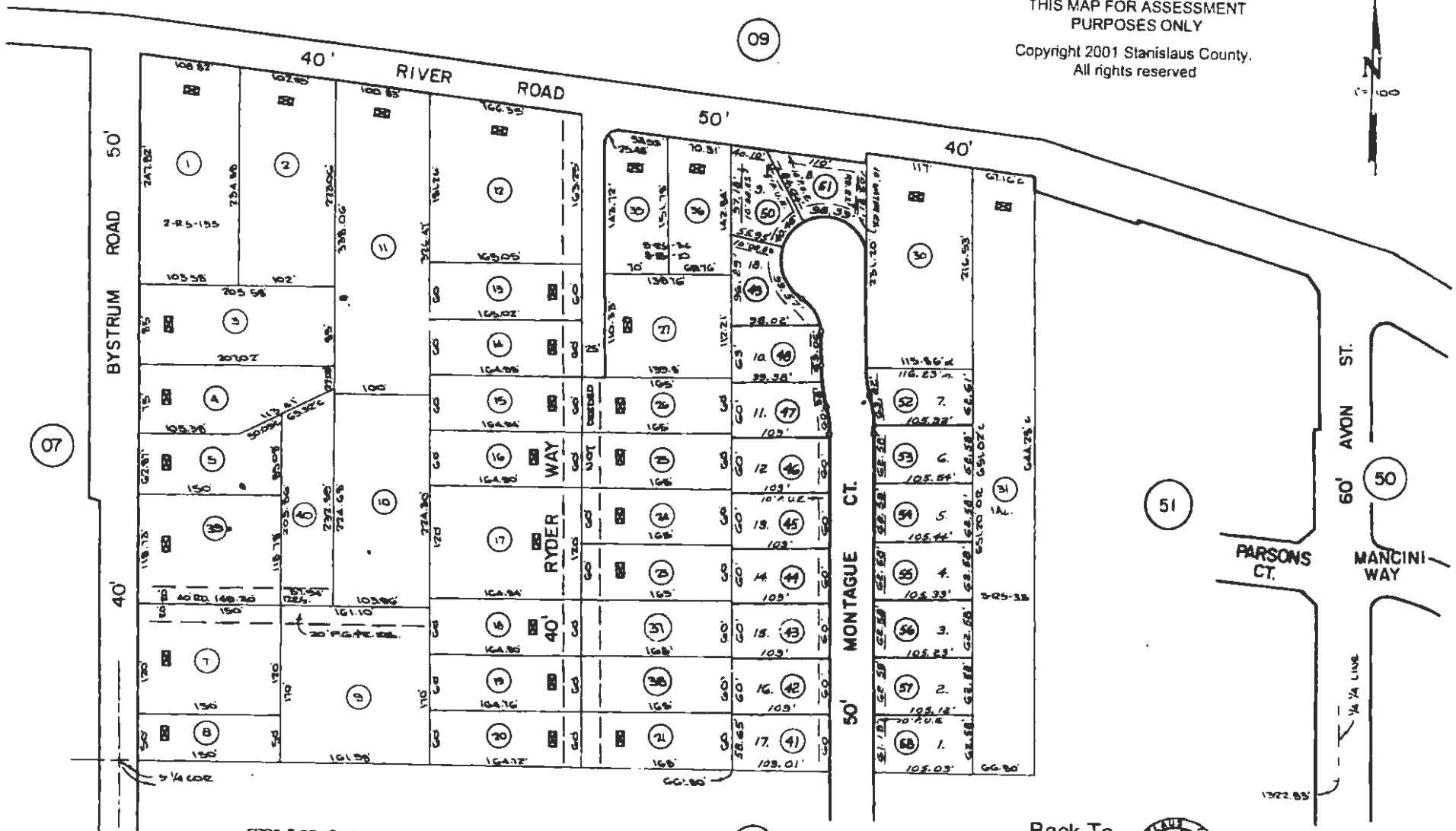
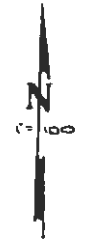
Exhibit A

PORTION SE 1/4 SECTION 33 T.3S. R.9E. M.D.B.&M.
GARDEN GROVE ESTATES

080 017
080 035 080 003
080 036 080 025

38-08

THIS MAP FOR ASSESSMENT
PURPOSES ONLY
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FOUR 9-30-38-08
REDRAWN 4-25-77
35-A-G2
UPDATED 3-24-91 AT

EXHIBIT "B"

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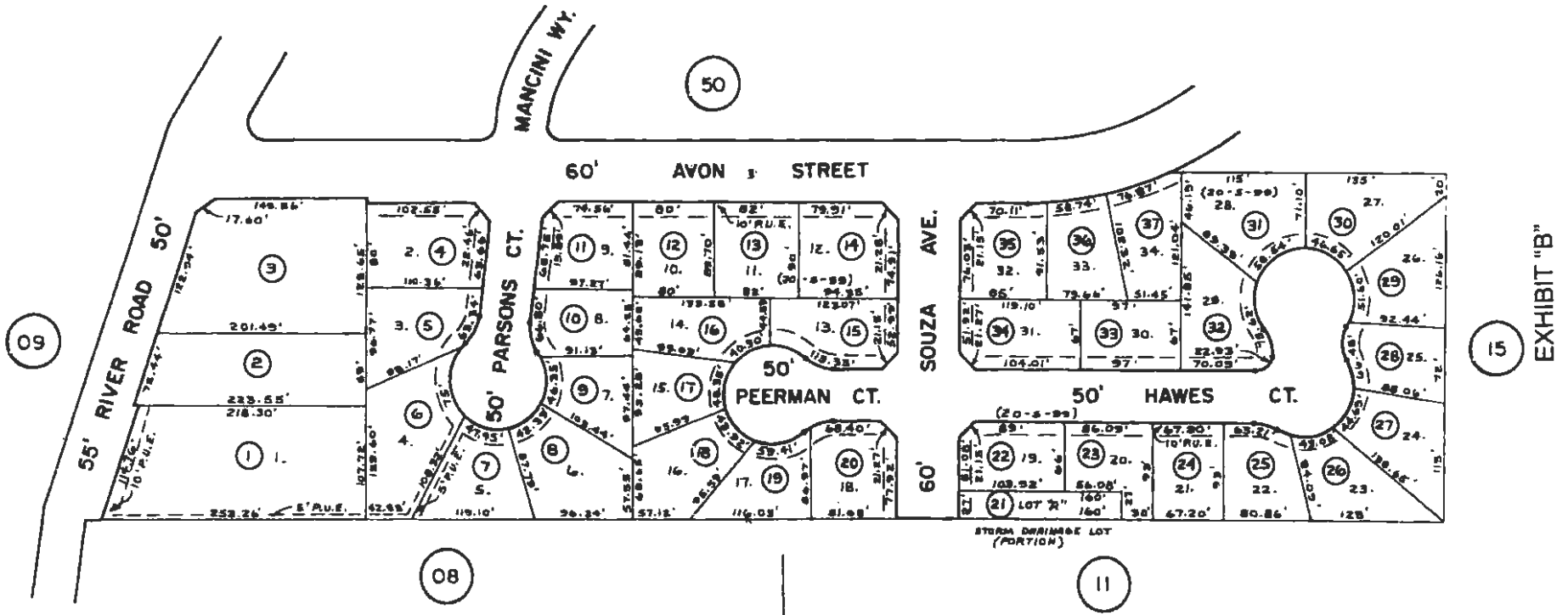
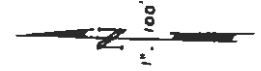
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POR. SE 1/4 SEC. 33 T.3S. R.9E. & POR. NE 1/4 SEC. 4 T.4S. R.9E. M.D.B.&M.
GOLDEN BEST ESTATES

080 035
080 025
080 036
080 037

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FROM 38-08, 11
35-M-19
8-D-30

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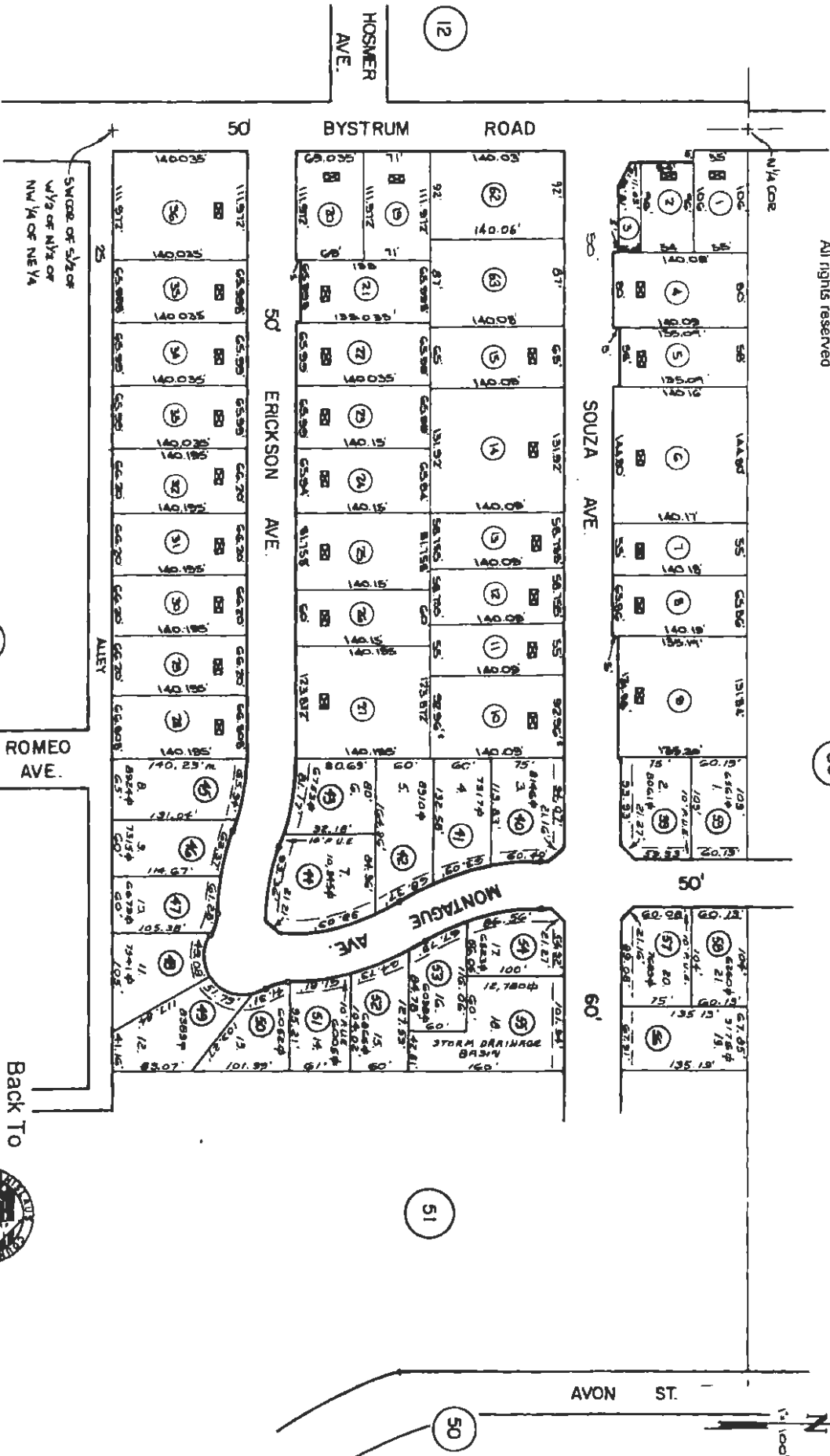


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PORTION NE 1/4 SECTION 4 T.4S. R.9E. M.D.B.&M.
PINE RIDGE PLAZA

088 003
088 035

38-11



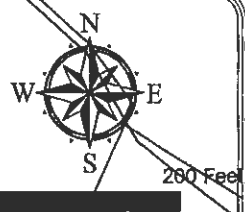
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38-11

CSA NO. 9 (RIVER/SOUZA)



RIVER RD

RYDER WY

AVON ST

MANCINI WY

Legend

- roads
- csa no.9

P:\IMAGE\SA\CSA9 5-22-06.NCW

1101-00009

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 9
RIVER ROAD/SOUZA AVENUE, MODESTO/CERES
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
038-008-041	\$20.26	1	038-011-051	\$20.26	1
038-008-042	\$20.26	1	038-011-052	\$20.26	1
038-008-043	\$20.26	1	038-011-053	\$20.26	1
038-008-044	\$20.26	1	038-011-054	\$20.26	1
038-008-045	\$20.26	1	038-011-055	\$20.26	1
038-008-046	\$20.26	1	038-011-056	\$20.26	1
038-008-047	\$20.26	1	038-011-057	\$20.26	1
038-008-048	\$20.26	1	038-011-058	\$20.26	1
038-008-049	\$20.26	1	038-011-059	\$20.26	1
038-008-050	\$20.26	1			
038-008-051	\$20.26	1			
038-008-052	\$20.26	1			
038-008-053	\$20.26	1			
038-008-054	\$20.26	1			
038-008-055	\$20.26	1			
038-008-056	\$20.26	1			
038-008-057	\$20.26	1			
038-008-058	\$20.26	1			
	TOTAL	\$364.68		\$425.46	21
		18			
038-011-039	\$20.26	1	038-051-001	\$20.26	1
038-011-040	\$20.26	1			
038-011-041	\$20.26	1	038-051-004	\$20.26	1
038-011-042	\$20.26	1	038-051-005	\$20.26	1
038-011-043	\$20.26	1	038-051-006	\$20.26	1
038-011-044	\$20.26	1	038-051-007	\$20.26	1
038-011-045	\$20.26	1	038-051-008	\$20.26	1
038-011-046	\$20.26	1	038-051-009	\$20.26	1
038-011-047	\$20.26	1	038-051-010	\$20.26	1
038-011-048	\$20.26	1	038-051-011	\$20.26	1
038-011-049	\$20.26	1	038-051-012	\$20.26	1
038-011-050	\$20.26	1	038-051-013	\$20.26	1
			038-051-014	\$20.26	1
			038-051-015	\$20.26	1
			038-051-016	\$20.26	1
			038-051-017	\$20.26	1
			038-051-018	\$20.26	1
			038-051-019	\$20.26	1
			038-051-020	\$20.26	1
			038-051-021	\$20.26	1
			038-051-022	\$20.26	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 9
RIVER ROAD/SOUZA AVENUE, MODESTO/CERES
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
038-051-023	\$20.26	1			
038-051-024	\$20.26	1			
038-051-025	\$20.26	1			
038-051-026	\$20.26	1			
038-051-027	\$20.26	1			
038-051-028	\$20.26	1			
038-051-029	\$20.26	1			
038-051-030	\$20.26	1			
038-051-031	\$20.26	1			
038-051-032	\$20.26	1			
038-051-033	\$20.26	1			
038-051-034	\$20.26	1			
038-051-035	\$20.26	1			
038-051-036	\$20.26	1			
038-051-037	\$20.26	1			
	TOTAL	\$709.10			35

CSA TOTAL \$1,499.24 74



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 10
ANNUAL ENGINEER'S REPORT

SALIDA

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 10 – SALIDA

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 2nd day of JUNE, 2015



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



**COUNTY SERVICE AREA NO. 10
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 10 (CSA 10) was established in October 1990, to provide extended governmental services for sheriff and library services, parks, streetscape and storm drain maintenance for the benefit of parcels within CSA 10. At this time, no extended library or sheriff services are provided. Sheriff services were removed in Fiscal Year 2009-2010 due to the general benefit level of service having increased to match or exceed the CSA 10 agreed upon level of service. Stanislaus County has previously levied assessments on the real property within CSA 10 for the purpose of providing these extended governmental services. CSA 10 was formed and the levies are made pursuant to the *County Service Area Law (Government Code, Section 25210.1 et seq.)*. The boundary of CSA 10 is shown on Exhibit A that is attached hereto and made a part of this Engineer's Report.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

CSA 10 maintains a drainage system used exclusively by the parcels within the Landmark Business Center No. 2, separate from other storm drain systems in CSA 10. The assessment method used for the Landmark Business Center is based on total budget divided by total acreage. As the budget did not change this past year and there was no change in parcels in the business center, the Landmark Business Center No. 2 assessment remains the same as last year.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 which added Articles XIII C and XIII D to the California Constitution and which adds substantive and procedural requirements that affect CSA 10 assessments.

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

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 10 consists of 2,806 total parcels, including: 2,696 residential parcels, 5 undeveloped parcels, 69 developed commercial/industrial parcels, 14 public parcels, and 22 commercial/industrial parcels in the Landmark Business Center No. 2. The boundary of CSA 10 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. CSA 10 generally encompasses the area of Salida including the following residential and commercial developments:

- Astoria Sound

- Country View Estates Unit 1 & 2
- Countrystone Units 2,3 & 4
- Fattoria Manor
- Glenwood Place
- Landmark Business Center #2
- Gold Valley
- Murphy's Landing Units 1,2,3&4
- Parkhaven Place 1 & 2
- Parkside Plaza Unit 2
- Salida Secured Self Storage (PI 16)
- Planned Industrial #19
- Planned Industrial #21
- Planned Development #257
- Planned Development #258
- Planned Development #260
- Planned Development #267
- Planned Development #279
- Planned Development #287
- Planned Development #295
- Pirrone Estates
- Salida Haciendas Units 1,2,3, & 4
- Salida Self Storage
- Somerset Estates Phases 1,2 & 3
- Sun Ridge West
- Sun Ridge West #2 Phases 1,2 & 3
- Vella Estates Units 1,2,3,4,5, & 6
- Vintner Estates 1,2, & 3
- Vizcaya Units 1 & 2
- Whitfield Park Units 1,2 & 3
- Whitfield Park Unit 4, Phases A & B
- Whitfield Park Units 5,6, & 7
- Pinnacle Partners
- Park View Estates

B. Description of Improvements and Services

CSA 10 was formed to provide special or extended services to the properties within CSA 10. These extended services which benefit parcels within the CSA 10 area include parks and streetscape maintenance, and maintenance of a positive storm drain system. These extended services are considered special benefits received by the properties within CSA 10. These benefits are defined as a special benefit for the purposes of this report because they are above and beyond the services that are normally provided to the community of Salida and other property owners of unincorporated areas of the County. Services of a general benefit are defined as services that are provided to the property owners of unincorporated areas on a countywide basis.

Maintenance of the streetscapes, storm drain system and the administration of CSA 10 are services that the properties within CSA 10 receive that would otherwise not be provided if CSA 10 did not exist. The County does not generally provide these services on a countywide

basis. Therefore, these extended services are considered to be 100% special benefits with no general benefits received. On a countywide basis, the County does provide maintenance of parks for property owners of unincorporated areas. For this reason, a portion of the parks maintenance that is provided within CSA 10 can be attributed as a general benefit. The portion or ratio of this general benefit for these particular services is discussed in detail within the Park and Streetscape Maintenance Section of this report. As defined, the special benefit portion of services for park maintenance are above and beyond what is normally provided to countywide property owners. The special benefit portion of these services to the properties within CSA 10 is also discussed in the respective section of this report.

The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance, and servicing of the service area'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.

Administration

CSA 10 provides Administration of CSA 10 which is a service authorized under the *County Service Area Law, (Government Code, Section 25210.60 et seq.)*. Such administration, which is paid for from the levy of assessments within CSA 10, is provided only within CSA 10. The CSA 10 Administration fund was established to reimburse expenses incurred by Public Works in the administration of CSA 10. The administration of CSA 10 is a special benefit to the parcels assessed in CSA 10. There is no general benefit that is derived from the administration of CSA 10. Typical administrative tasks performed by Public Works are:

- Prepare Annual Engineer's Report
- Prepare Annual Budget
- Prepare agenda items for Board to set annual assessments
- Provide annual assessment information to the Auditor-Controller
- Attend Municipal Advisory Committee meetings
- Coordinate ballot procedures as needed

Park and Streetscape Maintenance

CSA 10 provides Park and Streetscape Maintenance within CSA 10, which services are specifically authorized under the *County Service Area Law, (Government Code, Section 25210.60 et seq.)*. Such maintenance, which is paid for from the levy of assessments within CSA 10, is provided only within CSA 10.

The Department of Parks and Recreation (the "Department") provides park and streetscape maintenance within CSA 10. Such maintenance is paid for from assessments on parcels within CSA 10. The amount of the assessment is fixed unless the parcel owners approve an increase through a ballot measure, as required by Proposition 218, which went into effect in July 1997.

a. Parks Maintenance

The Department operates, services, and maintains the following parks within CSA 10:

- Segesta Park (9.35 Acres)
- Wincanton Park (3.30 Acres)
- Murphy Park (4.27 Acres)
- Countrystone Park (4.95 Acres)

The total park acreage in CSA 10 is 21.87 acres. All of these parks were constructed, and went into operation after July 1997.

One of the special benefits to CSA 10 residents is that the service level of CSA 10 parks as measured by the number of acres of parks per 1,000 residents exceeds the countywide service level.

The portion of the special benefits can be calculated by comparing the CSA 10 park acreage service level to the countywide level, as measured by acres of existing neighborhood parks per 1,000 residents. Countywide, the level is 0.39 acres of existing neighborhood parks per 1,000 residents. In CSA 10, there are 2,696 residential parcels. Based on census data, it is projected that residential units have an average of 3.03 residents. At 3.03 residents per parcel multiplied by 2,696 parcels, an estimated CSA 10 population of 8,166 residents is determined. By applying the 0.39 acres per 1,000 residents to the projected CSA 10 population of 8,166 persons, it is determined that 3.18 acres of the total CSA 10 parks acreage are related to the countywide parks service level. These 3.18 acres, representing 14.53% of the total CSA 10 parks acreage of 21.87, are considered to be a general benefit and not subject to assessment because this is the level of service that would normally be provided by the County through other funding sources. The remaining 18.69 acres, representing 85.47% of the total 21.87 acres of parks, are considered a special benefit and provide the basis for this assessment.

b. Streetscape Maintenance

The Department services and maintains the streetscapes on the following roads within CSA 10:

- Bacon Road
- Covert Road
- Finney Road
- Kiernan Avenue
- Murphy Road
- Overland Place
- Pirrone Road
- Sisk Road
- Toomes Road
- Whitestone Way
- Wincanton Way

The streetscapes are amenities that project developers provided to improve the quality of life in the subdivisions they were developing. Instead of establishing homeowners associations, the developers established a mechanism whereby streetscape maintenance would be provided by the County and paid for by the property owners through parcel assessments. On a countywide basis, the county does not provide streetscapes to property owners in unincorporated areas and, as such, 100% of the 5.4 miles of streetscape maintenance is considered to be a special benefit.

Public Works

CSA 10 provides Storm Drain Maintenance within CSA 10 which services are specifically authorized under the County Service Area Law (*Government Code, Section 25210.70 et seq.*). Such maintenance, which is paid for from the levy of assessments within CSA 10, is provided only within CSA 10. The County services and maintains the storm drain collection system and the following storm drain basins within the CSA 10:

North Basin (3.54 Acres)
South Basin (5.92 Acres)

The storm drain system also includes a series of pipes, pumps and an outfall facility at the Stanislaus River.

CSA 10 also provides Storm Drain Maintenance for the drainage system serving Landmark Business Center No. 2.

Storm drain maintenance specially benefits the parcels assessed since: 1) the storm drain maintenance is provided within the residential neighborhoods and commercial/industrial developments within which said parcels are located, and results in helping to improve the quality of life and safety in these developments by reducing the potential for flooding; and 2) in the absence of the CSA 10, the storm drain maintenance would not otherwise be accomplished by the County. There is no general benefit that is derived from storm drain maintenance in CSA 10.

The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 40,130 linear feet of 18 inch pipe, 12,154 linear feet of 24 inch pipe; 3,201 linear feet of 30 inch pipe, 2,494 linear feet of 36 inch pipe, 870 linear feet of 42 inch pipe, 6,865 linear feet of 48 inch pipe, 390 linear feet of 60 inch pipe and 329 linear feet of 64 inch pipe,
- North Pond has three (3) 70 hp pumps and two (2) 10 hp pumps;
- South Pond has two (2) 50 hp pumps
- Landmark has two (2) 7.5 hp pumps
- Periodic cleaning and maintenance of 338 catch basins
- Repair curb and gutter as needed to maintain the storm drain system (214,518 linear feet of curb and gutter.)
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)
- Remove silt build up next to the wall of the separator using the suction truck.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcels assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives a special proportional benefit from the extended storm drainage system. The extended storm drainage only provides a special benefit to the parcels within CSA 10; therefore, no general benefit has been assigned.

CSA 10 was formed to provide special or extended services to the properties within CSA 10. These extended services which benefit parcels within the CSA 10 area include parks and streetscape maintenance, and maintenance of a positive storm drain system. For the most part, these extended services are considered special benefits received by the properties within CSA 10. These benefits are defined as "special benefit" for the purposes of this report because they are above and beyond the services that are normally provided to the community of Salida and other property owners of unincorporated areas of the County. Services of "general benefit" are defined as the services that are provided to the property owners of unincorporated areas on a countywide basis.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefit from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services

Pursuant to the *County Service Area Law* and in compliance with Proposition 218, the costs of the CSA 10 may be apportioned by any method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the services provided. The proportionate special benefit derived by each parcel is determined in relationship to the entirety of the services provided and the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel.

In 1999, Stanislaus County Department of Public Works retained the consulting services of NBS Government Finance Group to prepare the CSA 10 Engineer's Report. At that time, NBS proposed to calculate the annual assessments by quantifying the various land use types and their respective special benefits received in terms of Equivalent Dwelling Units (E.D.U.)

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

Only special benefits are assessed, including special benefits to public property, and any general benefits have been separated from the special benefits for purposes of this report. For such purposes, the special benefits are derived from the assignment of Equivalent Benefit Units to the various land use types within CSA 10. The basis of benefit for CSA 10 was determined to be equal for all Equivalent Benefit Units within CSA 10. However, the special benefits received vary for types of land uses.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property; typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth

Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently of an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved; there are

usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above.

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.750	Per unit for the first 5 units
	0.500	Per unit for units 6 thru 50
	0.250	Per units > 50
Condominium/Town- Home Units	0.750	Per Unit
Planned Residential Development	1.000	Per planned Residential lot
	0.750	Per planned Condominium
	0.750	Per unit for the first 5 units
	0.500	Per unit for units 6-50
	0.250	Per unit >50
Vacant Residential Land	1.000	Per Acre
Public park	0.400	Per Acre
Public Storm Drain Basin	0.400	Per Acre
Public School	0.400	Per Acre
Commercial/Industrial Parcel Developed	3.50	Per Acre
Commercial/Industrial Parcel Undeveloped	1.00	Per Acre
Public Property	2.20	Per Acre
Exempt Parcels	0.000	Per parcel

The above method to calculate the annual assessment was approved as part of the ballot procedure by the property owners in 2004. This method was supported in order to more equitably spread the assessment between residential lots and developed commercial/industrial land and public properties.

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

Administration

On June 30, 2015, it is estimated that the fund balance for the CSA 10 Administration will be \$35,552. The CSA 10 Administration total assessment for Fiscal Year 2015-2016 is \$7,547.

Staff time spent on the administration of CSA 10 varies based on the level of activity within the District. If the CSA is in a “status quo” mode, staff time and charges are minimal. However, when a ballot procedure is needed, the staff time increases correspondingly.

Park and Streetscape Maintenance

CSA 10-Parks and streetscapes’ is expected to have a fund balance of \$226,244 on June 30, 2015. The Parks and Recreation Department has submitted a budget for Fiscal Year 2015-2016 of \$250,000. This will provide sufficient resources to maintain the parks and streetscapes as described in the “Parks Maintenance” Services portion of this report (page 7).

Public Works

CSA-10 Public Works is expected to have a \$236,535 fund balance on June 30, 2015. Included in the fund balance is a capital reserve of \$117,500 for pump replacement. The remainder is to be used to fund CSA 10-Public Works during the 6 month period prior to December when assessments are received. The proposed Public Works budget of \$157,000 will provide storm drain system maintenance as described previously (page 8).

CSA 10’s storm drain system contains seven (7) water pumps ranging from 7.5 to 70-horse power. In order to replace pumps at the end of a 10-year life cycle, a capital reserve target of \$318,875 has been determined. This includes the cost of the pumps and the labor required to complete the installation. The objective of the reserve is to build up the reserve amount to the full cost of pump replacements.

A \$40,000 fund balance has been accrued over the past couple of years to go toward the second and final phase of the sidewalk repair project on Pirrone Road. This final phase of the project is estimated to cost \$160,000. CSA 10 is currently accruing approximately \$20,000 per year; therefore the sidewalk project is not expected to be funded for another 6 years.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA’s encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA’s receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year’s budget. Any surplus or shortfall will be adjusted in future calculations.

Summary

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided.

The new assessments for the Fiscal Year 2015-2016 for Single Family Residential and Undeveloped Commercial Industrial lots are \$139.32 per parcel. Developed Commercial/Industrial properties are levied at \$487.62 per acre, and Public Property is levied at \$306.50 per acre. The assessment for Landmark Business Center #2 is \$42.34 per acre. All of the assessments listed herein have not changed from Fiscal Year 2014-2015.

PART IV - SERVICE AREA BUDGET

ADMINISTRATION CSA 10-Salida

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
Staff Labor	\$ 5,000
Temporary Help	\$ -
Materials, Printing, and Advertising	\$ -
Total Administration Budget	\$ 5,000
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$ 35,552
Capital Improvement Reserve (-)	\$ -
Available Fund Balance	\$ 35,552
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$ -
6 Months Operating Reserve (-)	\$ (2,500)
Use of Fund Balance for FY 2015/16	\$ -
Total Adjustments	\$ (2,500)
Remaining Available Fund Balance	\$ 33,052
Total Administration Budget	\$ 5,000
Use of/increase to Fund Balance (+/-)	\$ 2,547
Balance to Levy	\$ 7,547
Balance to Levy Authorized	\$ 7,547

PARKS AND STREETScape MAINTENANCE
CSA 10-Salida

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>PARKS & RECREATION</u>	
Parks Labor	\$ 125,000
Parks Utilities	\$ 115,000
Vandalism	\$ 5,000
Parks Other Supplies	\$ 7,307
Landscape and Streetscape Contract	
Special Department Expense - Salida Sidewalks	
Total Parks & Recreation Budget	\$ 252,307
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-16)	\$ 226,244
Capital Improvement Reserve (-)	\$ (357)
Available Fund Balance	\$ 225,887
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
6 Months Operating Reserve (-)	\$ (126,154)
Capital Expenditure (sidewalk repair)	\$ -
Total Adjustments	\$ (126,154)
Remaining Available Fund Balance	\$ 99,734
Total Parks & Recreation Budget	\$ (252,307)
Use of Fund Balance for FY2015-16 (6 mos operating cost)	\$ (126,154)
Balance to Levy Needed	\$ (378,461)
Balance to Levy Authorized	\$ 254,702
Difference of Levy Needed and Levy Authorized *1	\$ (123,759)
General Benefit Percentage Received	14.53%
Less General Benefit	\$ 36,660
Special Benefit Percentage Received	85.47%
Special Benefit Portion	\$ 215,647
Fund balance reserve	\$ 39,055
Balance to Levy After Fund Balance Reserve	\$ 254,702
Balance to Levy Authorized	\$ 254,702

**PUBLIC WORKS
CSA 10-Salida**

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>PUBLIC WORKS</u>	
Pond Excavation	\$ -
SWRCB Permit Requirement	\$ 14,947
Cleaning Drainage System	\$ 38,000
Street Sweeping	\$ 80,000
Curb & Gutter Repair	\$ 10,000
Weed Spraying	\$ 8,000
Landmark Bus Ctr Storm Drain Maintenance	\$ 1,500
Utilities	\$ 19,500
Public Works Budget	\$ 171,947
Salida Sidewalks	\$ -
General Benefit	\$ (12,308)
Total Public Works Budget	\$ 159,640
Capital Improvement Reserve	\$ 10,934
Total	\$ 170,574
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-16)	\$ 236,535
Capital Improvement Reserve (-)	\$ (117,500)
Available Fund Balance	\$ 119,035
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (79,820)
Use of Fund Balance for FY2015/16(-)	\$ (14,947)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (94,767)
Remaining Available Fund Balance	\$ 24,268
Total Public Works Budget	\$ 170,574
Use of Fund Balance (-)	\$ (14,947)
Balance to Levy Authorized	\$ 155,627
Capital Reserve Target *1	\$ 318,875

*1 – The capital reserve target is for the estimated amount to replace the pumps in the County Service Area (CSA).

Landmark Business Center No. 2 Budget

Landmark Business Center No. 2 has its own storm drain system that is completely independent from the rest of the properties within CSA 10. This business park only receives special extended service for storm drainage control. Landmark Business Center No. 2 does not receive any extended benefits from the maintenance of parks and streetscapes that is provided to the other properties within CSA 10.

The Storm Drain Maintenance Budget for Landmark Business Center No. 2 for FISCAL YEAR 2015-2016 is as follows:

DESCRIPTION	AMOUNT
Basin Maintenance	\$750.00
Collection System	\$750.00
Total Balance to Levy -	\$1,500.00

PART V - ASSESSMENTS

Land Use Benefit Factors - CSA 10

Property Type	B.U.F. PER ACRE or UNIT
Single Family Residential	1.00 Per Unit
Commercial/Industrial Property - Undeveloped	1.00 Per Unit
Commercial/Industrial Property - Developed	3.50 Per Acre
Public Property	2.20 Per Acre

Assessment by Land Use - CSA 10

PROPERTY TYPE	TOTAL E.B.U.	TOTAL ASSESSMENT
Single Family Residential (2,696 units)	2,696.00	\$375,606.72
Commercial/Industrial Property-Undev. (20.69 Acres)	20.69	\$ 2,882.53
Commercial/Industrial Property Developed (46.79 Acres)	163.77	\$ 22,816.44
Public Property (49.56 Acres)	109.03	\$ 15,190.06
Totals:	2989.49	\$416,495.75

Assessment Per E.B.U. - CSA 10

DESCRIPTION	AMOUNT
Total Balance to Levy - CSA 10	\$416,495.75
Total Equivalent Benefit Units	\$ 2,989.49
Calculated Assessment Per Equivalent Benefit Unit	\$ 139.32

Based on the approved assessment of \$139.32 per Equivalent Dwelling Unit, the following are the existing CSA 10 FISCAL YEAR 2015-2016 Annual Assessments by land use type:

LAND USE TYPE	2013-2014 ASSESSMENT	2014-2015 ASSESSMENT
Single Family Residential Lot	\$139.32 Per parcel	\$139.32 Per parcel
Undeveloped Commercial/Industrial	\$139.32 Per acre	\$139.32 Per acre
Developed Commercial/Industrial	\$487.62 Per acre	\$487.62 Per acre
Public Property	\$306.50 Per acre	\$306.50 Per acre

Method of Apportionment - Landmark Business Center No. 2

The drainage system being maintained by CSA 10 is for the exclusive use of the parcels within Landmark Business Center No. 2. The basis of benefit for the Landmark Business Center No.2 was determined to be equal for all acreage within this development. A method used to calculate the assessments currently exists and it is as follows:

$$\text{Levy per Acre} = \text{Total Balance to Levy} / \text{Total Acreage}$$

$$\text{Parcel Levy Amount} = \text{Parcel Acreage} \times \text{Levy per Acre}$$

Assessment Per Acre -Landmark Business Center No. 2

DESCRIPTION	AMOUNT
Total Balance to Levy - Landmark Business	\$1,500.00
Total Acreage	35.43
Calculated Assessment Per Acre	\$42.34

DESCRIPTION	ASSESSMENT
2014-2015 Assessment	\$42.34 Per Acre
2015-2016 Assessment	\$42.34 Per Acre

CSA 10 Assessment Allocation

CSA 10 Budget for FISCAL YEAR 2015-2016

DESCRIPTION	AMOUNT
Parks and Streetscape Maintenance	\$254,702
Storm Drain Maintenance (incl. Landmark)	\$155,626
Administrative Costs	\$7,547
Total Balance to Levy - CSA 10	\$417,875

The total revenue to be collected for CSA 10 shall be allocated to departments for services provided based on the following percentages

Department of Parks & Recreation	60.9504%	\$254,702
Department of Public Works-Storm Drain	37.2414%	\$155,626
Department of Public Works-Admin	1.8060%	\$7,547
*Total		\$417,884

*Note: The proposed assessment of \$139.32 will generate approximately \$9.00 more than the total allocation due to rounding numbers. This extra amount will be allocated in the same manner as the base assessment and is reflected in the above table.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the annual assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT A1
LEGAL DESCRIPTION

SERVICE AREA _____
SUB-AREA 1
COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Approved as to description

Oct 12-98
BY [Signature]

A portion of Sections 33 and 34, Township 2 South, Range 8 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

BEGINNING AT a point on the intersection of the north-south centerline of said Section 34 and the easterly projection of the southerly line of Parcel 1 as shown in Book 38, at Page 70, of the Parcel Maps of said County; Thence, from said **POINT OF BEGINNING**, South $89^{\circ} 16'33''$ West 929.29 feet along the southerly line of said Parcel 1 to southeast corner of that certain Parcel No. 1 as described in Exhibit B of the Certificate of Lot Line Adjustment filed in Instrument No. 88-25534 of the Records of said County; Thence along the boundary of said Parcel No. 1 of Instrument No. 88-25534 the following five courses: 1) North $00^{\circ} 55'49''$ West 668.32 feet, 2) South $89^{\circ} 16'33''$ West 391.00 feet, 3) North $0^{\circ} 55'49''$ West 0.41 feet, 4) South $89^{\circ} 06'10''$ West 396.79 feet, and 5) South $00^{\circ} 38'57''$ East 667.53 feet to the northwest corner of Lot 3, Block G, of Morgan Glen Estates, a subdivision, filed in Book 31 of Maps, at Page 74, in the Records of said County; Thence along the westerly boundary of said Morgan Glen Estates the following two courses: 1) South $0^{\circ} 38'57''$ East 410.90 feet, and 2) South $20^{\circ} 51'32''$ West 350.64 feet to the most easterly corner of that parcel of land owned by the State of California and described in Book 2174, Page 575, of the Official Records of said County as shown in Book 11, at Page 111, of the Surveys of said County; Thence along the northerly line of said State lands, North $69^{\circ} 08'20''$ West 494.00 feet; Thence along the westerly line of said State lands South $20^{\circ} 51'40''$ West 222.71 feet; Thence North $58^{\circ} 21'53''$ West 294.13 feet to the easterly line of that 6.51 acre parcel of land shown in Book 14 of Surveys, at Page 108, of said County; Thence North $00^{\circ} 27'01''$ West 613.70 feet to the northeast corner of said 6.51 acre parcel; Thence South $89^{\circ} 47'41''$ West 1017.63 feet along the north line of said 6.51 acre parcel and the westerly projection thereof to the southeasterly right-of-way line of Pirrone Road; Thence along the southeasterly right-of-way line of Pirrone Road 60 feet southwest from and parallel with the northeasterly right-of-way line of Pirrone Road as shown on those Parcel Maps recorded in Book 42, at Pages 66 and 67, of the Parcel Maps of said County the following two courses: 1) 488.28 feet along the arc of a 3895.00 foot radius curve right through a central angle of $07^{\circ} 10'58''$ subtended by a chord which bears North $46^{\circ} 43'09''$ West 487.96 feet, and 2) North $43^{\circ} 07'40''$ West 1864.64 feet to the north-south centerline of said Section 33 as shown in said Book 42 of Parcel Maps, at Page 67, Thence North $00^{\circ} 19'56''$ West 768.06 feet along the north-south centerline of said Section 33 to the centerline of the Modesto Irrigation District Lateral No. 8; Thence along the centerline of said Lateral No.8 as shown in said Book 42 of Parcel Maps, at Page 67, the following two courses: 1) North $62^{\circ} 03'50''$ East 1082.55 feet, and 2) 274.07 feet along the arc of a 402.18 foot radius curve left through a central angle of $39^{\circ} 02'44''$ subtended by a chord which bears North $62^{\circ} 35'28''$ East 268.80 feet to the north-south quarter-quarter line of said Section 33 as shown in said Book 42 of Parcel Maps, at Page 67; Thence South $00^{\circ} 30'18''$ East 84.91 feet along said quarter-quarter line to the northeast corner of Parcel 1 of said Book 42 of Parcel Maps, at Page 66; Thence along the north line of Parcel 1 and the north and

east lines of the Remaining parcel of said Book 42 of Parcel Maps, at Page 66, the following two courses: 1) North 89° 57'37" East 1316.58 feet, and South 00° 30'13" East 862.82 feet to the westerly projection of the south line of Parcel A as shown in Book 12, at Page 107, of the Parcel Maps of said County; Thence North 88° 59'38" East 217.00 feet along the southerly line of said Parcel A, and the westerly projection thereof; Thence North 00° 53'20" West 201.00 feet along the easterly line of said Parcel A; Thence North 88° 59'38" East 1102.35 feet along the northerly line of the Remainder parcel of said Book 12 of Parcel Maps, at Page 107 to the westerly line of Parcel A as shown in Book 4, at Page 83, of the Parcel Maps said County; Thence along the westerly and northerly boundary and the easterly projection of the northerly boundary of said Parcel A of Book 4 of Parcel Maps, at Page 83, the following two courses: 1) North 0° 55'40" West 662.76 feet, and 2) North 88° 56'10" East 1318.91 feet to the north-south centerline of said Section 34; Thence South 0° 58' East 1185.12 feet along said north-south centerline to the easterly projection of the north line of Parcel B as shown in Book 4, at Page 83, of the Parcel Maps of said County; Thence along easterly projection of the northerly boundary, the northerly boundary, the westerly boundary, the southerly boundary, and the easterly projection of the southerly boundary of said Parcel B of Book 4 of Parcel Maps, at Page 83 the following three courses: 1) South 89° 03'05" West 170.00 feet, 2) South 0° 58' East 143.00 feet, and 3) North 89° 03'05" East 170.00 feet to the north-south centerline of said Section 34; Thence South 0° 58'25" East 1336.70 feet along said centerline to the POINT OF BEGINNING.

The Bearings in the above description were taken directly from record information, and more particularly from the map or document called as a reference for each individual course. No attempt has been made to reconcile these record bearings to a common basis.

Vail Engineering Corporation
David J. Stringer
LS 5590
Expires: 12/31/93
Date: 07/27/90



Approved as to description.
ON Oct 12 - 90
BY H. J. [Signature]

EXHIBIT A7
LEGAL DESCRIPTION

SERVICE AREA _____
SUB-AREA 7
COUNTY OF STANISLAUS
STATE OF CALIFORNIA

A portion of Section 3, Township 3 South, Range 8 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

BEGINNING AT the southeast corner of Parcel 1, as shown in Book 40, at Page 80, of the Parcel Maps of said County; Thence South $0^{\circ} 35'35''$ East 1334.93 feet along the east line of said Section 3 to the East quarter corner there of, as shown in said Book 40 of Parcel Maps at Page 80; Thence Westerly 1322.35 feet, more or less, along the east-west centerline of said Section 3 to the southwest corner of the Remainder parcel shown in said Book 40 of Parcel Maps, at Page 80; Thence Northerly 1323.6 feet, more or less, along the westerly line of said Remainder parcel to the most southerly southwest corner of Parcel 1 of said Book 40 of Parcel Maps, at Page 80; Thence North $88^{\circ} 56'47''$ East 1318.55 feet, along the boundary of said Parcel 1, to the **POINT OF BEGINNING**.

The Bearings in the above description were taken directly from record information, and more particularly from the map or document called as a reference for each individual course. No attempt has been made to reconcile these record bearings to a common basis.

Vall Engineering Corporation
David J. Stringer
LS 5590
Expires: 12/31/93
Date: 07/27/90



DJ 372424.09/A7.

Approved as to description
ON Oct 12 1990
BY H. J. Nick

POR. SECTION 33 T.2S. R.8E. M.D.B.& M.

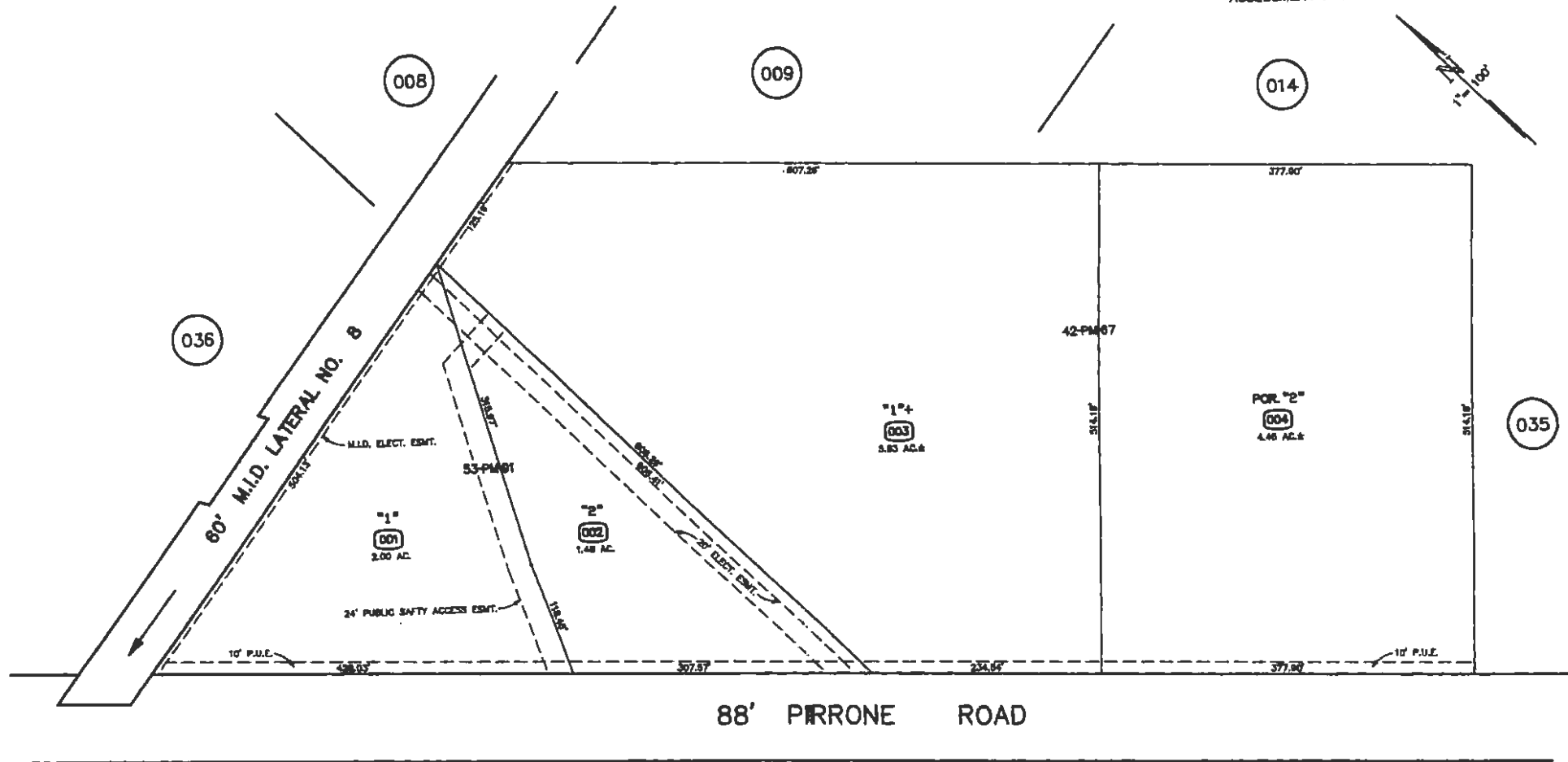
096 078
096 050

136 - 041

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ASSESSMENT PURPOSES ONLY



EXHIBIT "B"



301

FROM: 136-008
DRAWN: 1-04-08 MF
REVISED: *



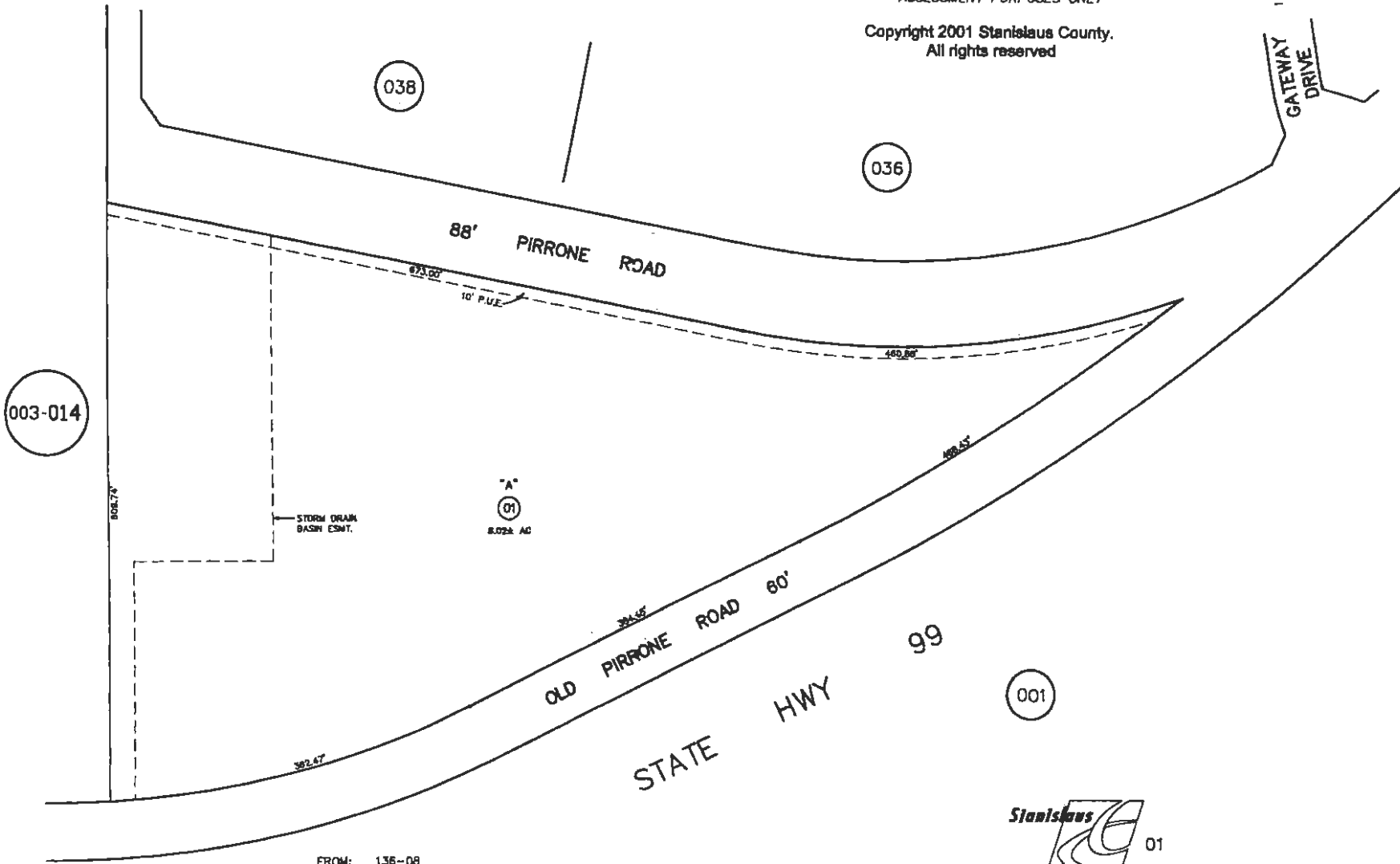
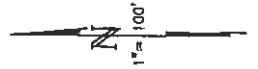
136 - 041

POR. N/W 1/4 SEC. 33 T.2S. R.8E. M.D.B.& M.
POR. VIZCAYA UNIT No. 1 - LOT A (39M47)

096 032 136 - 037

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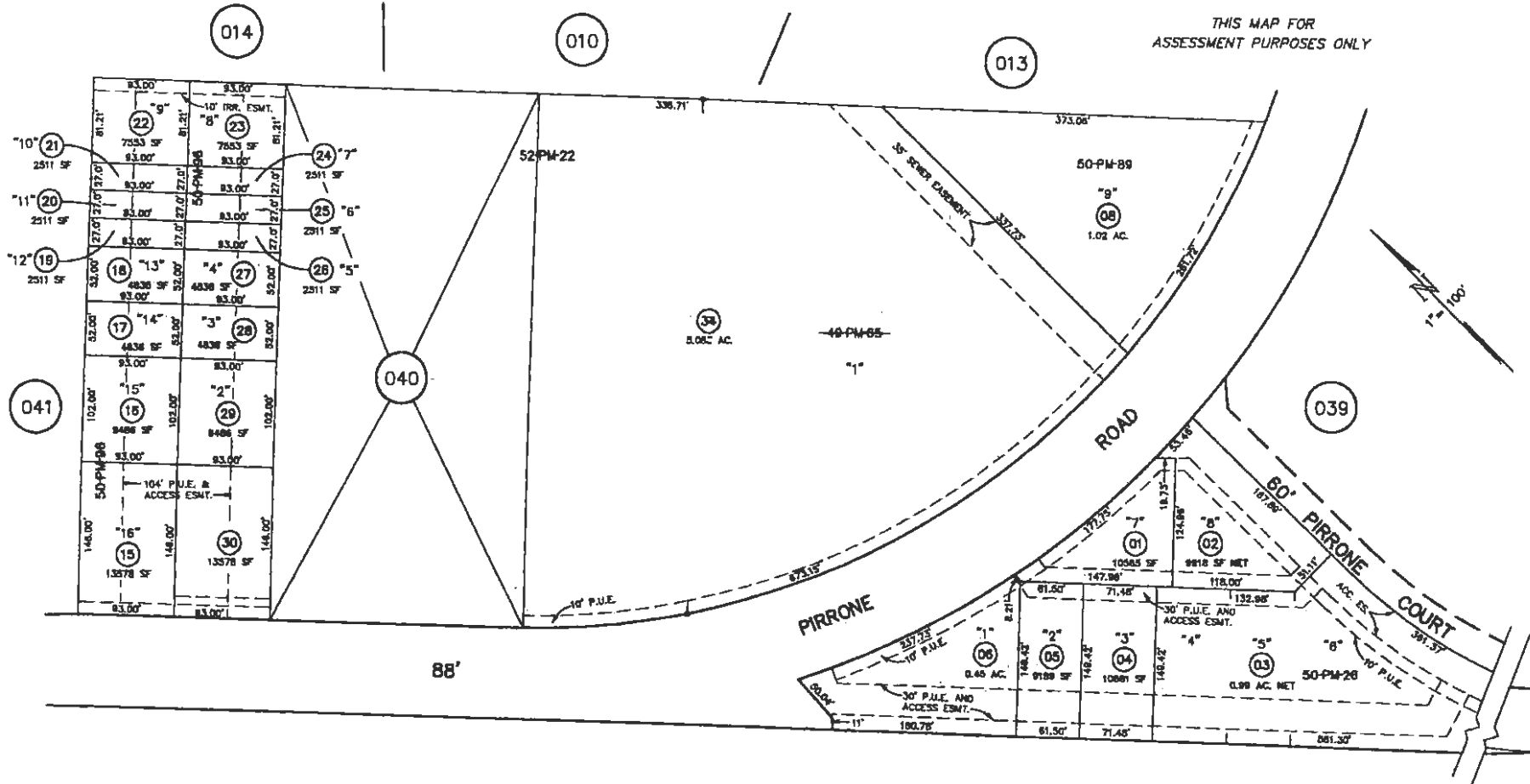


FROM: 136-08
DRAWN: 3-21-01 MF
REVISED: .



136 - 037

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STATE HIGHWAY 99

FROM: 136-08
DRAWN: 1-16-01 MF
REVISED: 01-31-01 MB, 1-31-02 MF, 2-6-02 DH, 8-7-02 DH, 10-27-03 DH, 10-27-05 DH

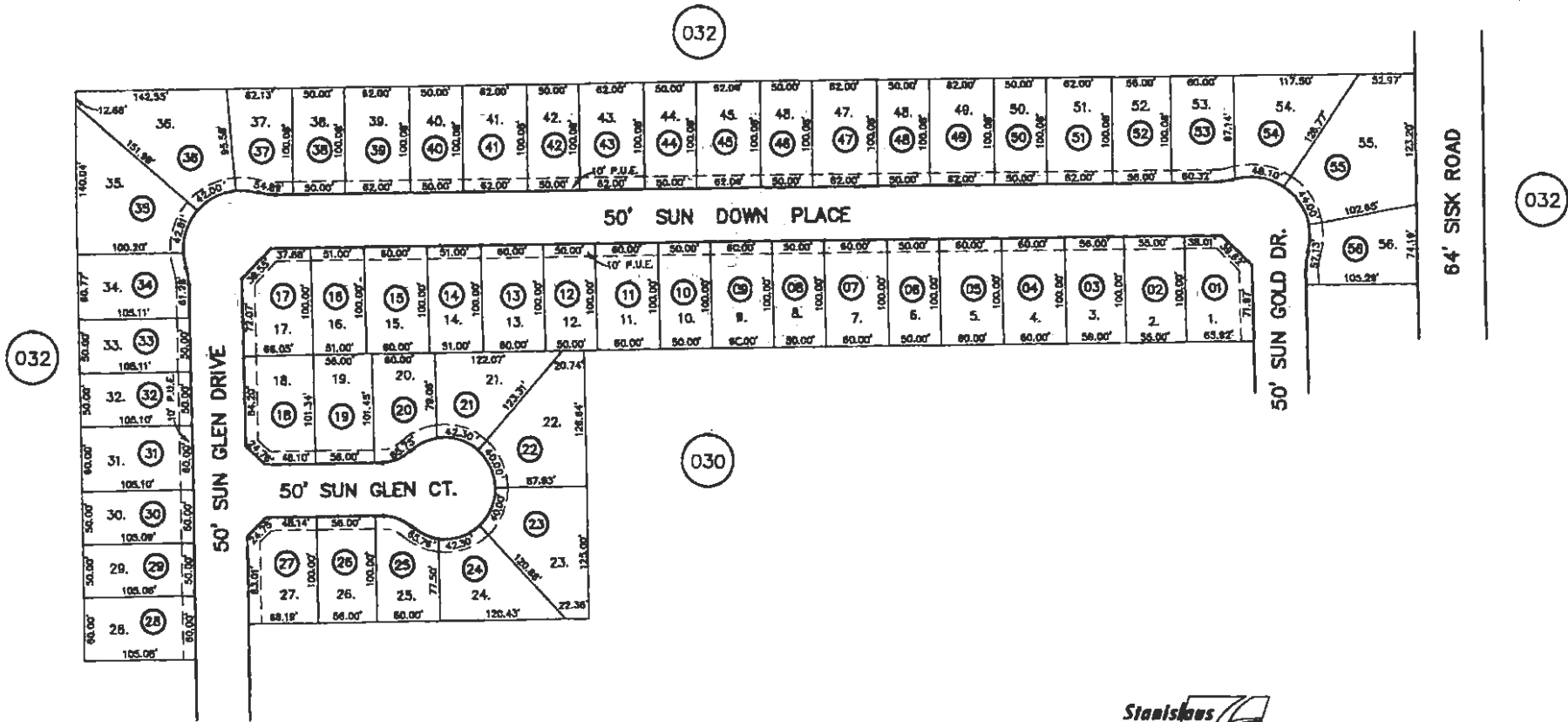
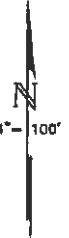


01,02,03,04

POR. NW 1/4 SEC.34 T.2S. R.8E. M.D.B.& M.
 SUN RIDGE WEST NO.2 PHASE 3 (38M08)

096 065 136 - 031

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032

032

032

030

FROM 3-16, 3-47
 DRAWN 8-19-98 BY MC
 REVISED: 02-28-00 MB.

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136 - 031

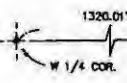
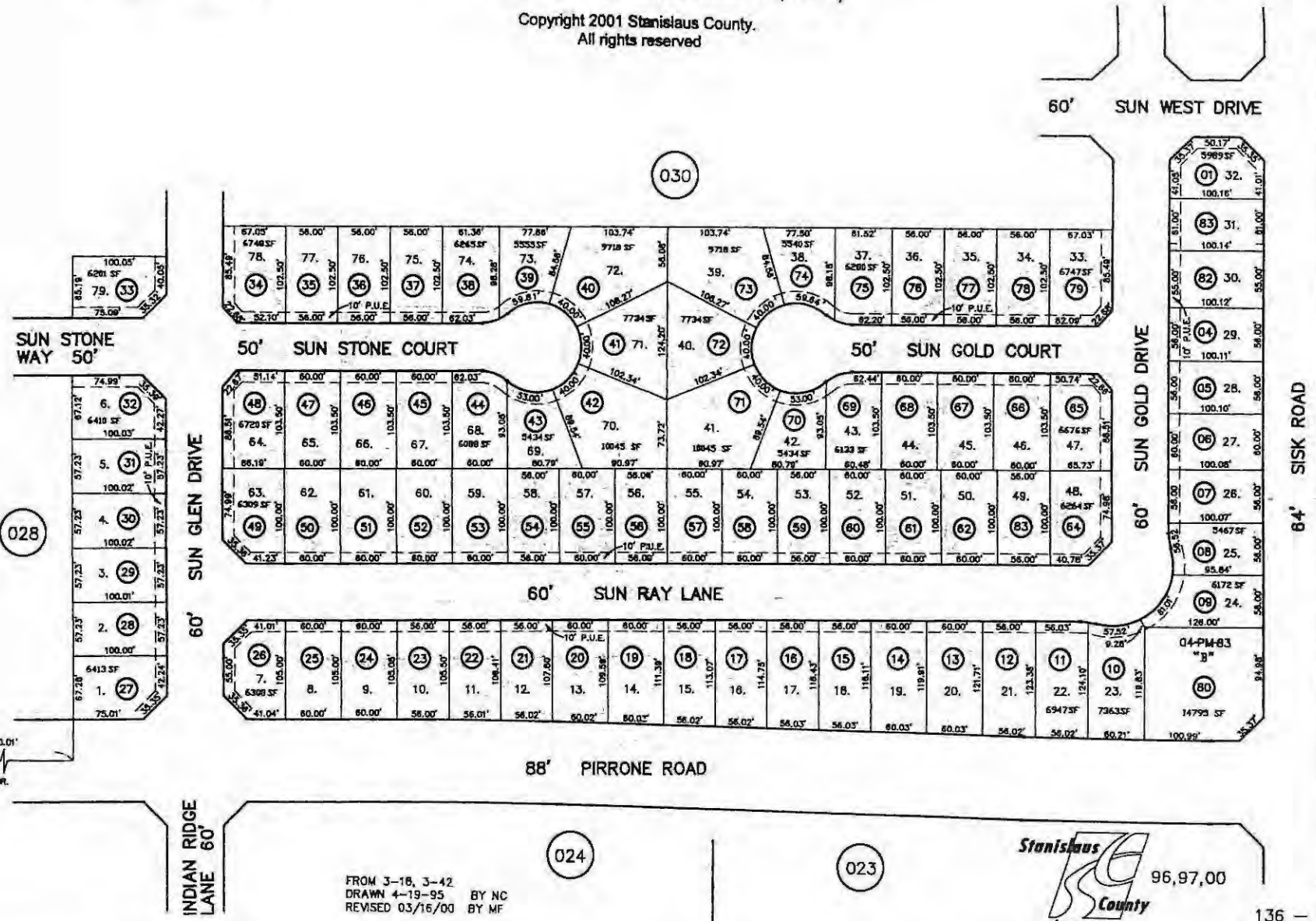
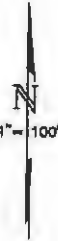
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NW 1/4 SECTION 34 T.2S. R.8E. M.D.B.&M.

SUN RIDGE WEST NO.2 PHASE 1 (37M15)

096 032 136 - 029

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FROM 3-18, 3-42
DRAWN 4-19-95 BY NC
REVISED 03/16/00 BY MF

Stanislaus
County
Assessor 96,97,00

136 - 029

N 1/2 OF NW 1/4 OF SW 1/4 SECTION 34 T.2S. R.8E. M.D.B.& M.

COUNTRY VIEW ESTATES NO. 1 (36M38)
COUNTRY VIEW ESTATES NO.2 (36M52)

096 058 136 - 027

028

SUN VALLEY CT. 60'

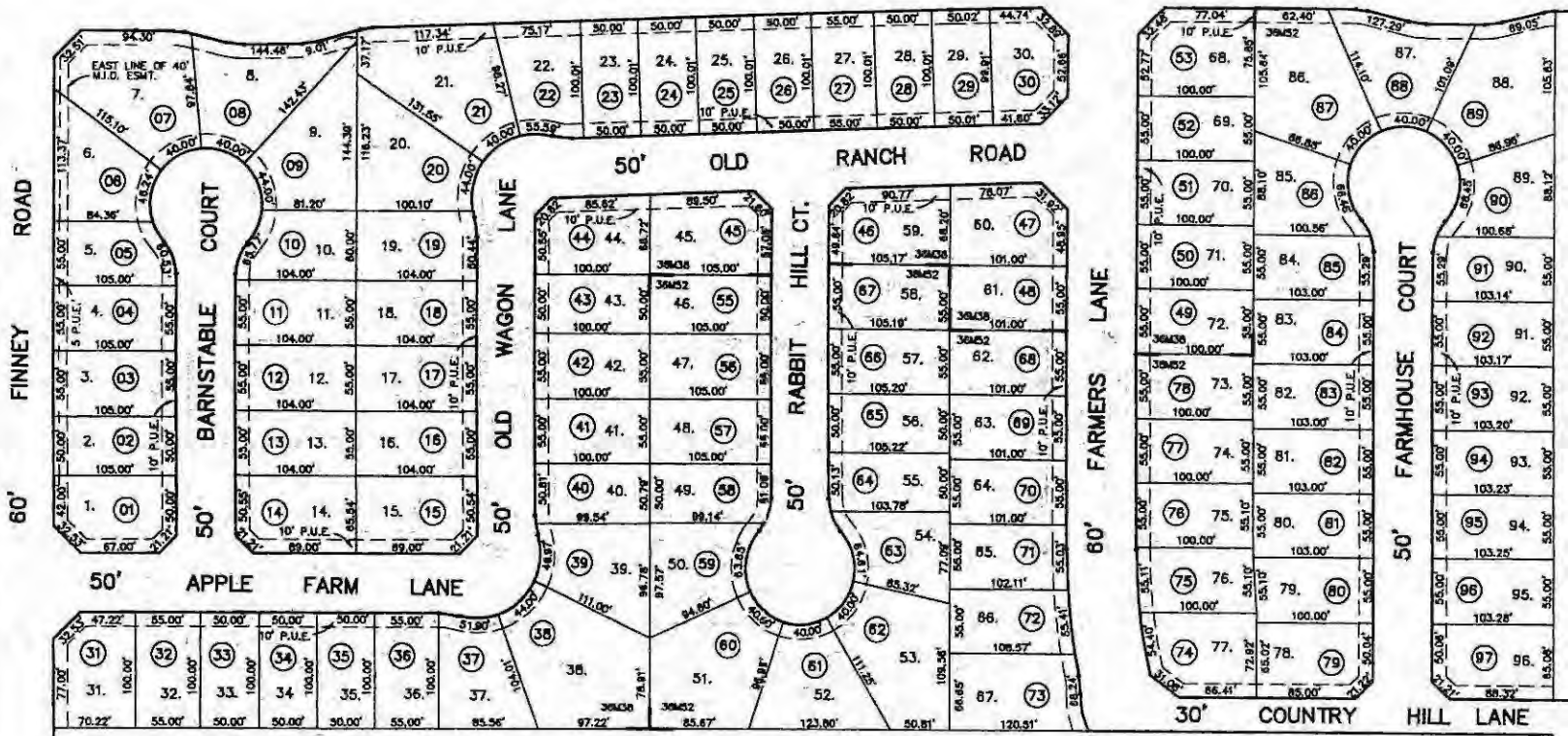
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1" = 100'

W 1/4 COR. SEC. 34

88' PRRONE ROAD

015



024

026

025

FROM J-17, 3-33
DRAWN 2-25-93 BY NC
REVISED 9-15-93, 8-10-99 BY AO

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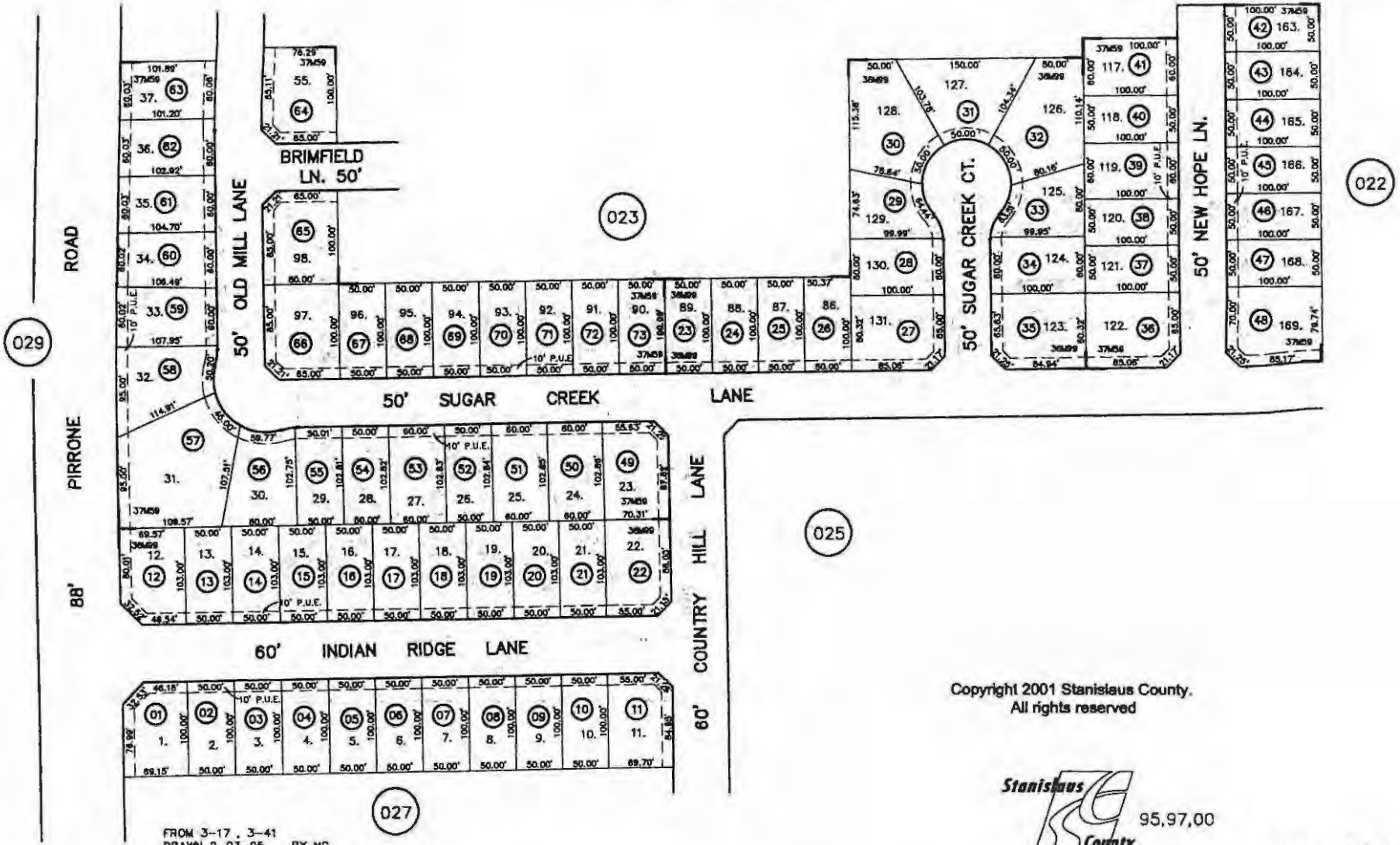
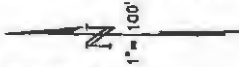
93,94.00

136 - 027

POR. SW 1/4 SECTION 34 T.2S. R.8E. M.D.B.& M.
 SALIDA HACIENDAS (36M99)
 SALIDA HACIENDAS NO. 2 (37M59)

096 062 136 - 024

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FROM 3-17, 3-41
 DRAWN 2-03-95 BY NC
 REVISED 8-25-98 BY AO, 02-24-00 MB.

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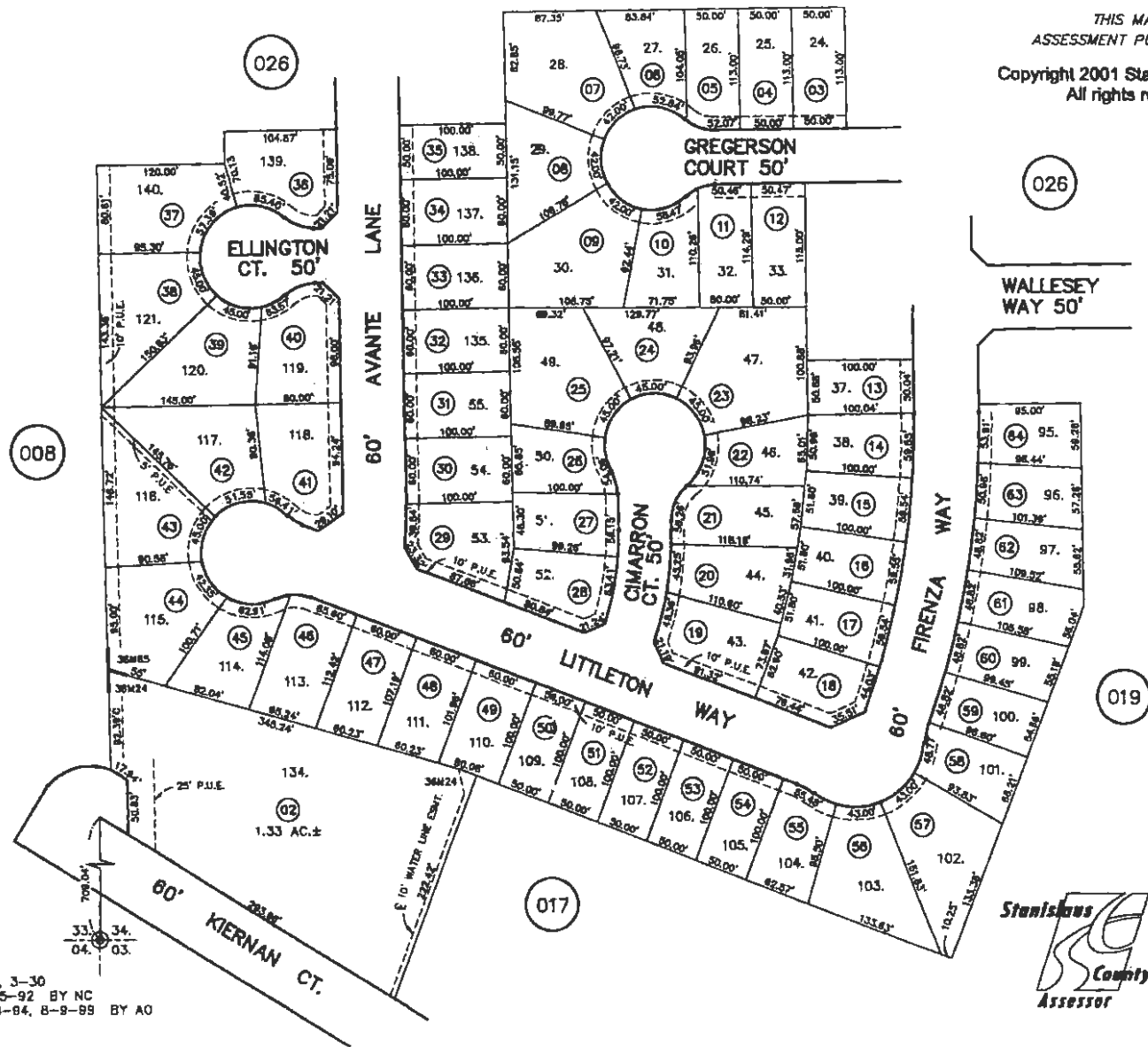
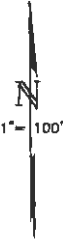


136 - 024

POR. SW 1/4 SECTION 34 T.2S. R.8E. M.D.B.& M.
 PARKHAVEN PLACE NO.1 LOT 134 (36M24)
 PARKHAVEN PLACE NO.2 (36M65)

096 051
 096 030 136 - 018

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 ASSESSMENT PURPOSES ONLY
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FROM 3-17, 3-30
 DRAWN 11-25-92 BY NC
 REVISED 2-8-94, 8-9-99 BY AO

Stanislaus
 County
 Assessor 93,94,00

POR. SE 1/4 SECTION 33 T.2S. R.8E. M.D.B.& M.
 FATTORIA MANOR (36M86)
 AMENDED FATTORIA MANOR LTS. 8-21(37M23)

096 050 136 - 015



FROM 3-02,07,15 , 3-40
 DRAWN 8-3-94 BY AH
 REVISED 11-06-95 BY NC , 02-18-00 MB.

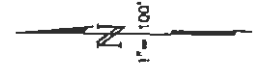
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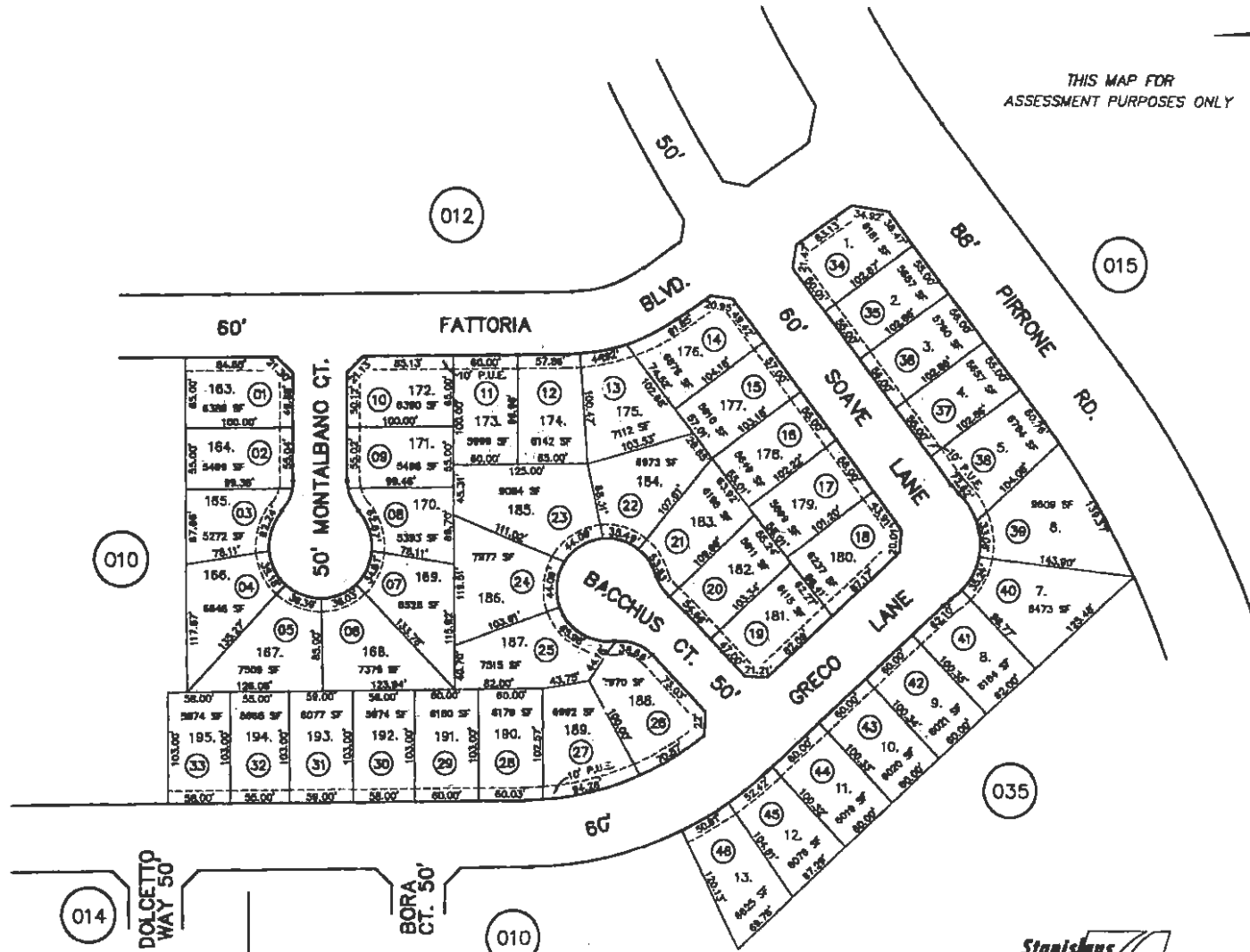
136 - 015

PORTION E 1/2 SECTION 33 T.2S. R.8E. M.D.B.& M.
 VINTNER ESTATES NO. 1 (36-10)

096 049 136 - 013



THIS MAP FOR
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FROM 3-02, 3-07, 3-15, 3-31
 DRAWN 11-30-92 BY KJ
 REVISED : 02-16-00 MB, 10-27-03 DH

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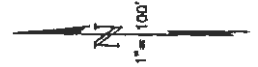
136 - 013

PORTION E 1/2 SECTION 33 T.2S. R.8E. M.D.B.& M.
 VINTNER ESTATES NO. 1 LOT B (36M10)
 PIRRONE ESTATES (38M21)

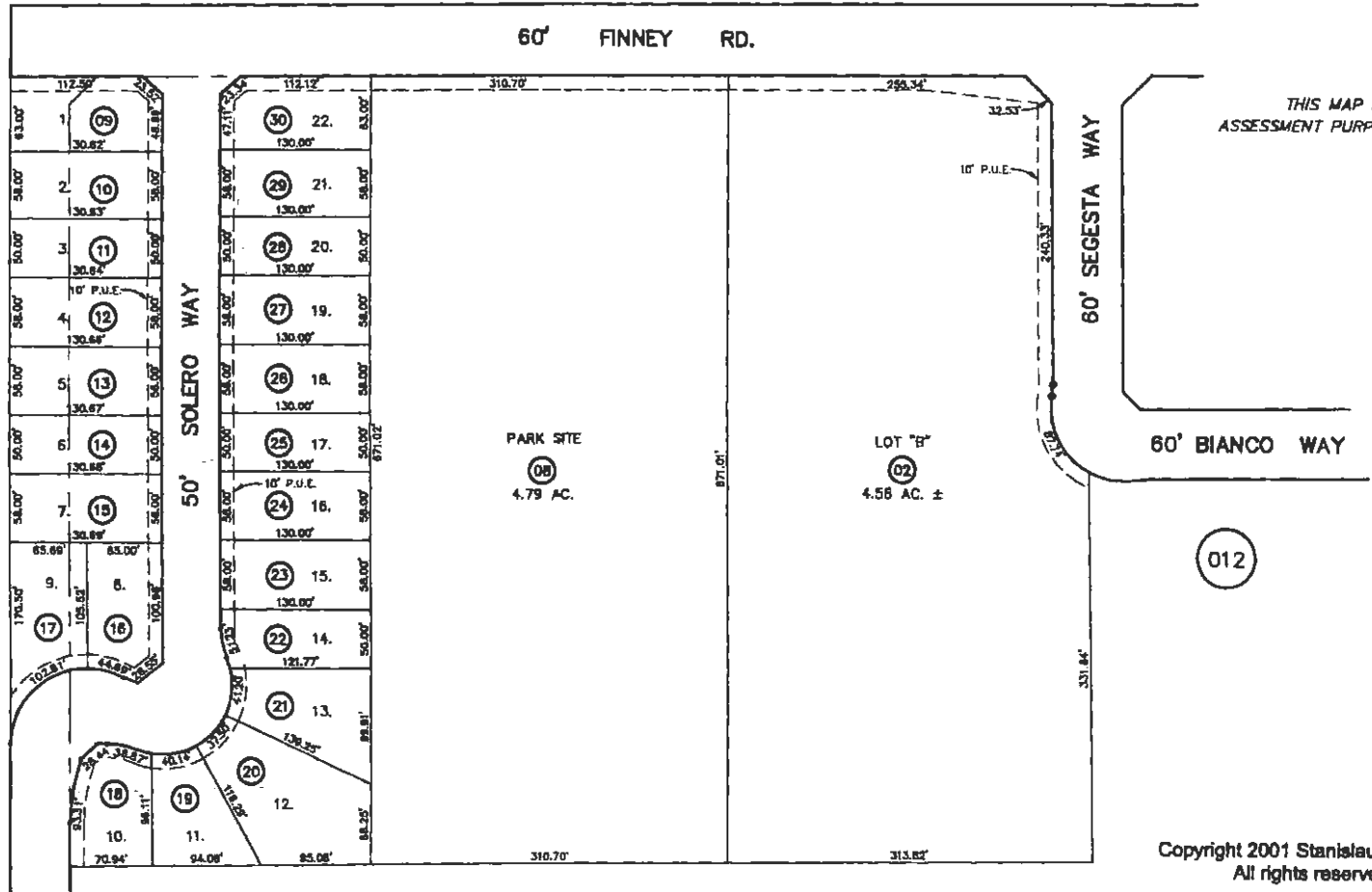
096 049 136 - 011

032

028



008



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FROM 3-02, 3-07, 3-15, 3-32
 DRAWN 12-08-92 BY KJ
 REVISED 9-15-93, 7-31-98, 9-15-98, 8-10-99 BY AO

010



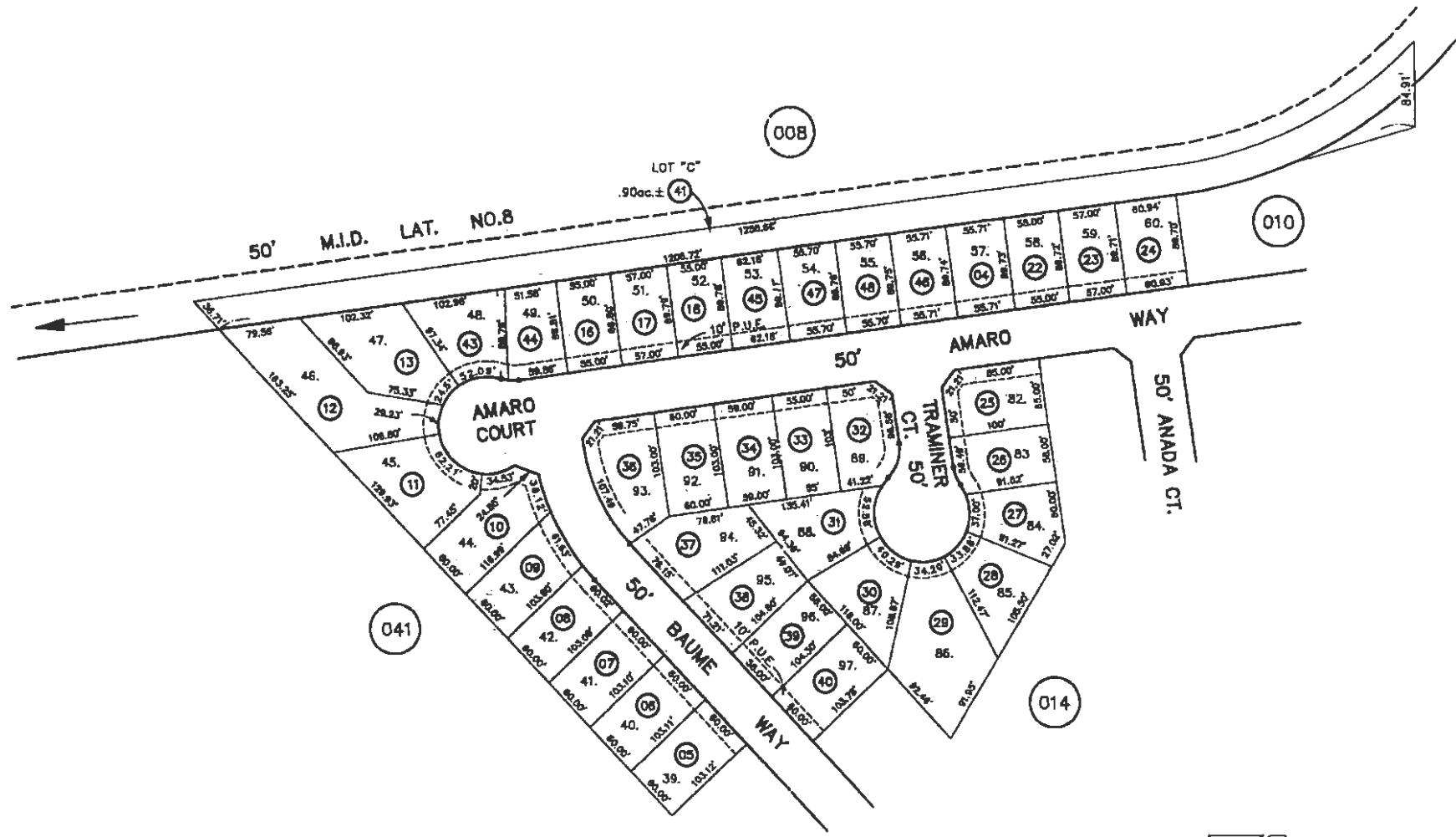
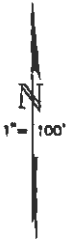
93,94,99,00

136 - 011

POR. E 1/2 SECTION 33 T.2S. R.8E. M.D.B.& M.
 VINTNER ESTATES NO. 1 LOT "C" (36M10)
 VINTNER ESTATES NO. 3 LTS.39-60,82-97 (36M51)

096 049 136 - 009

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FROM 3-38, 3-50
 DRAWN 11-8-98 BY NC
 REVISED 3-26-99 BY CS . 02-16-00 MB.

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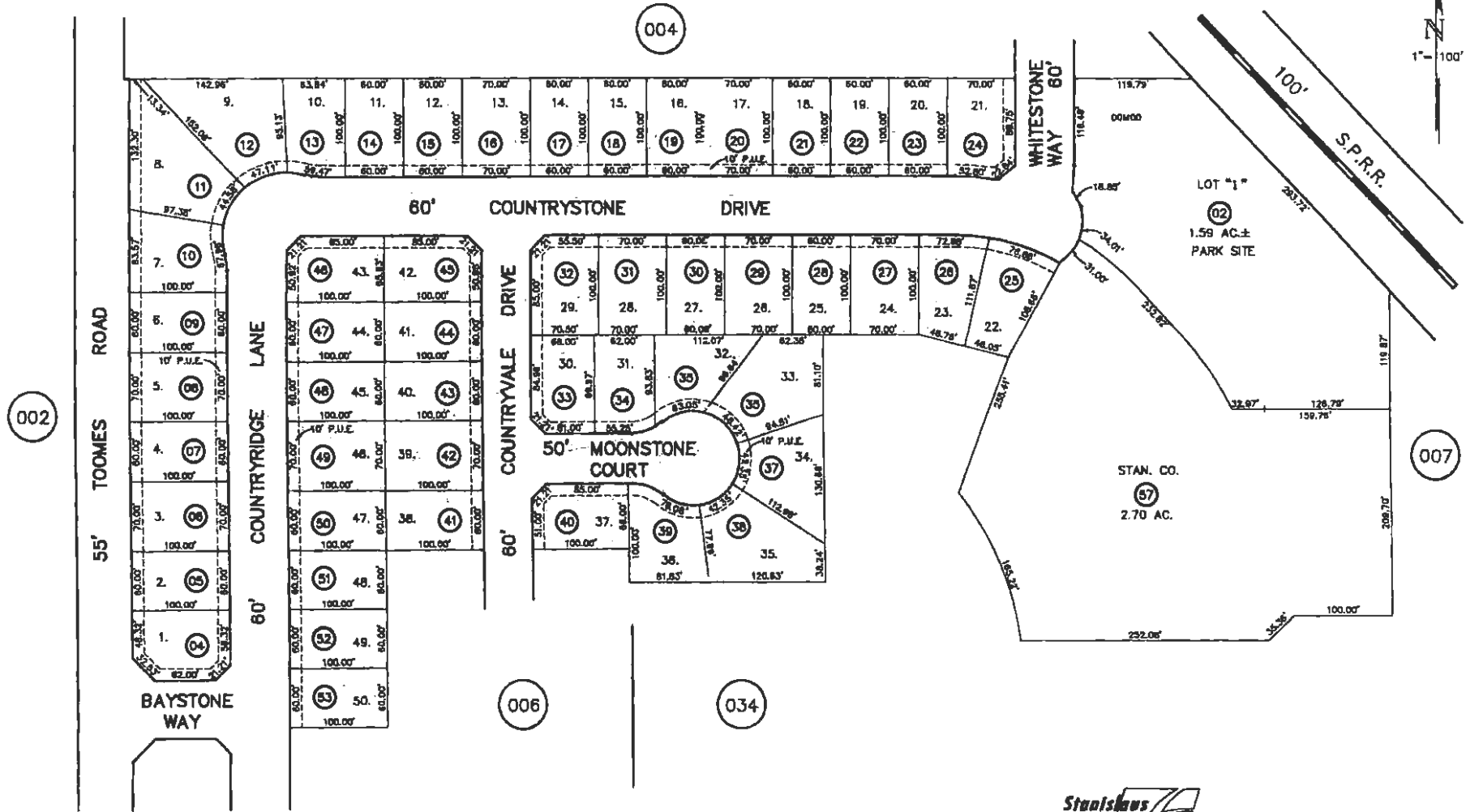


136 - 009

POR. SE 1/4 SECTION 33 T.2S. R.8E. M.D.B.& M.
 COUNTRYSTONE NO. 1 (37M22)
 COUNTRYSTONE NO. 2 (37M52)

096 066 136 - 005

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FROM 3-13, 3-45
 DRAWN 1-17-96 BY NC
 REVISED 8-30-98, 6-23-99, 7-8-99, 10-1-99 BY AD, 02-16-00 MB.

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Stanislaus
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 Assessor
 96,97,99,00

136 - 005

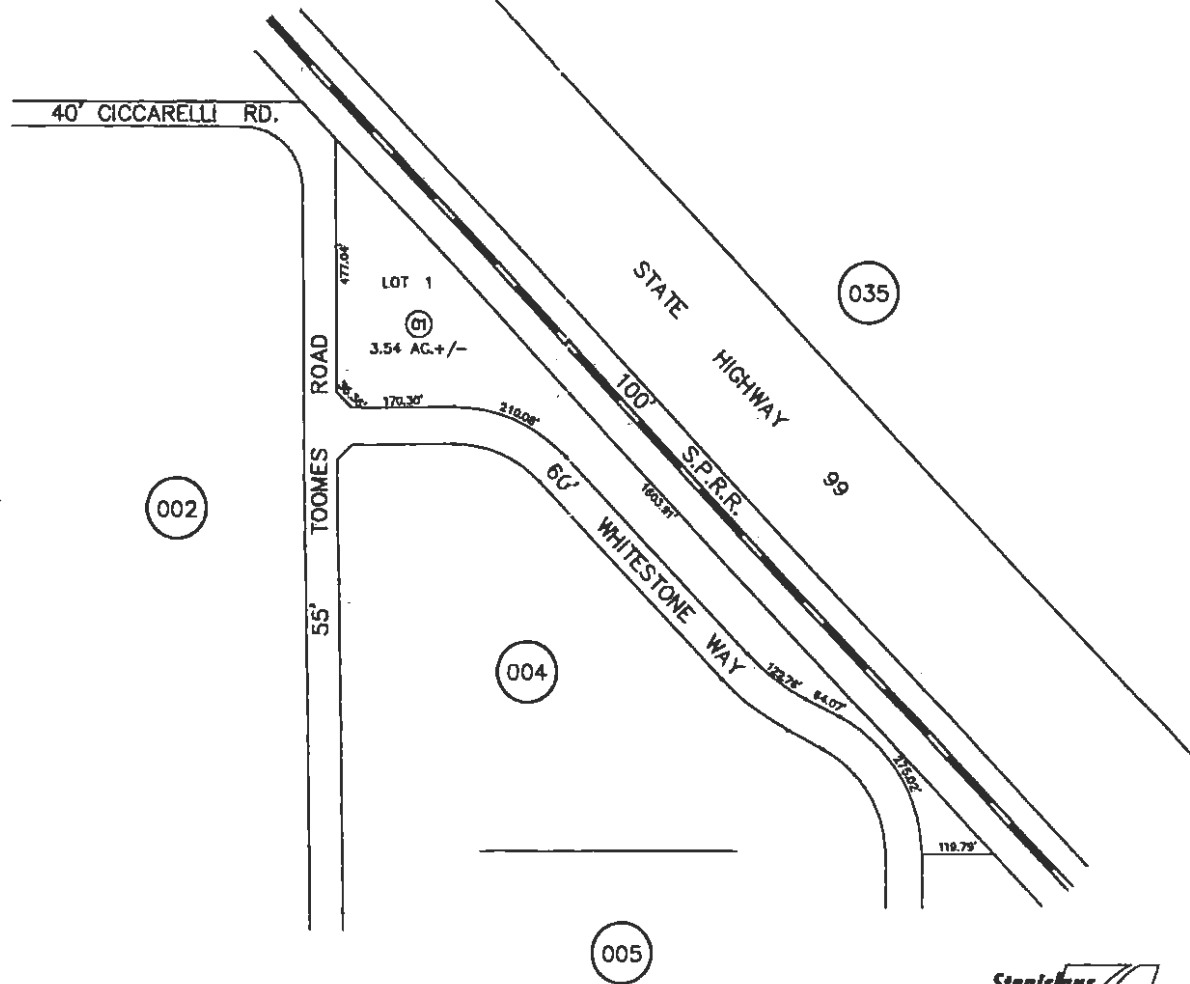
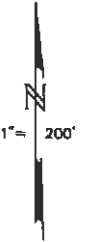
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POR. SE 1/4 SECTION 33 T.2S. R.8E. M.D.B.& M.
PARKSIDE PLAZA NO. 1 (36M43)

096 063

136 - 003

THIS MAP FOR
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FROM 3-13, 3-35
DRAWN 7-20-93 BY NC
REVISED 6-6-95 BY NC, 02-16-00 MB.

Stanislaus
County
Assessor 94,96,00

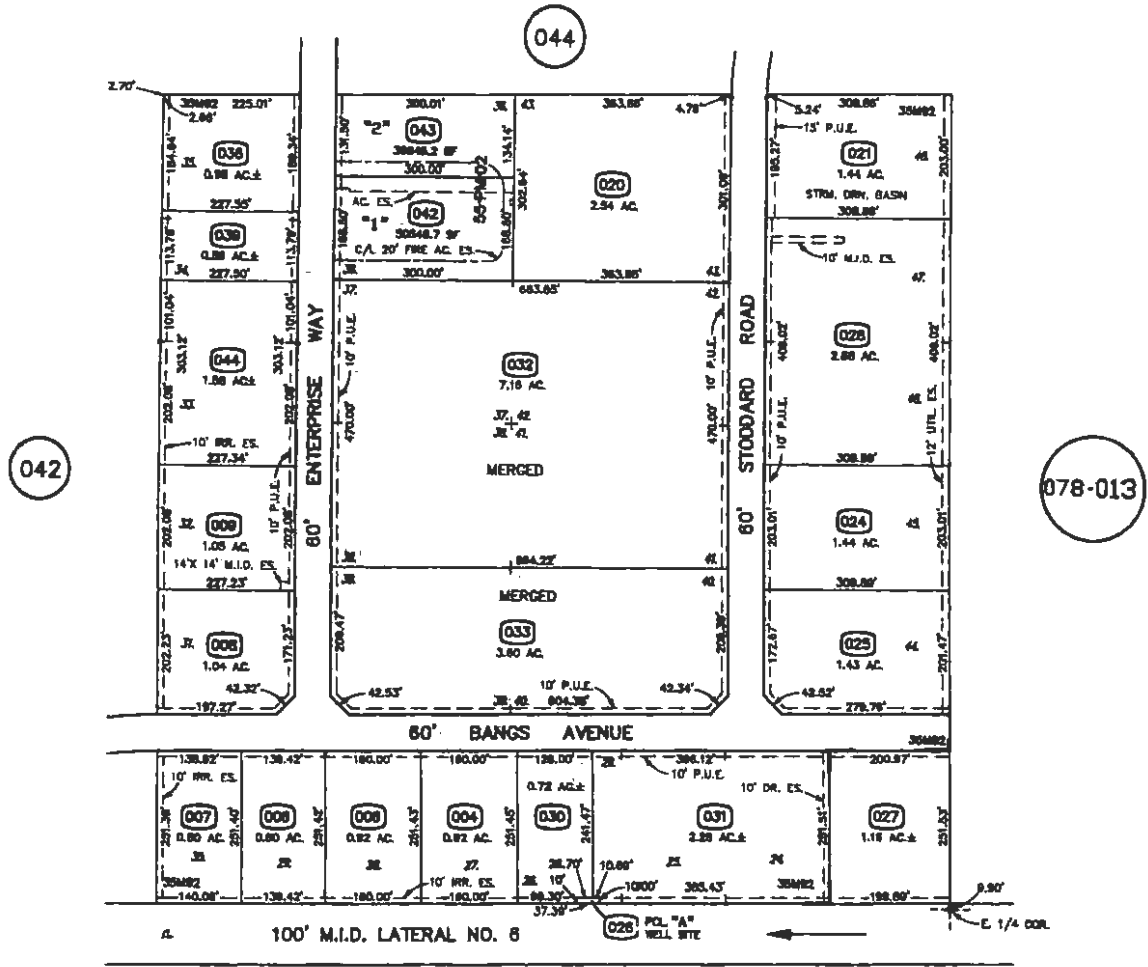
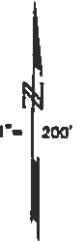
136 - 003

POR. NE 1/4 SEC. 3 T.3S. R.8E. M.D.B.& M.
 LANDMARK BUSINESS CENTER NO. 2 (35M92)

096 032
 096 047

135 - 043

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM: 078-09, 078-38
 DRAWN: *
 REVISED: 5-30-95, 10-25-95, 8-18-98, 10-21-99 DH, 11-27-00 DH, 8-14-01 MF, 3-18-04 ME,
 12-18-08 MB, 3-30-07 (V)DH, 12-13-07 MF, 10-10-08 MF

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92,96,00,01,02,05,08,09

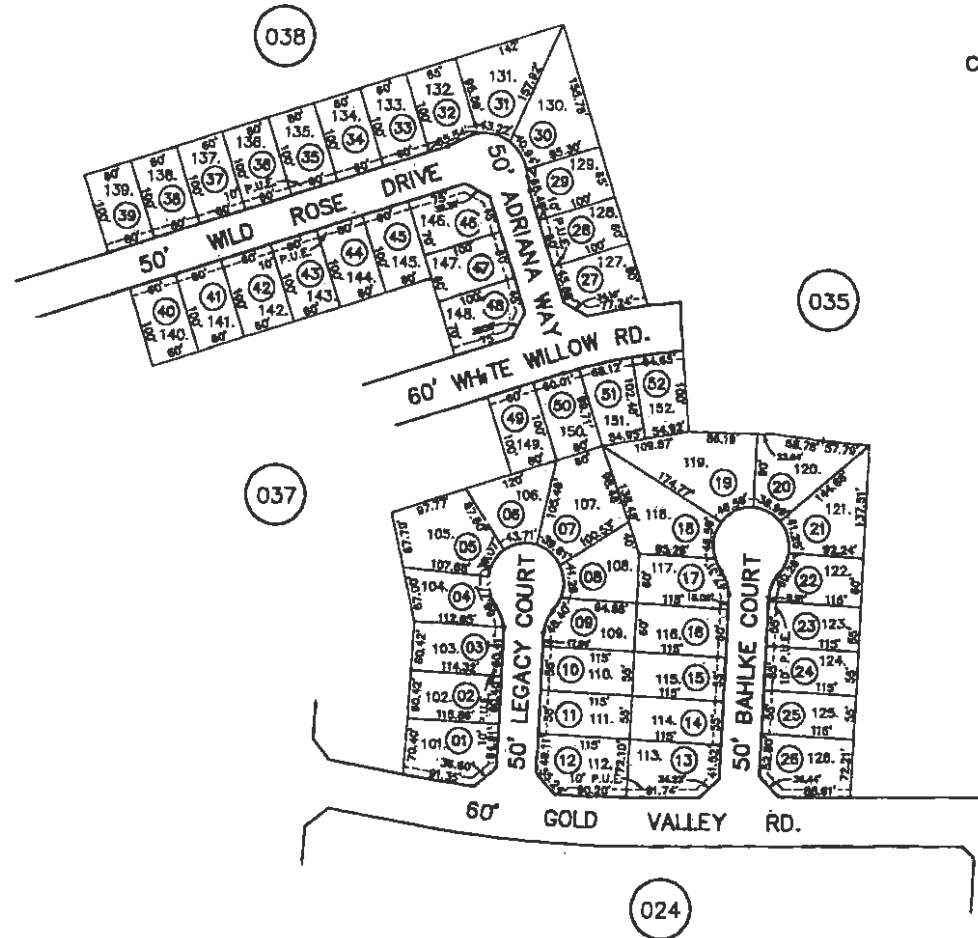
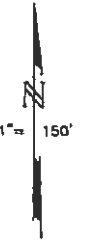
135 - 043

POR. S 1/2 SECTION 3 T.3 S. R8E. MDB& M.
WITFIELD PARK UNIT NO. 6 (37M61)

096 044 135 - 036

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FROM 78-41, 78-49
DRAWN 01-16-96 BY WK
REVISED 8-17-99 BY AO

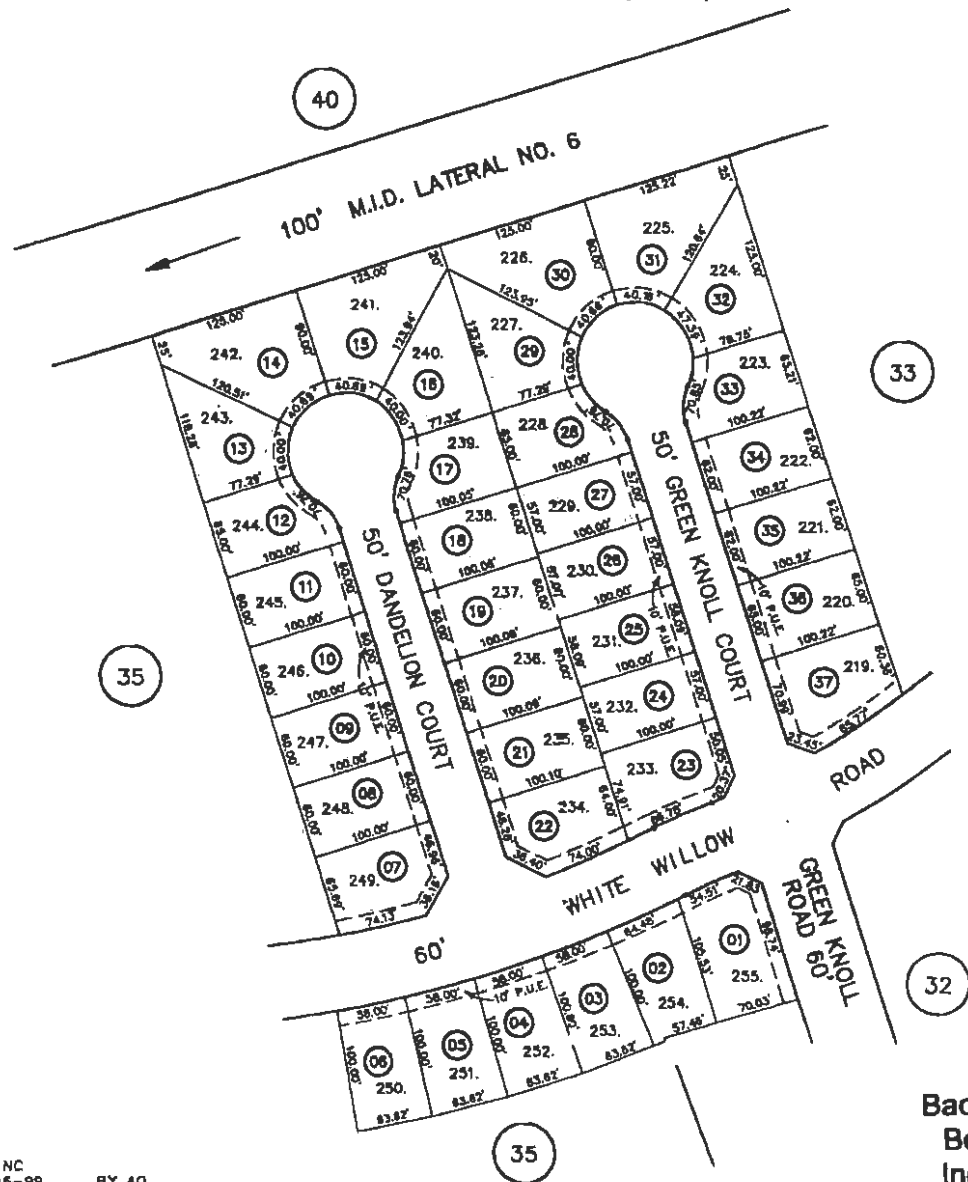
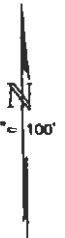
Stanislaus
County
Assessor 97.00

135 - 036

POR. S 1/2 SECTION 3 T.3S. R.8E. M.D.B.& M.1
 WITFIELD PARK UNIT NO. 4 -PHASE B (37M80)

096 044 135 - 34

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FROM 78-41
 DRAWN 10-15-97 BY NC
 REVISED 5-28-98, 8-16-99 BY AG

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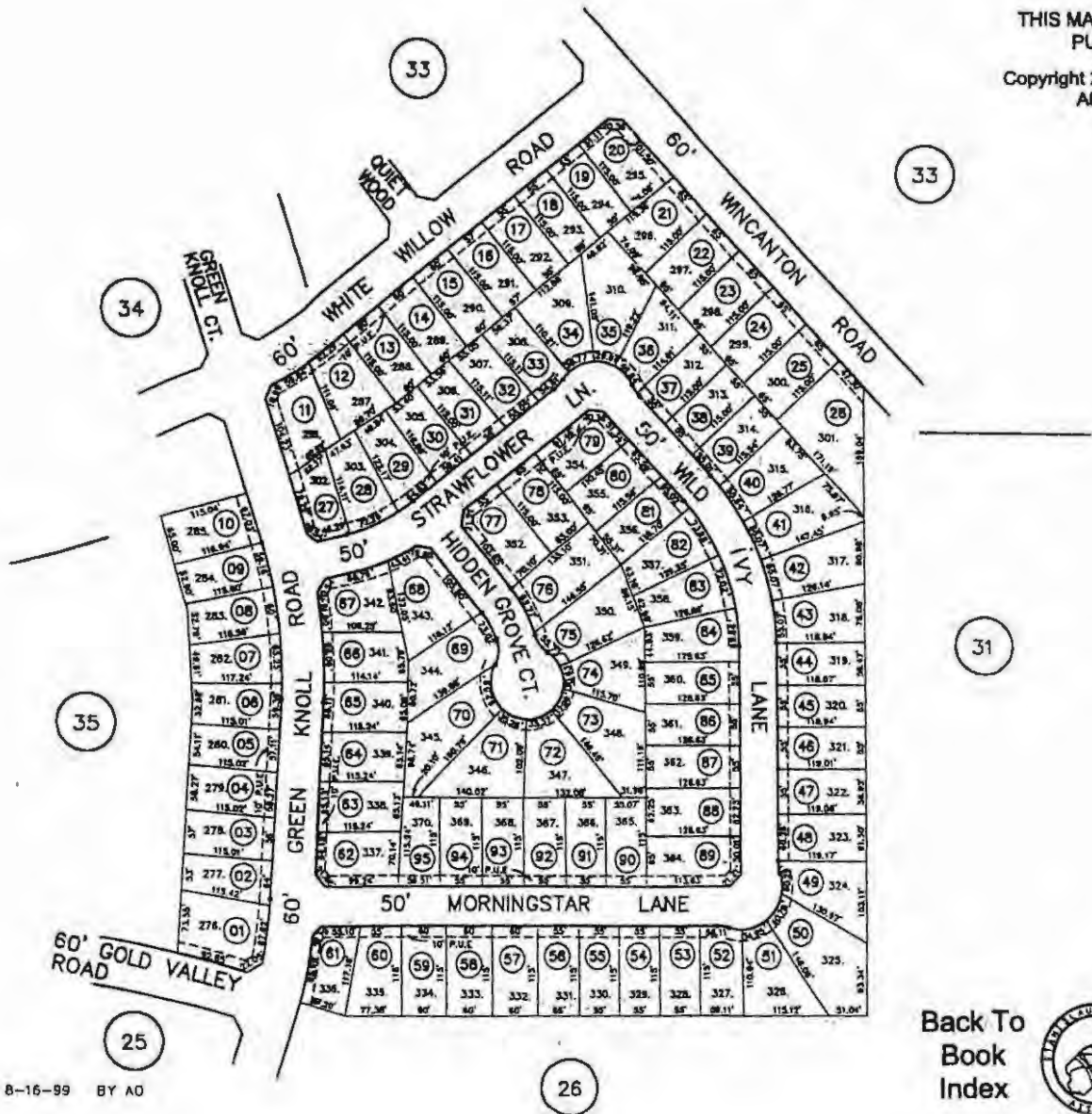
98.00

135 - 34

POR. S 1/2 SECTION 3 T.3S. R.8E. M.D.B.& M.
WITTFIELD PARK NO.2 (36M72)

096 044 135 - 32

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DRAWN 5-5-94 BY NC
REVISED 3-05-97, 5-26-98, 8-16-99 BY AD

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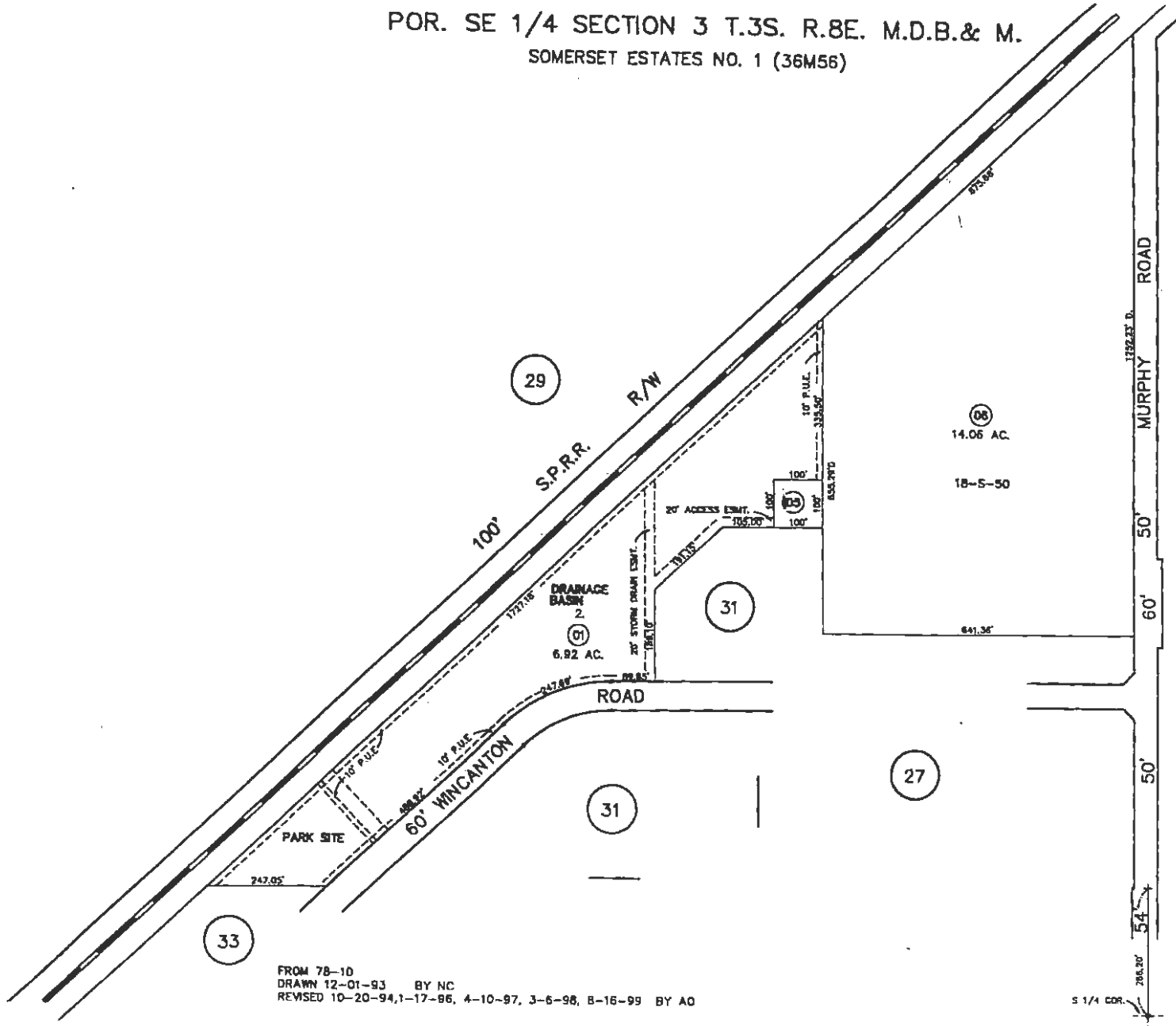
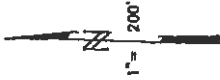
135 - 32

POR. SE 1/4 SECTION 3 T.3S. R.8E. M.D.B. & M.
SOMERSET ESTATES NO. 1 (36M56)

096 032
096 033

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BK.76

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94,00

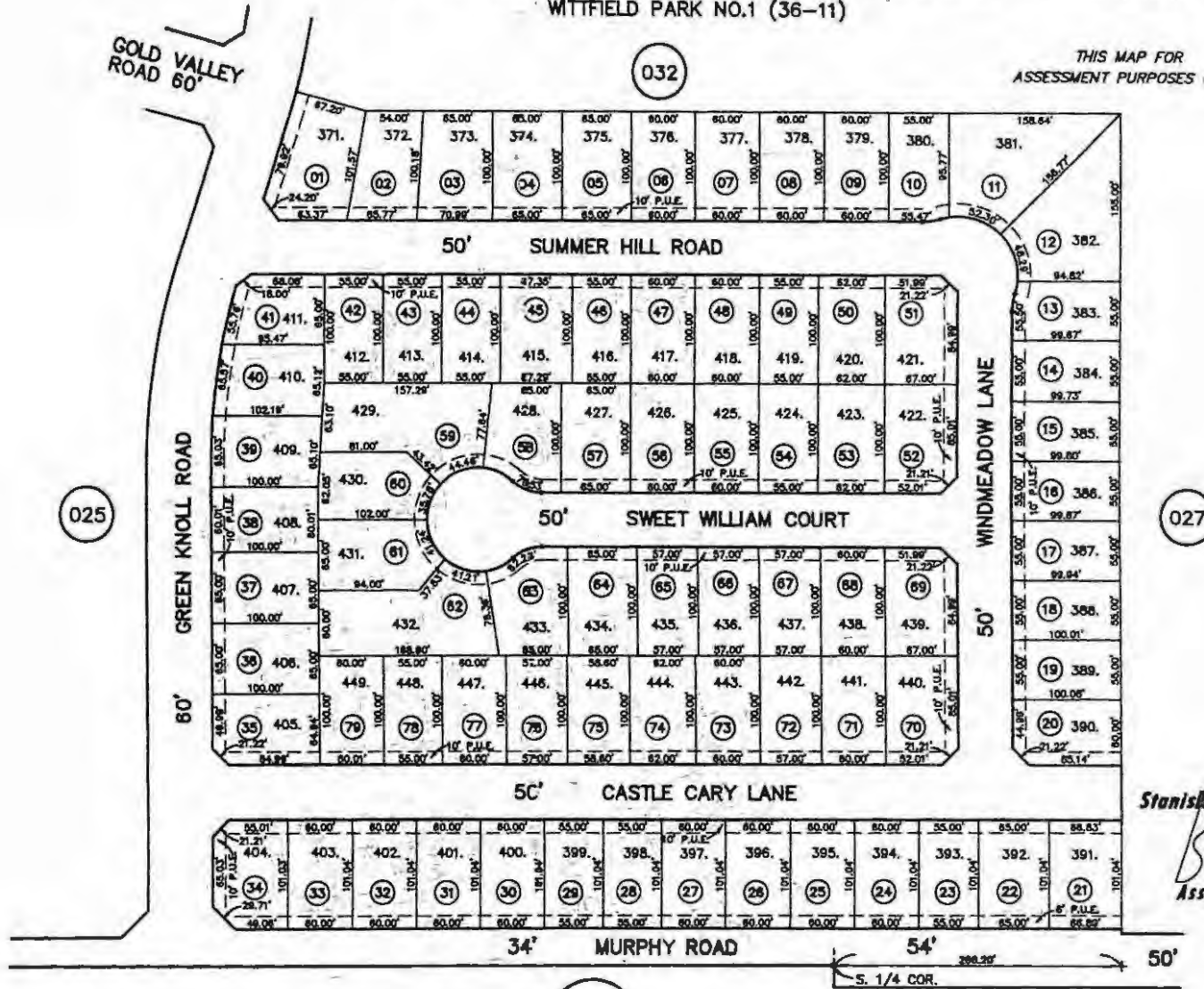
FROM 78-10
DRAWN 12-01-93 BY NC
REVISED 10-20-94, 1-17-96, 4-10-97, 3-6-98, 8-16-99 BY AO

S 1/4 COR.

135 - 28

WITFIELD PARK NO.1 (36-11)

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025

032

027

076-026

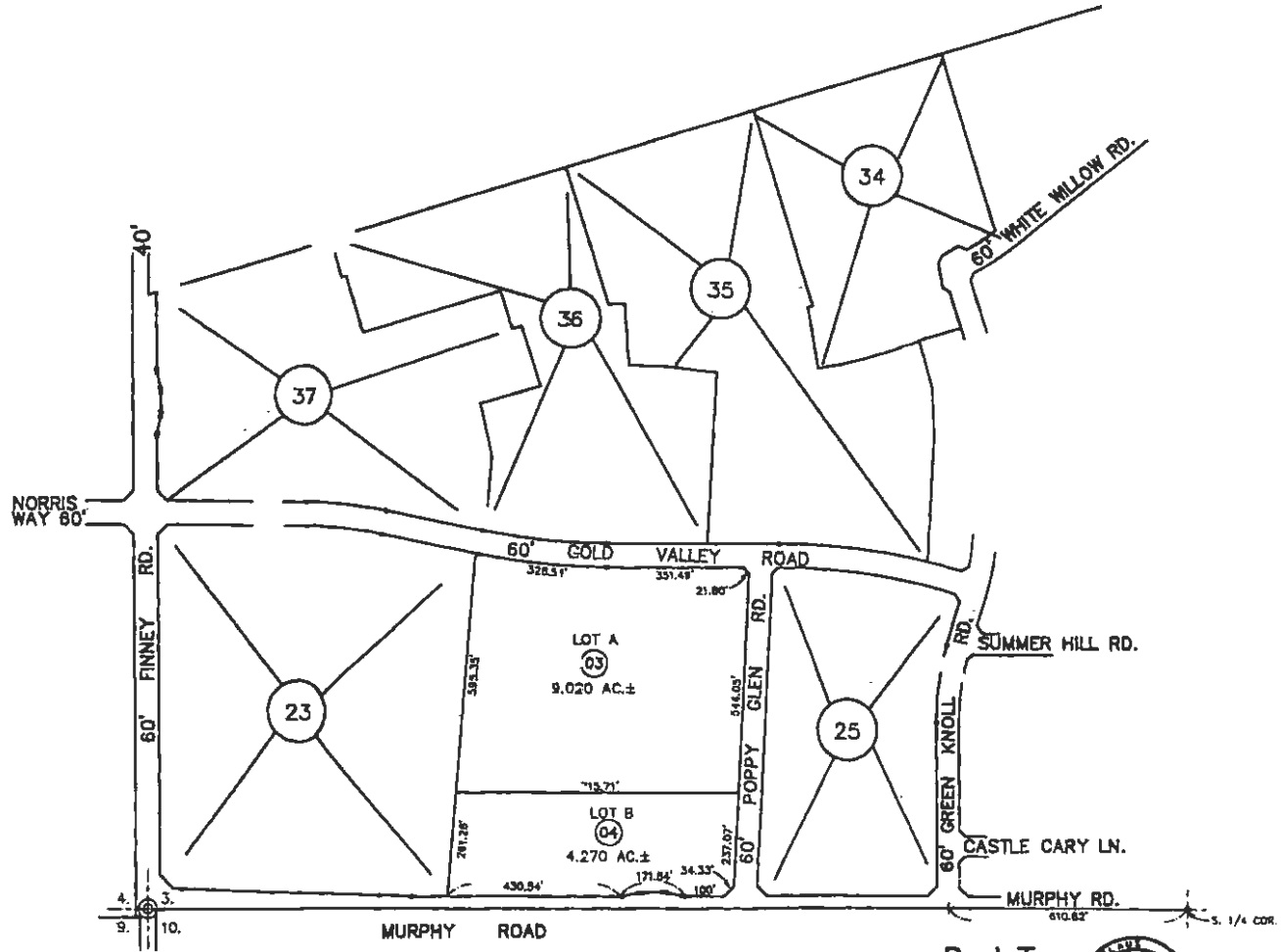
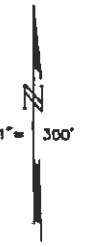


FROM 78-10, 78-40
DRAWN 10-13-92 BY B.B.
REVISED 5-05-97, 8-16-99 BY AO

POR. S 1/2 SECTION 3 T.3S. R.8E. M.D.B.& M.
WITTFIELD PARK NO. 1 (36M11)

096-044 135 - 24

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FROM 78-10
DRAWN 10-28-92 BY B.B.
REVISED 5-26-98, 8-16-99 BY AO

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93,95,97,98, 135 - 24
00

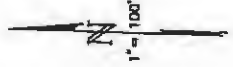
POR. SE 1/4 SECTION 4 T.3S. R.8E. M.D.B.& M.
 MURPHY'S LANDING UNIT NO.3 (37M51)
 MURPHY'S LANDING UNIT NO.4 (37M75)

096 054

135 - 20

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FROM 12-08
 DRAWN 8-26-96 BY n/c
 REVISED 5-16-97, 6-17-97, 8-28-97, 8-13-99 BY AD.

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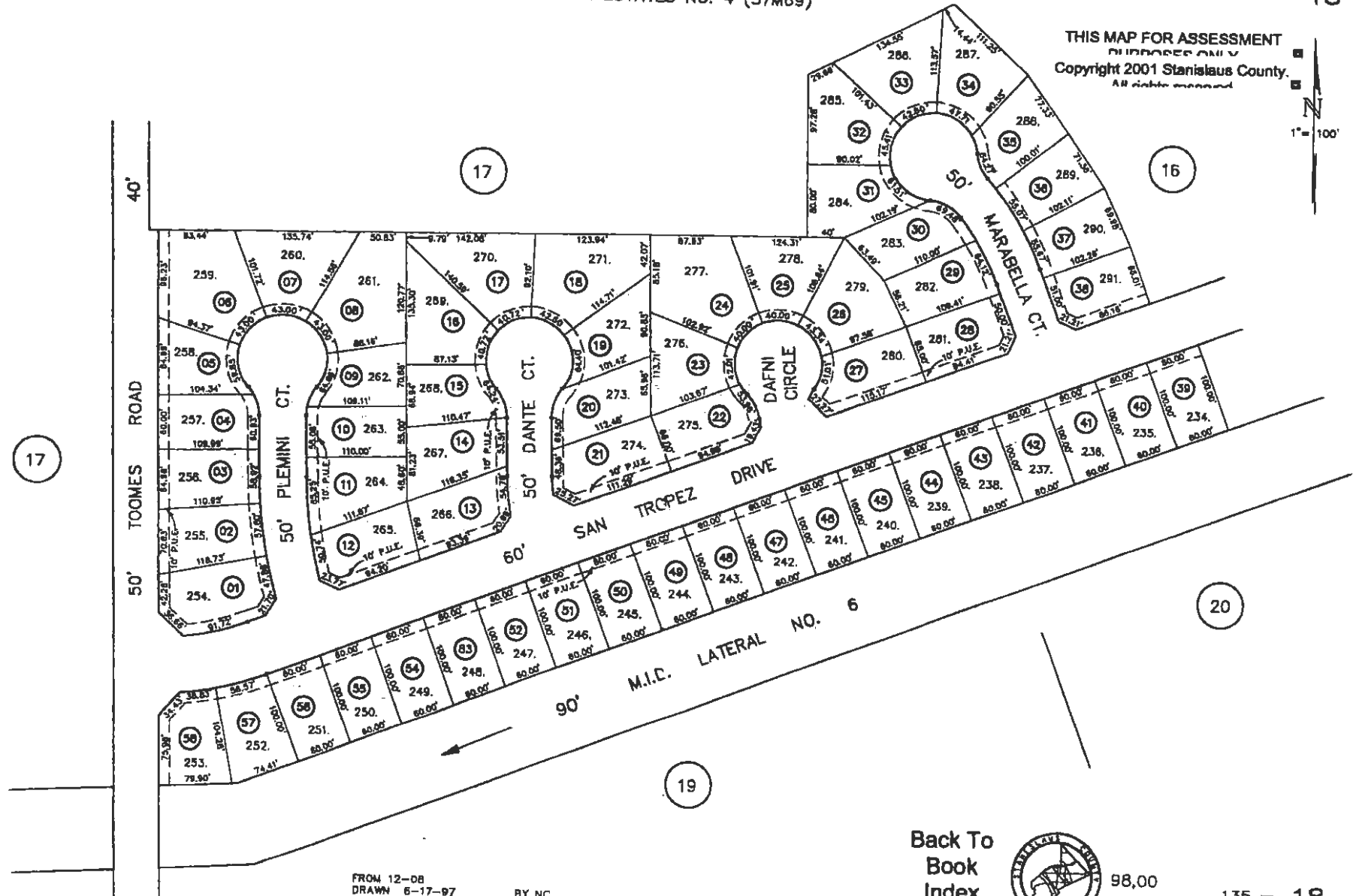
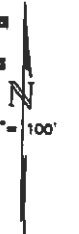
97,98.00

135 - 20

POR. SE 1/4 SECTION 4 T.3S. R.8E. M.D.B.& M.
VELLA ESTATES NO. 4 (37M69)

096 043 135 - 18

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DRAWN 6-17-97 BY NC
REVISED 8-13-99 BY AG

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98.00

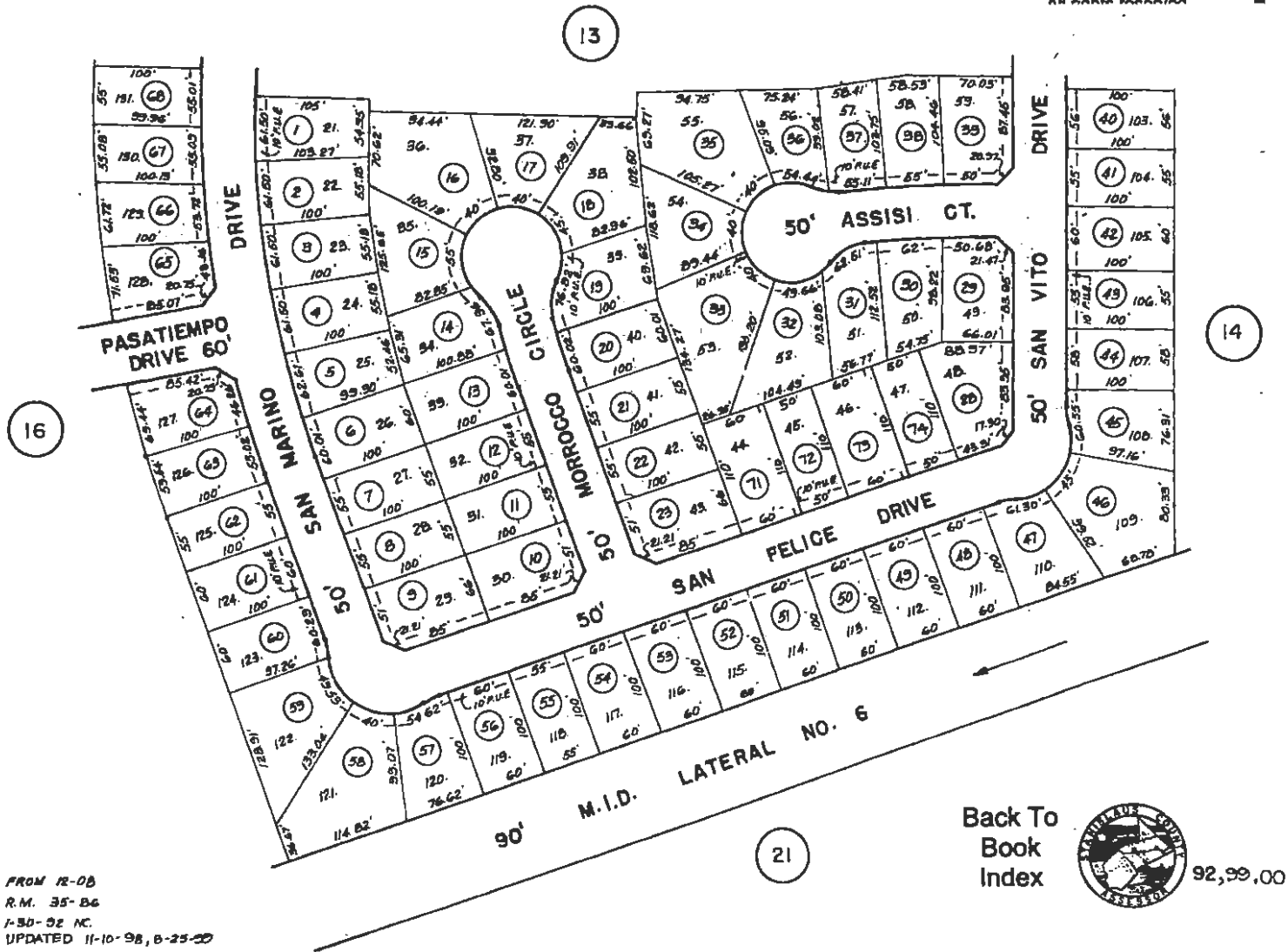
135 - 18

PORTION SE 1/4 SECTION 4 T.3S. R.8E. M.D.B. & M.
VELLA ESTATES UNIT NO.2 LOTS 21-59, 103-131

096 034
096 043

135-15

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FROM 12-08
R.M. 35-B6
1-30-92 M.
UPDATED 11-10-98, 8-25-00

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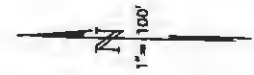
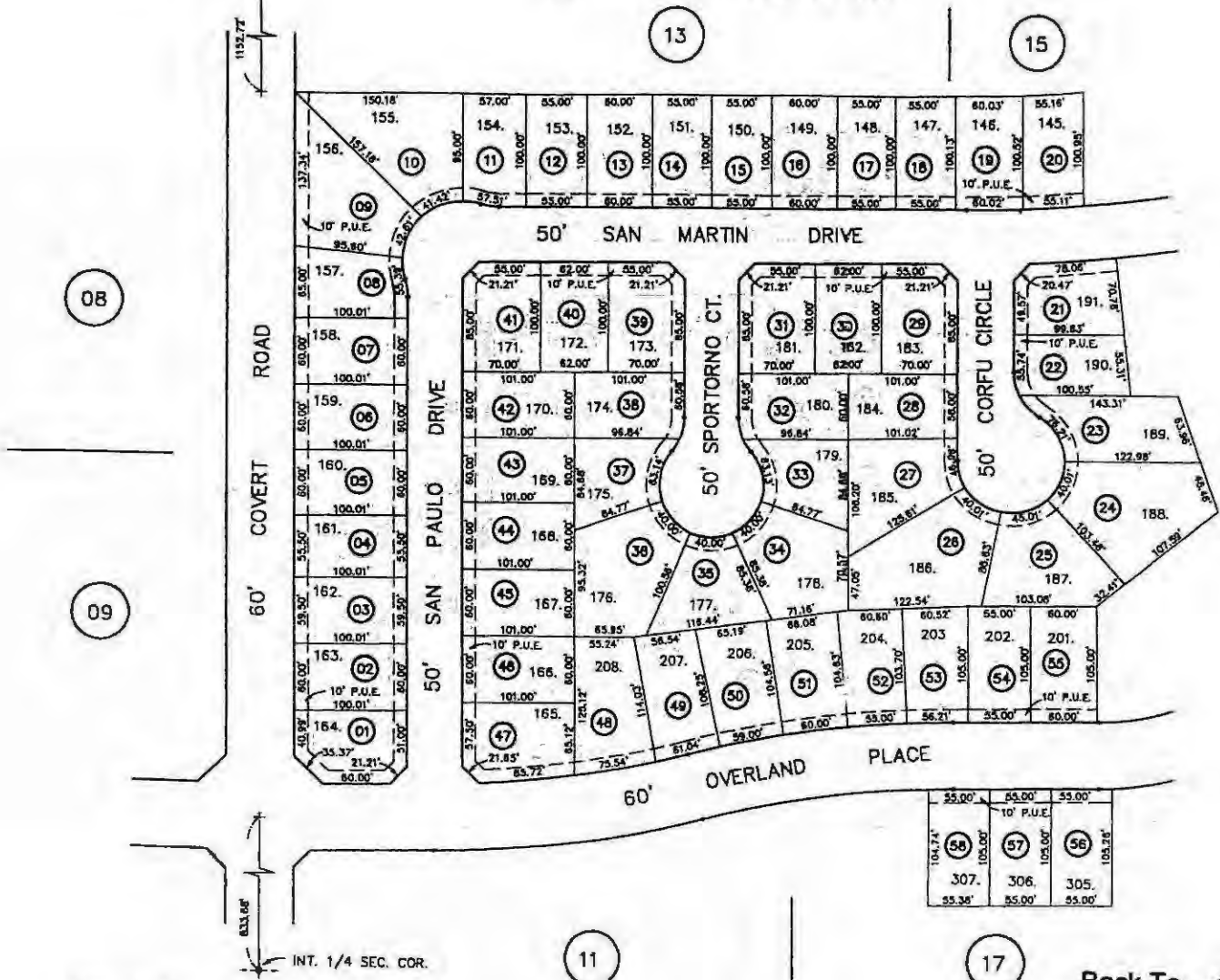
92,99.00

135-15

POR. SE 1/4 SECTION 4 T.3S. R.8E. M.D.B.& M.
 VELLA ESTATES UNIT NO. 3 (37M10)
 LTS. 145-191, 201-208, 305-307

096 043 135 - 12

E 1/4 COR. OF SEC. 4



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FROM 12-08
 DRAWN 3-20-95
 REVISED 8-12-99
 BY A.H.
 BY AO

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95.00

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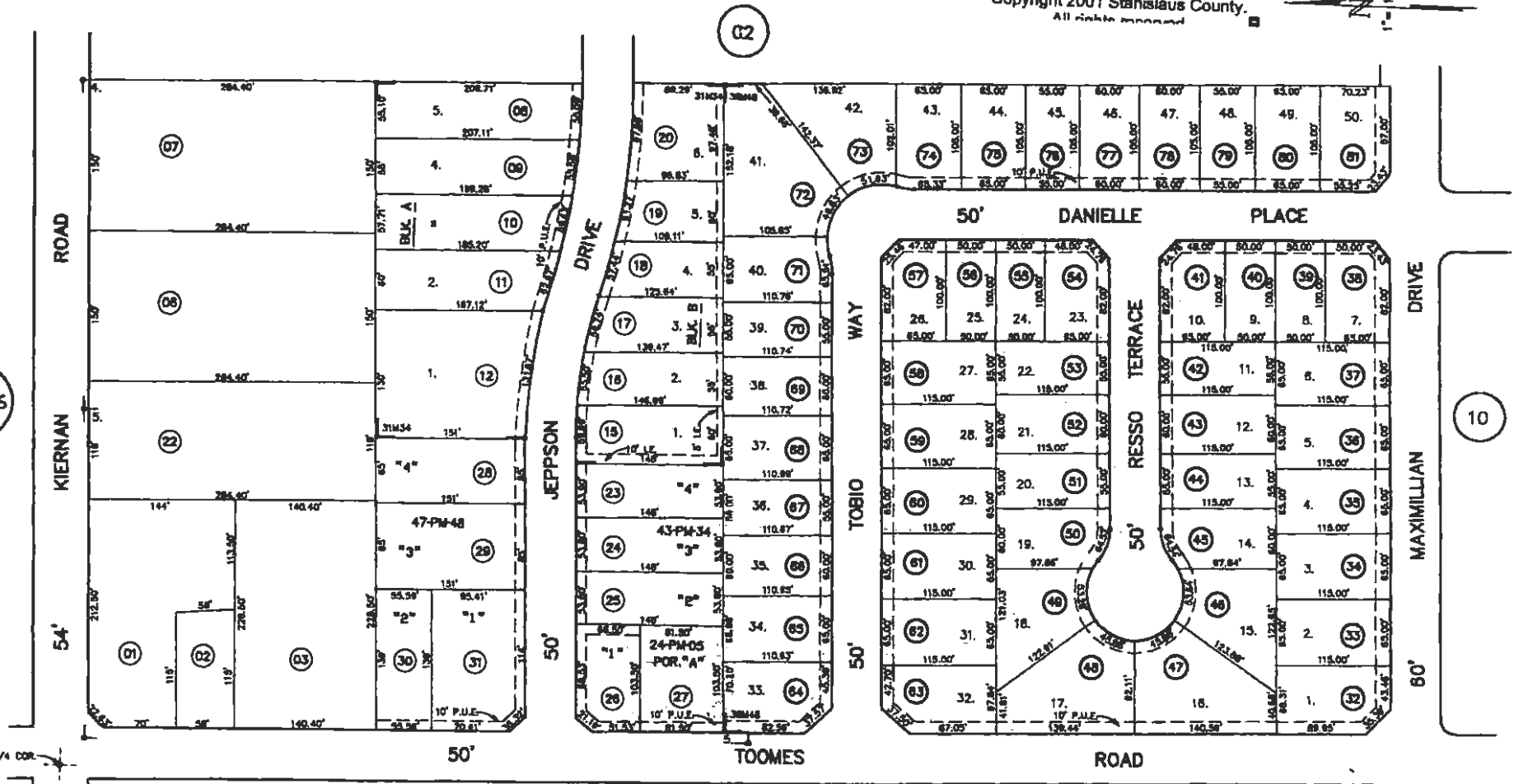
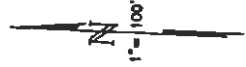
POR. NE 1/4 SECTION 4 T.3S. R.8E. M.D.B.& M.

KEWIN COLONY LTS 4-5 (4M27)
 JEPPESON ESTATES (31M34)
 VELLA ESTATES UNIT NO. 6 (38M48)

096 032
 096 007
 096 068
 096 017
 096 015

135 - 01

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FROM C-28, 12-14, 12-85
 DRAWN 10-20-88 BY
 REVISED 1-3-98, 8-10-98, 8-4-99, 8-11-98 BY AD

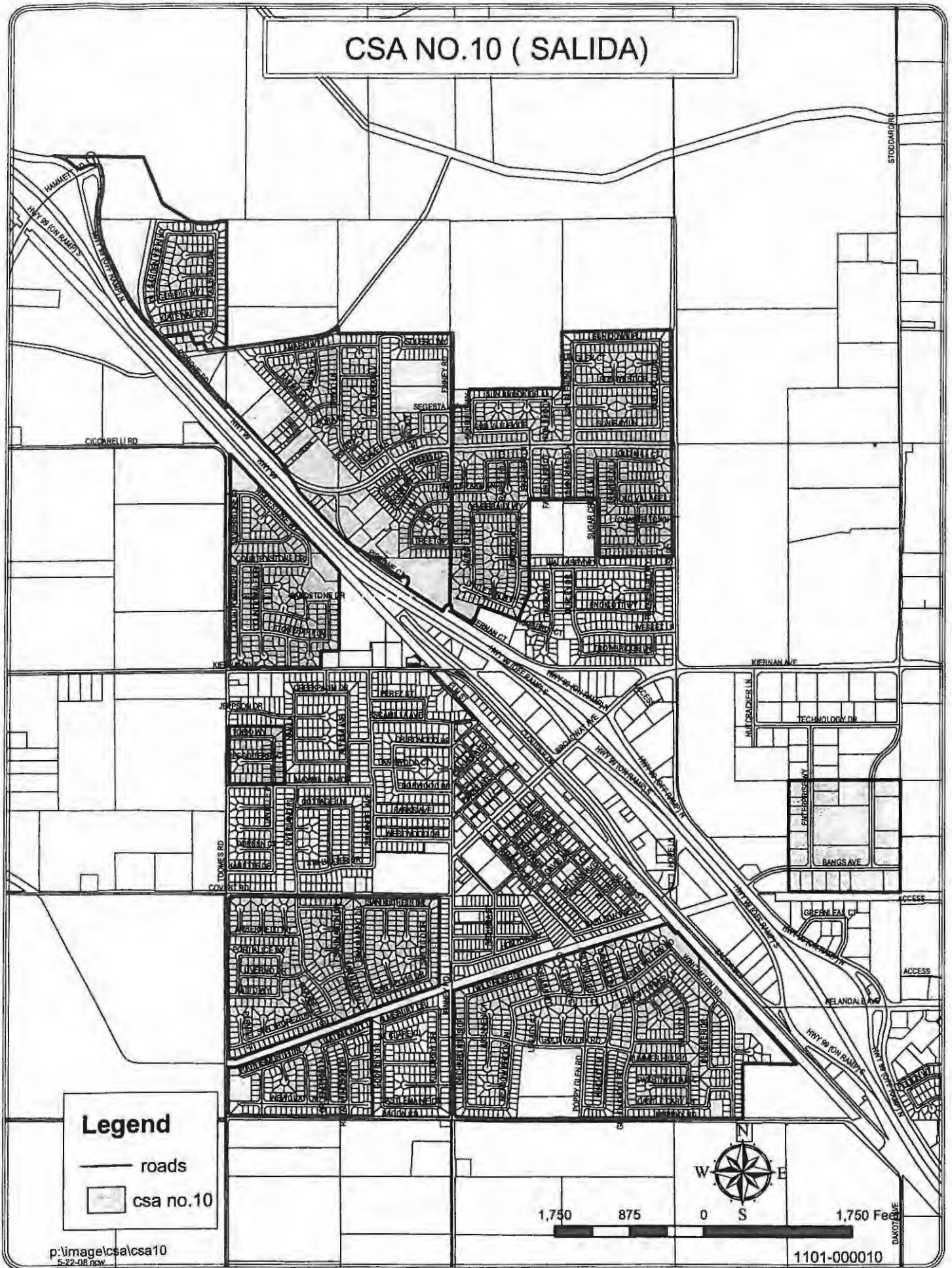
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59.72,87
 96.00

135 - 01

CSA NO.10 (SALIDA)



Legend

- roads
- ▭ csa no.10

p:\image\csa\csa10
5-22-08.nwg

1101-000010

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
003-014-007 (9.60 acres)	\$1,337.47	9.60	135-001-059	\$139.32	1
003-014-008 (0.84 acres)	\$117.03	0.84	135-001-060	\$139.32	1
003-014-009 (1.37 acres)	\$190.87	1.37	135-001-061	\$139.32	1
Undev Comm	TOTAL	\$1,645.37	135-001-062	\$139.32	1
		11.81	135-001-063	\$139.32	1
135-001-032	\$139.32	1	135-001-064	\$139.32	1
135-001-033	\$139.32	1	135-001-065	\$139.32	1
135-001-034	\$139.32	1	135-001-066	\$139.32	1
135-001-035	\$139.32	1	135-001-067	\$139.32	1
135-001-036	\$139.32	1	135-001-068	\$139.32	1
135-001-037	\$139.32	1	135-001-069	\$139.32	1
135-001-038	\$139.32	1	135-001-070	\$139.32	1
135-001-039	\$139.32	1	135-001-071	\$139.32	1
135-001-040	\$139.32	1	135-001-072	\$139.32	1
135-001-041	\$139.32	1	135-001-073	\$139.32	1
135-001-042	\$139.32	1	135-001-074	\$139.32	1
135-001-043	\$139.32	1	135-001-075	\$139.32	1
135-001-044	\$139.32	1	135-001-076	\$139.32	1
135-001-045	\$139.32	1	135-001-077	\$139.32	1
135-001-046	\$139.32	1	135-001-078	\$139.32	1
135-001-047	\$139.32	1	135-001-079	\$139.32	1
135-001-048	\$139.32	1	135-001-080	\$139.32	1
135-001-049	\$139.32	1	135-001-081	\$139.32	1
135-001-050	\$139.32	1	TOTAL	\$6,966.00	50
135-001-051	\$139.32	1			
135-001-052	\$139.32	1			
135-001-053	\$139.32	1			
135-001-054	\$139.32	1			
135-001-055	\$139.32	1			
135-001-056	\$139.32	1			
135-001-057	\$139.32	1			
135-001-058	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-011-001	\$139.32	1	135-011-034	\$139.32	1
135-011-002	\$139.32	1	135-011-035	\$139.32	1
			135-011-036	\$139.32	1
135-011-005	\$139.32	1	135-011-037	\$139.32	1
			135-011-038	\$139.32	1
135-011-007	\$139.32	1	135-011-039	\$139.32	1
135-011-008	\$139.32	1	135-011-040	\$139.32	1
			135-011-041	\$139.32	1
135-011-010	\$139.32	1	135-011-042	\$139.32	1
135-011-011	\$139.32	1	135-011-043	\$139.32	1
135-011-012	\$139.32	1	135-011-044	\$139.32	1
135-011-013	\$139.32	1	135-011-045	\$139.32	1
135-011-014	\$139.32	1	135-011-046	\$139.32	1
135-011-015	\$139.32	1	135-011-047	\$139.32	1
			135-011-048	\$139.32	1
135-011-017	\$139.32	1	135-011-049	\$139.32	1
135-011-018	\$139.32	1	135-011-050	\$139.32	1
135-011-019	\$139.32	1	135-011-051	\$139.32	1
135-011-020	\$139.32	1			
135-011-021	\$139.32	1	135-011-053	\$139.32	1
135-011-022	\$139.32	1	135-011-054	\$139.32	1
135-011-023	\$139.32	1	135-011-055	\$139.32	1
135-011-024	\$139.32	1	135-011-056	\$139.32	1
135-011-025	\$139.32	1	135-011-057	\$139.32	1
135-011-026	\$139.32	1	135-011-058 (0.03 acres)	\$9.20	0.07
135-011-027	\$139.32	1	TOTAL	\$7,114.52	51.07
135-011-028	\$139.32	1			
135-011-029	\$139.32	1			
135-011-030	\$139.32	1			
135-011-031	\$139.32	1			
135-011-032	\$139.32	1			
135-011-033	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-012-001	\$139.32	1	135-012-033	\$139.32	1
135-012-002	\$139.32	1	135-012-034	\$139.32	1
135-012-003	\$139.32	1	135-012-035	\$139.32	1
135-012-004	\$139.32	1	135-012-036	\$139.32	1
135-012-005	\$139.32	1	135-012-037	\$139.32	1
135-012-006	\$139.32	1	135-012-038	\$139.32	1
135-012-007	\$139.32	1	135-012-039	\$139.32	1
135-012-008	\$139.32	1	135-012-040	\$139.32	1
135-012-009	\$139.32	1	135-012-041	\$139.32	1
135-012-010	\$139.32	1	135-012-042	\$139.32	1
135-012-011	\$139.32	1	135-012-043	\$139.32	1
135-012-012	\$139.32	1	135-012-044	\$139.32	1
135-012-013	\$139.32	1	135-012-045	\$139.32	1
135-012-014	\$139.32	1	135-012-046	\$139.32	1
135-012-015	\$139.32	1	135-012-047	\$139.32	1
135-012-016	\$139.32	1	135-012-048	\$139.32	1
135-012-017	\$139.32	1	135-012-049	\$139.32	1
135-012-018	\$139.32	1	135-012-050	\$139.32	1
135-012-019	\$139.32	1	135-012-051	\$139.32	1
135-012-020	\$139.32	1	135-012-052	\$139.32	1
135-012-021	\$139.32	1	135-012-053	\$139.32	1
135-012-022	\$139.32	1	135-012-054	\$139.32	1
135-012-023	\$139.32	1	135-012-055	\$139.32	1
135-012-024	\$139.32	1	135-012-056	\$139.32	1
135-012-025	\$139.32	1	135-012-057	\$139.32	1
135-012-026	\$139.32	1	135-012-058	\$139.32	1
135-012-027	\$139.32	1			
135-012-028	\$139.32	1			
135-012-029	\$139.32	1			
135-012-030	\$139.32	1			
135-012-031	\$139.32	1			
135-012-032	\$139.32	1			
			TOTAL	\$8,080.56	58

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-013-001	\$139.32	1	135-013-033	\$139.32	1
135-013-002	\$139.32	1	135-013-034	\$139.32	1
135-013-003	\$139.32	1	135-013-035	\$139.32	1
135-013-004	\$139.32	1	135-013-036	\$139.32	1
135-013-005	\$139.32	1	135-013-037	\$139.32	1
135-013-006	\$139.32	1	135-013-038	\$139.32	1
135-013-007	\$139.32	1	135-013-039	\$139.32	1
135-013-008	\$139.32	1	135-013-040	\$139.32	1
135-013-009	\$139.32	1	135-013-041	\$139.32	1
135-013-010	\$139.32	1	135-013-042	\$139.32	1
135-013-011	\$139.32	1	135-013-043	\$139.32	1
135-013-012	\$139.32	1	135-013-044	\$139.32	1
135-013-013	\$139.32	1	135-013-045	\$139.32	1
135-013-014	\$139.32	1	135-013-046	\$139.32	1
135-013-015	\$139.32	1	135-013-047	\$139.32	1
135-013-016	\$139.32	1	135-013-048	\$139.32	1
135-013-017	\$139.32	1	135-013-049	\$139.32	1
135-013-018	\$139.32	1	135-013-050	\$139.32	1
135-013-019	\$139.32	1	135-013-051	\$139.32	1
135-013-020	\$139.32	1	135-013-052	\$139.32	1
135-013-021	\$139.32	1	135-013-053	\$139.32	1
135-013-022	\$139.32	1	135-013-054	\$139.32	1
135-013-023	\$139.32	1	135-013-055	\$139.32	1
135-013-024	\$139.32	1	135-013-056	\$139.32	1
135-013-025	\$139.32	1	135-013-057	\$139.32	1
135-013-026	\$139.32	1	135-013-058	\$139.32	1
135-013-027	\$139.32	1	135-013-059	\$139.32	1
135-013-028	\$139.32	1	135-013-060	\$139.32	1
135-013-029	\$139.32	1	135-013-061	\$139.32	1
135-013-030	\$139.32	1	135-013-062	\$139.32	1
135-013-031	\$139.32	1	135-013-063	\$139.32	1
135-013-032	\$139.32	1	135-013-064	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-013-065	\$139.32	1	135-015-001	\$139.32	1
135-013-066	\$139.32	1	135-015-002	\$139.32	1
135-013-067	\$139.32	1	135-015-003	\$139.32	1
135-013-068	\$139.32	1	135-015-004	\$139.32	1
135-013-069	\$139.32	1	135-015-005	\$139.32	1
135-013-070	\$139.32	1	135-015-006	\$139.32	1
135-013-071	\$139.32	1	135-015-007	\$139.32	1
135-013-072	\$139.32	1	135-015-008	\$139.32	1
135-013-073	\$139.32	1	135-015-009	\$139.32	1
135-013-074	\$139.32	1	135-015-010	\$139.32	1
	TOTAL	\$10,309.68			74
			135-015-011	\$139.32	1
			135-015-012	\$139.32	1
			135-015-013	\$139.32	1
			135-015-014	\$139.32	1
			135-015-015	\$139.32	1
			135-015-016	\$139.32	1
			135-015-017	\$139.32	1
			135-015-018	\$139.32	1
			135-015-019	\$139.32	1
			135-015-020	\$139.32	1
			135-015-021	\$139.32	1
			135-015-022	\$139.32	1
			135-015-023	\$139.32	1
			135-015-028	\$139.32	1
			135-015-029	\$139.32	1
			135-015-030	\$139.32	1
			135-015-031	\$139.32	1
			135-015-032	\$139.32	1
			135-015-033	\$139.32	1
			135-015-034	\$139.32	1
			135-015-035	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-015-036	\$139.32	1	135-015-068	\$139.32	1
135-015-037	\$139.32	1			
135-015-038	\$139.32	1	135-015-071	\$139.32	1
135-015-039	\$139.32	1	135-015-072	\$139.32	1
135-015-040	\$139.32	1	135-015-073	\$139.32	1
135-015-041	\$139.32	1	135-015-074	\$139.32	1
135-015-042	\$139.32	1			
135-015-043	\$139.32	1			
135-015-044	\$139.32	1			
135-015-045	\$139.32	1			
135-015-046	\$139.32	1			
135-015-047	\$139.32	1			
135-015-048	\$139.32	1			
135-015-049	\$139.32	1			
135-015-050	\$139.32	1			
135-015-051	\$139.32	1			
135-015-052	\$139.32	1			
135-015-053	\$139.32	1			
135-015-054	\$139.32	1			
135-015-055	\$139.32	1			
135-015-056	\$139.32	1			
135-015-057	\$139.32	1			
135-015-058	\$139.32	1			
135-015-059	\$139.32	1			
135-015-060	\$139.32	1			
135-015-061	\$139.32	1			
135-015-062	\$139.32	1			
135-015-063	\$139.32	1			
135-015-064	\$139.32	1			
135-015-065	\$139.32	1			
135-015-066	\$139.32	1			
135-015-067	\$139.32	1			
			TOTAL	\$9,473.76	68

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-016-001	\$139.32	1	135-016-033	\$139.32	1
135-016-002	\$139.32	1	135-016-034	\$139.32	1
135-016-003	\$139.32	1	135-016-035	\$139.32	1
135-016-004	\$139.32	1	135-016-036	\$139.32	1
135-016-005	\$139.32	1	135-016-037	\$139.32	1
135-016-006	\$139.32	1	135-016-038	\$139.32	1
135-016-007	\$139.32	1	135-016-039	\$139.32	1
135-016-008	\$139.32	1	135-016-040	\$139.32	1
135-016-009	\$139.32	1	135-016-041	\$139.32	1
135-016-010	\$139.32	1	135-016-042	\$139.32	1
135-016-011	\$139.32	1	135-016-043	\$139.32	1
135-016-012	\$139.32	1	135-016-044	\$139.32	1
135-016-013	\$139.32	1	135-016-045	\$139.32	1
135-016-014	\$139.32	1	135-016-046	\$139.32	1
135-016-015	\$139.32	1	135-016-047	\$139.32	1
135-016-016	\$139.32	1	135-016-048	\$139.32	1
135-016-017	\$139.32	1	135-016-049	\$139.32	1
135-016-018	\$139.32	1			
135-016-019	\$139.32	1			
135-016-020	\$139.32	1			
135-016-021	\$139.32	1			
135-016-022	\$139.32	1			
135-016-023	\$139.32	1			
135-016-024	\$139.32	1			
135-016-025	\$139.32	1			
135-016-026	\$139.32	1			
135-016-027	\$139.32	1			
135-016-028	\$139.32	1			
135-016-029	\$139.32	1			
135-016-030	\$139.32	1			
135-016-031	\$139.32	1			
135-016-032	\$139.32	1			
			TOTAL	\$6,826.68	49

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-018-001	\$139.32	1	135-018-033	\$139.32	1
135-018-002	\$139.32	1	135-018-034	\$139.32	1
135-018-003	\$139.32	1	135-018-035	\$139.32	1
135-018-004	\$139.32	1	135-018-036	\$139.32	1
135-018-005	\$139.32	1	135-018-037	\$139.32	1
135-018-006	\$139.32	1	135-018-038	\$139.32	1
135-018-007	\$139.32	1	135-018-039	\$139.32	1
135-018-008	\$139.32	1	135-018-040	\$139.32	1
135-018-009	\$139.32	1	135-018-041	\$139.32	1
135-018-010	\$139.32	1	135-018-042	\$139.32	1
135-018-011	\$139.32	1	135-018-043	\$139.32	1
135-018-012	\$139.32	1	135-018-044	\$139.32	1
135-018-013	\$139.32	1	135-018-045	\$139.32	1
135-018-014	\$139.32	1	135-018-046	\$139.32	1
135-018-015	\$139.32	1	135-018-047	\$139.32	1
135-018-016	\$139.32	1	135-018-048	\$139.32	1
135-018-017	\$139.32	1	135-018-049	\$139.32	1
135-018-018	\$139.32	1	135-018-050	\$139.32	1
135-018-019	\$139.32	1	135-018-051	\$139.32	1
135-018-020	\$139.32	1	135-018-052	\$139.32	1
135-018-021	\$139.32	1	135-018-053	\$139.32	1
135-018-022	\$139.32	1	135-018-054	\$139.32	1
135-018-023	\$139.32	1	135-018-055	\$139.32	1
135-018-024	\$139.32	1	135-018-056	\$139.32	1
135-018-025	\$139.32	1	135-018-057	\$139.32	1
135-018-026	\$139.32	1	135-018-058	\$139.32	1
			TOTAL	\$8,080.56	58

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-019-001	\$139.32	1	135-019-033	\$139.32	1
			135-019-034	\$139.32	1
135-019-003	\$139.32	1	135-019-035	\$139.32	1
135-019-004	\$139.32	1	135-019-036	\$139.32	1
135-019-005	\$139.32	1	135-019-037	\$139.32	1
135-019-006	\$139.32	1	135-019-038	\$139.32	1
135-019-007	\$139.32	1	135-019-039	\$139.32	1
135-019-008	\$139.32	1	135-019-040	\$139.32	1
135-019-009	\$139.32	1	135-019-041	\$139.32	1
135-019-010	\$139.32	1	135-019-042	\$139.32	1
135-019-011	\$139.32	1	135-019-043	\$139.32	1
135-019-012	\$139.32	1	135-019-044	\$139.32	1
135-019-013	\$139.32	1	135-019-045	\$139.32	1
135-019-014	\$139.32	1	135-019-046	\$139.32	1
135-019-015	\$139.32	1	135-019-047	\$139.32	1
135-019-016	\$139.32	1	135-019-048	\$139.32	1
135-019-017	\$139.32	1	135-019-049	\$139.32	1
135-019-018	\$139.32	1	135-019-050	\$139.32	1
135-019-019	\$139.32	1	135-019-051	\$139.32	1
135-019-020	\$139.32	1	135-019-052	\$139.32	1
135-019-021	\$139.32	1	135-019-053	\$139.32	1
135-019-022	\$139.32	1	135-019-054	\$139.32	1
135-019-023	\$139.32	1	135-019-055	\$139.32	1
135-019-024	\$139.32	1	135-019-056	\$139.32	1
135-019-025	\$139.32	1	135-019-057	\$139.32	1
135-019-026	\$139.32	1	135-019-058	\$139.32	1
135-019-027	\$139.32	1	135-019-059	\$139.32	1
135-019-028	\$139.32	1	135-019-060	\$139.32	1
135-019-029	\$139.32	1	135-019-061	\$139.32	1
135-019-030	\$139.32	1	135-019-062	\$139.32	1
135-019-031	\$139.32	1	135-019-063	\$139.32	1
135-019-032	\$139.32	1	135-019-064	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU	
135-019-065	\$139.32	1	135-020-022	\$139.32	1	
135-019-066	\$139.32	1	135-020-023	\$139.32	1	
135-019-067	\$139.32	1	135-020-024	\$139.32	1	
135-019-068	\$139.32	1	135-020-025	\$139.32	1	
135-019-069	\$139.32	1	135-020-026	\$139.32	1	
135-019-070	\$139.32	1	135-020-027	\$139.32	1	
135-019-071	\$139.32	1	135-020-028	\$139.32	1	
135-019-072	\$139.32	1	135-020-029	\$139.32	1	
135-019-073	\$139.32	1	135-020-030	\$139.32	1	
TOTAL \$10,031.04			72	135-020-031	\$139.32	1
			135-020-032	\$139.32	1	
135-020-001	\$139.32	1	135-020-033	\$139.32	1	
135-020-002	\$139.32	1	135-020-034	\$139.32	1	
135-020-003	\$139.32	1	135-020-035	\$139.32	1	
135-020-004	\$139.32	1	135-020-036	\$139.32	1	
135-020-005	\$139.32	1	135-020-037	\$139.32	1	
135-020-006	\$139.32	1	135-020-038	\$139.32	1	
135-020-007	\$139.32	1	135-020-039	\$139.32	1	
135-020-008	\$139.32	1	135-020-040	\$139.32	1	
135-020-009	\$139.32	1	135-020-041	\$139.32	1	
135-020-010	\$139.32	1	135-020-042	\$139.32	1	
135-020-011	\$139.32	1	135-020-043	\$139.32	1	
135-020-012	\$139.32	1	135-020-044	\$139.32	1	
135-020-013	\$139.32	1	135-020-045	\$139.32	1	
135-020-014	\$139.32	1	135-020-046	\$139.32	1	
135-020-015	\$139.32	1	135-020-047	\$139.32	1	
135-020-016	\$139.32	1	135-020-048	\$139.32	1	
135-020-017	\$139.32	1				
135-020-018	\$139.32	1	135-020-050	\$139.32	1	
135-020-019	\$139.32	1	135-020-051	\$139.32	1	
135-020-020	\$139.32	1	135-020-052	\$139.32	1	
135-020-021	\$139.32	1	135-020-053	\$139.32	1	

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-020-054	\$139.32	1	135-020-086	\$139.32	1
135-020-055	\$139.32	1	135-020-087	\$139.32	1
135-020-056	\$139.32	1	135-020-088	\$139.32	1
135-020-057	\$139.32	1	135-020-089	\$139.32	1
135-020-058	\$139.32	1	135-020-090	\$139.32	1
135-020-059	\$139.32	1	135-020-091	\$139.32	1
135-020-060	\$139.32	1	135-020-092	\$139.32	1
135-020-061	\$139.32	1	135-020-093	\$139.32	1
135-020-062	\$139.32	1	135-020-094	\$139.32	1
135-020-063	\$139.32	1	TOTAL \$12,956.76		93
135-020-064	\$139.32	1			
135-020-065	\$139.32	1			
135-020-066	\$139.32	1			
135-020-067	\$139.32	1			
135-020-068	\$139.32	1			
135-020-069	\$139.32	1			
135-020-070	\$139.32	1			
135-020-071	\$139.32	1			
135-020-072	\$139.32	1			
135-020-073	\$139.32	1			
135-020-074	\$139.32	1			
135-020-075	\$139.32	1			
135-020-076	\$139.32	1			
135-020-077	\$139.32	1			
135-020-078	\$139.32	1			
135-020-079	\$139.32	1			
135-020-080	\$139.32	1			
135-020-081	\$139.32	1			
135-020-082	\$139.32	1			
135-020-083	\$139.32	1			
135-020-084	\$139.32	1			
135-020-085	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-023-001	\$139.32	1	135-023-033	\$139.32	1
135-023-002	\$139.32	1	135-023-034	\$139.32	1
135-023-003	\$139.32	1	135-023-035	\$139.32	1
135-023-004	\$139.32	1	135-023-036	\$139.32	1
135-023-005	\$139.32	1	135-023-037	\$139.32	1
135-023-006	\$139.32	1	135-023-038	\$139.32	1
135-023-007	\$139.32	1	135-023-039	\$139.32	1
135-023-008	\$139.32	1	135-023-040	\$139.32	1
135-023-009	\$139.32	1	135-023-041	\$139.32	1
135-023-010	\$139.32	1	135-023-042	\$139.32	1
135-023-011	\$139.32	1	135-023-043	\$139.32	1
135-023-012	\$139.32	1	135-023-044	\$139.32	1
135-023-013	\$139.32	1	135-023-045	\$139.32	1
135-023-014	\$139.32	1	135-023-046	\$139.32	1
135-023-015	\$139.32	1	135-023-047	\$139.32	1
135-023-016	\$139.32	1	135-023-048	\$139.32	1
135-023-017	\$139.32	1	135-023-049	\$139.32	1
135-023-018	\$139.32	1	135-023-050	\$139.32	1
135-023-019	\$139.32	1	135-023-051	\$139.32	1
135-023-020	\$139.32	1	135-023-052	\$139.32	1
135-023-021	\$139.32	1	135-023-053	\$139.32	1
135-023-022	\$139.32	1	135-023-054	\$139.32	1
135-023-023	\$139.32	1	135-023-055	\$139.32	1
135-023-024	\$139.32	1	135-023-056	\$139.32	1
135-023-025	\$139.32	1	135-023-057	\$139.32	1
135-023-026	\$139.32	1	135-023-058	\$139.32	1
135-023-027	\$139.32	1	135-023-059	\$139.32	1
135-023-028	\$139.32	1	135-023-060	\$139.32	1
135-023-029	\$139.32	1	135-023-061	\$139.32	1
135-023-030	\$139.32	1	135-023-062	\$139.32	1
135-023-031	\$139.32	1	135-023-063	\$139.32	1
135-023-032	\$139.32	1	135-023-064	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU	
135-023-065	\$139.32	1	135-024-003 (9.02 acres)	\$2,764.67	19.84	
135-023-066	\$139.32	1	135-024-004 (4.27 acres)	\$1,308.77	9.39	
135-023-067	\$139.32	1		TOTAL	\$4,073.44	29.24
135-023-068	\$139.32	1				
135-023-069	\$139.32	1				
135-023-070	\$139.32	1	135-025-001	\$139.32	1	
135-023-071	\$139.32	1	135-025-002	\$139.32	1	
135-023-072	\$139.32	1	135-025-003	\$139.32	1	
135-023-073	\$139.32	1	135-025-004	\$139.32	1	
135-023-074	\$139.32	1	135-025-005	\$139.32	1	
135-023-075	\$139.32	1	135-025-006	\$139.32	1	
135-023-076	\$139.32	1	135-025-007	\$139.32	1	
135-023-077	\$139.32	1	135-025-008	\$139.32	1	
135-023-078	\$139.32	1	135-025-009	\$139.32	1	
135-023-079	\$139.32	1	135-025-010	\$139.32	1	
135-023-080	\$139.32	1	135-025-011	\$139.32	1	
135-023-081	\$139.32	1	135-025-012	\$139.32	1	
135-023-082	\$139.32	1	135-025-013	\$139.32	1	
135-023-083	\$139.32	1	135-025-014	\$139.32	1	
135-023-084	\$139.32	1	135-025-015	\$139.32	1	
135-023-085	\$139.32	1	135-025-016	\$139.32	1	
135-023-086	\$139.32	1	135-025-017	\$139.32	1	
135-023-087	\$139.32	1	135-025-018	\$139.32	1	
135-023-088	\$139.32	1	135-025-019	\$139.32	1	
	TOTAL \$12,260.16	88	135-025-020	\$139.32	1	
			135-025-021	\$139.32	1	
			135-025-022	\$139.32	1	
			135-025-023	\$139.32	1	
			135-025-024	\$139.32	1	
			135-025-025	\$139.32	1	
			135-025-026	\$139.32	1	
			135-025-027	\$139.32	1	

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-026-025	\$139.32	1	135-026-057	\$139.32	1
135-026-026	\$139.32	1	135-026-058	\$139.32	1
135-026-027	\$139.32	1	135-026-059	\$139.32	1
135-026-028	\$139.32	1	135-026-060	\$139.32	1
135-026-029	\$139.32	1	135-026-061	\$139.32	1
135-026-030	\$139.32	1	135-026-062	\$139.32	1
135-026-031	\$139.32	1	135-026-063	\$139.32	1
135-026-032	\$139.32	1	135-026-064	\$139.32	1
135-026-033	\$139.32	1	135-026-065	\$139.32	1
135-026-034	\$139.32	1	135-026-066	\$139.32	1
135-026-035	\$139.32	1	135-026-067	\$139.32	1
135-026-036	\$139.32	1	135-026-068	\$139.32	1
135-026-037	\$139.32	1	135-026-069	\$139.32	1
135-026-038	\$139.32	1	135-026-070	\$139.32	1
135-026-039	\$139.32	1	135-026-071	\$139.32	1
135-026-040	\$139.32	1	135-026-072	\$139.32	1
135-026-041	\$139.32	1	135-026-073	\$139.32	1
135-026-042	\$139.32	1	135-026-074	\$139.32	1
135-026-043	\$139.32	1	135-026-075	\$139.32	1
135-026-044	\$139.32	1	135-026-076	\$139.32	1
135-026-045	\$139.32	1	135-026-077	\$139.32	1
135-026-046	\$139.32	1	135-026-078	\$139.32	1
135-026-047	\$139.32	1	135-026-079	\$139.32	1
			TOTAL	\$11,006.28	79
135-026-048	\$139.32	1			
135-026-049	\$139.32	1			
135-026-050	\$139.32	1			
135-026-051	\$139.32	1			
135-026-052	\$139.32	1			
135-026-053	\$139.32	1			
135-026-054	\$139.32	1			
135-026-055	\$139.32	1			
135-026-056	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-031-001	\$139.32	1	135-031-033	\$139.32	1
135-031-002	\$139.32	1	135-031-034	\$139.32	1
135-031-003	\$139.32	1	135-031-035	\$139.32	1
135-031-004	\$139.32	1	135-031-036	\$139.32	1
135-031-005	\$139.32	1	135-031-037	\$139.32	1
135-031-006	\$139.32	1	135-031-038	\$139.32	1
135-031-007	\$139.32	1	135-031-039	\$139.32	1
135-031-008	\$139.32	1	135-031-040	\$139.32	1
135-031-009	\$139.32	1			
135-031-010	\$139.32	1			
135-031-011	\$139.32	1			
135-031-012	\$139.32	1			
135-031-013	\$139.32	1			
135-031-014	\$139.32	1			
135-031-015	\$139.32	1			
135-031-016	\$139.32	1			
135-031-017	\$139.32	1			
135-031-018	\$139.32	1			
135-031-019	\$139.32	1			
135-031-020	\$139.32	1			
135-031-021	\$139.32	1			
135-031-022	\$139.32	1			
135-031-023	\$139.32	1			
135-031-024	\$139.32	1			
135-031-025	\$139.32	1			
135-031-026	\$139.32	1			
135-031-027	\$139.32	1			
135-031-028	\$139.32	1			
135-031-029	\$139.32	1			
135-031-030	\$139.32	1			
135-031-031	\$139.32	1			
135-031-032	\$139.32	1			
			TOTAL	\$5,572.80	40

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-032-001	\$139.32	1	135-032-033	\$139.32	1
135-032-002	\$139.32	1	135-032-034	\$139.32	1
135-032-003	\$139.32	1	135-032-035	\$139.32	1
135-032-004	\$139.32	1	135-032-036	\$139.32	1
135-032-005	\$139.32	1	135-032-037	\$139.32	1
135-032-006	\$139.32	1	135-032-038	\$139.32	1
135-032-007	\$139.32	1	135-032-039	\$139.32	1
135-032-008	\$139.32	1	135-032-040	\$139.32	1
135-032-009	\$139.32	1	135-032-041	\$139.32	1
135-032-010	\$139.32	1	135-032-042	\$139.32	1
135-032-011	\$139.32	1	135-032-043	\$139.32	1
135-032-012	\$139.32	1	135-032-044	\$139.32	1
135-032-013	\$139.32	1	135-032-045	\$139.32	1
135-032-014	\$139.32	1	135-032-046	\$139.32	1
135-032-015	\$139.32	1	135-032-047	\$139.32	1
135-032-016	\$139.32	1	135-032-048	\$139.32	1
135-032-017	\$139.32	1	135-032-049	\$139.32	1
135-032-018	\$139.32	1	135-032-050	\$139.32	1
135-032-019	\$139.32	1	135-032-051	\$139.32	1
135-032-020	\$139.32	1	135-032-052	\$139.32	1
135-032-021	\$139.32	1	135-032-053	\$139.32	1
135-032-022	\$139.32	1	135-032-054	\$139.32	1
135-032-023	\$139.32	1	135-032-055	\$139.32	1
135-032-024	\$139.32	1	135-032-056	\$139.32	1
135-032-025	\$139.32	1	135-032-057	\$139.32	1
135-032-026	\$139.32	1	135-032-058	\$139.32	1
135-032-027	\$139.32	1	135-032-059	\$139.32	1
135-032-028	\$139.32	1	135-032-060	\$139.32	1
135-032-029	\$139.32	1	135-032-061	\$139.32	1
135-032-030	\$139.32	1	135-032-062	\$139.32	1
135-032-031	\$139.32	1	135-032-063	\$139.32	1
135-032-032	\$139.32	1	135-032-064	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-032-065	\$139.32	1	135-033-001	\$139.32	1
135-032-066	\$139.32	1	135-033-002	\$139.32	1
135-032-067	\$139.32	1	135-033-003	\$139.32	1
135-032-068	\$139.32	1	135-033-004	\$139.32	1
135-032-069	\$139.32	1	135-033-005	\$139.32	1
135-032-070	\$139.32	1	135-033-006	\$139.32	1
135-032-071	\$139.32	1	135-033-007	\$139.32	1
135-032-072	\$139.32	1	135-033-008	\$139.32	1
135-032-073	\$139.32	1	135-033-009	\$139.32	1
135-032-074	\$139.32	1	135-033-010	\$139.32	1
135-032-075	\$139.32	1	135-033-011	\$139.32	1
135-032-076	\$139.32	1	135-033-012	\$139.32	1
135-032-077	\$139.32	1	135-033-013	\$139.32	1
135-032-078	\$139.32	1	135-033-014	\$139.32	1
135-032-079	\$139.32	1	135-033-015	\$139.32	1
135-032-080	\$139.32	1	135-033-016	\$139.32	1
135-032-081	\$139.32	1	135-033-017	\$139.32	1
135-032-082	\$139.32	1	135-033-018	\$139.32	1
135-032-083	\$139.32	1	135-033-019 (2.31 acres)	\$708.02	5.08
135-032-084	\$139.32	1			
135-032-085	\$139.32	1			
135-032-086	\$139.32	1			
135-032-087	\$139.32	1			
135-032-088	\$139.32	1			
135-032-089	\$139.32	1			
135-032-090	\$139.32	1			
135-032-091	\$139.32	1			
135-032-092	\$139.32	1			
135-032-093	\$139.32	1			
135-032-094	\$139.32	1			
135-032-095	\$139.32	1			
	TOTAL \$13,235.40	95		TOTAL \$3,215.78	23.08

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-034-001	\$139.32	1	135-034-033	\$139.32	1
135-034-002	\$139.32	1	135-034-034	\$139.32	1
135-034-003	\$139.32	1	135-034-035	\$139.32	1
135-034-004	\$139.32	1	135-034-036	\$139.32	1
135-034-005	\$139.32	1	135-034-037	\$139.32	1
135-034-006	\$139.32	1		TOTAL	\$5,154.84
135-034-007	\$139.32	1			37
135-034-008	\$139.32	1	135-035-001	\$139.32	1
135-034-009	\$139.32	1	135-035-002	\$139.32	1
135-034-010	\$139.32	1	135-035-003	\$139.32	1
135-034-011	\$139.32	1	135-035-004	\$139.32	1
135-034-012	\$139.32	1	135-035-005	\$139.32	1
135-034-013	\$139.32	1	135-035-006	\$139.32	1
135-034-014	\$139.32	1	135-035-007	\$139.32	1
135-034-015	\$139.32	1	135-035-008	\$139.32	1
135-034-016	\$139.32	1	135-035-009	\$139.32	1
135-034-017	\$139.32	1	135-035-010	\$139.32	1
135-034-018	\$139.32	1	135-035-011	\$139.32	1
135-034-019	\$139.32	1	135-035-012	\$139.32	1
135-034-020	\$139.32	1	135-035-013	\$139.32	1
135-034-021	\$139.32	1	135-035-014	\$139.32	1
135-034-022	\$139.32	1	135-035-015	\$139.32	1
135-034-023	\$139.32	1	135-035-016	\$139.32	1
135-034-024	\$139.32	1	135-035-017	\$139.32	1
135-034-025	\$139.32	1	135-035-018	\$139.32	1
135-034-026	\$139.32	1	135-035-019	\$139.32	1
135-034-027	\$139.32	1	135-035-020	\$139.32	1
135-034-028	\$139.32	1	135-035-021	\$139.32	1
135-034-029	\$139.32	1	135-035-022	\$139.32	1
135-034-030	\$139.32	1	135-035-023	\$139.32	1
135-034-031	\$139.32	1	135-035-024	\$139.32	1
135-034-032	\$139.32	1	135-035-025	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-035-026	\$139.32	1	135-035-058	\$139.32	1
135-035-027	\$139.32	1	135-035-059	\$139.32	1
135-035-028	\$139.32	1	135-035-060	\$139.32	1
135-035-029	\$139.32	1	135-035-061	\$139.32	1
135-035-030	\$139.32	1	135-035-062	\$139.32	1
135-035-031	\$139.32	1	135-035-063	\$139.32	1
135-035-032	\$139.32	1	135-035-064	\$139.32	1
135-035-033	\$139.32	1			
135-035-034	\$139.32	1			
135-035-035	\$139.32	1			
135-035-036	\$139.32	1			
135-035-037	\$139.32	1			
135-035-038	\$139.32	1			
135-035-039	\$139.32	1			
135-035-040	\$139.32	1			
135-035-041	\$139.32	1			
135-035-042	\$139.32	1			
135-035-043	\$139.32	1			
135-035-044	\$139.32	1			
135-035-045	\$139.32	1			
135-035-046	\$139.32	1			
135-035-047	\$139.32	1			
135-035-048	\$139.32	1			
135-035-049	\$139.32	1			
135-035-050	\$139.32	1			
135-035-051	\$139.32	1			
135-035-052	\$139.32	1			
135-035-053	\$139.32	1			
135-035-054	\$139.32	1			
135-035-055	\$139.32	1			
135-035-056	\$139.32	1			
135-035-057	\$139.32	1			
			TOTAL	\$8,916.48	64

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-036-001	\$139.32	1	135-036-033	\$139.32	1
135-036-002	\$139.32	1	135-036-034	\$139.32	1
135-036-003	\$139.32	1	135-036-035	\$139.32	1
135-036-004	\$139.32	1	135-036-036	\$139.32	1
135-036-005	\$139.32	1	135-036-037	\$139.32	1
135-036-006	\$139.32	1	135-036-038	\$139.32	1
135-036-007	\$139.32	1	135-036-039	\$139.32	1
135-036-008	\$139.32	1	135-036-040	\$139.32	1
135-036-009	\$139.32	1	135-036-041	\$139.32	1
135-036-010	\$139.32	1	135-036-042	\$139.32	1
135-036-011	\$139.32	1	135-036-043	\$139.32	1
135-036-012	\$139.32	1	135-036-044	\$139.32	1
135-036-013	\$139.32	1	135-036-045	\$139.32	1
135-036-014	\$139.32	1	135-036-046	\$139.32	1
135-036-015	\$139.32	1	135-036-047	\$139.32	1
135-036-016	\$139.32	1	135-036-048	\$139.32	1
135-036-017	\$139.32	1	135-036-049	\$139.32	1
135-036-018	\$139.32	1	135-036-050	\$139.32	1
135-036-019	\$139.32	1	135-036-051	\$139.32	1
135-036-020	\$139.32	1	135-036-052	\$139.32	1
135-036-021	\$139.32	1			
135-036-022	\$139.32	1			
135-036-023	\$139.32	1			
135-036-024	\$139.32	1			
135-036-025	\$139.32	1			
135-036-026	\$139.32	1			
135-036-027	\$139.32	1			
135-036-028	\$139.32	1			
135-036-029	\$139.32	1			
135-036-030	\$139.32	1			
135-036-031	\$139.32	1			
135-036-032	\$139.32	1			
			TOTAL	\$7,244.64	52

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-037-001	\$139.32	1	135-037-033	\$139.32	1
135-037-002	\$139.32	1	135-037-034	\$139.32	1
135-037-003	\$139.32	1	135-037-035	\$139.32	1
135-037-004	\$139.32	1	135-037-036	\$139.32	1
135-037-005	\$139.32	1	135-037-037	\$139.32	1
135-037-006	\$139.32	1	135-037-038	\$139.32	1
135-037-007	\$139.32	1	135-037-039	\$139.32	1
135-037-008	\$139.32	1	135-037-040	\$139.32	1
135-037-009	\$139.32	1	135-037-041	\$139.32	1
135-037-010	\$139.32	1	135-037-042	\$139.32	1
135-037-011	\$139.32	1	135-037-043	\$139.32	1
135-037-012	\$139.32	1	135-037-044	\$139.32	1
135-037-013	\$139.32	1	135-037-045	\$139.32	1
135-037-014	\$139.32	1	135-037-046	\$139.32	1
135-037-015	\$139.32	1	135-037-047	\$139.32	1
135-037-016	\$139.32	1	135-037-048	\$139.32	1
135-037-017	\$139.32	1	135-037-049	\$139.32	1
135-037-018	\$139.32	1	135-037-050	\$139.32	1
135-037-019	\$139.32	1	135-037-051	\$139.32	1
135-037-020	\$139.32	1	135-037-052	\$139.32	1
135-037-021	\$139.32	1	135-037-053	\$139.32	1
135-037-022	\$139.32	1	135-037-054	\$139.32	1
135-037-023	\$139.32	1	135-037-055	\$139.32	1
135-037-024	\$139.32	1	135-037-056	\$139.32	1
135-037-025	\$139.32	1	135-037-057	\$139.32	1
135-037-026	\$139.32	1			
135-037-027	\$139.32	1			
135-037-028	\$139.32	1			
135-037-029	\$139.32	1			
135-037-030	\$139.32	1			
135-037-031	\$139.32	1			
135-037-032	\$139.32	1			
			TOTAL	\$7,941.24	57

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.		ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
135-043-004	(0.92 acres)	\$38.95	0.92	135-054-001	\$139.32	1
135-043-005	(0.92 acres)	\$38.95	0.92	135-054-002	\$139.32	1
135-043-006	(0.80 acres)	\$33.87	0.80	135-054-003	\$139.32	1
135-043-007	(0.80 acres)	\$33.87	0.80	135-054-004	\$139.32	1
135-043-008	(1.04 acres)	\$44.03	1.04	135-054-005	\$139.32	1
135-043-009	(1.05 acres)	\$44.46	1.05	135-054-006	\$139.32	1
				135-054-007	\$139.32	1
135-043-020	(2.54 acres)	\$107.54	2.54	135-054-008	\$139.32	1
135-043-021	(1.44 acres)	\$60.97	1.44	135-054-009	\$139.32	1
				135-054-010	\$139.32	1
135-043-024	(1.44 acres)	\$60.97	1.44	135-054-011	\$139.32	1
135-043-025	(1.43 acres)	\$60.55	1.43	135-054-012	\$139.32	1
135-043-026	(0.01 acres)	\$0.42	0.01			
135-043-027	(1.16 acres)	\$49.11	1.16			
135-043-028	(2.88 acres)	\$121.94	2.88	135-054-015	\$139.32	1
				135-054-016	\$139.32	1
135-043-030	(0.72 acres)	\$30.48	0.72	135-054-017	\$139.32	1
135-043-031	(2.28 acres)	\$96.54	2.28	135-054-018	\$139.32	1
135-043-032	(7.16 acres)	\$303.15	7.16	135-054-019	\$139.32	1
135-043-033	(3.60 acres)	\$152.42	3.60	135-054-020	\$139.32	1
				135-054-021	\$139.32	1
135-043-036	(0.98 acres)	\$41.49	0.98	135-054-022	\$139.32	1
				135-054-023	\$139.32	1
135-043-039	(0.59 acres)	\$24.98	0.59	135-054-024	\$139.32	1
135-043-042	(1.16 acres)	\$49.11	1.16	135-054-025	\$139.32	1
135-043-043	(0.92 acres)	\$38.95	0.92	135-054-026	\$139.32	1
135-043-044	(1.58 acres)	\$66.90	1.58	135-054-027	\$139.32	1
Landmark	TOTAL	\$1,499.68	35.42	135-054-028	\$139.32	1
				135-054-029	\$139.32	1
				135-054-030	\$139.32	1
				135-054-031	\$139.32	1
				135-054-032	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU	
135-054-033	\$139.32	1				
135-054-034	\$139.32	1	136-003-001	(3.54 acres)	\$1,085.02	7.79
135-054-035	\$139.32	1		TOTAL	\$1,085.02	7.79
135-054-036	\$139.32	1				
135-054-037	\$139.32	1				
135-054-038	\$139.32	1				
135-054-039	\$139.32	1				
135-054-040	\$139.32	1				
135-054-041	\$139.32	1				
135-054-042	\$139.32	1				
135-054-043	\$139.32	1				
135-054-044	\$139.32	1				
135-054-045	\$139.32	1				
135-054-046	\$139.32	1				
135-054-047	\$139.32	1				
135-054-048	\$139.32	1				
135-054-049	\$139.32	1				
135-054-050	\$139.32	1				
135-054-051	\$139.32	1				
135-054-052	\$139.32	1				
135-054-053	\$139.32	1				
135-054-054	\$139.32	1				
135-054-055	\$139.32	1				
135-054-056	\$139.32	1				
135-054-054	\$139.32	1				
	TOTAL	\$7,662.60	55			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
			136-004-030	\$139.32	1
			136-004-031	\$139.32	1
136-004-001	\$139.32	1	136-004-032	\$139.32	1
136-004-002	\$139.32	1	136-004-033	\$139.32	1
136-004-003	\$139.32	1	136-004-034	\$139.32	1
136-004-004	\$139.32	1	136-004-035	\$139.32	1
136-004-005	\$139.32	1	136-004-036	\$139.32	1
136-004-006	\$139.32	1	136-004-037	\$139.32	1
136-004-007	\$139.32	1	136-004-038	\$139.32	1
136-004-008	\$139.32	1	136-004-039	\$139.32	1
136-004-009	\$139.32	1	136-004-040	\$139.32	1
136-004-010	\$139.32	1	136-004-041	\$139.32	1
136-004-011	\$139.32	1	136-004-042	\$139.32	1
136-004-012	\$139.32	1	136-004-043	\$139.32	1
136-004-013	\$139.32	1	136-004-044	\$139.32	1
136-004-014	\$139.32	1	136-004-045	\$139.32	1
136-004-015	\$139.32	1	136-004-046	\$139.32	1
136-004-016	\$139.32	1	136-004-047	\$139.32	1
136-004-017	\$139.32	1	136-004-048	\$139.32	1
136-004-018	\$139.32	1			
136-004-019	\$139.32	1			
136-004-020	\$139.32	1			
136-004-021	\$139.32	1			
136-004-022	\$139.32	1			
136-004-023	\$139.32	1			
136-004-024	\$139.32	1			
136-004-025	\$139.32	1			
136-004-026	\$139.32	1			
136-004-027	\$139.32	1			
136-004-028	\$139.32	1			
136-004-029	\$139.32	1			
			TOTAL	\$6,687.36	48

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-005-002 (1.59 acres)	\$487.34	3.50	136-005-034	\$139.32	1
136-005-004	\$139.32	1	136-005-035	\$139.32	1
136-005-005	\$139.32	1	136-005-036	\$139.32	1
136-005-006	\$139.32	1	136-005-037	\$139.32	1
136-005-007	\$139.32	1	136-005-038	\$139.32	1
136-005-008	\$139.32	1	136-005-039	\$139.32	1
136-005-009	\$139.32	1	136-005-040	\$139.32	1
136-005-010	\$139.32	1	136-005-041	\$139.32	1
136-005-011	\$139.32	1	136-005-042	\$139.32	1
136-005-012	\$139.32	1	136-005-043	\$139.32	1
136-005-013	\$139.32	1	136-005-044	\$139.32	1
136-005-014	\$139.32	1	136-005-045	\$139.32	1
136-005-015	\$139.32	1	136-005-046	\$139.32	1
136-005-016	\$139.32	1	136-005-047	\$139.32	1
136-005-017	\$139.32	1	136-005-048	\$139.32	1
136-005-018	\$139.32	1	136-005-049	\$139.32	1
136-005-019	\$139.32	1	136-005-050	\$139.32	1
136-005-020	\$139.32	1	136-005-051	\$139.32	1
136-005-021	\$139.32	1	136-005-052	\$139.32	1
136-005-022	\$139.32	1	136-005-053	\$139.32	1
136-005-023	\$139.32	1	136-005-057 (2.70 acres)	\$827.56 pp	5.94
136-005-024	\$139.32	1	TOTAL	\$8,280.90	59.44
136-005-025	\$139.32	1			
136-005-026	\$139.32	1			
136-005-027	\$139.32	1			
136-005-028	\$139.32	1			
136-005-029	\$139.32	1			
136-005-030	\$139.32	1			
136-005-031	\$139.32	1			
136-005-032	\$139.32	1			
136-005-033	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-009-004	\$139.32	1	136-009-039	\$139.32	1
136-009-005	\$139.32	1	136-009-040	\$139.32	1
136-009-006	\$139.32	1	136-009-041	\$0.00	0
136-009-007	\$139.32	1	136-009-043	\$139.32	1
136-009-008	\$139.32	1	136-009-044	\$139.32	1
136-009-009	\$139.32	1	136-009-045	\$139.32	1
136-009-010	\$139.32	1	136-009-046	\$139.32	1
136-009-011	\$139.32	1	136-009-047	\$139.32	1
136-009-012	\$139.32	1	136-009-048	\$139.32	1
136-009-013	\$139.32	1		TOTAL	38
				\$5,294.16	
136-009-016	\$139.32	1	136-010-001	\$139.32	1
136-009-017	\$139.32	1	136-010-002	\$139.32	1
136-009-018	\$139.32	1	136-010-003	\$139.32	1
			136-010-004	\$139.32	1
136-009-022	\$139.32	1	136-010-005	\$139.32	1
136-009-023	\$139.32	1	136-010-006	\$139.32	1
136-009-024	\$139.32	1	136-010-007	\$139.32	1
136-009-025	\$139.32	1	136-010-008	\$139.32	1
136-009-026	\$139.32	1	136-010-009	\$139.32	1
136-009-027	\$139.32	1	136-010-010	\$139.32	1
136-009-028	\$139.32	1	136-010-011	\$139.32	1
136-009-029	\$139.32	1	136-010-012	\$139.32	1
136-009-030	\$139.32	1	136-010-013	\$139.32	1
136-009-031	\$139.32	1	136-010-014	\$139.32	1
136-009-032	\$139.32	1	136-010-015	\$139.32	1
136-009-033	\$139.32	1	136-010-016	\$139.32	1
136-009-034	\$139.32	1	136-010-017	\$139.32	1
136-009-035	\$139.32	1	136-010-018	\$139.32	1
136-009-036	\$139.32	1	136-010-019	\$139.32	1
136-009-037	\$139.32	1	136-010-020	\$139.32	1
136-009-038	\$139.32	1	136-010-021	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-011-011	\$139.32	1	136-012-011	\$139.32	1
136-011-012	\$139.32	1	136-012-012	\$139.32	1
136-011-013	\$139.32	1	136-012-013	\$139.32	1
136-011-014	\$139.32	1	136-012-014	\$139.32	1
136-011-015	\$139.32	1	136-012-015	\$139.32	1
136-011-016	\$139.32	1	136-012-016	\$139.32	1
136-011-017	\$139.32	1	136-012-017	\$139.32	1
136-011-018	\$139.32	1	136-012-018	\$139.32	1
136-011-019	\$139.32	1	136-012-019	\$139.32	1
136-011-020	\$139.32	1	136-012-020	\$139.32	1
136-011-021	\$139.32	1	136-012-021	\$139.32	1
136-011-022	\$139.32	1	136-012-022	\$139.32	1
136-011-023	\$139.32	1	136-012-023	\$139.32	1
136-011-024	\$139.32	1	136-012-024	\$139.32	1
136-011-025	\$139.32	1	136-012-025	\$139.32	1
136-011-026	\$139.32	1	136-012-026	\$139.32	1
136-011-027	\$139.32	1	136-012-027	\$139.32	1
136-011-028	\$139.32	1	136-012-028	\$139.32	1
136-011-029	\$139.32	1	136-012-029	\$139.32	1
136-011-030	\$139.32	1	136-012-030	\$139.32	1
	TOTAL	\$5,930.85			
		42.57	136-012-031	\$139.32	1
			136-012-032	\$139.32	1
136-012-001	\$139.32	1	136-012-033	\$139.32	1
136-012-002	\$139.32	1	136-012-034	\$139.32	1
136-012-003	\$139.32	1	136-012-035	\$139.32	1
136-012-004	\$139.32	1	136-012-036	\$139.32	1
136-012-005	\$139.32	1	136-012-037	\$139.32	1
136-012-006	\$139.32	1		TOTAL	\$5,154.84
136-012-007	\$139.32	1			37
136-012-008	\$139.32	1			
136-012-009	\$139.32	1			
136-012-010	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-013-001	\$139.32	1	136-013-033	\$139.32	1
136-013-002	\$139.32	1	136-013-034	\$139.32	1
136-013-003	\$139.32	1	136-013-035	\$139.32	1
136-013-004	\$139.32	1	136-013-036	\$139.32	1
136-013-005	\$139.32	1	136-013-037	\$139.32	1
136-013-006	\$139.32	1	136-013-038	\$139.32	1
136-013-007	\$139.32	1	136-013-039	\$139.32	1
136-013-008	\$139.32	1	136-013-040	\$139.32	1
136-013-009	\$139.32	1	136-013-041	\$139.32	1
136-013-010	\$139.32	1	136-013-042	\$139.32	1
136-013-011	\$139.32	1	136-013-043	\$139.32	1
136-013-012	\$139.32	1	136-013-044	\$139.32	1
136-013-013	\$139.32	1	136-013-045	\$139.32	1
136-013-014	\$139.32	1	136-013-046	\$139.32	1
			TOTAL	\$6,408.72	46
136-013-015	\$139.32	1			
136-013-016	\$139.32	1			
136-013-017	\$139.32	1			
136-013-018	\$139.32	1			
136-013-019	\$139.32	1			
136-013-020	\$139.32	1			
136-013-021	\$139.32	1			
136-013-022	\$139.32	1			
136-013-023	\$139.32	1			
136-013-024	\$139.32	1			
136-013-025	\$139.32	1			
136-013-026	\$139.32	1			
136-013-027	\$139.32	1			
136-013-028	\$139.32	1			
136-013-029	\$139.32	1			
136-013-030	\$139.32	1			
136-013-031	\$139.32	1			
136-013-032	\$139.32	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-014-001	\$139.32	1	136-014-070	\$139.32	1
136-014-002	\$139.32	1	136-014-071	\$139.32	1
136-014-003	\$139.32	1	136-014-072	\$139.32	1
			136-014-073	\$139.32	1
136-014-006	\$139.32	1	136-014-074	\$139.32	1
136-014-007	\$139.32	1	136-014-075	\$139.32	1
136-014-008	\$139.32	1	136-014-076	\$139.32	1
136-014-009	\$139.32	1	136-014-077	\$139.32	1
136-014-010	\$139.32	1	136-014-078	\$139.32	1
136-014-011	\$139.32	1	136-014-079	\$139.32	1
136-014-012	\$139.32	1	136-014-080	\$139.32	1
136-014-013	\$139.32	1	136-014-081	\$139.32	1
136-014-014	\$139.32	1	136-014-082	\$139.32	1
			136-014-083	\$139.32	1
136-014-037	\$139.32	1	136-014-084	\$139.32	1
136-014-038	\$139.32	1	136-014-085	\$139.32	1
136-014-039	\$139.32	1	136-014-086	\$139.32	1
136-014-040	\$139.32	1	136-014-087	\$139.32	1
136-014-041	\$139.32	1	136-014-088	\$139.32	1
136-014-042	\$139.32	1	136-014-089	\$139.32	1
136-014-043	\$139.32	1			
136-014-044	\$139.32	1	136-014-092	\$139.32	1
136-014-045	\$139.32	1	136-014-093	\$139.32	1
136-014-046	\$139.32	1			
136-014-047	\$139.32	1			
136-014-048	\$139.32	1			
136-014-049	\$139.32	1			
136-014-050	\$139.32	1			
136-014-051	\$139.32	1			
136-014-052	\$139.32	1			
136-014-053	\$139.32	1			
			TOTAL	\$7,105.32	51

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-015-001	\$139.32	1	136-015-033	\$139.32	1
136-015-002	\$139.32	1	136-015-034	\$139.32	1
136-015-003	\$139.32	1	136-015-035	\$139.32	1
136-015-004	\$139.32	1	136-015-036	\$139.32	1
136-015-005	\$139.32	1	136-015-037	\$139.32	1
136-015-006	\$139.32	1	136-015-038	\$139.32	1
136-015-007	\$139.32	1	136-015-039	\$139.32	1
136-015-008	\$139.32	1	136-015-040	\$139.32	1
136-015-009	\$139.32	1	136-015-041	\$139.32	1
136-015-010	\$139.32	1	136-015-042	\$139.32	1
136-015-011	\$139.32	1	136-015-043	\$139.32	1
136-015-012	\$139.32	1	136-015-044	\$139.32	1
136-015-013	\$139.32	1	136-015-045	\$139.32	1
136-015-014	\$139.32	1	136-015-046	\$139.32	1
136-015-015	\$139.32	1	136-015-047	\$139.32	1
136-015-016	\$139.32	1	136-015-048	\$139.32	1
136-015-017	\$139.32	1	136-015-049	\$139.32	1
136-015-018	\$139.32	1	136-015-050	\$139.32	1
136-015-019	\$139.32	1	136-015-051	\$139.32	1
136-015-020	\$139.32	1	136-015-052	\$139.32	1
136-015-021	\$139.32	1	136-015-053	\$139.32	1
136-015-022	\$139.32	1	136-015-054	\$139.32	1
136-015-023	\$139.32	1	136-015-055	\$139.32	1
136-015-024	\$139.32	1	136-015-056	\$139.32	1
136-015-025	\$139.32	1	136-015-057	\$139.32	1
136-015-026	\$139.32	1	136-015-058	\$139.32	1
136-015-027	\$139.32	1	136-015-059	\$139.32	1
136-015-028	\$139.32	1	136-015-060	\$139.32	1
136-015-029	\$139.32	1	136-015-061	\$139.32	1
136-015-030	\$139.32	1	136-015-062	\$139.32	1
136-015-031	\$139.32	1	136-015-063	\$139.32	1
136-015-032	\$139.32	1	136-015-064	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-015-065	\$139.32	1	136-016-025	\$139.32	1
136-015-066	\$139.32	1	136-016-026	\$139.32	1
136-015-067	\$139.32	1	136-016-027	\$139.32	1
136-015-068	\$139.32	1	136-016-028	\$139.32	1
136-015-069	\$139.32	1	136-016-029	\$139.32	1
136-015-070	\$139.32	1	136-016-030	\$139.32	1
	TOTAL	\$9,752.40	136-016-031	\$139.32	1
		70	136-016-032	\$139.32	1
136-016-001	\$139.32	1	136-016-033	\$139.32	1
136-016-002	\$139.32	1	136-016-034	\$139.32	1
136-016-003	\$139.32	1	136-016-035	\$139.32	1
136-016-004	\$139.32	1	136-016-036	\$139.32	1
136-016-005	\$139.32	1	136-016-037	\$139.32	1
136-016-006	\$139.32	1	136-016-038	\$139.32	1
136-016-007	\$139.32	1	136-016-039	\$139.32	1
136-016-008	\$139.32	1	136-016-040	\$139.32	1
136-016-009	\$139.32	1	136-016-041	\$139.32	1
136-016-010	\$139.32	1	136-016-042	\$139.32	1
136-016-011	\$139.32	1	136-016-043	\$139.32	1
136-016-012	\$139.32	1	136-016-044	\$139.32	1
136-016-013	\$139.32	1	136-016-045	\$139.32	1
136-016-014	\$139.32	1	136-016-046	\$139.32	1
136-016-015	\$139.32	1	136-016-047	\$139.32	1
136-016-016	\$139.32	1	136-016-048	\$139.32	1
136-016-017	\$139.32	1			
136-016-018	\$139.32	1			
136-016-019	\$139.32	1			
136-016-020	\$139.32	1			
136-016-021	\$139.32	1			
136-016-022	\$139.32	1			
136-016-023	\$139.32	1			
136-016-024	\$139.32	1			
				TOTAL	\$6,687.36
					48

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-018-002 (1.33 acres)	\$648.53	4.66	136-018-034	\$139.32	1
136-018-003	\$139.32	1	136-018-035	\$139.32	1
136-018-004	\$139.32	1	136-018-036	\$139.32	1
136-018-005	\$139.32	1	136-018-037	\$139.32	1
136-018-006	\$139.32	1	136-018-038	\$139.32	1
136-018-007	\$139.32	1	136-018-039	\$139.32	1
136-018-008	\$139.32	1	136-018-040	\$139.32	1
136-018-009	\$139.32	1	136-018-041	\$139.32	1
136-018-010	\$139.32	1	136-018-042	\$139.32	1
136-018-011	\$139.32	1	136-018-043	\$139.32	1
136-018-012	\$139.32	1	136-018-044	\$139.32	1
136-018-013	\$139.32	1	136-018-045	\$139.32	1
136-018-014	\$139.32	1	136-018-046	\$139.32	1
136-018-015	\$139.32	1	136-018-047	\$139.32	1
136-018-016	\$139.32	1	136-018-048	\$139.32	1
136-018-017	\$139.32	1	136-018-049	\$139.32	1
136-018-018	\$139.32	1	136-018-050	\$139.32	1
136-018-019	\$139.32	1	136-018-051	\$139.32	1
136-018-020	\$139.32	1	136-018-052	\$139.32	1
136-018-021	\$139.32	1	136-018-053	\$139.32	1
136-018-022	\$139.32	1	136-018-054	\$139.32	1
136-018-023	\$139.32	1	136-018-055	\$139.32	1
136-018-024	\$139.32	1	136-018-056	\$139.32	1
136-018-025	\$139.32	1	136-018-057	\$139.32	1
136-018-026	\$139.32	1	136-018-058	\$139.32	1
136-018-027	\$139.32	1	136-018-059	\$139.32	1
136-018-028	\$139.32	1	136-018-060	\$139.32	1
136-018-029	\$139.32	1	136-018-061	\$139.32	1
136-018-030	\$139.32	1	136-018-062	\$139.32	1
136-018-031	\$139.32	1	136-018-063	\$139.32	1
136-018-032	\$139.32	1	136-018-064	\$139.32	1
136-018-033	\$139.32	1	TOTAL	\$9,286.37	66.655

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-019-002 (1.01 acres)	\$190.87	1.37	136-023-031	\$139.32	1
Undev Comm	TOTAL	\$190.87 1.37	136-023-032	\$139.32	1
136-023-002	\$139.32	1	136-023-033	\$139.32	1
136-023-003	\$139.32	1	136-023-034	\$139.32	1
136-023-004	\$139.32	1	136-023-035	\$139.32	1
136-023-005	\$139.32	1	136-023-036	\$139.32	1
136-023-006	\$139.32	1	136-023-037	\$139.32	1
136-023-007	\$139.32	1	136-023-038	\$139.32	1
136-023-008	\$139.32	1	136-023-039	\$139.32	1
136-023-009	\$139.32	1	136-023-040	\$139.32	1
136-023-010	\$139.32	1	136-023-041	\$139.32	1
136-023-011	\$139.32	1	136-023-042	\$139.32	1
136-023-012	\$139.32	1	136-023-043	\$139.32	1
136-023-013	\$139.32	1	136-023-044	\$139.32	1
136-023-014	\$139.32	1	136-023-045	\$139.32	1
136-023-015	\$139.32	1	136-023-046	\$139.32	1
136-023-016	\$139.32	1	136-023-047	\$139.32	1
136-023-017	\$139.32	1	136-023-048	\$139.32	1
136-023-018	\$139.32	1	136-023-049	\$139.32	1
136-023-019	\$139.32	1	136-023-050	\$139.32	1
136-023-020	\$139.32	1	136-023-051	\$139.32	1
136-023-021	\$139.32	1	136-023-052	\$139.32	1
136-023-022	\$139.32	1	136-023-053	\$139.32	1
136-023-023	\$139.32	1	136-023-054	\$139.32	1
136-023-024	\$139.32	1	136-023-055	\$139.32	1
136-023-025	\$139.32	1	136-023-056	\$139.32	1
136-023-026	\$139.32	1	136-023-057	\$139.32	1
136-023-027	\$139.32	1	136-023-058	\$139.32	1
136-023-028	\$139.32	1	136-023-059	\$139.32	1
136-023-029	\$139.32	1	136-023-060	\$139.32	1
136-023-030	\$139.32	1	136-023-061	\$139.32	1
			136-023-062	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-023-063	\$139.32	1	136-023-095	\$139.32	1
136-023-064	\$139.32	1	136-023-096	\$139.32	1
136-023-065	\$139.32	1	136-023-097	\$139.32	1
136-023-066	\$139.32	1	136-023-098	\$139.32	1
136-023-067	\$139.32	1			
136-023-068	\$139.32	1		TOTAL \$13,514.04	97
136-023-069	\$139.32	1	136-024-001	\$139.32	1
136-023-070	\$139.32	1	136-024-002	\$139.32	1
136-023-071	\$139.32	1	136-024-003	\$139.32	1
136-023-072	\$139.32	1	136-024-004	\$139.32	1
136-023-073	\$139.32	1	136-024-005	\$139.32	1
136-023-074	\$139.32	1	136-024-006	\$139.32	1
136-023-075	\$139.32	1	136-024-007	\$139.32	1
136-023-076	\$139.32	1	136-024-008	\$139.32	1
136-023-077	\$139.32	1	136-024-009	\$139.32	1
136-023-078	\$139.32	1	136-024-010	\$139.32	1
136-023-079	\$139.32	1	136-024-011	\$139.32	1
136-023-080	\$139.32	1	136-024-012	\$139.32	1
136-023-081	\$139.32	1	136-024-013	\$139.32	1
136-023-082	\$139.32	1	136-024-014	\$139.32	1
136-023-083	\$139.32	1	136-024-015	\$139.32	1
136-023-084	\$139.32	1	136-024-016	\$139.32	1
136-023-085	\$139.32	1	136-024-017	\$139.32	1
136-023-086	\$139.32	1	136-024-018	\$139.32	1
136-023-087	\$139.32	1	136-024-019	\$139.32	1
136-023-088	\$139.32	1	136-024-020	\$139.32	1
136-023-089	\$139.32	1	136-024-021	\$139.32	1
136-023-090	\$139.32	1	136-024-022	\$139.32	1
136-023-091	\$139.32	1	136-024-023	\$139.32	1
136-023-092	\$139.32	1	136-024-024	\$139.32	1
136-023-093	\$139.32	1	136-024-025	\$139.32	1
136-023-094	\$139.32	1	136-024-026	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-024-027	\$139.32	1	136-024-059	\$139.32	1
136-024-028	\$139.32	1	136-024-060	\$139.32	1
136-024-029	\$139.32	1	136-024-061	\$139.32	1
136-024-030	\$139.32	1	136-024-062	\$139.32	1
136-024-031	\$139.32	1	136-024-063	\$139.32	1
136-024-032	\$139.32	1	136-024-064	\$139.32	1
136-024-033	\$139.32	1	136-024-065	\$139.32	1
136-024-034	\$139.32	1	136-024-066	\$139.32	1
136-024-035	\$139.32	1	136-024-067	\$139.32	1
136-024-036	\$139.32	1	136-024-068	\$139.32	1
136-024-037	\$139.32	1	136-024-069	\$139.32	1
136-024-038	\$139.32	1	136-024-070	\$139.32	1
136-024-039	\$139.32	1	136-024-071	\$139.32	1
136-024-040	\$139.32	1	136-024-072	\$139.32	1
136-024-041	\$139.32	1	136-024-073	\$139.32	1
136-024-042	\$139.32	1			
136-024-043	\$139.32	1			
136-024-044	\$139.32	1			
136-024-045	\$139.32	1			
136-024-046	\$139.32	1			
136-024-047	\$139.32	1			
136-024-048	\$139.32	1			
136-024-049	\$139.32	1			
136-024-050	\$139.32	1			
136-024-051	\$139.32	1			
136-024-052	\$139.32	1			
136-024-053	\$139.32	1			
136-024-054	\$139.32	1			
136-024-055	\$139.32	1			
136-024-056	\$139.32	1			
136-024-057	\$139.32	1			
136-024-058	\$139.32	1			
			TOTAL	\$10,170.36	73

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-026-001	\$139.32	1	136-026-034	\$139.32	1
136-026-002	\$139.32	1	136-026-035	\$139.32	1
136-026-003	\$139.32	1	136-026-036	\$139.32	1
136-026-004	\$139.32	1	136-026-037	\$139.32	1
136-026-005	\$139.32	1	136-026-038	\$139.32	1
136-026-006	\$139.32	1	136-026-039	\$139.32	1
136-026-007	\$139.32	1	136-026-040	\$139.32	1
136-026-008	\$139.32	1	136-026-041	\$139.32	1
136-026-009	\$139.32	1	136-026-042	\$139.32	1
			136-026-043	\$139.32	1
136-026-011	\$139.32	1	136-026-044	\$139.32	1
136-026-012	\$139.32	1	136-026-045	\$139.32	1
136-026-013	\$139.32	1	136-026-046	\$139.32	1
136-026-014	\$139.32	1	136-026-047	\$139.32	1
136-026-015	\$139.32	1	136-026-048	\$139.32	1
136-026-016	\$139.32	1	136-026-049	\$139.32	1
136-026-017	\$139.32	1	136-026-050	\$139.32	1
136-026-018	\$139.32	1	136-026-051	\$139.32	1
136-026-019	\$139.32	1	136-026-052	\$139.32	1
136-026-020	\$139.32	1	136-026-053	\$139.32	1
			136-026-054	\$139.32	1
136-026-023	\$139.32	1	136-026-055	\$139.32	1
136-026-024	\$139.32	1	136-026-056	\$139.32	1
136-026-025	\$139.32	1	136-026-057	\$139.32	1
136-026-026	\$139.32	1	136-026-058	\$139.32	1
136-026-027	\$139.32	1	136-026-059	\$139.32	1
136-026-028	\$139.32	1	136-026-060	\$139.32	1
136-026-029	\$139.32	1	136-026-061	\$139.32	1
136-026-030	\$139.32	1	136-026-062	\$139.32	1
136-026-031	\$139.32	1	136-026-063	\$139.32	1
136-026-032	\$139.32	1	136-026-064	\$139.32	1
136-026-033	\$139.32	1	136-026-065	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-027-047	\$139.32	1	136-027-079	\$139.32	1
136-027-048	\$139.32	1	136-027-080	\$139.32	1
136-027-049	\$139.32	1	136-027-081	\$139.32	1
136-027-050	\$139.32	1	136-027-082	\$139.32	1
136-027-051	\$139.32	1	136-027-083	\$139.32	1
136-027-052	\$139.32	1	136-027-084	\$139.32	1
136-027-053	\$139.32	1	136-027-085	\$139.32	1
			136-027-086	\$139.32	1
136-027-055	\$139.32	1	136-027-087	\$139.32	1
136-027-056	\$139.32	1	136-027-088	\$139.32	1
136-027-057	\$139.32	1	136-027-089	\$139.32	1
136-027-058	\$139.32	1	136-027-090	\$139.32	1
136-027-059	\$139.32	1	136-027-091	\$139.32	1
136-027-060	\$139.32	1	136-027-092	\$139.32	1
136-027-061	\$139.32	1	136-027-093	\$139.32	1
136-027-062	\$139.32	1	136-027-094	\$139.32	1
136-027-063	\$139.32	1	136-027-095	\$139.32	1
136-027-064	\$139.32	1	136-027-096	\$139.32	1
136-027-065	\$139.32	1	136-027-097	\$139.32	1
136-027-066	\$139.32	1			
136-027-067	\$139.32	1			
136-027-068	\$139.32	1			
136-027-069	\$139.32	1			
136-027-070	\$139.32	1			
136-027-071	\$139.32	1			
136-027-072	\$139.32	1			
136-027-073	\$139.32	1			
136-027-074	\$139.32	1			
136-027-075	\$139.32	1			
136-027-076	\$139.32	1			
136-027-077	\$139.32	1			
136-027-078	\$139.32	1			
			TOTAL	\$13,374.72	96

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-028-001	\$139.32	1	136-028-033	\$139.32	1
136-028-002	\$139.32	1	136-028-034	\$139.32	1
136-028-003	\$139.32	1	136-028-035	\$139.32	1
136-028-004	\$139.32	1	136-028-036	\$139.32	1
136-028-005	\$139.32	1	136-028-037	\$139.32	1
136-028-006	\$139.32	1	136-028-038	\$139.32	1
136-028-007	\$139.32	1	136-028-039	\$139.32	1
136-028-008	\$139.32	1	136-028-040	\$139.32	1
136-028-009	\$139.32	1	136-028-041	\$139.32	1
136-028-010	\$139.32	1	136-028-042	\$139.32	1
136-028-011	\$139.32	1	136-028-043	\$139.32	1
136-028-012	\$139.32	1	136-028-044	\$139.32	1
136-028-013	\$139.32	1	136-028-045	\$139.32	1
136-028-014	\$139.32	1	136-028-046	\$139.32	1
136-028-015	\$139.32	1	136-028-047	\$139.32	1
136-028-016	\$139.32	1	136-028-048	\$139.32	1
136-028-017	\$139.32	1	136-028-049	\$139.32	1
136-028-018	\$139.32	1	136-028-050	\$139.32	1
136-028-019	\$139.32	1	136-028-051	\$139.32	1
136-028-020	\$139.32	1	136-028-052	\$139.32	1
136-028-021	\$139.32	1	136-028-053	\$139.32	1
136-028-022	\$139.32	1	136-028-054	\$139.32	1
136-028-023	\$139.32	1	136-028-055	\$139.32	1
136-028-024	\$139.32	1	136-028-056	\$139.32	1
136-028-025	\$139.32	1	136-028-057	\$139.32	1
136-028-026	\$139.32	1	136-028-058	\$139.32	1
136-028-027	\$139.32	1	136-028-059	\$139.32	1
136-028-028	\$139.32	1	136-028-060	\$139.32	1
136-028-029	\$139.32	1	136-028-061	\$139.32	1
136-028-030	\$139.32	1	136-028-062	\$139.32	1
136-028-031	\$139.32	1	136-028-063	\$139.32	1
136-028-032	\$139.32	1	136-028-064	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-028-065	\$139.32	1	136-029-001	\$139.32	1
136-028-066	\$139.32	1			
136-028-067	\$139.32	1	136-029-004	\$139.32	1
136-028-068	\$139.32	1	136-029-005	\$139.32	1
136-028-069	\$139.32	1	136-029-006	\$139.32	1
136-028-070	\$139.32	1	136-029-007	\$139.32	1
136-028-071	\$139.32	1	136-029-008	\$139.32	1
136-028-072	\$139.32	1	136-029-009	\$139.32	1
136-028-073	\$139.32	1	136-029-010	\$139.32	1
136-028-074	\$139.32	1	136-029-011	\$139.32	1
136-028-075	\$139.32	1	136-029-012	\$139.32	1
136-028-076	\$139.32	1	136-029-013	\$139.32	1
136-028-077	\$139.32	1	136-029-014	\$139.32	1
136-028-078	\$139.32	1	136-029-015	\$139.32	1
136-028-079	\$139.32	1	136-029-016	\$139.32	1
136-028-080	\$139.32	1	136-029-017	\$139.32	1
136-028-081	\$139.32	1	136-029-018	\$139.32	1
136-028-082	\$139.32	1	136-029-019	\$139.32	1
136-028-083	\$139.32	1	136-029-020	\$139.32	1
136-028-084	\$139.32	1	136-029-021	\$139.32	1
136-028-085	\$139.32	1	136-029-022	\$139.32	1
136-028-086	\$139.32	1	136-029-023	\$139.32	1
136-028-087	\$139.32	1	136-029-024	\$139.32	1
136-028-088	\$139.32	1	136-029-025	\$139.32	1
136-028-089	\$139.32	1	136-029-026	\$139.32	1
136-028-090	\$139.32	1	136-029-027	\$139.32	1
136-028-091	\$139.32	1	136-029-028	\$139.32	1
136-028-092	\$139.32	1	136-029-029	\$139.32	1
			136-029-030	\$139.32	1
			136-029-031	\$139.32	1
			136-029-032	\$139.32	1
			136-029-033	\$139.32	1
	TOTAL \$12,817.44	92			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-029-034	\$139.32	1	136-029-066	\$139.32	1
136-029-035	\$139.32	1	136-029-067	\$139.32	1
136-029-036	\$139.32	1	136-029-068	\$139.32	1
136-029-037	\$139.32	1	136-029-069	\$139.32	1
136-029-038	\$139.32	1	136-029-070	\$139.32	1
136-029-039	\$139.32	1	136-029-071	\$139.32	1
136-029-040	\$139.32	1	136-029-072	\$139.32	1
136-029-041	\$139.32	1	136-029-073	\$139.32	1
136-029-042	\$139.32	1	136-029-074	\$139.32	1
136-029-043	\$139.32	1	136-029-075	\$139.32	1
136-029-044	\$139.32	1	136-029-076	\$139.32	1
136-029-045	\$139.32	1	136-029-077	\$139.32	1
136-029-046	\$139.32	1	136-029-078	\$139.32	1
136-029-047	\$139.32	1	136-029-079	\$139.32	1
136-029-048	\$139.32	1			
136-029-049	\$139.32	1	136-029-081	\$139.32	1
136-029-050	\$139.32	1	136-029-082	\$139.32	1
136-029-051	\$139.32	1	136-029-083	\$139.32	1
136-029-052	\$139.32	1			
136-029-053	\$139.32	1			
136-029-054	\$139.32	1			
136-029-055	\$139.32	1			
136-029-056	\$139.32	1			
136-029-057	\$139.32	1			
136-029-058	\$139.32	1			
136-029-059	\$139.32	1			
136-029-060	\$139.32	1			
136-029-061	\$139.32	1			
136-029-062	\$139.32	1			
136-029-063	\$139.32	1			
136-029-064	\$139.32	1			
136-029-065	\$139.32	1			
				TOTAL	
				\$11,145.60	80

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-030-001	\$139.32	1	136-030-034	\$139.32	1
136-030-002	\$139.32	1	136-030-035	\$139.32	1
136-030-003	\$139.32	1	136-030-036	\$139.32	1
136-030-004	\$139.32	1	136-030-037	\$139.32	1
136-030-005	\$139.32	1	136-030-038	\$139.32	1
136-030-006	\$139.32	1	136-030-039	\$139.32	1
136-030-007	\$139.32	1	136-030-040	\$139.32	1
136-030-008	\$139.32	1	136-030-041	\$139.32	1
136-030-009	\$139.32	1	136-030-042	\$139.32	1
136-030-010	\$139.32	1	136-030-043	\$139.32	1
136-030-011	\$139.32	1	136-030-044	\$139.32	1
136-030-012	\$139.32	1	136-030-045	\$139.32	1
136-030-013	\$139.32	1	136-030-046	\$139.32	1
136-030-014	\$139.32	1	136-030-047	\$139.32	1
136-030-015	\$139.32	1	136-030-048	\$139.32	1
136-030-016	\$139.32	1	136-030-049	\$139.32	1
136-030-017	\$139.32	1	136-030-050	\$139.32	1
136-030-018	\$139.32	1	136-030-051	\$139.32	1
136-030-019	\$139.32	1	136-030-052	\$139.32	1
			136-030-053	\$139.32	1
136-030-022	\$139.32	1	136-030-054	\$139.32	1
136-030-023	\$139.32	1	136-030-055	\$139.32	1
136-030-024	\$139.32	1	136-030-056	\$139.32	1
136-030-025	\$139.32	1	136-030-057	\$139.32	1
136-030-026	\$139.32	1	136-030-058	\$139.32	1
136-030-027	\$139.32	1	136-030-059	\$139.32	1
136-030-028	\$139.32	1	136-030-060	\$139.32	1
136-030-029	\$139.32	1	136-030-061	\$139.32	1
136-030-030	\$139.32	1			
136-030-031	\$139.32	1	136-030-063	\$139.32	1
136-030-032	\$139.32	1	136-030-064	\$139.32	1
136-030-033	\$139.32	1			
			TOTAL	\$8,498.52	61

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-031-001	\$139.32	1	136-031-033	\$139.32	1
136-031-002	\$139.32	1	136-031-034	\$139.32	1
136-031-003	\$139.32	1	136-031-035	\$139.32	1
136-031-004	\$139.32	1	136-031-036	\$139.32	1
136-031-005	\$139.32	1	136-031-037	\$139.32	1
136-031-006	\$139.32	1	136-031-038	\$139.32	1
136-031-007	\$139.32	1	136-031-039	\$139.32	1
136-031-008	\$139.32	1	136-031-040	\$139.32	1
136-031-009	\$139.32	1	136-031-041	\$139.32	1
136-031-010	\$139.32	1	136-031-042	\$139.32	1
136-031-011	\$139.32	1	136-031-043	\$139.32	1
136-031-012	\$139.32	1	136-031-044	\$139.32	1
136-031-013	\$139.32	1	136-031-045	\$139.32	1
136-031-014	\$139.32	1	136-031-046	\$139.32	1
136-031-015	\$139.32	1	136-031-047	\$139.32	1
136-031-016	\$139.32	1	136-031-048	\$139.32	1
136-031-017	\$139.32	1	136-031-049	\$139.32	1
136-031-018	\$139.32	1	136-031-050	\$139.32	1
136-031-019	\$139.32	1	136-031-051	\$139.32	1
136-031-020	\$139.32	1	136-031-052	\$139.32	1
136-031-021	\$139.32	1	136-031-053	\$139.32	1
136-031-022	\$139.32	1	136-031-054	\$139.32	1
136-031-023	\$139.32	1	136-031-055	\$139.32	1
136-031-024	\$139.32	1	136-031-056	\$139.32	1
136-031-025	\$139.32	1		TOTAL	\$7,801.92
136-031-026	\$139.32	1			56
136-031-027	\$139.32	1	136-034-001	\$139.32	1
136-031-028	\$139.32	1	136-034-002	\$139.32	1
136-031-029	\$139.32	1	136-034-003	\$139.32	1
136-031-030	\$139.32	1	136-034-004	\$139.32	1
136-031-031	\$139.32	1	136-034-005	\$139.32	1
136-031-032	\$139.32	1	136-034-006	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-034-007	\$139.32	1	136-034-039	\$139.32	1
136-034-008	\$139.32	1	136-034-040	\$139.32	1
136-034-009	\$139.32	1	136-034-041	\$139.32	1
136-034-010	\$139.32	1	136-034-042	\$139.32	1
136-034-011	\$139.32	1	136-034-043	\$139.32	1
136-034-012	\$139.32	1	136-034-044	\$139.32	1
136-034-013	\$139.32	1	136-034-045	\$139.32	1
136-034-014	\$139.32	1	136-034-046	\$139.32	1
136-034-015	\$139.32	1	136-034-047	\$139.32	1
136-034-016	\$139.32	1	136-034-048	\$139.32	1
136-034-017	\$139.32	1	136-034-049	\$139.32	1
136-034-018	\$139.32	1	136-034-050	\$139.32	1
136-034-019	\$139.32	1	136-034-051	\$139.32	1
136-034-020	\$139.32	1	136-034-052	\$139.32	1
136-034-021	\$139.32	1	136-034-053	\$139.32	1
136-034-022	\$139.32	1	136-034-054	\$139.32	1
136-034-023	\$139.32	1	136-034-055	\$139.32	1
136-034-024	\$139.32	1	136-034-056	\$139.32	1
136-034-025	\$139.32	1	136-034-057	\$139.32	1
136-034-026	\$139.32	1	136-034-058	\$139.32	1
136-034-027	\$139.32	1	136-034-059	\$139.32	1
136-034-028	\$139.32	1	136-034-060	\$139.32	1
136-034-029	\$139.32	1	136-034-061	\$139.32	1
136-034-030	\$139.32	1	136-034-062	\$139.32	1
136-034-031	\$139.32	1	136-034-063	\$139.32	1
136-034-032	\$139.32	1	136-034-064	\$139.32	1
136-034-033	\$139.32	1	136-034-065	\$139.32	1
136-034-034	\$139.32	1	136-034-066	\$139.32	1
136-034-035	\$139.32	1			
136-034-036	\$139.32	1			
136-034-037	\$139.32	1			
136-034-038	\$139.32	1			
			TOTAL	\$9,195.12	66

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.		ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-035-001	(0.24 acres)	\$117.03	0.84	136-036-001	\$139.32	1
136-035-002	(0.23 acres)	\$112.85	0.81	136-036-002	\$139.32	1
136-035-003	(0.99 acres)	\$482.74	3.47	136-036-003	\$139.32	1
136-035-004	(0.25 acres)	\$121.91	0.88	136-036-004	\$139.32	1
136-035-005	(0.21 acres)	\$102.40	0.74	136-036-005	\$139.32	1
136-035-006	(0.45 acres)	\$219.43	1.58	136-036-006	\$139.32	1
				136-036-007	\$139.32	1
136-035-008	(1.02 acres)	\$497.37	3.57	136-036-008	\$139.32	1
				136-036-009	\$139.32	1
136-035-015	(0.31 acres)	\$151.16	1.09	136-036-010	\$139.32	1
136-035-016	(0.22 acres)	\$107.28	0.77	136-036-011	\$139.32	1
136-035-017	(0.11 acres)	\$53.64	0.39	136-036-012	\$139.32	1
136-035-018	(0.11 acres)	\$53.64	0.39	136-036-013	\$139.32	1
136-035-019	(0.06 acres)	\$29.26	0.21	136-036-014	\$139.32	1
136-035-020	(0.06 acres)	\$29.26	0.21	136-036-015	\$139.32	1
136-035-021	(0.06 acres)	\$29.26	0.21	136-036-016	\$139.32	1
136-035-022	(0.17 acres)	\$82.90	0.60	136-036-017	\$139.32	1
136-035-023	(0.17 acres)	\$82.90	0.60	136-036-018	\$139.32	1
136-035-024	(0.06 acres)	\$29.26	0.21	136-036-019	\$139.32	1
136-035-025	(0.06 acres)	\$29.26	0.21	136-036-020	\$139.32	1
136-035-026	(0.06 acres)	\$29.26	0.21	136-036-021	\$139.32	1
136-035-027	(0.11 acres)	\$53.64	0.39	136-036-022	\$139.32	1
136-035-028	(0.11 acres)	\$53.64	0.39	136-036-023	\$139.32	1
136-035-029	(0.22 acres)	\$107.28	0.77	136-036-024	\$139.32	1
136-035-030	(0.31 acres)	\$151.16	1.09	136-036-025	\$139.32	1
				136-036-026	\$139.32	1
136-035-034	(5.08 acres)	\$2,477.11	17.78	136-036-027	\$139.32	1
dev comm	TOTAL	\$5,203.60	37.35	136-036-028	\$139.32	1
				136-036-029	\$139.32	1
				136-036-030	\$139.32	1
				136-036-031	\$139.32	1
				136-036-032	\$139.32	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-036-033	\$139.32	1	136-036-065	\$139.32	1
136-036-034	\$139.32	1	136-036-066	\$139.32	1
136-036-035	\$139.32	1	136-036-067	\$139.32	1
136-036-036	\$139.32	1	136-036-068	\$139.32	1
136-036-037	\$139.32	1	136-036-069	\$139.32	1
136-036-038	\$139.32	1	136-036-070	\$139.32	1
136-036-039	\$139.32	1	136-036-071	\$139.32	1
136-036-040	\$139.32	1	136-036-072	\$139.32	1
136-036-041	\$139.32	1	136-036-073	\$139.32	1
136-036-042	\$139.32	1	136-036-074	\$139.32	1
136-036-043	\$139.32	1	136-036-075	\$139.32	1
136-036-044	\$139.32	1	136-036-076	\$139.32	1
136-036-045	\$139.32	1	136-036-077	\$139.32	1
136-036-046	\$139.32	1	136-036-078	\$139.32	1
136-036-047	\$139.32	1	136-036-079	\$139.32	1
136-036-048	\$139.32	1	136-036-080	\$139.32	1
136-036-049	\$139.32	1	136-036-081	\$139.32	1
136-036-050	\$139.32	1	136-036-082	\$139.32	1
136-036-051	\$139.32	1	136-036-083	\$139.32	1
136-036-052	\$139.32	1	136-036-084	\$139.32	1
136-036-053	\$139.32	1	136-036-085	\$139.32	1
136-036-054	\$139.32	1	136-036-086	\$139.32	1
136-036-055	\$139.32	1	136-036-087	\$139.32	1
136-036-056	\$139.32	1	136-036-088	\$139.32	1
136-036-057	\$139.32	1	136-036-089 (0.26 acres)	\$79.69 pp	0.57
136-036-058	\$139.32	1			
136-036-059	\$139.32	1	136-036-091 (0.28 acres)	\$134.58 dc	0.97
136-036-060	\$139.32	1	136-036-092 (0.21 acres)	\$103.38	0.74
136-036-061	\$139.32	1	136-036-093 (0.30 acres)	\$144.82	1.04
136-036-062	\$139.32	1	136-036-094 (0.30 acres)	\$147.26	1.06
136-036-063	\$139.32	1	136-036-095 (0.31 acres)	\$149.70	1.07
136-036-064	\$139.32	1			
				TOTAL \$13,019.59	93.45

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU	
136-037-001 (8.02 acres)	\$1,117.35	8.02	136-038-031	\$139.32	1	
TOTAL	\$1,117.35	8.02	136-038-032	\$139.32	1	
136-038-002	\$139.32	1	136-038-033	\$139.32	1	
136-038-003	\$139.32	1	136-038-034	\$139.32	1	
136-038-004	\$139.32	1	136-038-035	\$139.32	1	
136-038-005	\$139.32	1	136-038-036	\$139.32	1	
136-038-006	\$139.32	1	136-038-037	\$139.32	1	
136-038-007	\$139.32	1	136-038-038	\$139.32	1	
136-038-008	\$139.32	1	136-038-039	\$139.32	1	
136-038-009	\$139.32	1	136-038-040	\$139.32	1	
136-038-010	\$139.32	1	136-038-041	\$139.32	1	
136-038-011	\$139.32	1	136-038-042	\$139.32	1	
136-038-012	\$139.32	1	136-038-043	\$139.32	1	
136-038-013	\$139.32	1	136-038-044	\$139.32	1	
136-038-014	\$139.32	1	136-038-045	\$139.32	1	
136-038-015	\$139.32	1	136-038-046	\$139.32	1	
136-038-016	\$139.32	1	136-038-047	\$139.32	1	
136-038-017	\$139.32	1	136-038-048	\$139.32	1	
136-038-018	\$139.32	1	136-038-049	\$139.32	1	
136-038-019	\$139.32	1	136-038-050	\$139.32	1	
136-038-020	\$139.32	1	TOTAL	\$6,826.68	49	
136-038-021	\$139.32	1	136-039-001 (1.13 acres)	\$551.01	3.96	
136-038-022	\$139.32	1	136-039-002 (0.74 acres)	\$360.84	2.59	
136-038-023	\$139.32	1	136-039-003 (1.27 acres)	\$619.28	4.45	
136-038-024	\$139.32	1	136-039-004 (0.56 acres)	\$273.07	1.96	
136-038-025	\$139.32	1	136-039-005 (0.55 acres)	\$268.19	1.93	
136-038-026	\$139.32	1	136-039-006 (1.56 acres)	\$760.69	5.46	
136-038-027	\$139.32	1	136-039-007 (1.67 acres)	\$814.33	5.85	
136-038-028	\$139.32	1	136-039-008 (1.44 acres)	\$702.17	5.04	
136-038-029	\$139.32	1	136-039-009 (0.22 acres)	\$306.50	2.20	
136-038-030	\$139.32	1	dev comm	TOTAL	\$4,656.07	33.42

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
136-040-002 (1.73 acres)	\$843.58	6.06	136-041-001 (2.00 acres)	\$975.24	7.00
136-040-003 (0.12 acres)	\$58.51	0.42	136-041-002 (1.48 acres)	\$721.68	5.18
136-040-004 (0.06 acres)	\$29.26	0.21			
136-040-005 (0.06 acres)	\$29.26	0.21	136-041-004 (4.46 acres)	\$2,174.79	15.61
136-040-006 (0.03 acres)	\$14.63	0.11	dev comm	TOTAL	\$3,871.70
136-040-007 (0.03 acres)	\$14.63	0.11			27.79
136-040-008 (0.03 acres)	\$14.63	0.11	136-044-001	0.012	5.85
136-040-009 (0.03 acres)	\$14.63	0.11	136-044-002	0.013	6.34
136-040-010 (0.03 acres)	\$14.63	0.11	136-044-003	0.013	6.34
136-040-011 (0.03 acres)	\$14.63	0.11	136-044-004	0.013	6.34
136-040-012 (0.03 acres)	\$14.63	0.11	136-044-005	0.013	6.34
136-040-013 (0.03 acres)	\$14.63	0.11	136-044-006	0.013	6.34
136-040-014 (0.11 acres)	\$53.64	0.39	136-044-007	0.013	6.34
136-040-015 (0.11 acres)	\$55.88	0.40	136-044-008	0.013	6.34
136-040-016 (0.03 acres)	\$14.63	0.11	136-044-009	0.013	6.34
136-040-017 (0.03 acres)	\$14.63	0.11	136-044-010	0.013	6.34
136-040-018 (0.03 acres)	\$14.63	0.11	136-044-011	0.013	6.34
136-040-019 (0.03 acres)	\$14.63	0.11	136-044-012	0.013	6.34
136-040-020 (0.03 acres)	\$14.63	0.11	136-044-013	0.013	6.34
136-040-021 (0.03 acres)	\$14.63	0.11	136-044-014	0.013	6.34
136-040-022 (0.03 acres)	\$14.63	0.11	136-044-015	0.013	6.34
136-040-023 (0.03 acres)	\$14.63	0.11	136-044-016	0.013	6.34
136-040-024 (0.06 acres)	\$29.26	0.21	136-044-017	0.013	6.34
136-040-025 (0.06 acres)	\$29.26	0.21	136-044-018	0.013	6.34
136-040-026 (0.12 acres)	\$58.51	0.42	136-044-019	0.013	6.34
dev comm	TOTAL	\$1,421.22	136-044-020	0.013	6.34
		10.20	136-044-021	0.013	6.34
			136-044-022	0.013	6.34
			136-044-023	0.018	8.78
			136-044-024	0.013	6.34
			136-044-025	0.013	6.34
			136-044-026	0.013	6.34

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
			136-044-027	0.013	6.34
			136-044-028	0.013	6.34
			136-044-029	0.013	6.34
			136-044-030	0.013	6.34
			136-044-031	0.013	6.34
			136-044-032	0.013	6.34
			136-044-033	0.013	6.34
			136-044-034	0.013	6.34
			136-044-035	0.013	6.34
			136-044-036	0.013	6.34
			136-044-037	0.026	12.68
			136-044-038	0.026	12.68
			136-044-039	0.013	6.34
			136-044-040	0.012	5.85
			136-044-041	0.109	53.15
			136-044-042	0.112	54.61
			136-044-043	0.112	54.61
			136-044-044	0.179	87.28
			136-044-045	0.024	11.70
			136-044-046	0.024	11.70
			136-044-047	0.024	11.70
			136-044-048	0.024	11.70
			136-044-049	0.024	11.70
			136-044-050	0.024	11.70
			136-044-051	0.024	11.70
			136-044-052	0.024	11.70
			136-044-053	0.024	11.70
			136-044-054	0.024	11.70
			136-044-055	0.024	11.70
			136-044-056	0.024	11.70
			136-044-057	0.024	11.70
			136-044-058	0.024	11.70
			136-044-059	0.024	11.70
			136-044-060	0.112	54.61
			136-044-061	0.112	54.61
			136-044-062	0.112	54.61
			136-044-063	0.112	54.61
			136-044-064	3.97	1935.85

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 10
SALIDA, SALIDA
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU	
				Salida CSA	\$416,495.75	2989.49
				Landmark	\$1,500.11	35.43
				CSA TOTAL	\$417,995.85	



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 11
ANNUAL ENGINEER'S REPORT

GILBERT ROAD, OAKDALE

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 11 – GILBERT ROAD

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 11
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 11 (CSA 11) was established in April, 1991, to provide extended storm drainage to the Gilbert Road subdivision

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 11 consists of ten parcels, Assessor map attached hereto as exhibit "B", but only six parcels with Gilbert Road frontage receive benefit from the extended storm drain. This residential development encompasses an area of land totaling approximately 36.8 acres with 1,807 linear feet of frontage. The boundary of CSA 11 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- Northwest of a portion of 26 Mile Road
- South and southwest of State Route 120
- Located on Gilbert Road west of Rodden Road merger

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance and grading of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area assessments are generally described as:

- Annual grading and repair of roadside storm drain system on Gilbert Road.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Six of the nine parcels receive equal benefit from the grading for the storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 11; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of

development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not

an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved; there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as out lined above

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015 of \$6,543. Available fund balance will be retained as a reserve to offset future operations and maintenance costs.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The assessment for Fiscal Year 2015-2016 is \$0 per linear foot, which is the same as the assessment of Fiscal Year 2014-2015. Due to the limited amount of labor involved in maintaining CSA-11, there are sufficient resources in fund balance to negate the need for an assessment.

B. Budget Formula

The method that is being used to calculate the assessment is the cost to grade the road shoulder divided by the lineal feet of Gilbert Road frontage within CSA 11. This then multiplies the number of lineal feet of the individual parcel per lineal foot cost. This is the same method that has been used since CSA No. 11 was formed.

Cost of Grading / Lineal feet of Gilbert Rd. frontage = lineal foot cost

Lineal foot cost x lineal foot per parcel=assessment per parcel

PART IV - SERVICE AREA BUDGET

CSA 11
Gilbert Road

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$ 500.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 500.00
PARKS & RECREATION	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
PUBLIC WORKS	
SWRCB Permit Requirement	\$ 30.00
Weed Spraying	\$ -
Grading	\$ 1,000.00
Total	\$ 1,030.00
Capital Improvement Reserve	\$ -
Total Administration, Parks & Rec, Public Works Budget	\$ 1,530.00
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$ 6,543.00
Capital Improvement Reserve (-)	\$ -
Available Fund Balance	\$ 6,543.00
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (765.00)
Use of Fund Balance for FY 2015-16 (-)	\$ (1,530.00)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (2,295.00)
Remaining Available Fund Balance	\$ 4,248.00
Total Administration, Parks & Rec, Public Works Budget	\$ 1,530.00
Use of Fund Balance (-)	\$ (1,530.00)
Balance to Levy	\$ -
District Statistics	
Total Parcels	10.00
Parcels Levied	6.00
Total EBU (lineal feet)	1807.00
Levy EBU	0.00
Capital Reserve Target	0.00

PART V - ASSESSMENTS

2015-2016 Assessment = \$0.00 / 1,807 lineal feet = \$0.00 per lineal foot

2014-2013 Assessment = \$0.00 / 1,807 lineal feet = \$0.00 per lineal foot

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report

EXHIBIT "A"

DESCRIPTION

COUNTY SERVICE AREA No. 11 - GILBERT ROAD

All that certain real property situate in the County of Stanislaus, State of California, as follows:

All that fractional portion of Section 3, Township 2 South, Range 10 East, Mount Diablo Base and Meridian, more particularly described as follows:

Commencing at the South 1/4 of Section 3, Township 2 South, Range 10 East; thence North 06°15'07" East 186.23 feet to a 3/4" Rebar tagged R.C.E. 27973 marking the most southerly corner of the herein described Parcel and the True Point of Beginning; thence South 45°56'34" West to the centerline of State Highway No. 120 a distance of 50.00 feet; thence continuing along said State Highway, North 44°03'26" West to its intersection of 26 Mile Road a distance of 2199.68 feet; thence continuing along 26 Mile Road northeasterly along the arc of a curve to the left, the radius point to which at its point of beginning bears North 44°00'17" West, with a radius of 600.00 feet and a central angle of 29°44'02", a distance of 311.37 feet to the intersection of Gilbert Road; thence continuing along Gilbert Road centerline southeasterly along the arc of a curve to the right, the radius point to which at its Point of Beginning bears South 16°15'41" West, with a radius of 400.00 feet and a central angle of 30°21'11", a distance of 211.91 feet; thence South 43°23'08" East 156.80 feet; thence southeasterly along the arc of a curve to the left, the radius point to which at its point of beginning bears North 46°36'52" East, with a radius of 600.00 feet and a central angle of 25°52'34" a distance of 270.97 feet; thence South 69°15'42" East 1731.47 feet; thence leaving aforesaid centerline South 20°44'18" West a distance of 40.00 feet; thence South 26°34'30" West a distance of 594.31 feet; thence South 11°57'31" West a distance of 238.00 feet; thence South 86°47'12" West a distance of 393.94 feet to the True Point of Beginning and containing 36.859 acres more or less.

Approved as to description

ON Oct 23, 90

BY W. J. Mill

J680WGA.503



Approved by Chuck Howard 10-8-90

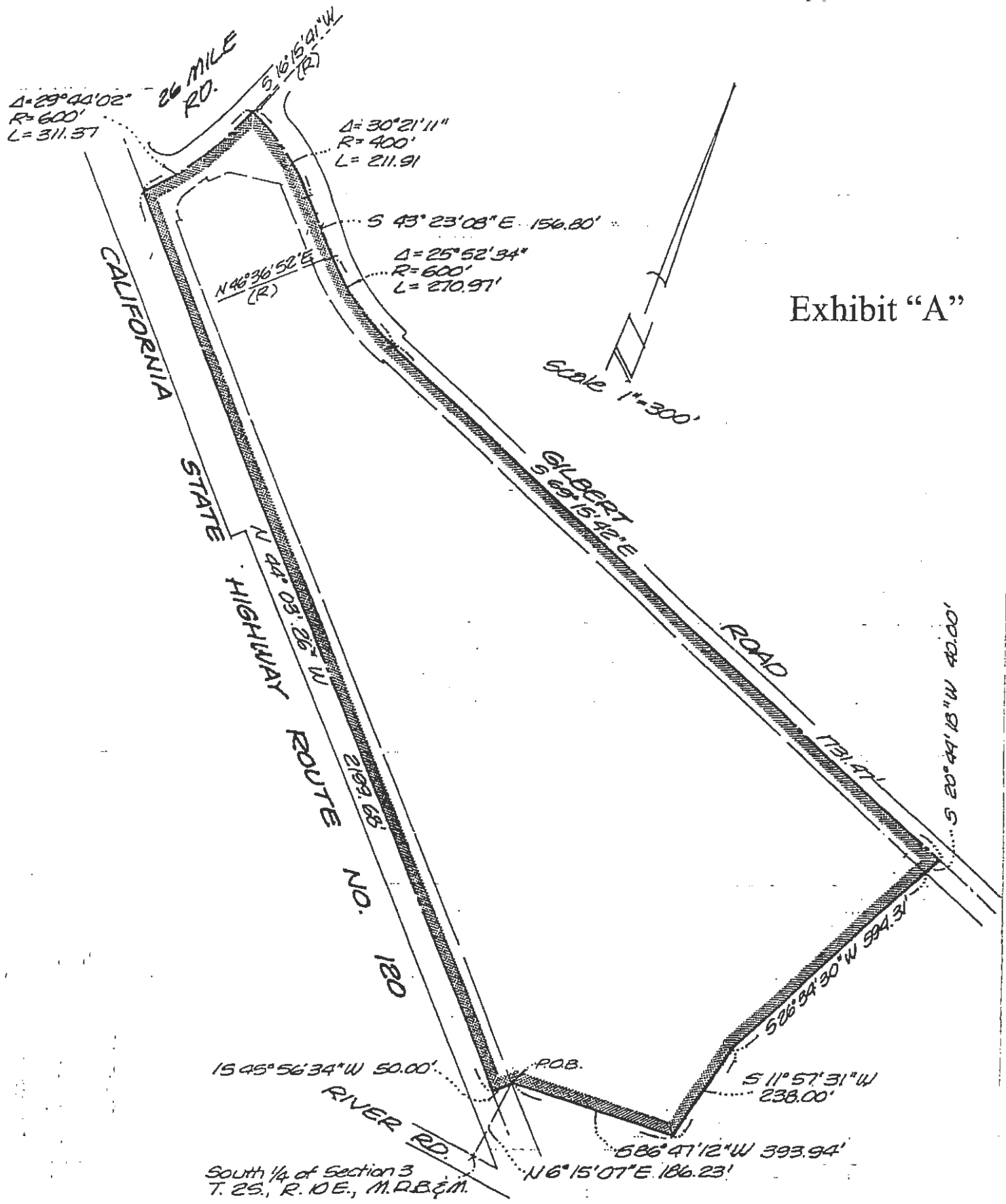


Exhibit "A"

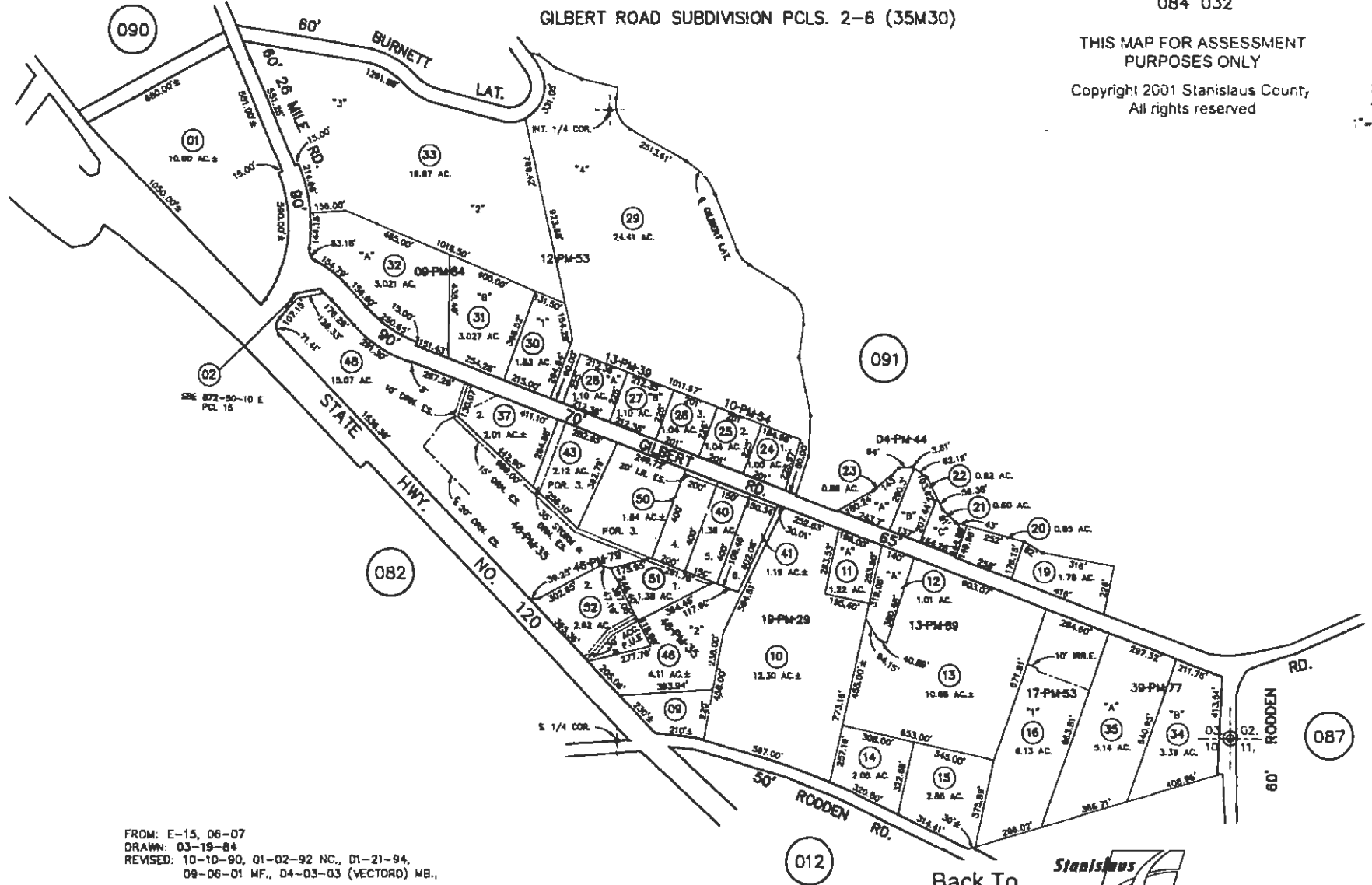
CSA No. 11- GILBERT ROAD

PORTION SECTION 3 & 10 T.2S. R.10E. M.D.B.& M.
 GILBERT ROAD SUBDIVISION PCLS. 2-6 (35M30)

084 010
 084 032

006 - 083

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY
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FROM: E-15, 06-07
 DRAWN: 03-19-04
 REVISED: 10-10-90, 01-02-92 NC., 01-21-94,
 09-06-01 MF., 04-03-03 (VECTOR) MB.,

EXHIBIT "B"

Back To
 Book
 Index



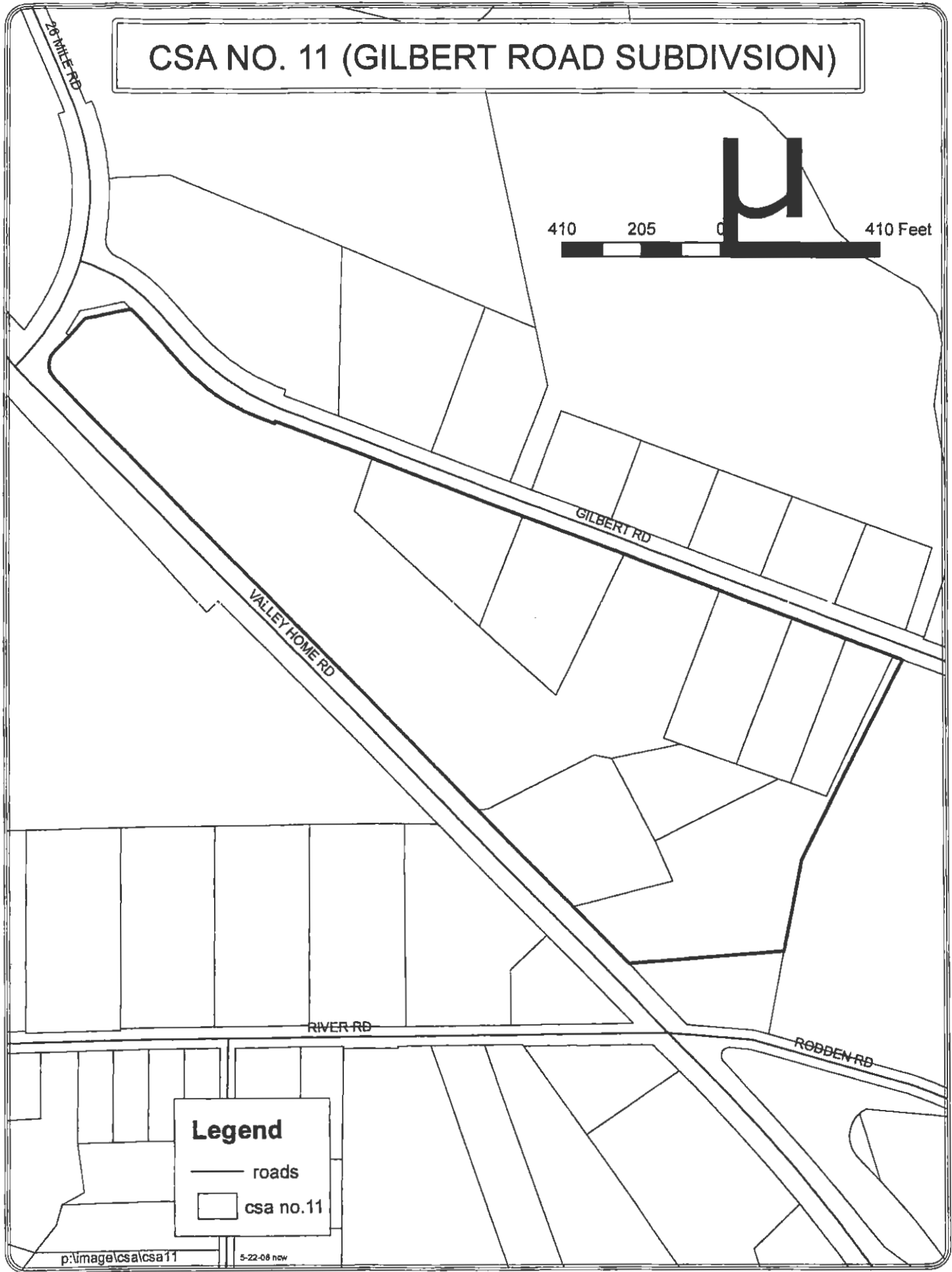
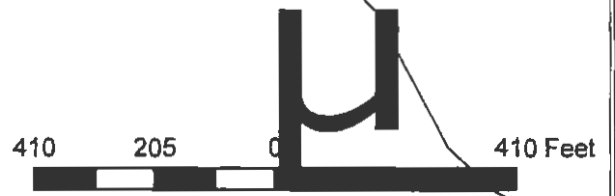
85,91,02,03

006 - 083

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EXHIBIT "B"

CSA NO. 11 (GILBERT ROAD SUBDIVISION)



Legend

- roads
- csa no.11

p:\image\csa\csa11

5-22-08 hsw

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 11
GILBERT ROAD, OAKDALE
FISCAL YEAR 2015-2016

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

A.P.N.		ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
006-083-037	(411 lineal feet)	\$0.00	1			
006-083-040	(150 lineal feet.)	\$0.00	1			
006-083-041	(150 lineal feet)	\$0.00	1			
006-083-043	(283 lineal feet)	\$0.00	1			
006-083-046	(0 lineal feet)	\$0.00	0			
006-083-048	(613 lineal feet)	\$0.00	1			
006-083-050	(200 lineal feet)	\$0.00	1			
006-083-051	(0 lineal feet)	\$0.00	0			
006-083-052	(0 lineal feet)	\$0.00	0			
TOTAL		\$0.00	6			
CSA TOTAL					\$0.00	6



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 12
ANNUAL ENGINEER'S REPORT

PEACH BLOSSOM ESTATES, OAKDALE

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 12 – PEACH BLOSSOM ESTATES

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 12
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 12 (CSA 12) was established in November 1991, to provide extended storm drainage to the Peach Blossom Estates subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 12 consists of 12 parcels, Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 40.31 acres. The boundary of CSA 12 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- Northeast of Richardson Road
- Southeast of State Route 108
- West of Langworth Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area's assessments are generally described as:

- Periodic cleaning and maintenance of 1 catch basin and 9 drain basins.
- Periodic cleaning and maintenance of 124 linear feet of 12 inch corrugated metal pipe.
- Periodic street sweeping of 4,775 linear feet of curb to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins.

- Periodic cleaning and maintenance of 1,032 linear feet of curb in spillway to storm drain basins.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcels assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 12, therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities, and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of

apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties

is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved; there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$ 23,595.

The assessment for Fiscal Year 2015-2016 is \$83.34, which is no change from the assessment of Fiscal Year 2014-2015. Available fund balance in the amount of \$2,329 will be used to offset a portion of the operation and maintenance costs, thereby keeping the assessment equal to the previous year.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$1,664, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, less available fund balance, divided equally by the number of parcels within CSA 12. This is the same method that has been used since CSA 12 was formed.

$$\frac{\text{Total Cost of Operations \& Maintenance – Use of Fund Balance}}{\text{Number of Parcels}} = \text{Assessment}$$

PART IV - SERVICE AREA BUDGET

CSA 12

Peach Blossom

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$ 500.00
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 500.00
PARKS & RECREATION	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
PUBLIC WORKS	
SWRCB Permit Requirement	\$ 60.00
Street Sweeping	\$ 2,800.00
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 400.00
Erosion Control	\$ -
Total	\$ 3,260.00
General Benefit	\$ (430.77)
Capital Improvement Reserve	\$ -
Total Administration, Parks & Rec, Public Works Budget	\$ 3,329.23
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$ 23,595.00
Capital Improvement Reserve (-)	\$ -
Available Fund Balance	\$ 23,595.00
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (1,664.62)
Use of Fund Balance for FY2015-16 (-)	\$ (2,329.23)
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (3,993.85)
Remaining Available Fund Balance	\$ 19,601.15
Total Administration, Parks & Rec, Public Works Budget	\$ 3,329.23
Use of Fund Balance (-)	\$ (2,329.23)
Balance to Levy	\$ 1,000.00
District Statistics	
Total Parcels	\$ 12.00
Parcels Levied	\$ 12.00
Total EBU	\$ 12.00
Levy EBU	\$ 83.34
Capital Reserve Target	\$ -

PART V - ASSESSMENTS

2015-2016 Assessment = \$1,000 / 12 parcels = \$83.34 per parcel

2014-2015 Assessment = \$1,000 / 12 parcels = \$83.34 per parcel

Available fund balance in the amount of \$2,329 will be used to offset a portion of the operation and maintenance costs, thereby keeping the assessment equal to the previous year.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

COUNTY SERVICE AREA NO. 12 - PEACH BLOSSOM ESTATES

All that real property situated in the Northwest Quarter of Section 20, Township 2 South, Range 10 East, Mount Diablo Base and Meridian, located in the County of Stanislaus, State of California, being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of said Section 20; thence North $89^{\circ}27'11''$ East along the quarter section line a distance of 801.53 feet to a point on the centerline of Richardson Road; thence North $25^{\circ}22'43''$ West along said centerline a distance of 503.57 feet to the TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence continuing North $25^{\circ}22'43''$ West a distance of 1036.43 feet to a point on the centerline of State Highway 108; thence North $56^{\circ}07'00''$ East along said centerline a distance of 259.87 feet; thence North $55^{\circ}20'33''$ East along said centerline a distance of 789.23 feet; thence South $34^{\circ}22'59''$ East a distance of 34.72 feet; thence South $37^{\circ}56'29''$ East a distance of 352.10 feet; thence North $52^{\circ}03'31''$ East a distance of 150.01 feet; thence South $37^{\circ}30'59''$ East a distance of 276.94 feet; thence North $55^{\circ}32'28''$ East a distance of 125.62 feet; thence South $24^{\circ}38'32''$ East a distance of 782.10 feet; thence North $89^{\circ}59'32''$ West a distance of 343.04 feet; thence South $00^{\circ}05'17''$ West a distance of 446.73 feet; thence South $89^{\circ}27'05''$ West a distance of 1029.78 feet to the point of beginning.

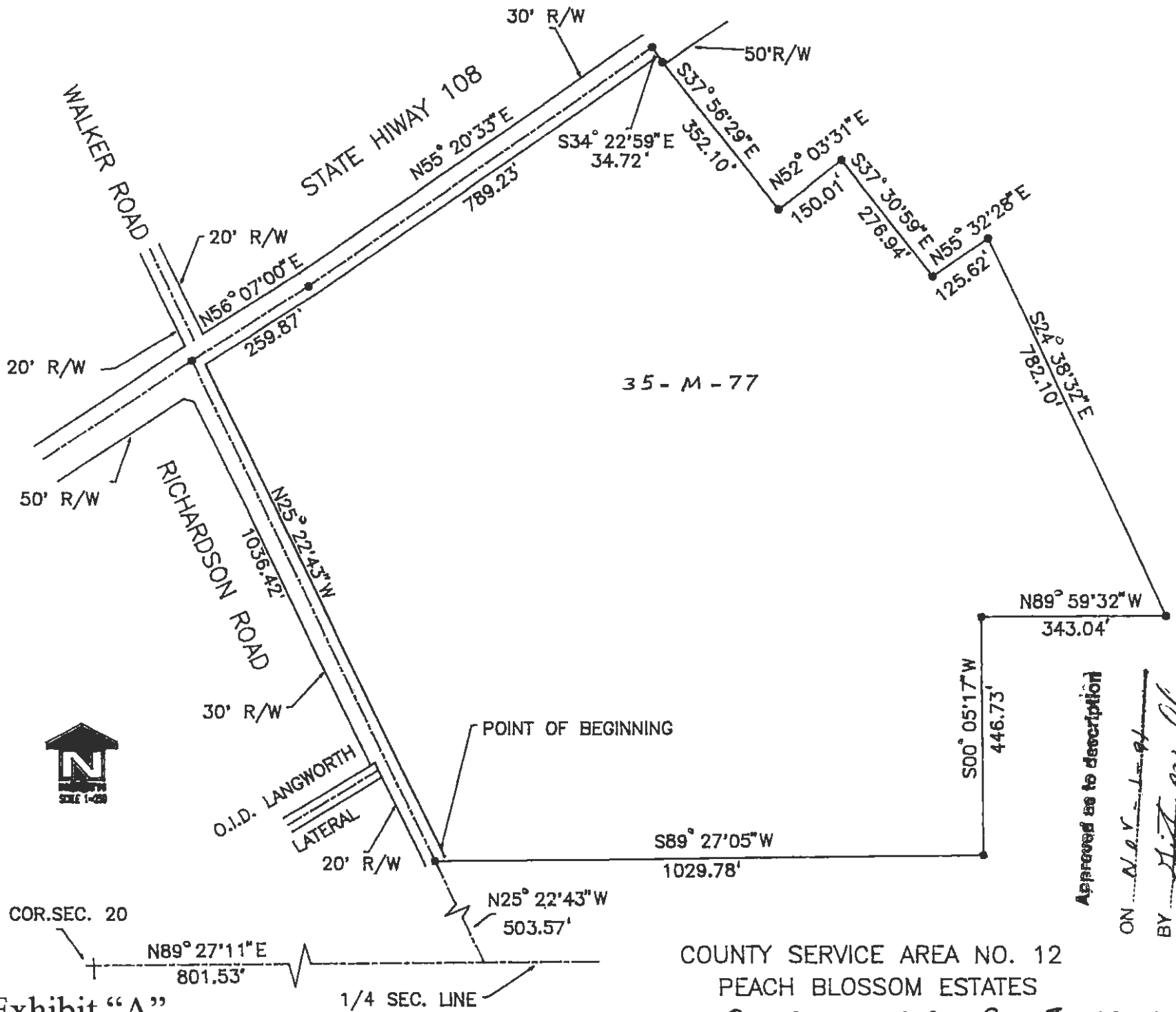
Containing: 40.31 Acres

EXHIBIT "A"

Approved as to description

ON _____

BY _____



35 - M - 77



W1/4 COR. SEC. 20

N89° 27' 11" E
801.53'

1/4 SEC. LINE

POINT OF BEGINNING

S89° 27' 05" W
1029.78'

N25° 22' 43" W
503.57'

Approved as to description
ON Nov 1 1991
BY [Signature]

COUNTY SERVICE AREA NO. 12
PEACH BLOSSOM ESTATES
SEC 20 T. 2 S. R 10 E. M.D.M.

Exhibit "A"

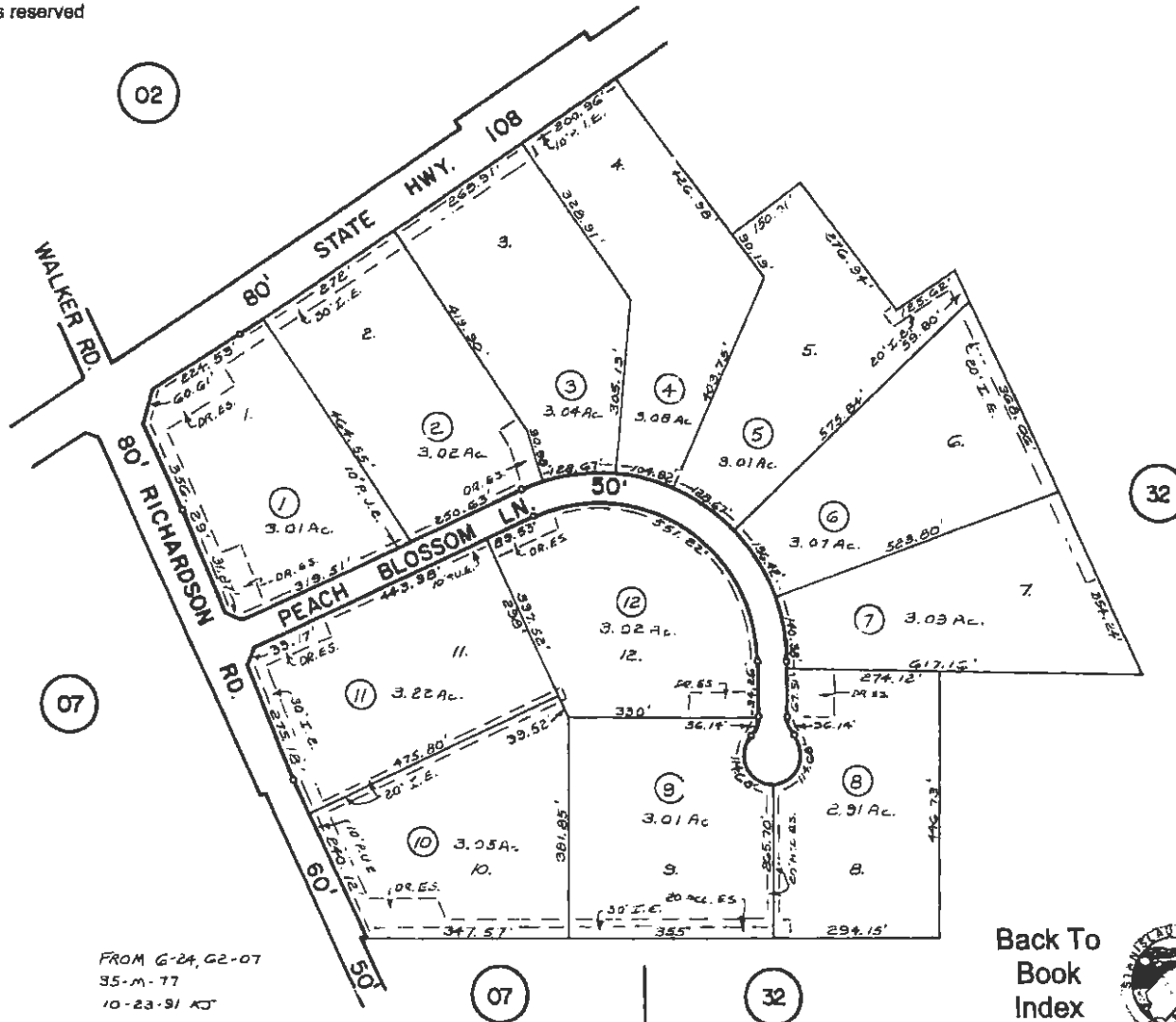
POR. NW 1/4 SECTION 20 T. 2S. R. 10E. M.D.B.&M.
PEACH BLOSSOM ESTATES

084 002

62 - 33

THIS MAP FOR ASSESSMENT
PURPOSES ONLY

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FROM G-24, G2-07
35-M-77
10-23-91 AJ

Back To
Book
Index

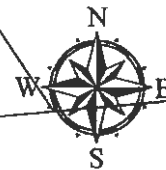


92

62 - 33

EXHIBIT "B"

CSA NO. 12 (PEACH BLOSSOM ESTATES)



HWY 108

PEACH BLOSSOM LN

RICHARDSON RD

Legend

— roads

□ csa no.12

1101-000012

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 12
PEACH BLOSSOM ESTATES, OAKDALE
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
062-033-001	\$83.34	1			
062-033-002	\$83.34	1			
062-033-003	\$83.34	1			
062-033-004	\$83.34	1			
062-033-005	\$83.34	1			
062-033-006	\$83.34	1			
062-033-007	\$83.34	1			
062-033-008	\$83.34	1			
062-033-009	\$83.34	1			
062-033-010	\$83.34	1			
062-033-011	\$83.34	1			
062-033-012	\$83.34	1			
TOTAL				\$1,000.08	12

CSA TOTAL \$1,000.08 12



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 16
ANNUAL ENGINEER'S REPORT

OLIVE RANCH ESTATES, OAKDALE

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 16 – OLIVE RANCH ESTATES

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the FISCAL YEAR 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015


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



**COUNTY SERVICE AREA NO. 16
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 16 (CSA 16) was established in September 2000, to provide extended maintenance of the storm drainage system and landscaping at the storm drain basin within the Olive Ranch Estates Subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 16 consists of 31 parcels including one landscape basin and an MID-owned well, Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 17 acres. The boundary of CSA 16 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of State Routes 108/120
- East of Dillwood Road
- Accessed by Wild Oak Drive and Demergasso Drive

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing of the storm drain system and landscaping of the storm drain basin. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning, inspection and maintenance (as needed) of underground pipe;
- Two (2) 20 HP pumps;
- Periodic clearing and maintenance of 9 catch basins;
- Repair curb and gutter as needed to maintain the storm drain system (4,650 linear feet of curb and gutter);

- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to the storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- The Parks and Recreation Department provides continual maintenance of all parks and/or public use areas within the Service Area (i.e. irrigation, mowing, fertilizing, and pest control as needed).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

There are 30 parcels within CSA 16 (including the storm drain basin), and each parcel receives equal benefit from the extended storm drainage and landscape maintenance. The extended storm drainage and landscape maintenance only provide special benefits to the parcels within CSA 16, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be

funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50:

and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, silver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$77,432. This amount has been generated in order to have funds available for future capital improvements in the storm drain system. It is estimated replacement pumps will cost \$23,000 each for labor and materials for a total replacement cost of \$46,000. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced so that no increase in the annual assessment will be necessary to cover these costs.

The assessment for Fiscal Year 2015-2016 is \$497.30, which is the same as the assessment of Fiscal Year 2014-2015.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for FY 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$7,384, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

Park/Basin Maintenance - The Parks maintenance expenses will not increase for park/basin maintenance for Fiscal Year 2015-2016. A capital reserve in the amount of \$10,000 was established in Fiscal Year 2011-2012 for Parks to cover catastrophic events with regard to vandalized irrigation, turf or tree damage.

B. Budget Formula

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. An assessment ballot procedure occurred during the formation of CSA 16 in 2000. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 16. The property owners cast a majority vote supporting the formula and the levy of an annual assessment to pay for the services provided by CSA 16. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and landscaping divided equally by the number of parcels within CSA 16.

Total cost of operations & maintenance / number of parcels = assessment

**PART IV-SERVICE AREA
BUDGET**

CSA 16
Olive Ranch

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$4,400
Parks Vandalism/ Graffiti	\$350
Parks Utilities	\$600
Parks Other Supplies	\$1,850
Maintenance - Structures & Grounds	\$0
Total	\$7,200
PUBLIC WORKS	
SWRCB Permit Requirement	\$150
Pump Replacement	\$0
Cleaning Drainage System	\$1,000
Street Sweeping	\$5,400
Curb & Gutter Repair	\$0
Erosion Control	\$0
Separator Cleaning	\$0
Utilities	\$1,500
Total	\$8,050
Capital Improvement Reserve	\$0
General Benefits	(\$831)
Total Administration, Parks & Rec, Public Works Budget	\$14,919
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$77,432
PW Capital Improvement Reserve (-)	(\$46,000)
Parks Capital Improvement Reserve (-)	(\$10,000)
Available Fund Balance	\$21,432
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$7,384)
Use of Fund Balance for FY 2015/16 (-)	\$0
Contingency Reserve (-)	\$0
Total Adjustments	(\$7,384)
Remaining Available Fund Balance	\$14,048
Total Administration, Parks & Rec, Public Works Budget	\$14,919
Use of Fund Balance (-)	
Balance to Levy	\$14,919
District Statistics	
Total Parcels	31
Parcels Levied	30
Total EBU	1.00 x 30
Levy EBU	\$497.30
Capital Reserve Target	\$46,000

PART V - ASSESSMENTS

2015-2016 Assessment = $\$14,919 / 30 \text{ EBU} = \497.30 per EBU

2014-2015 Assessment = $\$14,919 / 30 \text{ EBU} = \497.30 per EBU

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report

EXHIBIT 'A'
COUNTY SERVICE AREA NO. 16

All that certain real property situate in a portion of the Northwest ¼ of Section 8, Township 2 South, Range II East, Mount Diablo Base and Meridian in the County of Stanislaus, State of California more particularly described as follows:

COMMENCING at the Northwest corner of said Section 8 as shown on that particular map of Sierra Sunset Subdivision, filed September 26, 1990, in Book 35 of Maps at Page 32, Stanislaus County Records; thence along the Western line of said Section 8, South 00°01'46" East, 1329.76 feet; thence along the ¼ section line of said Section 8, North 89°43'10" East 2645.85 feet to the **TRUE POINT OF BEGINNING** of this description, said point being a 3/4" iron pipe marking the ¼ - ¼ corner of said Section 8 as shown on that particular Record of Survey filed July 22, 1994 in Book 22 of Surveys at Page 13, Stanislaus County Records; thence along the East line of Olive Ranch Estates Subdivision the following four courses:

- (1.) South 00°48'50" East, 1080.13 feet; thence
- (2.) North 89°44'26" West, 270.70 feet; thence
- (3.) South 00°11'39" East, 189.43 feet; thence
- (4.) South 30°27'06" West, 21.47 feet;

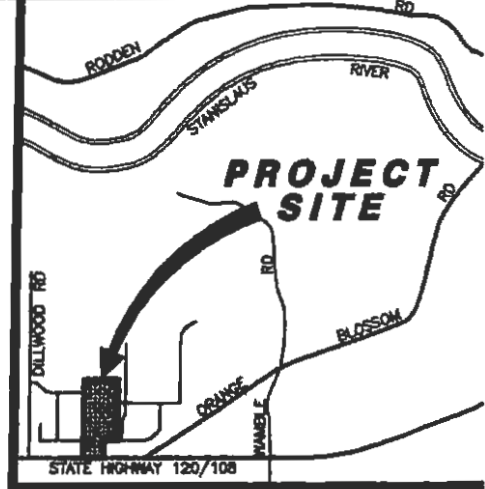
to a point on the northern Right of Way line of State Highway 108/120; thence along the said northern Right of Way line (5.) North 89°45'15" West 347.39 feet to a 1" iron pipe, tagged L.S. 3863 marking the Southwest corner of that 16.41 acre parcel as shown on the aforementioned Record of Survey; thence along the western boundary of Olive Ranch Estates Subdivision the following two courses:

- (6.) North 00°02'34" West, 1282.24; thence
 - (7.) North 89°43'10" East, 613.94 feet
- to the **POINT OF BEGINNING** and end of this description.

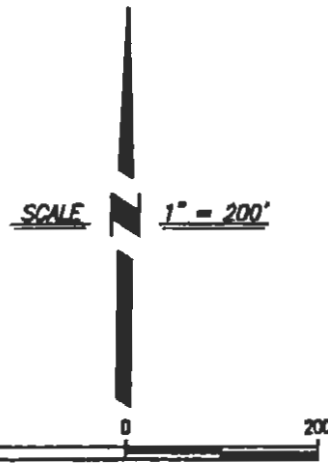
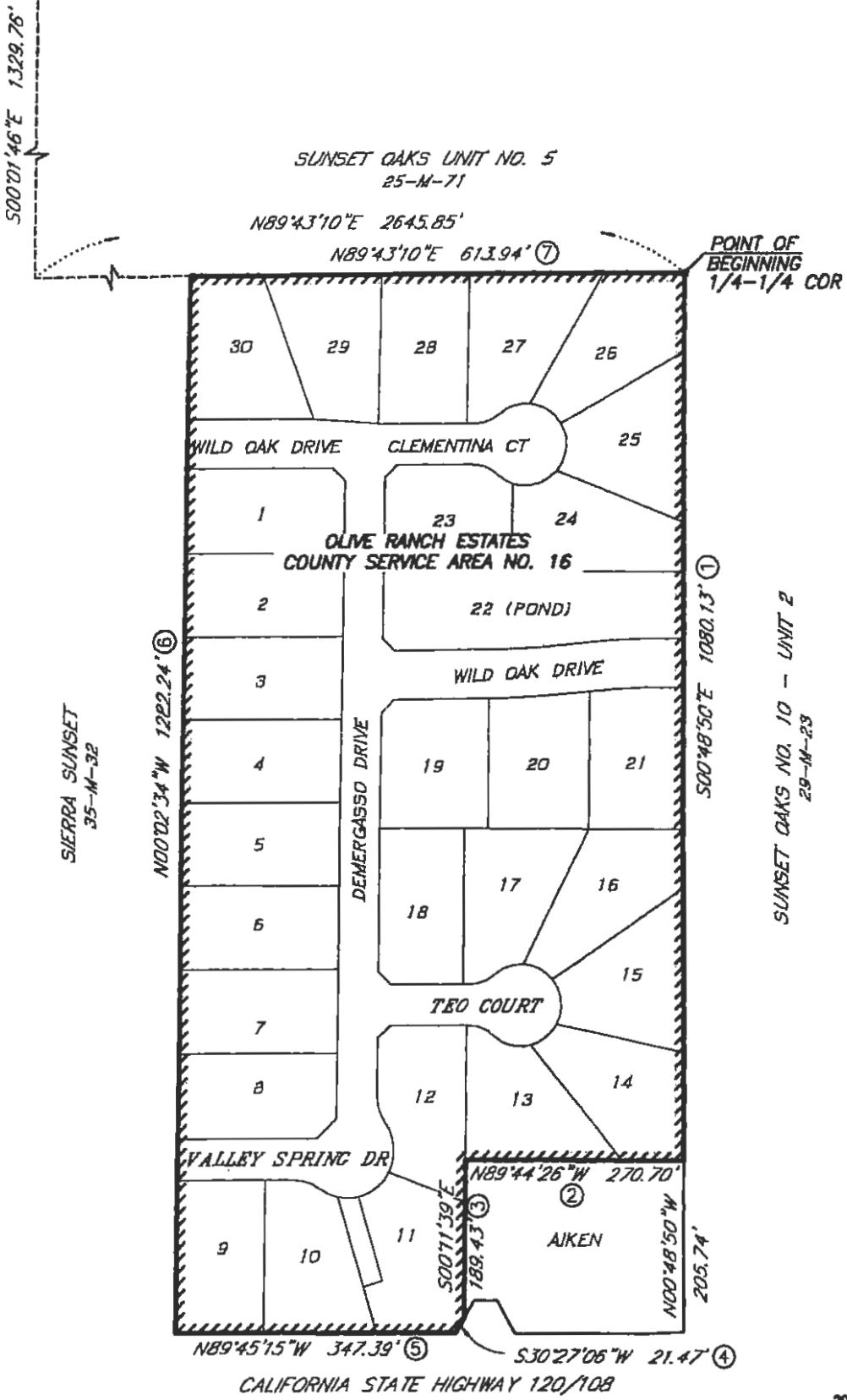
Containing 17.07 acres more or less.



POINT OF COMMENCEMENT
NW CORNER
SEC 8, T.2S., R.11E.



VICINITY MAP



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD, SUITE 5 • MODESTO, CALIFORNIA • 95368
(209) 576-2721 FAX: (209) 576-2768

Exhibit "A"
OLIVE RANCH ESTATES
COUNTY SERVICE AREA NO. 16

DRAWN BY: RRM
DATE: 07/31/2000 13:32
SHEET: 1 OF 1
FILE: 103700

POR. NW 1/4 SEC. 8 T.2S. R.11E. M.D.B.& M.

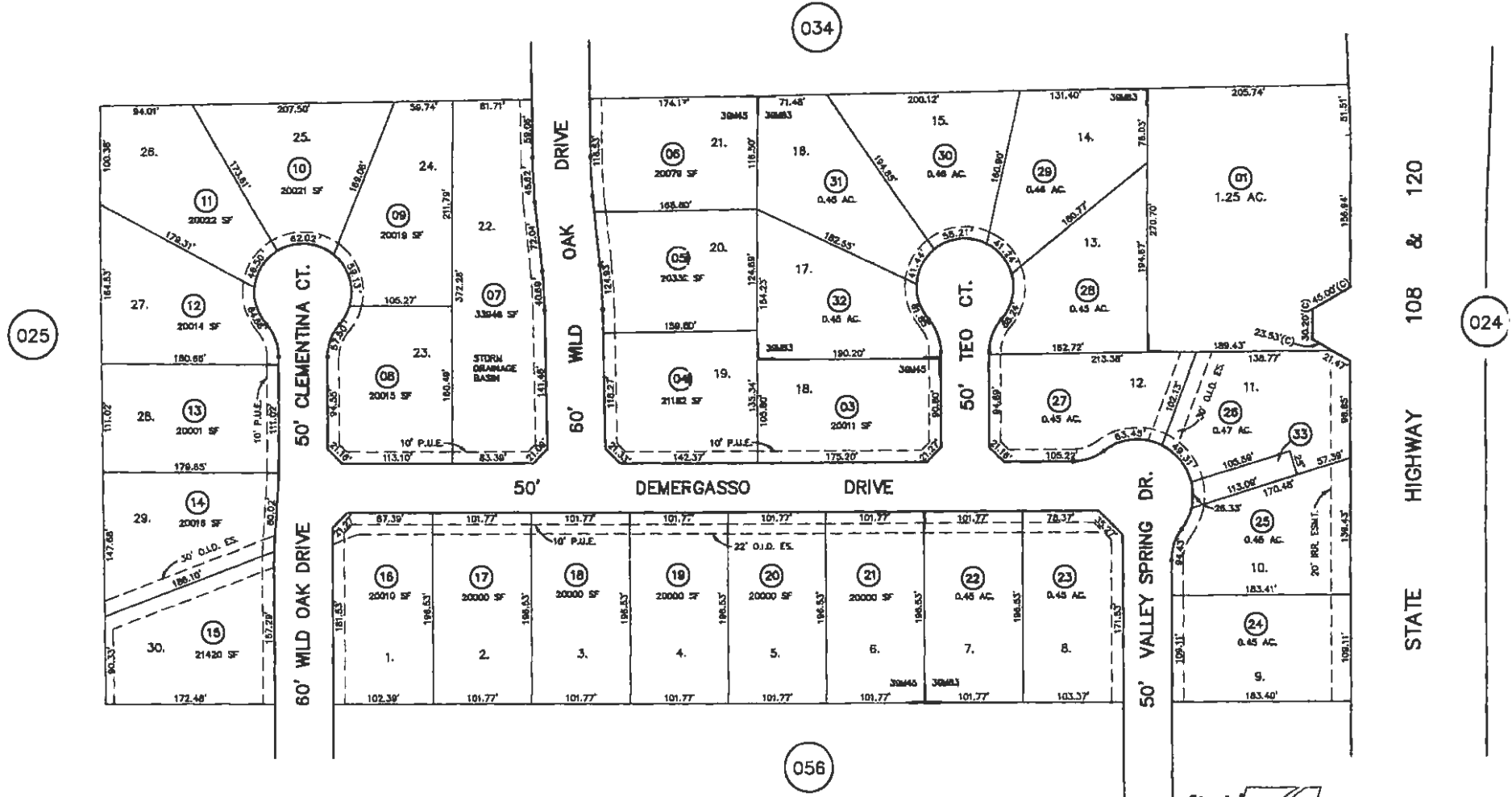
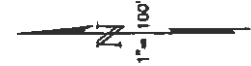
OLIVE RANCH ESTATES PH. 1 LTS. 1-6, 18-30 (39M45)

OLIVE RANCH ESTATES PH. 2 (39M83)

084 010
084 072

010 - 068

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



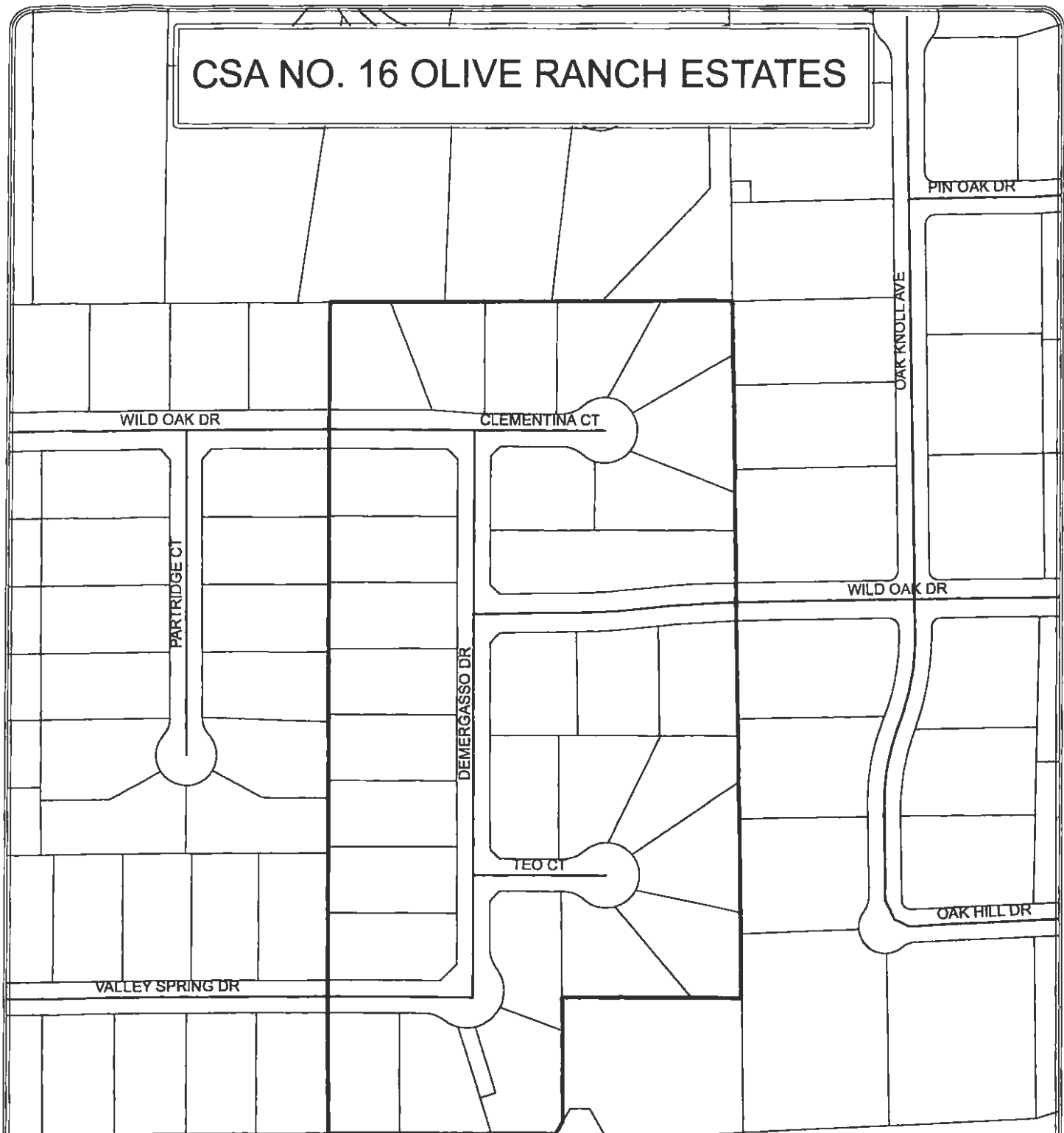
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DRAWN 1-22-01 BY DH
REVISED: 12-12-01 MB.



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EXHIBIT "B"

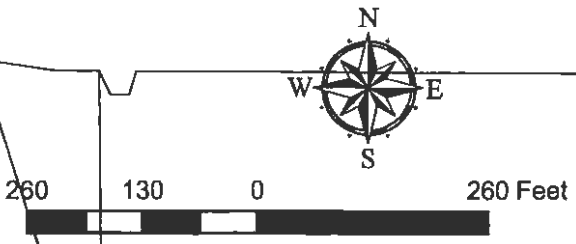
CSA NO. 16 OLIVE RANCH ESTATES



HWY 108 120

Legend

- roads
- csa no.16



1101-000016

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 16
OLIVE RANCH ESTATES, OAKDALE
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
010-068-003	\$497.30	1			
010-068-004	\$497.30	1			
010-068-005	\$497.30	1			
010-068-006	\$497.30	1			
010-068-007	\$497.30	1			
010-068-008	\$497.30	1			
010-068-009	\$497.30	1			
010-068-010	\$497.30	1			
010-068-011	\$497.30	1			
010-068-012	\$497.30	1			
010-068-013	\$497.30	1			
010-068-014	\$497.30	1			
010-068-015	\$497.30	1			
010-068-016	\$497.30	1			
010-068-017	\$497.30	1			
010-068-018	\$497.30	1			
010-068-019	\$497.30	1			
010-068-020	\$497.30	1			
010-068-021	\$497.30	1			
010-068-022	\$497.30	1			
010-068-023	\$497.30	1			
010-068-024	\$497.30	1			
010-068-025	\$497.30	1			
010-068-026	\$497.30	1			
010-068-027	\$497.30	1			
010-068-028	\$497.30	1			
010-068-029	\$497.30	1			
010-068-030	\$497.30	1			
010-068-031	\$497.30	1			
010-068-032	\$497.30	1			
010-068-033	\$0.00	0			
TOTAL	\$14,919.00	31			
			CSA TOTAL	\$14,919.00	31



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 18
ANNUAL ENGINEER'S REPORT

ATLAS PARK SUBDIVISION, OAKDALE

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 18 – ATLAS PARK SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 18
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 18 (CSA 18) was established in December 2002, to provide extended maintenance services for the storm drain system and landscaping at the park and storm drain basin within the Atlas Park Subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 16 parcels within CSA 18 consisting of: 14 residential lots, a landscaped park in the middle of the cul-de-sac and a storm drainage basin with some landscaping along the frontages of Atlas Road and State Highway 108/120. The Assessor map is attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 9.29 acres. The boundary of CSA 18 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of State Route 108/120
- East of Deo Gloria Drive
- South of Del Almendra Drive
- West of Atlas Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area's assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 420 linear feet of 18 inch pipe and 33 linear feet of 21 inch pipe;
- Periodic cleaning and maintenance of 4 catch basins and 2 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (2,047 linear feet of curb and gutter);

- Periodic street sweeping to prevent buildup of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)
- Remove silt build up next to the wall of the separator with the use of the suction truck.
- The Parks and Recreation Department provides continual maintenance of all parks and/or public use areas within the service area (i.e. irrigation, mowing, fertilizing, and pest control as needed);

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

The park and storm drain basin are public property and treated as individual parcels. Each of the 14 residential parcels receives equal benefit from the extended maintenance of the landscaping and the storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the parcels within CSA 18; therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments and based on the planned property development a single zone of benefits appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as

compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$23,815.

The Parks maintenance expenses will not increase for park/court maintenance for Fiscal Year 2015-2016. In the past there has been no reserve set aside should a catastrophic event occur with regards to vandalized irrigation, turf, benches or tree damage. Therefore, \$5,000 of fund balance has been designated as a capital reserve.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The assessment for Fiscal Year 2015-2016 is \$713.75, which is the same as the assessment of Fiscal Year 2014-2015.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. A reserve of \$5,710, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st through December 31st.

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996, requires an assessment ballot procedure in order to increase an assessment. An assessment ballot procedure occurred during the formation of CSA 18 in 2002. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 18. The property owner cast a majority vote supporting the formula and the levy of an annual assessment to pay for the services provided by CSA 18. Therefore, the formula for calculating the annual assessment is the total cost of maintenance and operations divided by the number of parcels within CSA 18.

**Total cost of operations & maintenance-Use of fund balance / Number of parcels =
Assessment**

PART IV - SERVICE AREA BUDGET

CSA 18
Atlas Park

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$ 500
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 500
PARKS & RECREATION	
Parks Labor	\$ 3,340
Parks Vandallism/Graffiti	\$ 100
Parks Utilities	
Parks Other Supplies	\$ 1,600
Maintenance - Structures & Grounds	\$ -
Total	\$ 5,040
PUBLIC WORKS	
SWRCB Permit Requirement	\$ 80
Pump Replacement	\$ -
Cleaning Drainage System	\$ -
Street Sweeping	\$ 3,500
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 1,538
Erosion Control	\$ -
Separator Cleaning	\$ -
Utilities	\$ 1,300
Total	\$ 6,418
Capital Improvement Reserve	\$ -
General benefit	\$ (538)
Total Administration, Parks & Rec, Public Works Budget	\$ 11,420
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$ 23,815
Capital Improvement Reserve (-)	\$ (5,000)
Available Fund Balance	\$ 18,815
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$ -
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -
6 Months Operating Reserve (-)	\$ (5,710)
Use of Fund Balance for FY15/16 (-)	\$ -
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (5,710)
Remaining Available Fund Balance	\$ 13,105
Total Administration, Parks & Rec, Public Works Budget	\$ 11,420
Use of Fund Balance (-)	\$ -
Balance to Levy	\$ 11,420
District Statistics	
Total Parcels	16
Parcels Levied	16
Total EBU	1.00 x 16
Levy EBU	\$713.75
Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment = \$11,420 / 16 EBU = \$713.75 per EBU

2014-2015 Assessment = \$11,420 / 16 EBU = \$713.75 per EBU

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.


EXHIBIT "A"
COUNTY SERVICE AREA NO. 18
ATLAS PARK

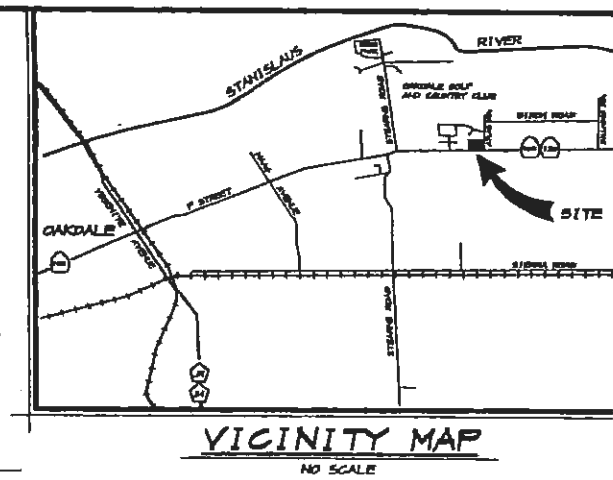
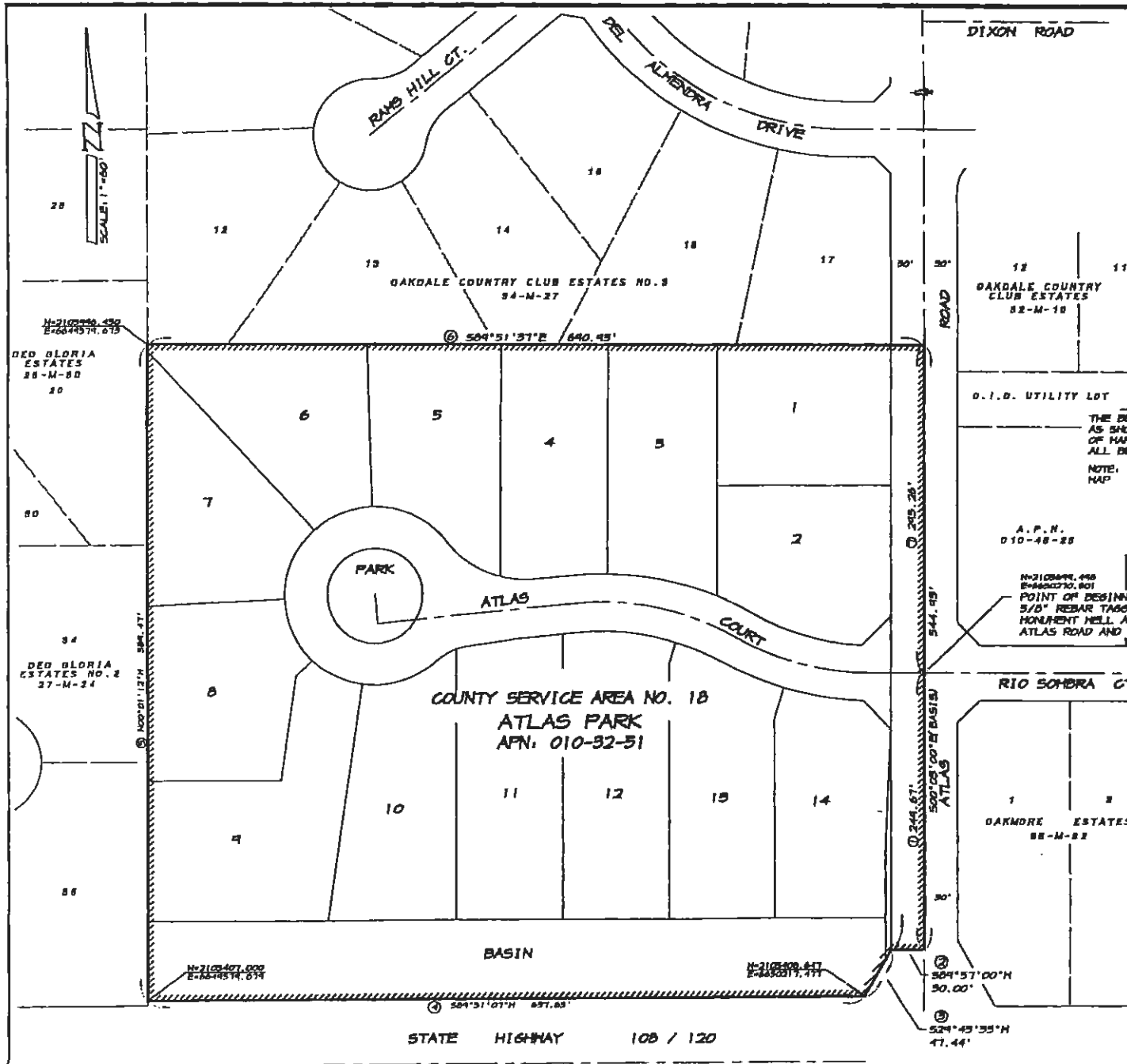
ALL that certain real property situate in the County of Stanislaus, State of California, lying in a portion of the Northwest Quarter of Section 7, Township 2 South, Range 11 East, Mount Diablo Meridian, being more particularly described as follows:

BEGINNING at the centerline intersection point of county roads known as Atlas Road and Rio Sombra Court, said intersection point being a 5/8" Rebar with Tag L.S. 5230 in a monument well, Coordinates = N. 2105699.488, E. 6650270.801; thence (1) South 00°03'00" East along the center line of said Atlas Road, a distance of 249.67 feet; thence leaving last said line and proceeding (2) South 89°57'00" West, a distance of 30.00 feet to a point on the Northerly right-of-way line of State Highway 108/120; thence (3) South 29°45'33" West along last said right-of-way line, a distance of 47.44 feet to an angle point, Coordinates = N. 2105408.647, E. 6650217.477; thence continuing along last said right-of-way line (4) South 89°51'07" West, a distance of 637.65 feet to a point on the East line of Deo Gloria Estates No. 2, filed in Volume 27 of Maps at Page 24, Stanislaus County Records, Coordinates = N. 2105407.000, E. 6649579.879; thence (5) North 00°01'12" West along last said East line and the East line of Deo Gloria Estates, filed in Volume 26 of Maps at Page 89, Stanislaus County Records, a distance of 589.47 to the Southwest corner of Oakdale Country Club Estates No. 3, filed in Volume 34 of Maps at Page 27, Stanislaus County Records, Coordinates = N. 2105996.430, E. 6649579.673; thence(6) South 89°51'37" East along the South line of said Oakdale Country Club Estates No. 3 and the Easterly extension thereof, a distance of 690.93 feet to a point on the center line of Atlas Road; thence (7) South 00°03'00" East along last said center line, a distance of 295.26 feet to the Point of Beginning of this Description.

Containing 9.29 acres more or less.




Dave L. Skidmore, L.S. 7126
License Expires 12/31/02
5/08/02



BASIS OF BEARINGS

THE BEARINGS OF NORTH $00^{\circ}00'00''$ WEST FOR THE CENTER LINE OF ATLAS ROAD AS SHOWN ON THAT MAP OF "COUNTRY CLUB ESTATES NO. 9" FILED IN VOLUME 34 OF MAPS AT PAGE 27, STANISLAUS COUNTY RECORDS HAS BEEN USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

NOTE: THE COORDINATES SHOWN HEREON ARE SCALED FROM A USGS 7.5' QUADRANGLE MAP

A.P.N.
010-48-28

POINT OF BEGINNING
5/8" REBAR TAGGED L.S. 5250 IN MONUMENT HELL AT INTERSECTION OF ATLAS ROAD AND RIO SOMBRA COURT.



EXHIBIT "B"
COUNTY SERVICE AREA NO. 18
ATLAS PARK
MARCH, 2002
ASSOCIATED ENGINEERS, INC.
4206 TECHNOLOGY DRIVE
MODESTO, CALIFORNIA 95356
(209) 545-9940



EXHIBIT "A-1"

POR. NW 1/4 SEC. 7 T.2S. R.11E. M.D.B.& M.

DEO GLORIA ESTATES (26M89)
DEO GLORIA ESTATES NO. 2 (27M24)
DEO GLORIA ESTATES NO. 3 (27M25)
OAKDALE COUNTRY CLUB ESTATES NO. 3 (34M27)
ATLAS PARK (41M06)

084 006
084 029
084 077

010 - 032

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

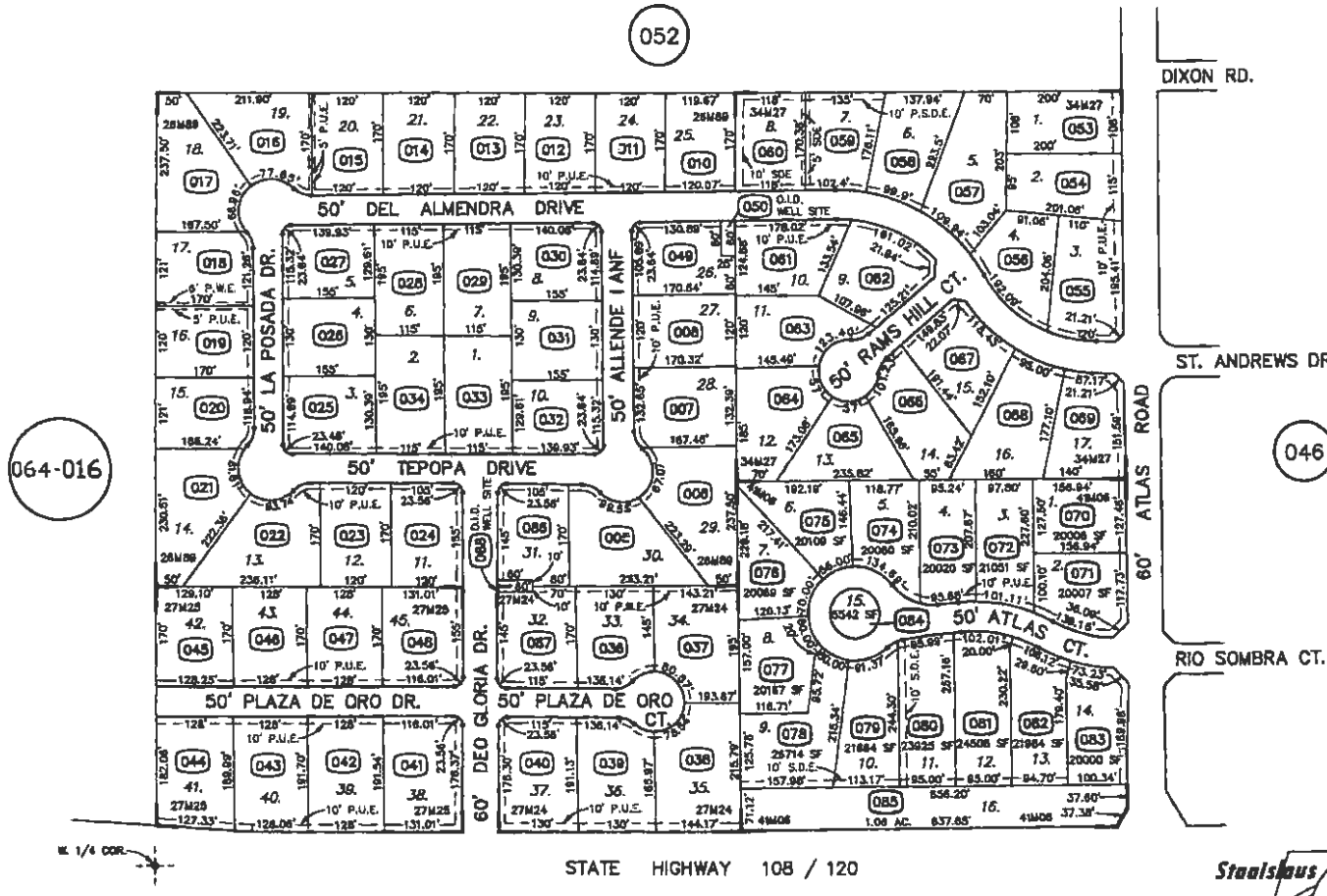
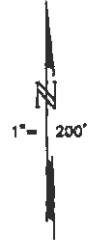
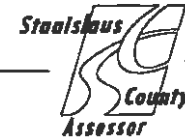


EXHIBIT "B"

FROM 10-07, 10-21
DRAWN 3-18-92
REVISED 10-10-03 (V) DH, 09-10-08 CS

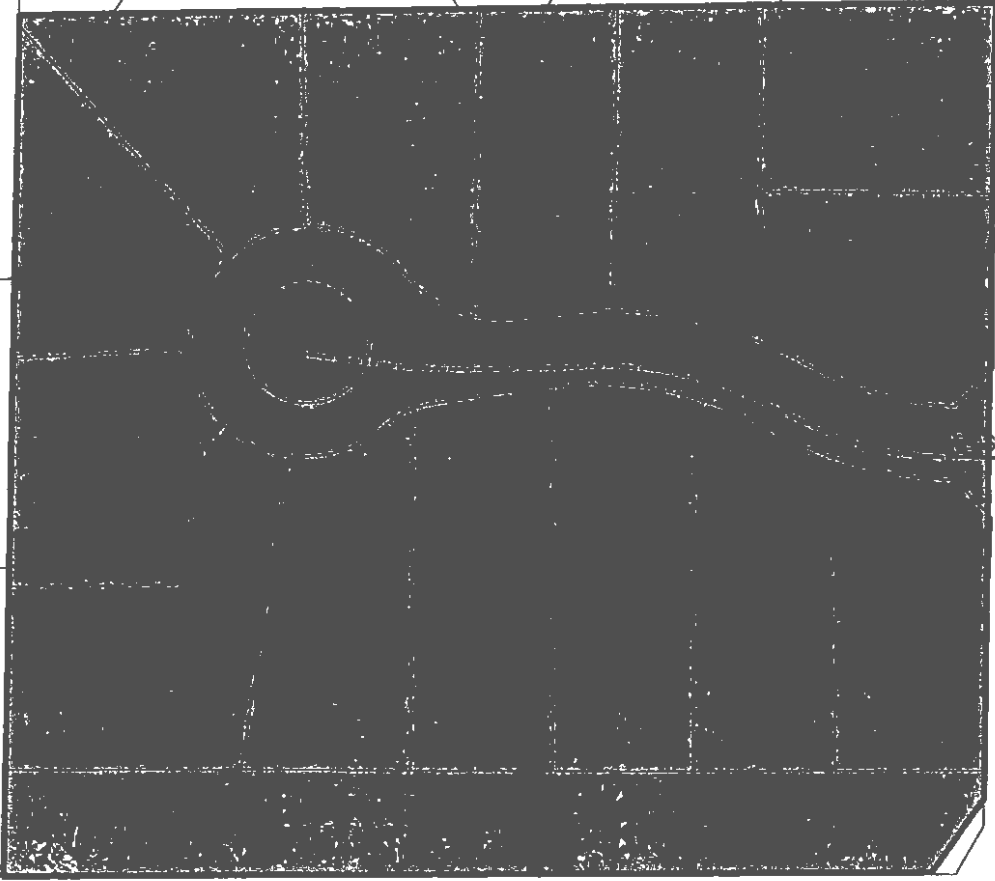
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78,85,90,04,09

010 - 032

CSA NO.18 (ATLAS PARK)



ATLAS RD

CT

HWY 108 120

Legend

- roads
- csa no.18



EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 18
ATLAS PARK SUBDIVISION, OAKDALE
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
010-032-070	\$713.75	1			
010-032-071	\$713.75	1			
010-032-072	\$713.75	1			
010-032-073	\$713.75	1			
010-032-074	\$713.75	1			
010-032-075	\$713.75	1			
010-032-076	\$713.75	1			
010-032-077	\$713.75	1			
010-032-078	\$713.75	1			
010-032-079	\$713.75	1			
010-032-080	\$713.75	1			
010-032-081	\$713.75	1			
010-032-082	\$713.75	1			
010-032-083	\$713.75	1			
010-032-084 (0.01 acres)	\$713.75	1			
010-032-085 (1.06 acres)	\$713.75	1			
TOTAL		\$11,420.00	16		

CSA TOTAL \$11,420.00 16



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT

TUOLUMNE-GRATTON SUBDIVISIONS, DENAIR

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
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ENGINEER'S REPORT AFFIDAVIT

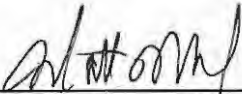
County of Stanislaus, State of California

CSA NO. 19 – TUOLUMNE-GRATTON SUBDIVISIONS

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 19 (CSA 19) was established December 2002, to provide extended maintenance services for the storm drain system, landscaped storm drain basin, and park within a planned development which, as approved with tentative maps, includes six (6) residential subdivisions. These subdivisions include: Sterling Ranch Unit No. 1 (formerly known as Monte Vista Meadows), Sterling Ranch Unit No. 2, 3, and 4 (formerly known as Tuolumne Meadows), Sterling Ranch Unit No. 5 (formerly known as Najanjo Estates), and Runyan Country Estates.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 327 parcels within CSA 19 consisting of: Sterling Ranch Unit No. 1 (81 lots), Sterling Ranch Unit No. 2 (71 lots), and a landscaped storm drain basin and park lot, Sterling Ranch Unit No. 3 (53 lots), and a landscaped storm drain basin and park lot, Sterling Ranch Unit No. 4 (50 lots), Sterling Ranch Unit No. 5 (50 lots), and Runyan Country Estates (20 lots). Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 99.32 acres. The boundary of CSA 19 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of Tuolumne Road
- East of Lester Road
- South of East Monte Vista Avenue
- West of North Gratton Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area'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. The improvements to be maintained and funded entirely or partially through the service area's assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 1,753 linear feet 18 inch pipe, 3,097 linear feet of 24 inch pipe, 1,191 linear feet of 30 inch pipe, 274 linear feet of 36 inch pipe, 181 linear feet of 42 inch pipe, 212 linear feet of 48 inch pipe;
- Two (2) 25 HP pumps;
- Periodic cleaning and maintenance of 23 catch basins and 26 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (19,791 linear feet of curb and gutter; 82,383 square feet of sidewalk);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin and 5 rock wells (erosion control, weed spraying, grading/excavation as needed).
- The Parks and Recreation Department provides continual maintenance of all park/basin public use area and parks within the Sterling Ranch Service Area (i.e. irrigation, playground areas, mowing and weed abatement),

Runyan Country Estates does not receive any special services from the storm drain basin within the boundary of CSA 19, and consequently, the residential lots within Runyan Country Estates will not be assessed for any costs associated with the extended maintenance services for the storm drain system and the landscaped storm drain basin. The residential lots within Runyan Country Estates receive equal benefit as with all the lots within CSA 19, from the extended maintenance service being provided for the landscaped park. Initially, and throughout the development of all subdivision phases, as more lots are created, all parcels receive equal benefit from the extended maintenance of the park, landscaping, and storm drain system unless noted otherwise. The extended maintenance of the storm drain system, and the landscaped storm drain basin and park only provides a special benefit to the parcels within CSA 19; therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Runyan Country Estates does not receive any special services from the storm drain basin within the boundary of CSA 19, and consequently, the residential lots within Runyan Country Estates will not be assessed for any costs associated with the extended maintenance services for the storm drain system and the landscaped storm drain basin of Sterling Ranch. Runyan Country Estates has its own storm drain system and basin apart from the storm drain system and basin that are in CSA 19. The residential lots within Runyan Country Estates receive equal benefit as with all the lots within CSA 19, from the extended maintenance service being provided for the landscaped park. Initially, and throughout the development of all subdivision phases, as more lots are created, all parcels receive equal benefit from the extended maintenance of the park, landscaping, and storm drain system unless noted otherwise. The extended maintenance of the storm drain system, and the landscaped storm drain basin and park only provides a special benefit to the parcels within CSA 19, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots

and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$186,031 for Sterling Ranch and \$12,191 for Runyan Estates for a total of \$ 198,222 for the CSA. This amount has been generated in order to have funds available for future capital improvements in the storm drain system and landscaped park. It is estimated that replacement pumps will cost approximately \$27,000 each for labor and materials for a total of \$54,000. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced so that no increase in the annual assessment will be necessary to cover these costs

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The FISCAL YEAR 2015-2016 assessment for Sterling Ranch Units 1-5 is \$110.24 per parcel and for Runyan Country Estates, \$45.61 per parcel. The Fiscal Year 2015-2016 assessments are the same as the previous year.

The Parks maintenance expenses will not increase for park/basin and parks maintenance for Fiscal Year 2015-2016. A capital reserve of \$6,000 has been set aside from fund balance for costs associated with a catastrophic event with regards to vandalized irrigation, turf, trees or playground equipment.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, \$20,627 (\$1,206 for Runyan Estates and \$19,421 for Sterling Ranch) of available fund balance will be carried forward to cover costs from July 1st to December 31st.

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 19. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for services provided by CSA 19. Therefore, a formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessments is as follows:

The amount of annual assessment equals the total operation and maintenance cost minus any fund balance from previous year divided equally by the number of benefiting parcels. A residential parcel with a recorded final map receives the same equal benefit as the number of approved residential properties on or for the parcel. Annual assessment and the levy of the annual assessment to pay for services provided by CSA 19.

$$\text{(Total Cost of Operations \& Maintenance-Use of Fund Balance)/ Number of Parcels} \\ = \text{Assessment}$$

PART IV - SERVICE AREA BUDGET CSA 19

CSA 19

CSA 19	EXPENSE DESCRIPTION	RUNYAN	STERLING
Tuolumne/Runyan		6.15%	93.85%
	<u>ADMINISTRATION</u>		
	County Administration	\$74	\$1,126
	Miscellaneous/Other Admin Fees	\$0	\$0
	Total	\$74	\$1,126
	<u>PARKS & RECREATION</u>		
	Parks Labor	\$873	\$13,327
	Parks Vandalism/Graffiti	\$17	\$252
	Parks Utilities	\$646	\$9,854
	Parks Other Supplies	\$123	\$1,885
	Total	\$1,659	\$25,318
	<u>PUBLIC WORKS</u>		
	Pond Excavation	\$0	\$0
	SWRCB Permit Requirement	\$100	\$1,535
	Pump Replacement	\$0	\$0
	Cleaning Drainage System	\$215	\$3,285
	Street Sweeping	\$430	\$6,570
	Curb & Gutter Repair	\$0	\$0
	Weed Spraying	\$0	\$1,200
	Erosion Control	\$0	\$0
	Separator Cleaning	\$0	\$0
	Utilities	\$0	\$820
	Total	\$745	\$13,410
	Capital Improvement Reserve-Parks		
	Capital Improvement Reserve -Public Works	\$0	
	General Benefit	(\$66)	(\$1,011)
	Total Administration, Parks & Rec, Public Works Budget	\$2,412	\$38,843
	<u>Fund Balance Information</u>		
	Beginning Fund Balance (Estimated for 2015-16)	\$12,191	\$186,031
	Capital Improvement Reserve Parks (-)	(\$6,000)	(\$5,400)
	Capital Improvement Reserve Public Works (-)	\$0	(\$54,000)
	Available Fund Balance	\$6,191	\$126,631
	<u>Adjustments to Available Fund Balance</u>		
	General Fund (or PW) Loan Repayment/Advance (+)	\$0	\$0
	Capital Improvement Expenditure -Parks (-)	\$0	\$0
	Capital Improvement Expenditure (pumps etc.) (-)	\$0	\$0
	6 Months Operating Reserve (-)	(\$1,206)	(\$19,421)
	Use of Fund Balance for FY15/16 (-)	(\$1,500)	(\$5,000)
	Total Adjustments	(\$2,706)	(\$24,421)
	Remaining Available Fund Balance	\$3,485	\$102,210
	Total Administration, Parks & Rec, Public Works Budget	\$2,412	\$38,843
	Use of Fund Balance (-)	(\$1,500)	(\$5,000)
	Balance to Levy	\$912	\$33,843
	<u>District Statistics</u>		
	Total Parcels	20	307
	Parcels Levied	20	307
	Total EBU	20.00	307.00
	Levy EBU	\$45.61	\$110.24
	Capital Reserve Target	\$0	\$54,000

*Runyan receives no benefit from Sterling storm drain system and equal benefit from parks.

PART V - ASSESSMENTS

2015-2016 Assessment (Sterling Ranch Units 1-5) = $\$32,308 / 307 \text{ EBU} = \110.24 per EBU

2015-2016 Assessment (Runyan Country Estates) = $\$812 / 20 \text{ EBU} = \45.61 per EBU

2014-2015 Assessment (Sterling Ranch Units 1-5) = $\$32,308 / 307 \text{ EBU} = \110.24 per EBU

2014-2015 Assessment (Runyan Country Estates) = $\$812 / 20 \text{ EBU} = \45.61 per EBU

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

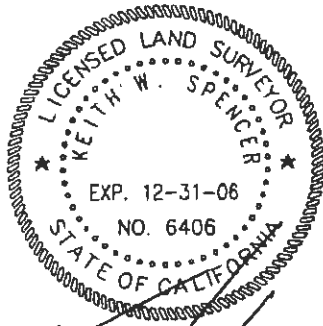
The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT "A"
LEGAL DESCRIPTION
ANNEXATION TO DENAIR COMMUNITY SERVICE DISTRICT
AND TO COUNTY SERVICE AREA NO. 19

All that certain real property situate in a portion of the northwest quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

Commencing at the north quarter corner of said section 7, said corner having coordinates of North 2,012,562.80 and East 6,473,729.73, Zone 3 of the California Coordinate System; thence along the centerline of Lester Road; South 0°26'10" West 2652.94 feet to the interior corner of said Section 7, said corner having coordinates of North 2,009,909.94 and East 6,473,709.54; thence along the centerline of Tuolumne Road, South 89°56'50" West 331.34 feet to the true **POINT OF BEGINNING** of this description; thence (1) continuing along said centerline, South 89°56'50" West 331.34 feet; thence (2) along the westerly line of Lot 39 as shown on map of the "Elmwood Colony" filed in Volume 2 of Maps, at page 13, Stanislaus County Records and the southerly extension thereof, North 0°26'09" East 1326.64 feet; thence (3) along the northerly line of said Lot 39, North 89°57'43" East 331.34 feet thence (4) along the easterly line of the west half of said Lot 39 and the southerly extension thereof, South 0°26'10" West 1326.55 feet to the point of beginning.

Containing 10.09 acres, more or less.

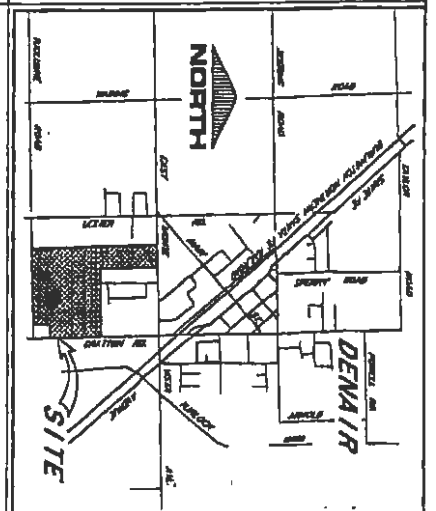
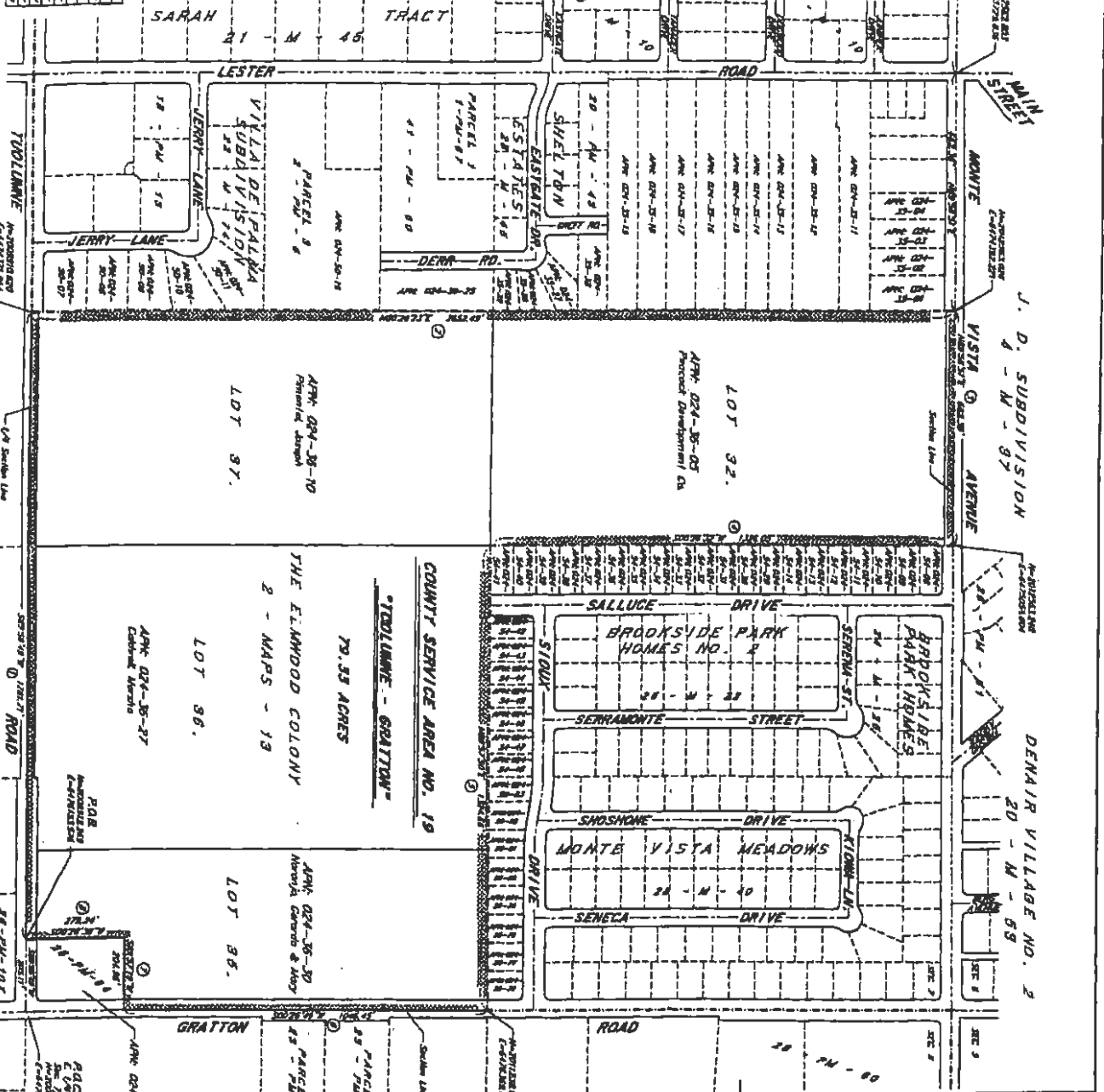


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August 11, 2004

Approved as to description

By 9/2/04
H.I.

NO.	TRK. PART
1	TRK. 1
2	TRK. 2
3	TRK. 3
4	TRK. 4
5	TRK. 5
6	TRK. 6
7	TRK. 7
8	TRK. 8



BASIS OF BEARINGS:
 The bearing of South 02°26'13" West between GTS Monument D14 and F14 as shown is about 20' of Survey of Page 55, Stanislaus County Records, was used as the basis for all bearings shown hereon.

NOTE:
 The bearings, distances and coordinates shown hereon are based on the California Coordinate System NAD83 Zone 10, as shown on the California Coordinate System Record Sheet No. 100000001.

LEGEND:
 --- Boundary Survey

GRAPHIC SCALE
 1 inch = 200 ft.

EXHIBIT "A1"
COUNTY SERVICE AREA NO. 19
"TUOLUMNE - GRATTON"

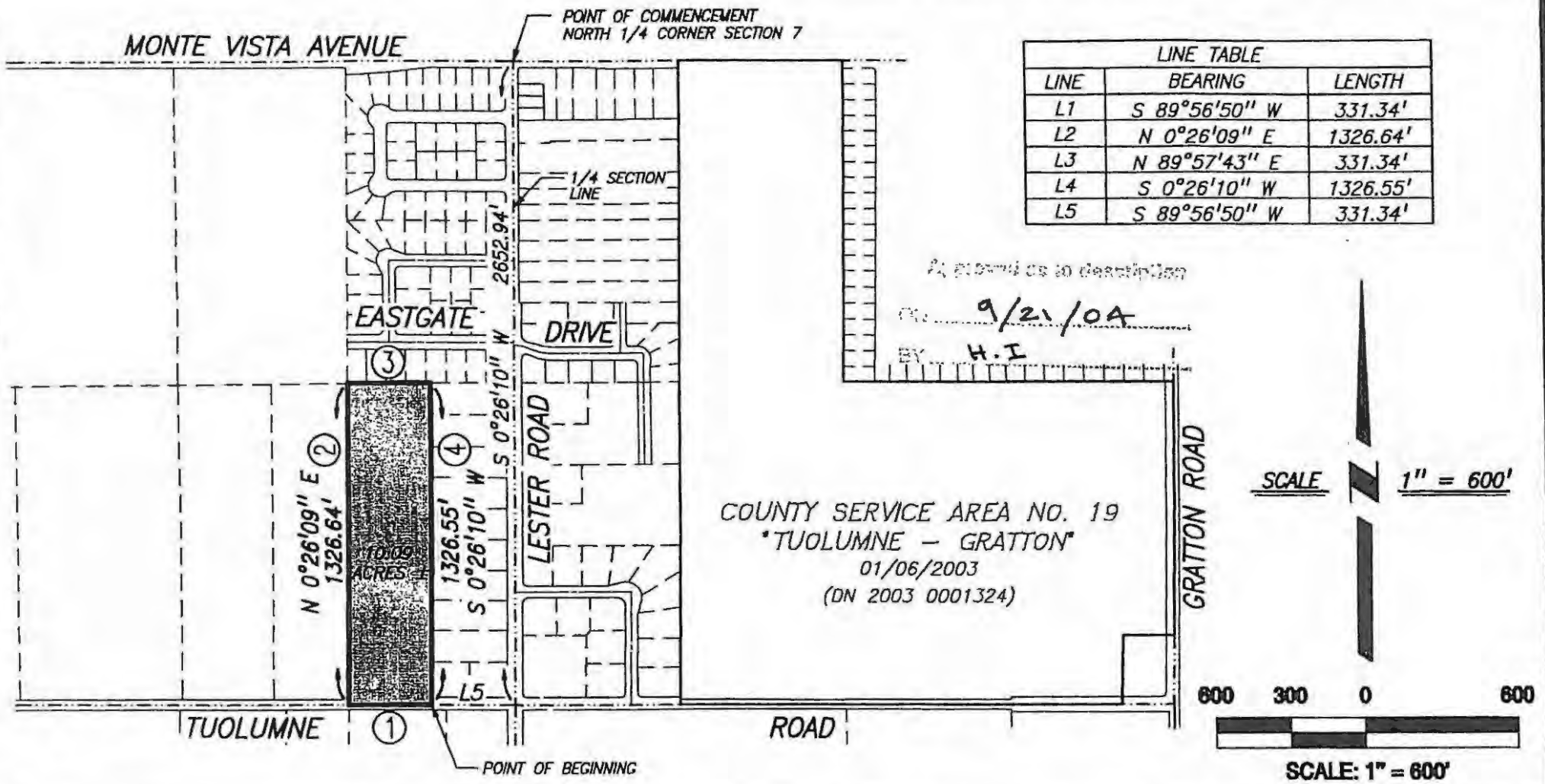


EXHIBIT "A2"
REORGANIZATION TO COUNTY SERVICE AREA NO. 19
"TUOLUMNE - GRATTON"



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 1121 OAKDALE ROAD, SUITE 5 • MODESTO, CALIFORNIA • 95355
 (209) 576-2721 FAX: (209) 576-2756

DRAWN BY: RRM
 CHECKED BY: KWS
 SCALE: 1" = 600'
 SHEET: 1 OF 1
 DATE: 07/30/2004 13:13

SIGNATURE: *[Signature]*

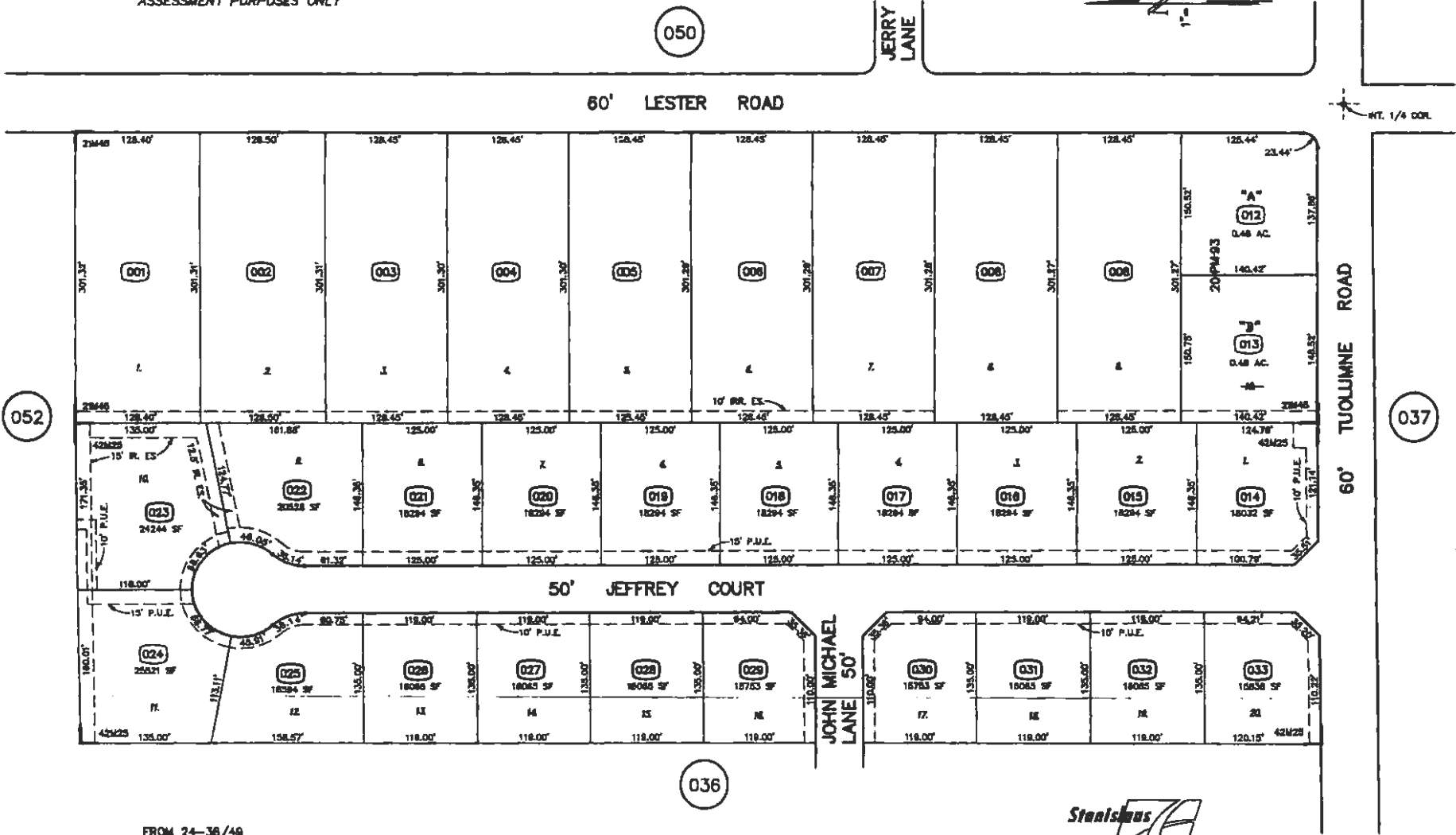
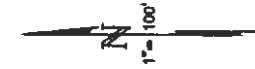
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POR. N 1/2 SEC. 7 T.5S. R.11E. M.D.B.& M.
 SARAH TRACT (21M45)
 RUNYAN COUNTRY ESTATES (42M25)

056 006 024 - 049
 056 034

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



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036

EXHIBIT "B"

FROM 24-38/40
 DRAWN 12-22-78
 REVISED 12-18-04 MB, 3-25-05 (VDH), 8-12-05 DH

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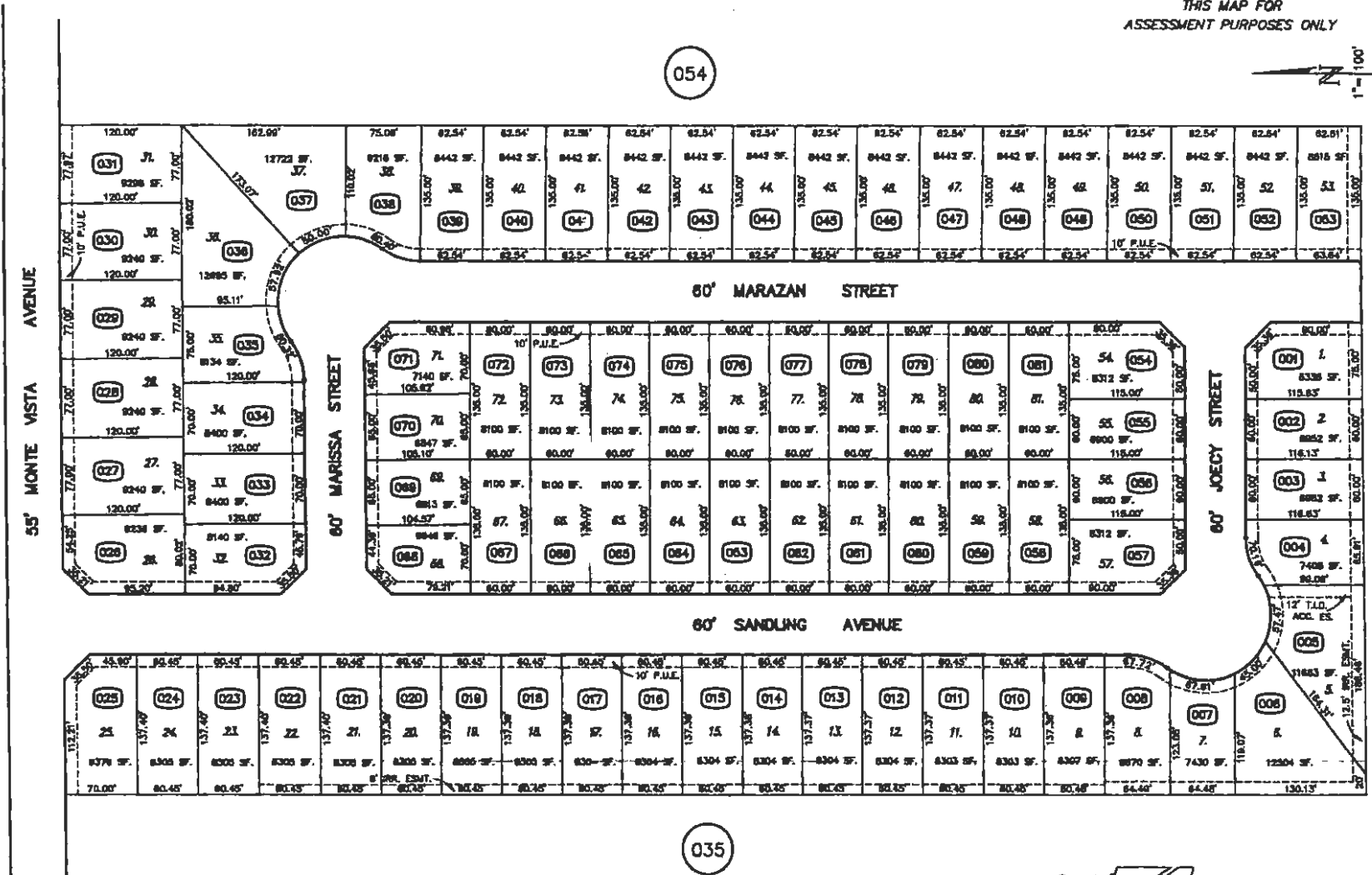
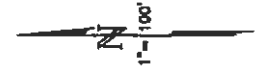


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POR. N 1/2 SECTION 7 T.5S. R.11E. M.D.B.& M.
STERLING RANCH UNIT NO. 1 (41M32)

056 032 024 - 057

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 024-036
DRAWN: 1-13-04 MF
REVISED: 06-25-04 MB.

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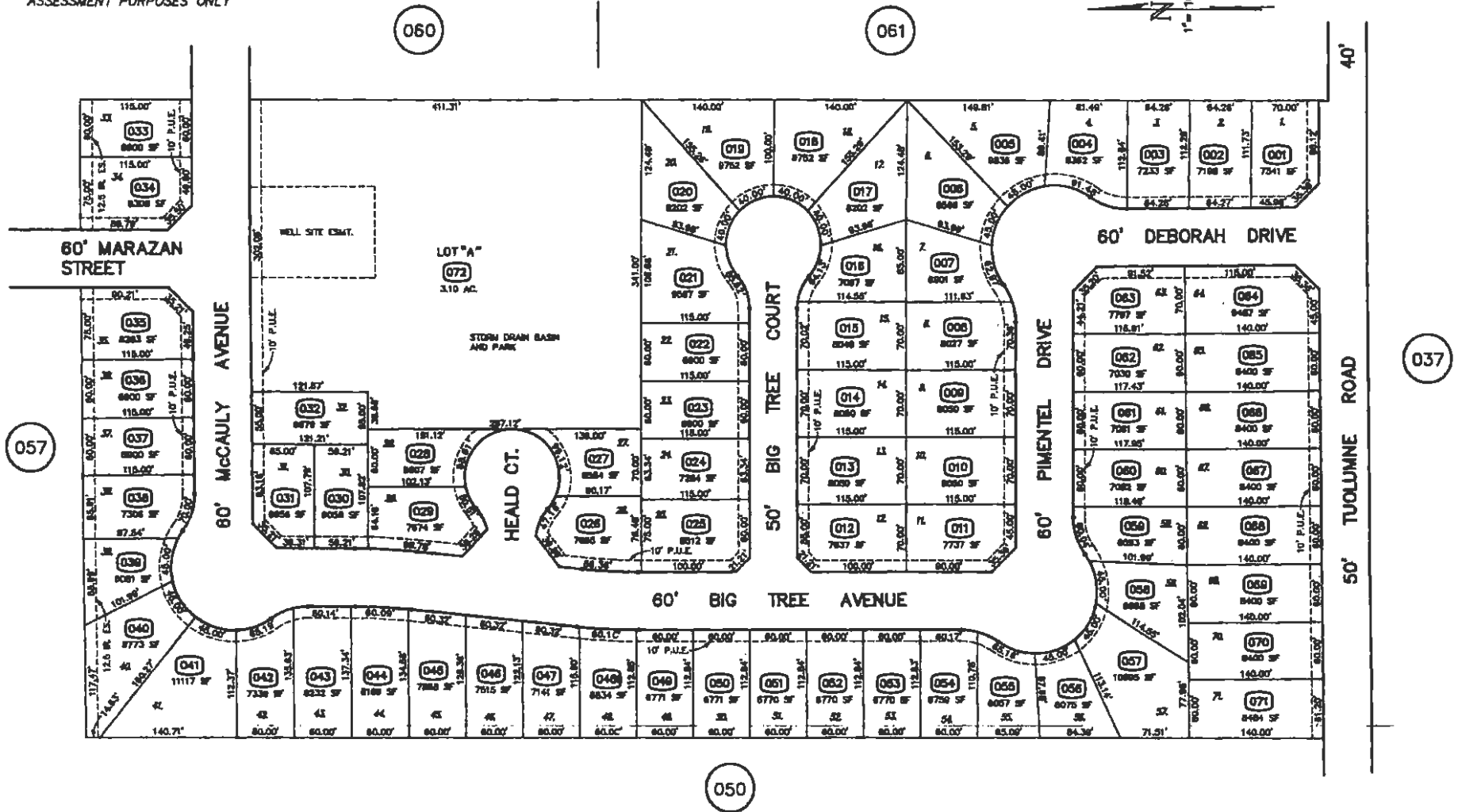
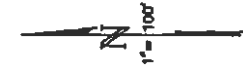
024 - 057

POR. NE 1/4 SEC. 7 T.5S. R.11E. M.D.B.& M.
STERLING FANCH UNIT NO. 2 (41M94)

056 032

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THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 024-036
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REVISED

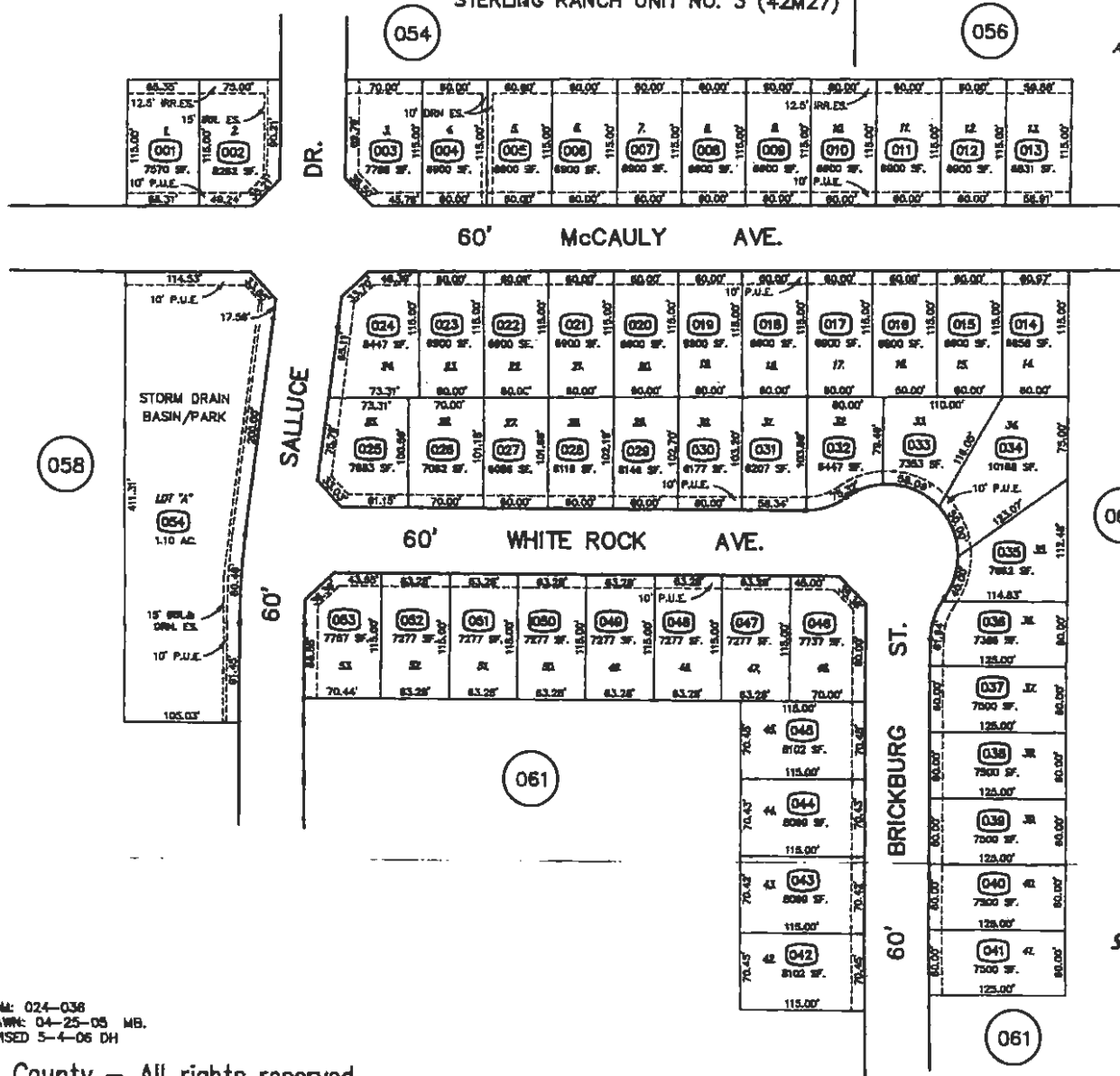
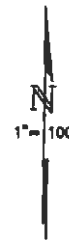


POR. NE.1/4 SECTION 7 T.5S. R.11E. M.D.B.& M.

STERLING RANCH UNIT NO. 3 (42M27)

056 032 024 - 060

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



058

063

061

061

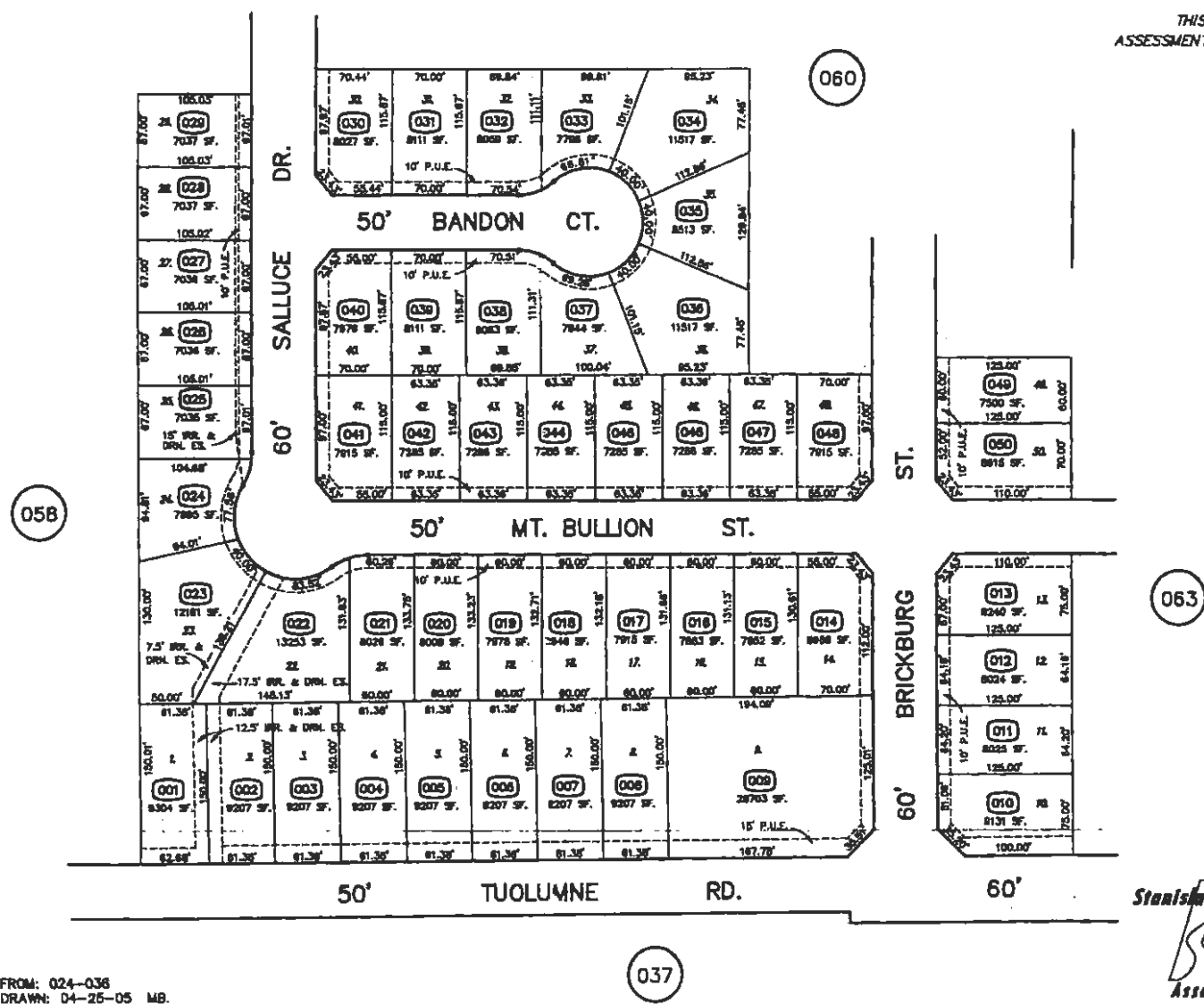
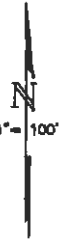
FROM: 024-036
DRAWN: 04-25-05 MB.
REVISED 5-4-06 DH



POR. NE. 1/4 SECTION 7 T.5S. R.11E. M.D.B.& M.
STERLING RANCH UNIT NO. 4 (42M28)

056 032 024 - 061

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



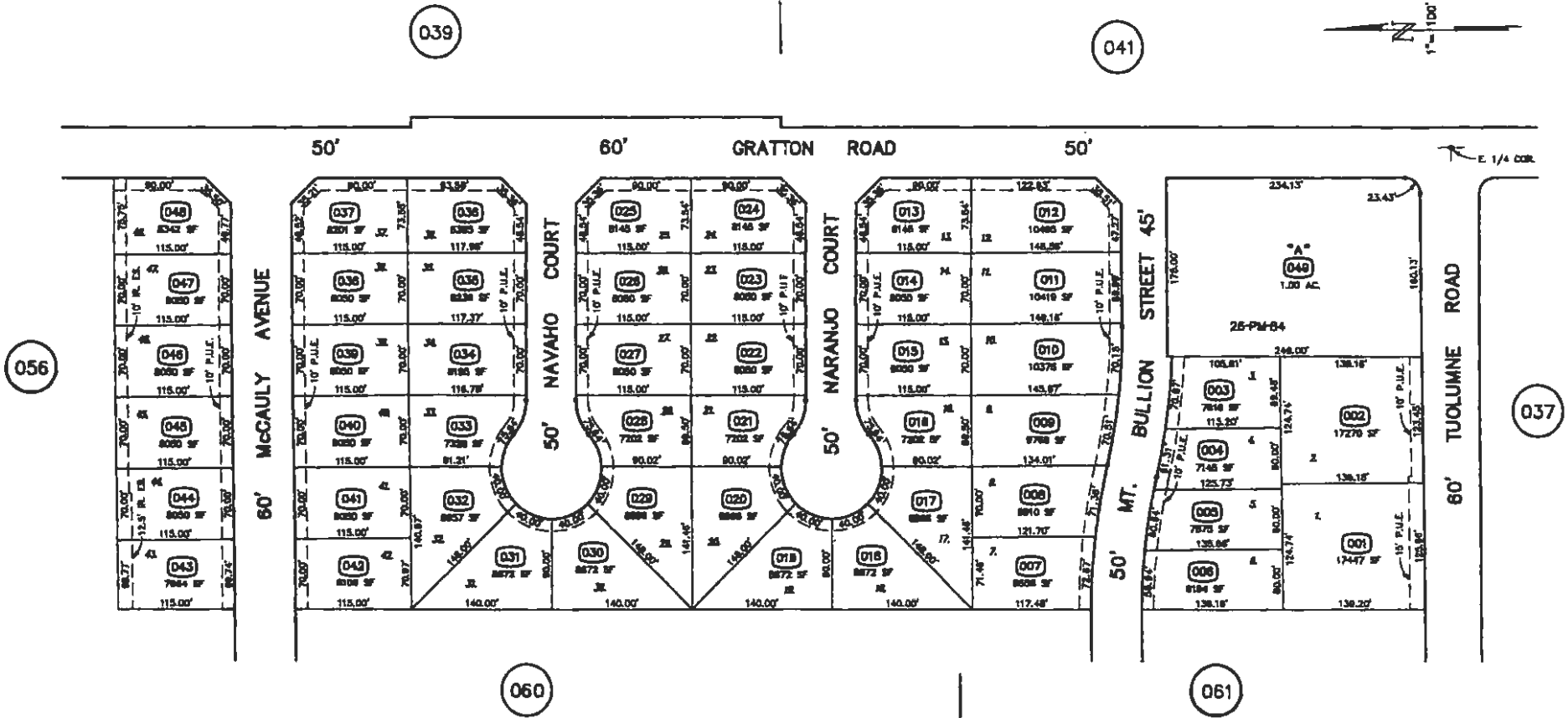
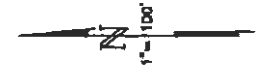
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DRAWN: D4-25-05 MB.
REVISED 5-4-06 DH



POR. NE 1/4 SEC. 7 T.5S. R.11E. M.D.B.& M.
STERLING RANCH UNIT NO. 5 (43M04)

056 001 024 - 063
056 032

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM 024-036
DRAWN 4-15-08 DH
REVISED



CSA NO.19 (TUOLUMNE-GRATTON) aka Sterling Ranch & Runyan Estates



Legend

- roads
- csa no.19



EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU	
024-049-014	\$45.60	1	024-057-011	\$110.24	1	
024-049-015	\$45.60	1	024-057-012	\$110.24	1	
024-049-016	\$45.60	1	024-057-013	\$110.24	1	
024-049-017	\$45.60	1	024-057-014	\$110.24	1	
024-049-018	\$45.60	1	024-057-015	\$110.24	1	
024-049-019	\$45.60	1	024-057-016	\$110.24	1	
024-049-020	\$45.60	1	024-057-017	\$110.24	1	
024-049-021	\$45.60	1	024-057-018	\$110.24	1	
024-049-022	\$45.60	1	024-057-019	\$110.24	1	
024-049-023	\$45.60	1	024-057-020	\$110.24	1	
024-049-024	\$45.60	1	024-057-021	\$110.24	1	
024-049-025	\$45.60	1	024-057-022	\$110.24	1	
024-049-026	\$45.60	1	024-057-023	\$110.24	1	
024-049-027	\$45.60	1	024-057-024	\$110.24	1	
024-049-028	\$45.60	1	024-057-025	\$110.24	1	
024-049-029	\$45.60	1	024-057-026	\$110.24	1	
024-049-030	\$45.60	1	024-057-027	\$110.24	1	
024-049-031	\$45.60	1	024-057-028	\$110.24	1	
024-049-032	\$45.60	1	024-057-029	\$110.24	1	
024-049-033	\$45.60	1	024-057-030	\$110.24	1	
	TOTAL	\$912.00	20	024-057-031	\$110.24	1
				024-057-032	\$110.24	1
024-057-001	\$110.24	1	024-057-033	\$110.24	1	
024-057-002	\$110.24	1	024-057-034	\$110.24	1	
024-057-003	\$110.24	1	024-057-035	\$110.24	1	
024-057-004	\$110.24	1	024-057-036	\$110.24	1	
024-057-005	\$110.24	1	024-057-037	\$110.24	1	
024-057-006	\$110.24	1	024-057-038	\$110.24	1	
024-057-007	\$110.24	1	024-057-039	\$110.24	1	
024-057-008	\$110.24	1	024-057-040	\$110.24	1	
024-057-009	\$110.24	1	024-057-041	\$110.24	1	
024-057-010	\$110.24	1	024-057-042	\$110.24	1	

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-057-043	\$110.24	1	024-057-075	\$110.24	1
024-057-044	\$110.24	1	024-057-076	\$110.24	1
024-057-045	\$110.24	1	024-057-077	\$110.24	1
024-057-046	\$110.24	1	024-057-078	\$110.24	1
024-057-047	\$110.24	1	024-057-079	\$110.24	1
024-057-048	\$110.24	1	024-057-080	\$110.24	1
024-057-049	\$110.24	1	024-057-081	\$110.24	1
024-057-050	\$110.24	1		TOTAL \$8,929.44	81
024-057-051	\$110.24	1			
024-057-052	\$110.24	1	024-058-001	\$110.24	1
024-057-053	\$110.24	1	024-058-002	\$110.24	1
024-057-054	\$110.24	1	024-058-003	\$110.24	1
024-057-055	\$110.24	1	024-058-004	\$110.24	1
024-057-056	\$110.24	1	024-058-005	\$110.24	1
024-057-057	\$110.24	1	024-058-006	\$110.24	1
024-057-058	\$110.24	1	024-058-007	\$110.24	1
024-057-059	\$110.24	1	024-058-008	\$110.24	1
024-057-060	\$110.24	1	024-058-009	\$110.24	1
024-057-061	\$110.24	1	024-058-010	\$110.24	1
024-057-062	\$110.24	1	024-058-011	\$110.24	1
024-057-063	\$110.24	1	024-058-012	\$110.24	1
024-057-064	\$110.24	1	024-058-013	\$110.24	1
024-057-065	\$110.24	1	024-058-014	\$110.24	1
024-057-066	\$110.24	1	024-058-015	\$110.24	1
024-057-067	\$110.24	1	024-058-016	\$110.24	1
024-057-068	\$110.24	1	024-058-017	\$110.24	1
024-057-069	\$110.24	1	024-058-018	\$110.24	1
024-057-070	\$110.24	1	024-058-019	\$110.24	1
024-057-071	\$110.24	1	024-058-020	\$110.24	1
024-057-072	\$110.24	1	024-058-021	\$110.24	1
024-057-073	\$110.24	1	024-058-022	\$110.24	1
024-057-074	\$110.24	1	024-058-023	\$110.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-058-024	\$110.24	1	024-058-056	\$110.24	1
024-058-025	\$110.24	1	024-058-057	\$110.24	1
024-058-026	\$110.24	1	024-058-058	\$110.24	1
024-058-027	\$110.24	1	024-058-059	\$110.24	1
024-058-028	\$110.24	1	024-058-060	\$110.24	1
024-058-029	\$110.24	1	024-058-061	\$110.24	1
024-058-030	\$110.24	1	024-058-062	\$110.24	1
024-058-031	\$110.24	1	024-058-063	\$110.24	1
024-058-032	\$110.24	1	024-058-064	\$110.24	1
024-058-033	\$110.24	1	024-058-065	\$110.24	1
024-058-034	\$110.24	1	024-058-066	\$110.24	1
024-058-035	\$110.24	1	024-058-067	\$110.24	1
024-058-036	\$110.24	1	024-058-068	\$110.24	1
024-058-037	\$110.24	1	024-058-069	\$110.24	1
024-058-038	\$110.24	1	024-058-070	\$110.24	1
024-058-039	\$110.24	1	024-058-071	\$110.24	1
024-058-040	\$110.24	1	024-058-072	\$110.24	1
024-058-041	\$110.24	1		TOTAL \$7,937.28	72
024-058-042	\$110.24	1			
024-058-043	\$110.24	1	024-060-001	\$110.24	1
024-058-044	\$110.24	1	024-060-002	\$110.24	1
024-058-045	\$110.24	1	024-060-003	\$110.24	1
024-058-046	\$110.24	1	024-060-004	\$110.24	1
024-058-047	\$110.24	1	024-060-005	\$110.24	1
024-058-048	\$110.24	1	024-060-006	\$110.24	1
024-058-049	\$110.24	1	024-060-007	\$110.24	1
024-058-050	\$110.24	1	024-060-008	\$110.24	1
024-058-051	\$110.24	1	024-060-009	\$110.24	1
024-058-052	\$110.24	1	024-060-010	\$110.24	1
024-058-053	\$110.24	1	024-060-011	\$110.24	1
024-058-054	\$110.24	1	024-060-012	\$110.24	1
024-058-055	\$110.24	1	024-060-013	\$110.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-060-014	\$110.24	1	024-060-046	\$110.24	1
024-060-015	\$110.24	1	024-060-047	\$110.24	1
024-060-016	\$110.24	1	024-060-048	\$110.24	1
024-060-017	\$110.24	1	024-060-049	\$110.24	1
024-060-018	\$110.24	1	024-060-050	\$110.24	1
024-060-019	\$110.24	1	024-060-051	\$110.24	1
024-060-020	\$110.24	1	024-060-052	\$110.24	1
024-060-021	\$110.24	1	024-060-053	\$110.24	1
024-060-022	\$110.24	1	024-060-054	\$110.24	1
024-060-023	\$110.24	1		TOTAL \$5,952.96	54
024-060-024	\$110.24	1			
024-060-025	\$110.24	1	024-061-001	\$110.24	1
024-060-026	\$110.24	1	024-061-002	\$110.24	1
024-060-027	\$110.24	1	024-061-003	\$110.24	1
024-060-028	\$110.24	1	024-061-004	\$110.24	1
024-060-029	\$110.24	1	024-061-005	\$110.24	1
024-060-030	\$110.24	1	024-061-006	\$110.24	1
024-060-031	\$110.24	1	024-061-007	\$110.24	1
024-060-032	\$110.24	1	024-061-008	\$110.24	1
024-060-033	\$110.24	1	024-061-009	\$110.24	1
024-060-034	\$110.24	1	024-061-010	\$110.24	1
024-060-035	\$110.24	1	024-061-011	\$110.24	1
024-060-036	\$110.24	1	024-061-012	\$110.24	1
024-060-037	\$110.24	1	024-061-013	\$110.24	1
024-060-038	\$110.24	1	024-061-014	\$110.24	1
024-060-039	\$110.24	1	024-061-015	\$110.24	1
024-060-040	\$110.24	1	024-061-016	\$110.24	1
024-060-041	\$110.24	1	024-061-017	\$110.24	1
024-060-042	\$110.24	1	024-061-018	\$110.24	1
024-060-043	\$110.24	1	024-061-019	\$110.24	1
024-060-044	\$110.24	1	024-061-020	\$110.24	1
024-060-045	\$110.24	1	024-061-021	\$110.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-061-022	\$110.24	1	024-063-003	\$110.24	1
024-061-023	\$110.24	1	024-063-004	\$110.24	1
024-061-024	\$110.24	1	024-063-005	\$110.24	1
024-061-025	\$110.24	1	024-063-006	\$110.24	1
024-061-026	\$110.24	1	024-063-007	\$110.24	1
024-061-027	\$110.24	1	024-063-008	\$110.24	1
024-061-028	\$110.24	1	024-063-009	\$110.24	1
024-061-029	\$110.24	1	024-063-010	\$110.24	1
024-061-030	\$110.24	1	024-063-011	\$110.24	1
024-061-031	\$110.24	1	024-063-012	\$110.24	1
024-061-032	\$110.24	1	024-063-013	\$110.24	1
024-061-033	\$110.24	1	024-063-014	\$110.24	1
024-061-034	\$110.24	1	024-063-015	\$110.24	1
024-061-035	\$110.24	1	024-063-016	\$110.24	1
024-061-036	\$110.24	1	024-063-017	\$110.24	1
024-061-037	\$110.24	1	024-063-018	\$110.24	1
024-061-038	\$110.24	1	024-063-019	\$110.24	1
024-061-039	\$110.24	1	024-063-020	\$110.24	1
024-061-040	\$110.24	1	024-063-021	\$110.24	1
024-061-041	\$110.24	1	024-063-022	\$110.24	1
024-061-042	\$110.24	1	024-063-023	\$110.24	1
024-061-043	\$110.24	1	024-063-024	\$110.24	1
024-061-044	\$110.24	1	024-063-025	\$110.24	1
024-061-045	\$110.24	1	024-063-026	\$110.24	1
024-061-046	\$110.24	1	024-063-027	\$110.24	1
024-061-047	\$110.24	1	024-063-028	\$110.24	1
024-061-048	\$110.24	1	024-063-029	\$110.24	1
024-061-049	\$110.24	1	024-063-030	\$110.24	1
024-061-050	\$110.24	1	024-063-031	\$110.24	1
TOTAL				\$5,512.00	50
			024-063-032	\$110.24	1
			024-063-033	\$110.24	1
			024-063-034	\$110.24	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-063-035	\$110.24	1			
024-063-036	\$110.24	1			
024-063-037	\$110.24	1			
024-063-038	\$110.24	1			
024-063-039	\$110.24	1			
024-063-040	\$110.24	1			
024-063-041	\$110.24	1			
024-063-042	\$110.24	1			
024-063-043	\$110.24	1			
024-063-044	\$110.24	1			
024-063-045	\$110.24	1			
024-063-046	\$110.24	1			
024-063-047	\$110.24	1			
024-063-048	\$110.24	1			
024-063-050	\$110.24	1			
024-063-051	\$110.24	1			
024-063-052	\$110.24	1			
024-063-053	\$110.24	1			
TOTAL	\$5,512.00	50			

RUNYAN	\$912.00	20
STERLING	\$33,843.68	307
CSA TOTAL	\$34,755.68	327



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 20
ANNUAL ENGINEER'S REPORT

SUMMIT SUBDIVISION, MODESTO

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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EXHIBIT D – PARCEL LIST	

ENGINEER'S REPORT AFFIDAVIT

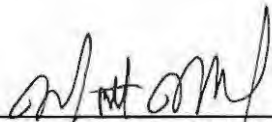
County of Stanislaus, State of California

CSA NO. 20 – SUMMIT SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 20
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 20 (CSA 20) was established in January 2003, to provide extended maintenance service for the storm drain system within the Summit Corporate Center industrial park subdivision. The County accepted the subdivision improvements for Phase 1 and 2 on July 22, 2003 and March 2, 2004, respectively. As a result of these acceptances, the County has been maintaining all of these subdivision improvements including, but not limited to, the storm drain system since 2004.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 38 parcels within CSA 20 consisting of 37 industrial lots and a storm drain basin (Lot "A"), Assessor map is attached hereto as exhibit "B". This industrial development encompasses an area of land totaling approximately 44.50 acres of which 35.96 acres are to be levied. The boundary of CSA 20 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The development is generally located:

- North of Pelandale Avenue
- South of Bangs Avenue
- West of McHenry Avenue

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain basin and storm drain system. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 870 linear feet of 18 inch pipe, 132 linear feet of 24 inch pipe, 300 linear feet 30 inch pipe, 315 linear feet of 48 inch pipe;
- Periodic cleaning and maintenance of 7 catch basins and 4 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (5,359

linear feet of curb and gutter);

- Periodic street sweeping to prevent build-up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to the storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Remove silt build up next to the wall of the separator with the use of the vacuor;

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel receives benefit from the extended storm drainage based on the parcel's net acreage. The extended storm drainage only provides a special benefit to the parcels within CSA 20, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The

parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved, there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated that the available Fund Balance as of June 30, 2015 will be \$10,880

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$4,087, one half of the annual operating budget, will be needed from available fund balance to cover expenditures from July 1st to December 31st. An amount of \$255 has been added to the

assessment calculation in order to build fund balance to ensure adequate funding is available.

The assessment for Fiscal Year 2015-2016 is \$234.42 per net acre. This assessment is the same as the Fiscal Year 2014-2015 assessment of \$234.42.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 20. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 20. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessments is as follows:

$$\text{Total Operation \& Maintenance Cost / Total Acreage} \\ = \text{Levy per Acre}$$

$$\text{Parcel Acreage x Levy per Acre} \\ = \text{Parcel Assessment}$$

PART IV - SERVICE AREA BUDGET

CSA 20
Summit

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
PUBLIC WORKS	
Pond Excavation	\$0
SWRCB Permit Requirement	\$180
Cleaning Drainage System	\$1,223
Street Sweeping	\$6,000
Curb & Gutter Repair	\$0
Weed Spraying	\$1,195
Erosion Control	\$0
Utilities	\$0
Total	\$8,598
Capital Improvement Reserve	\$0
General Benefit	(\$923)
Total Administration, Parks & Rec, Public Works Budget	\$8,175
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$10,880
Capital Improvement Reserve (-)	\$0
Available Fund Balance	\$10,880
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$4,087)
Use of Fund Balance for FY 2015/16 (-)	\$255
Contingency Reserve (-)	\$0
Total Adjustments	(\$3,832)
Remaining Available Fund Balance	\$7,048
Total Administration, Parks & Rec, Public Works Budget	\$8,175
Use of Fund Balance (-)	\$255
Balance to Levy	\$8,430
District Statistics	
Total Parcels	38
Parcels Levied (acres)	35.96
Total EBU	1.00 x 35.96
Levy EBU	\$234.42
Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment = \$8,430 / 35.96 net acres = \$234.42 per net acre

2014-2015 Assessment = \$8,430 / 35.96 net acres = \$234.42 per net acre

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

Exhibit "A"
COUNTY SERVICE AREA No. 20 – SUMMIT

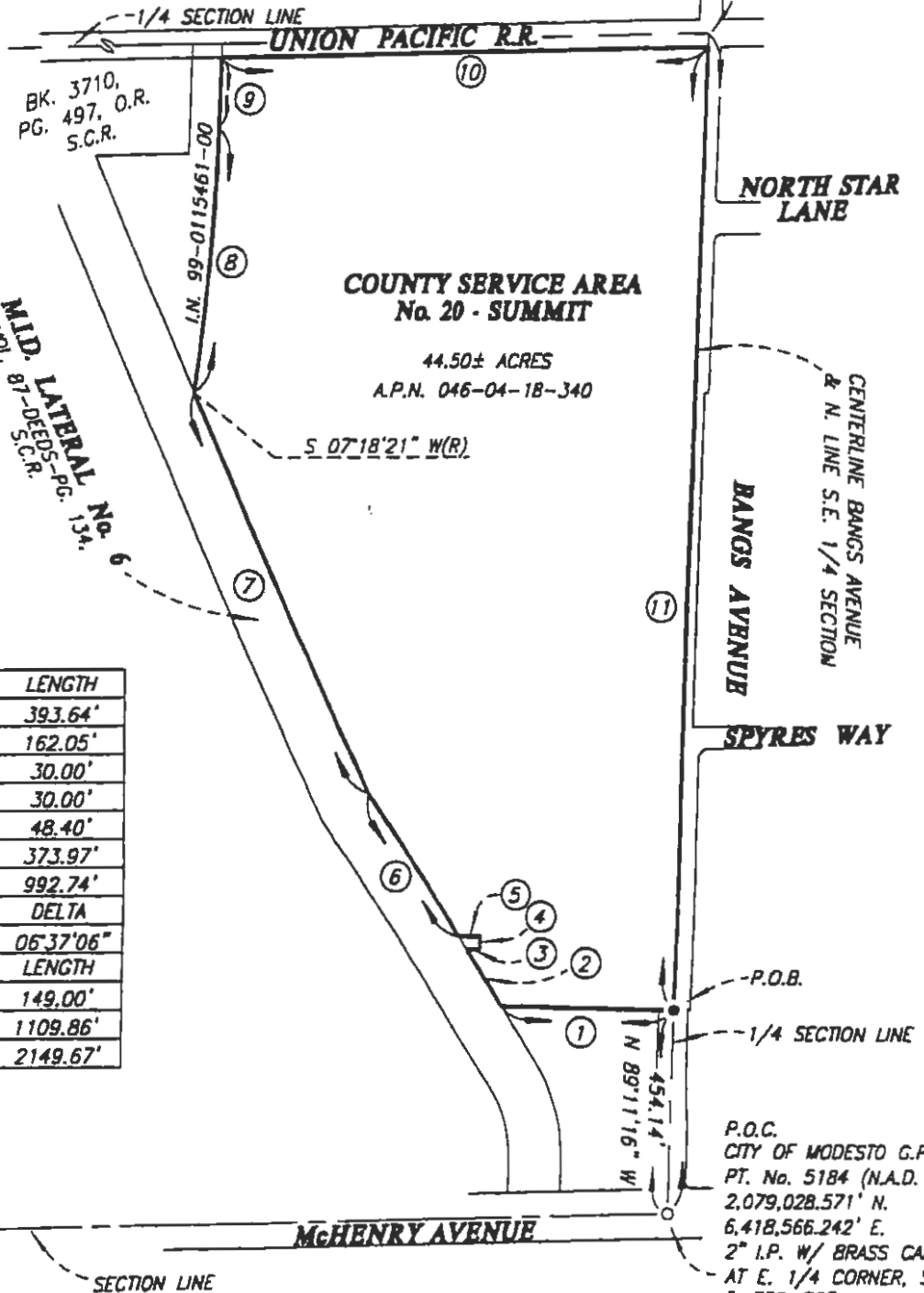
All that certain real property situate in the Southeast Quarter of Section 5, Township 3 South, Range 9 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 5, thence North 88°43'03" West along the north line of the Southeast 1/4 of said Section 5, said 1/4 section line also being the centerline of Bangs Avenue, as shown on Berberian Parcel Map filed for record in Book ___ of Parcel Maps at Page ___ of Official Records, Stanislaus County Records, a distance of 454.14 feet, to a point of intersection with the northerly extension of the east line of said Berberian Parcel Map, said point of intersection being the **POINT OF BEGINNING**; thence along the boundary of said Berberian Parcel Map, the following 10 courses:

1. South 01°16'50" West, along the east line of said Berberian Parcel Map and the northerly extension, a distance of 393.66 feet, to a point on the north line of Modesto Irrigation District Lateral No. 6;
2. thence South 56°59'46" West, along the north line of said Modesto Irrigation District Lateral No. 6, a distance of 151.71 feet, to a point on east line of the deed filed for record as Instrument No. 90-088310 of Official Records, Stanislaus County Records;
3. thence North 01°14'02" West, along the east line of said Instrument No. 90-088310, a distance of 29.82 feet;
4. thence South 88°45'58" West, along the north line of said Instrument No. 90-088310, a distance of 30.00 feet;
5. thence South 01°14'02" East, along the west line of said Instrument No. 90-088310, a distance of 48.40 feet, to a point on the north line of said Modesto Irrigation District Lateral No. 6;
6. thence South 56°59'46" West, along the north line of said Modesto Irrigation District Lateral No. 6, a distance of 384.19 feet;
7. thence South 65°54'43" West, along the north line of said Modesto Irrigation District Lateral No. 6, a distance of 986.31 feet, to a point on the north line of deed recorded as Instrument No. 99-0115461-00 of Official Records, Stanislaus County Records, said point being a point of curvature, non-tangent to the preceding course, concave southerly, having a radius of 5067.50 feet, of which said radius bears South 07°54'36" West;
8. thence westerly along the arc of said curve, through a central angle of 06°39'04", an arc distance of 588.27 feet;
9. thence North 88°44'29" West, along the north line of said Instrument No. 99-0115461-00, a distance of 152.17 feet, to a point on the east right-of-way line of Union Pacific Railroad, being 30.00 feet east of and parallel with the west line of the Southeast 1/4 of said Section 5;

SCALE: 1"=400'

N.W. CORNER OF S.E. 1/4,
SEC 5, T3S, R9E,
M. D. B. & M.



COURSE TABLE

COURSE	BEARING	LENGTH	
1	S 00°48'44" W	393.64'	
2	S 56°30'58" W	162.05'	
3	N 01°37'22" W	30.00'	
4	S 88°02'38" W	30.00'	
5	S 01°37'22" E	48.40'	
6	S 56°30'58" W	373.97'	
7	S 65°25'55" W	992.74'	
8	RADIUS	LENGTH	DELTA
	5067.50'	585.36'	06°37'06"
	BEARING	LENGTH	
9	N 89°18'43" W	149.00'	
10	N 01°38'55" W	1109.86'	
11	S 89°11'16" E	2149.67'	

SCALE : 1"=400'
DRAWN BY : W. PAUL
FILE : 6410LEG_REV.DWG
DATE : OCTOBER 4, 2002



O'Dell Engineering

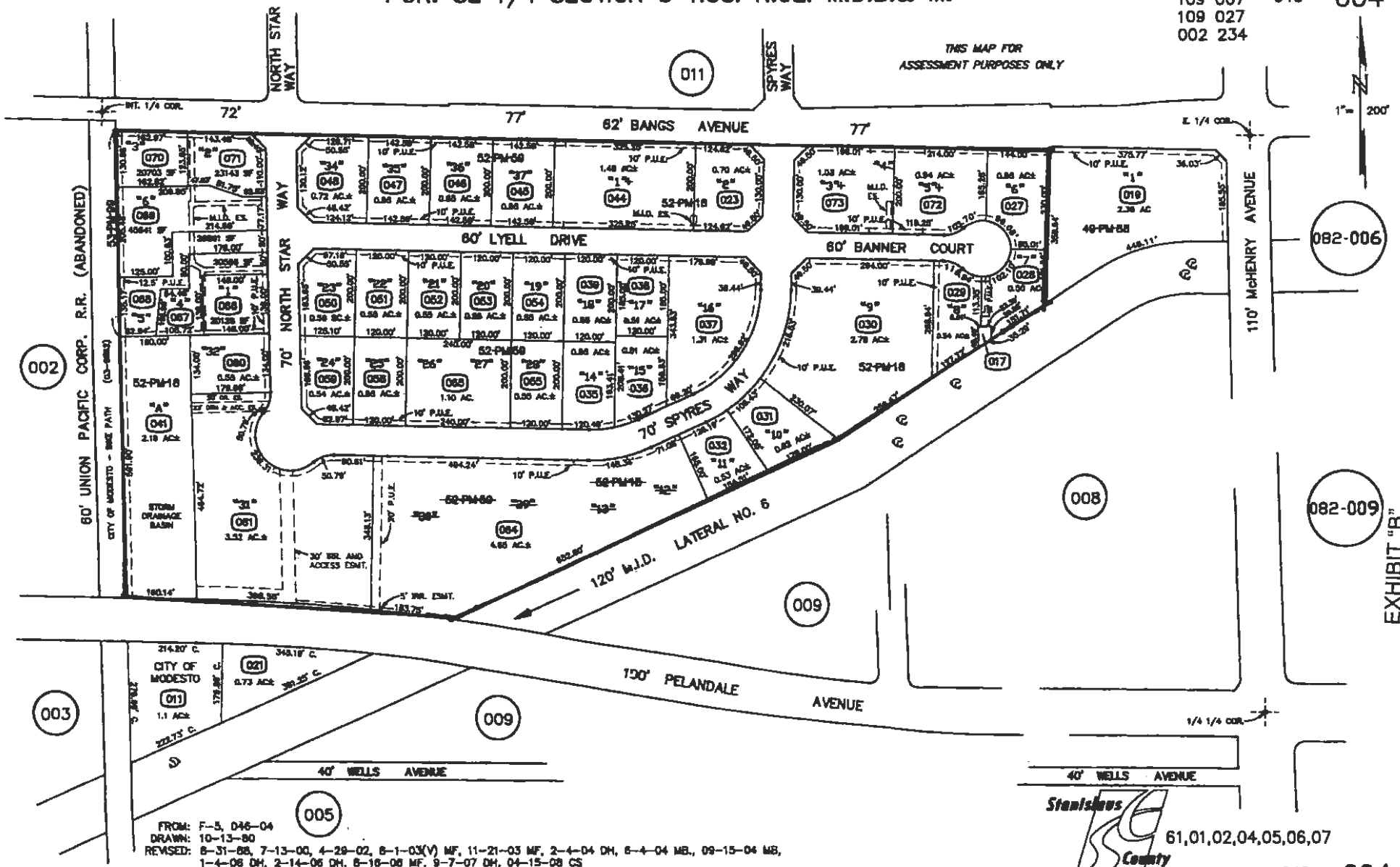
1165 Scenic Drive Modesto, CA 95354
(209) 571-1785 FAX: (209) 571-2466

EXHIBIT "A"
COUNTY SERVICE
AREA No. 20 - SUMMIT
PORTION OF THE SOUTHEAST QUARTER,
SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 9 EAST, MDB & M
STANISLAUS COUNTY CALIFORNIA

POR. SE 1/4 SECTION 5 T.3S. R.9E. M.D.B.& M.

109 030
109 007 046 - 004
109 027
002 234

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



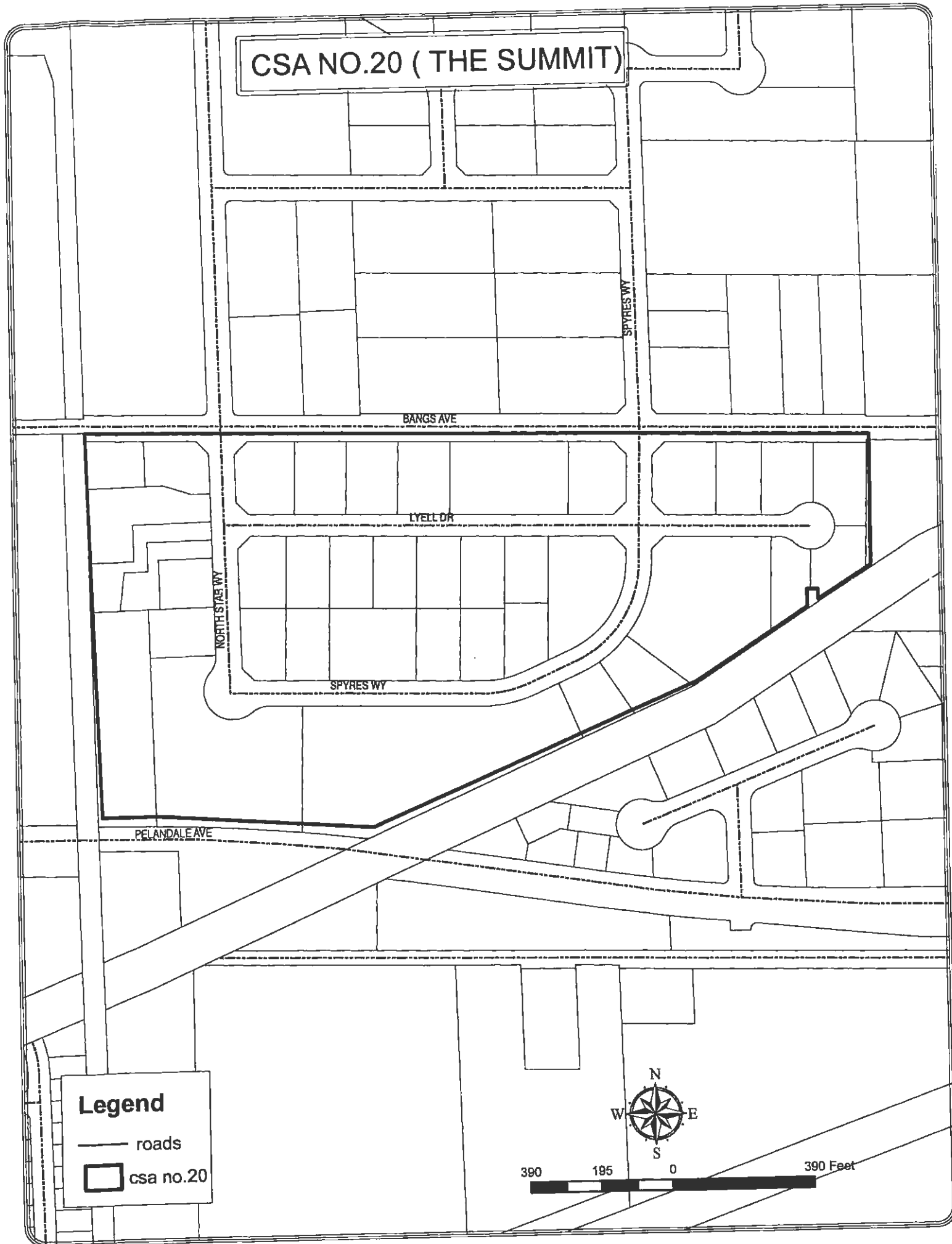
FROM: F-5, 046-04
DRAWN: 10-13-80
REVISED: 8-31-88, 7-13-00, 4-29-02, 8-1-03(V) MF, 11-21-03 MF, 2-4-04 DH, 8-4-04 MB, 09-15-04 MB, 1-4-08 DH, 2-14-08 DH, 8-16-08 MF, 9-7-07 DH, 04-15-08 CS



61,01,02,04,05,06,07

EXHIBIT "B"

CSA NO.20 (THE SUMMIT)



Legend

- roads
- csa no.20

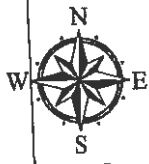


EXHIBIT "C"

10. thence North $01^{\circ}10'49''$ West, along the east right-of-way line of said Union Pacific Railroad, a distance of 1105.25 feet, to a point on north line of the Southeast 1/4 of said Section 5;
11. thence South $88^{\circ}43'03''$ East, along the north line of the Southeast 1/4 of said Section 5, also being the centerline of Bangs Avenue, a distance of 2149.73 feet, to the Point of Beginning.

Containing 44.43 acres, more or less.

END OF DESCRIPTION

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 20
SUMMIT SUBDIVISION, MODESTO
FISCAL YEAR 2015-2016

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

A.P.N.		ASSESSMENT	EBU	A.P.N.		ASSESSMENT	EBU
046-004-023	(0.70 acres)	\$164.10	0.70	046-004-058	(0.55 acres)	\$128.94	0.55
				046-004-059	(0.54 acres)	\$126.59	0.54
046-004-028	(0.50 acres)	\$117.22	0.50	046-004-060	(0.55 acres)	\$128.94	0.55
046-004-029	(0.54 acres)	\$126.59	0.54	046-004-061	(3.52 acres)	\$825.19	3.52
046-004-030	(2.78 acres)	\$651.72	2.78				
046-004-031	(0.62 acres)	\$145.35	0.62	046-004-064	(4.65 acres)	\$1,090.10	4.65
046-004-032	(0.53 acres)	\$124.25	0.53	046-004-065	(1.10 acres)	\$257.87	1.10
				046-004-066	(0.46 acres)	\$107.84	0.46
046-004-035	(0.55 acres)	\$128.94	0.55	046-004-067	(0.47 acres)	\$110.18	0.47
046-004-036	(0.51 acres)	\$119.56	0.51	046-004-068	(0.61 acres)	\$143.00	0.61
046-004-037	(1.31 acres)	\$307.10	1.31	046-004-069	(1.05 acres)	\$246.15	1.05
046-004-038	(0.51 acres)	\$119.56	0.51	046-004-070	(0.48 acres)	\$112.53	0.48
046-004-039	(0.55 acres)	\$128.94	0.55	046-004-071	(0.53 acres)	\$124.25	0.53
				046-004-073	(1.03 acres)	\$241.46	1.03
046-004-041	(2.19 acres)	\$513.40	2.19	046-004-074	(.53 acres)	\$124.25	0.53
				046-004-075	(1.10 acres)	\$257.87	1.10
						\$4,025.16	17.17
046-004-044	(1.49 acres)	\$349.30	1.49				
046-004-045	(0.65 acres)	\$152.38	0.65				
046-004-046	(0.65 acres)	\$152.38	0.65				
046-004-047	(0.65 acres)	\$152.38	0.65				
046-004-048	(0.72 acres)	\$168.79	0.72				
046-004-050	(0.58 acres)	\$135.97	0.58				
046-004-051	(0.55 acres)	\$128.94	0.55				
046-004-052	(0.55 acres)	\$128.94	0.55				
046-004-053	(0.55 acres)	\$128.94	0.55				
046-004-054	(0.55 acres)	\$128.94	0.55				
046-004-055	(0.55 acres)	\$128.94	0.55				
		\$4,402.60	18.78			\$8,427.76	35.95



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 21
ANNUAL ENGINEER'S REPORT

RIOPEL SUBDIVISION, DENAIR

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 21 – RIOPEL SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 21
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 21 (CSA 21) - Riopel - was established in December 2005, to provide extended maintenance services for the park, storm drain system and landscaping at the storm drain basin within the Riopel Subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 56 parcels within CSA 21 consisting of: 53 residential lots, a park, a sewer lift station lot, and a landscaped storm drain basin lot. The park, sewer lift station, and storm drain basin lots are public property and treated as individual parcels, Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 17.21 acres. The boundary of CSA 21 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of Zeering Road
- East of Gratton Road
- West of Arnold Avenue

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 1,803 linear feet of 18 inch pipe, 36 linear feet of 24 inch pipe; 341 linear feet of 30 inch pipe, and 75 linear feet of 36 inch pipe;
- Periodic cleaning and maintenance of 17 catch basins and 11 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (5,400 linear feet of curb and gutter);

- Periodic street sweeping to prevent build-up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- The Parks and Recreation Department provides continual maintenance of the park/storm drain basin public use area and the park within the Service Area (i.e. irrigation, mowing, playground equipment replacement, and pest control).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements, provide special benefits to the properties within the CSA.

The park, sewer lift station, and storm drain basin lots are public property and treated as individual parcels. These public properties are being created for the sole purpose of providing benefit (open space, recreation, sewer, and storm drainage control) to the residential lots.

The Denair Community Services District will maintain the sewer lift station. The Parks and Recreation Department will maintain the park and the landscaping in the storm drain basin. Public Works/Roads and Bridges Division will maintain the storm drain basin's drainage system.

The 56 parcels will receive equal benefit from the extended maintenance of the park, landscaping, and storm drain system. The extended maintenance of the park, landscaping, and storm drainage only provides a special benefit to the parcels within CSA 21, therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements, it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments and based on the planned property development a single zone of benefits appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth

Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, silver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there

are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as out lined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015 of \$97,022.

The Fiscal Year 2015-2016 assessment is \$420.34 per parcel. This is the same as Fiscal Year 2013-2014 assessment. Fund balance in the amount of \$5,000 was used to offset a portion of the operation and maintenance costs, thereby reducing the assessment.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of one half of the annual operating budget, \$14,269, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

Park/Storm Basin and Hunter's Pointe Park Maintenance – A capital reserve in the amount of \$6,000 has been established for costs associated with a catastrophic event with regards to vandalized irrigation, turf, trees or playground equipment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 14-15. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 21 in December 20, 2005. A majority protest was not filed regarding the method for calculating the annual assessment and the levy of the annual assessment to pay for services provided by CSA 21. Therefore, a method for calculating the annual assessment has been approved and is in place. The method that is being used to calculate the assessment is the total cost to operate and maintain the park, storm drain system and landscaped storm drain basin divided equally by the number of parcels within CSA 21.

(Total Cost of Operations & Maintenance-Use of Fund Balance) = Assessment

Number of Parcels

PART IV - SERVICE AREA BUDGET

CSA 21
Riopel

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$525
Miscellaneous/Other Admin Fees	\$0
Total	\$525
PARKS & RECREATION	
Parks Labor	\$9,000
Parks Vandalism/Graffiti	\$1,100
Parks Utilities	\$8,280
Parks Other Supplies	\$3,500
Maintenence - Structures & Grounds	\$0
Total	\$21,880
PUBLIC WORKS	
SWRCB Permit Requirement	\$280
Cleaning Drainage System	\$1,000
Street Sweeping	\$5,500
Curb & Gutter Repair	\$0
Weed Spraying	\$200
Erosion Control	\$0
Separator Cleaning	\$0
Total	\$6,980
Capital Improvement Reserve	\$0
General Benefit	(\$846)
Total Administration, Parks & Rec, Public Works Budget	\$28,539
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-2016)	\$97,022
Capital Imp. Reserve-Parks (-)	(\$6,000)
Available Fund Balance	\$91,022
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$14,269)
Use of Fund Balance for FY15-16 (-)	(\$5,000)
Contingency Reserve (-)	\$0
Total Adjustments	(\$19,269)
Remaining Available Fund Balance	\$71,753
Total Administration, Parks & Rec, Public Works Budget	\$28,539
Use of Fund Balance (-)	(\$5,000)
Balance to Levy	\$23,539
District Statistics	
Total Parcels	56
Parcels Levied	56
Total EBU	56.00
Levy EBU	\$420.34
Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment: $\$23,259 / 56 \text{ EBU} = \420.34 per EBU

2014-2015 Assessment: $\$23,259 / 56 \text{ EBU} = \420.34 per EBU

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

Exhibit "A"

County Service Area No. 21 Riopol

(APN: 024-021-043)

(APN: 024-020-002)

(PORTION OF APN: 024-022-005)

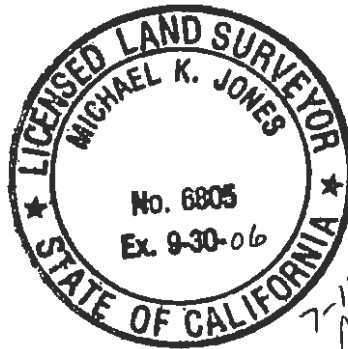
All that certain real property being all of Parcel 1 and a portion of Zeering Road as shown on the Parcel Map filed for record on September 17, 1986 in Book 38 of Parcel Maps, at Page 73, Stanislaus County Records, and a portion of Lot 7 as shown on the Map of the Elmwood Colony filed for record on April 11, 1905 in Volume 2 of Maps at Page 13, Stanislaus County Records, situate in the West Half of Section 5, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the intersection of the centerline of Arnold Road and the centerline of Zeering Road, thence:

- 1) North 89° 57' 00" West, along the centerline of Zeering Road, a distance of 801.16 feet to the southerly extension of the west line of said Parcel 1 as shown on said Parcel Map and the **Point of Beginning** of the herein described parcel;
- 2) thence North 00° 57' 10" East along the southerly extension of the west line of said Parcel 1 a distance of 20.00 feet, to the southwest corner of Parcel 1 as shown on said Parcel Map, and being a point on the northerly right of way of a 20.00 foot half-width Zeering Road; thence along the westerly lines of said Parcel 1 the following 5 courses;
- 3) North 00° 57' 10" East, 168.11 feet;
- 4) thence North 89° 57' 00" West 518.24 feet;
- 5) thence North 00° 56' 40" East 475.08 feet;
- 6) thence South 89° 58' 44" East 262.92 feet;
- 7) thence North 00° 56' 32" East 663.36 feet to the northwest corner of said Parcel 1;
- 8) thence South 89° 59' 26" East, along the north line of said Parcel 1, a distance of 397.50 feet to the northeast corner of said Parcel 1, said point also being the northwest corner of said Lot 7;
- 9) thence South 89° 59' 31" East, along the north line of said Lot 7, a distance of 30.00 feet;
- 10) thence South 00° 58' 33" West, 30.00 feet east of and parallel with the east line of said Parcel 1, a distance of 244.15 feet;
- 11) thence South 89° 01' 27" East 208.23 feet to a point distant 238.23 feet east of the east line of said Parcel 1;
- 12) thence South 00° 58' 33" West, 238.23 feet east of and parallel with the east line of said Parcel 1, a distance of 430.46 feet;

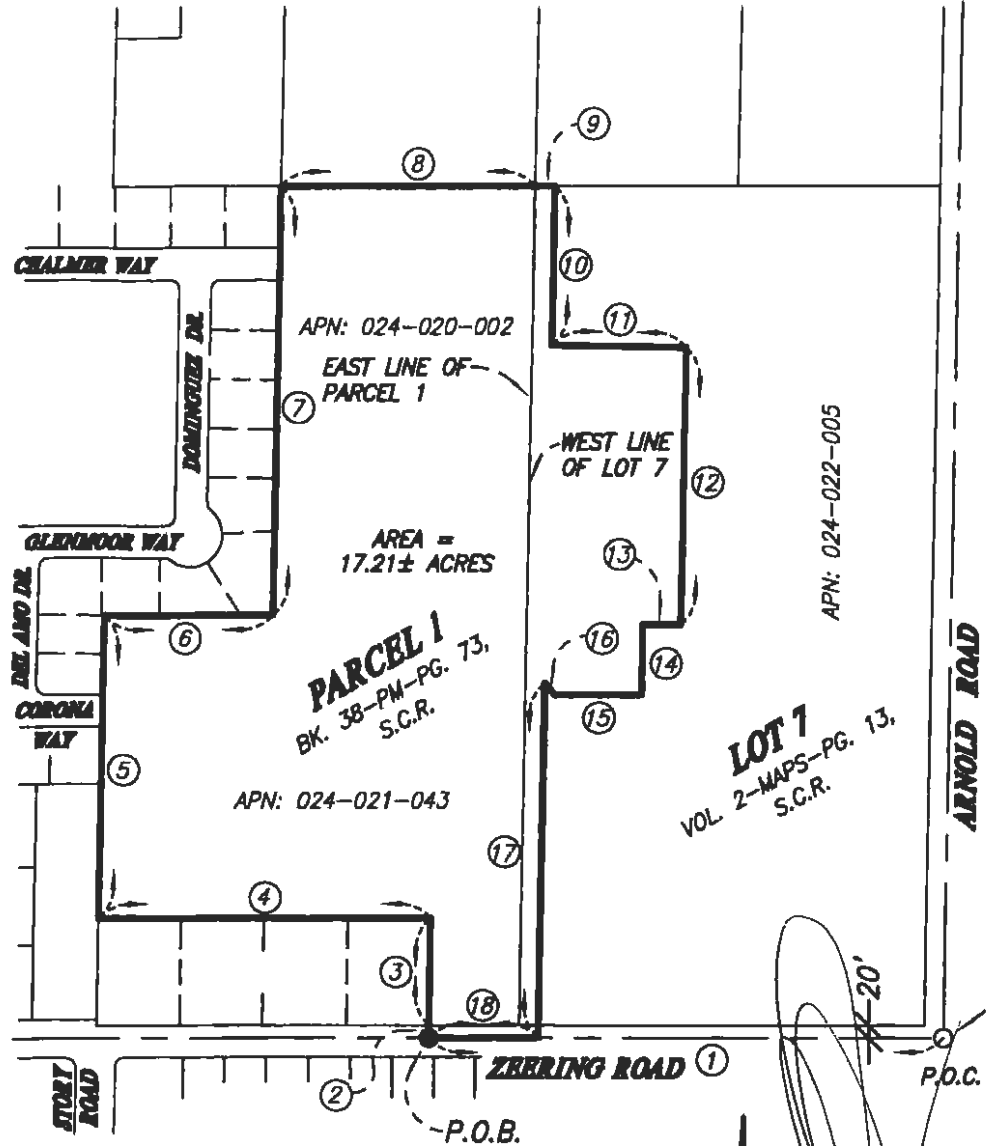
- 13) thence North 89° 56' 00" West 60.00 feet;
- 14) thence South 00° 04' 00" West 109.99 feet;
- 15) thence North 89° 56' 00" West 134.71 feet;
- 16) thence North 39° 21' 56" West 23.61 feet to a point distant 30.00 feet east of the east line of said Parcel 1;
- 17) thence South 00° 58' 33" West, 30.00 feet east of and parallel with the east line of said Parcel 1, a distance of 557.32 feet to a point on the centerline of a 20.00 foot half-width Zeering Road;
- 18) thence North 89° 57' 00" West, along the centerline of said 20.00 foot half-width Zeering Road, a distance of 171.46 feet to the Point of Beginning of the herein described parcel, and containing 17.21 acres, more or less.

END DESCRIPTION

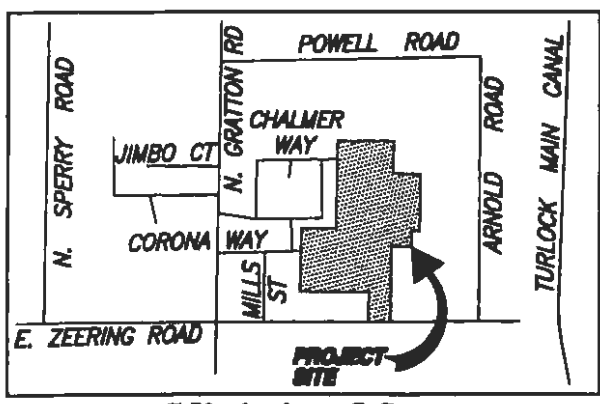
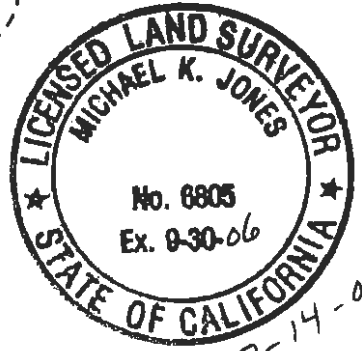


7-14-05
[Handwritten signature]

LINE TABLE		
LINE	BEARING	LENGTH
1	N 89°57'00" W	801.16'
2	N 00°57'10" E	20.00'
3	N 00°57'10" E	168.11'
4	N 89°57'00" W	518.24'
5	N 00°56'40" E	475.08'
6	S 89°58'44" E	262.92'
7	N 00°56'32" E	663.36'
8	S 89°59'26" E	397.50'
9	S 89°59'31" E	30.00'
10	S 00°58'33" W	244.15'
11	S 89°01'27" E	208.23'
12	S 00°58'33" W	430.46'
13	N 89°56'00" W	60.00'
14	S 00°04'00" W	109.99'
15	N 89°56'00" W	134.71'
16	N 39°21'56" W	23.61'
17	S 00°58'33" W	557.32'
18	N 89°57'00" W	171.46'



CENTERLINE INTERSECTION OF ZEERING ROAD AND ARNOLD ROAD



Vicinity Map
NOT TO SCALE



COUNTY SERVICE AREA NO. 21
RIOPEL
(APN: 024-021-043)
(APN: 024-020-002)
(PORTION OF APN: 024-022-005)

North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
909 14th Street, Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB NO. J04-220
DATE JULY 14, 2005
SCALE 1" = 300'
DR. BY C. JOHNSON
FILE: Exhibit_CSA_rev1.dwg

EXHIBIT "A"

POR. NW 1/4 SECTION 5 T.5S. R.11E. M.D.B.& M.

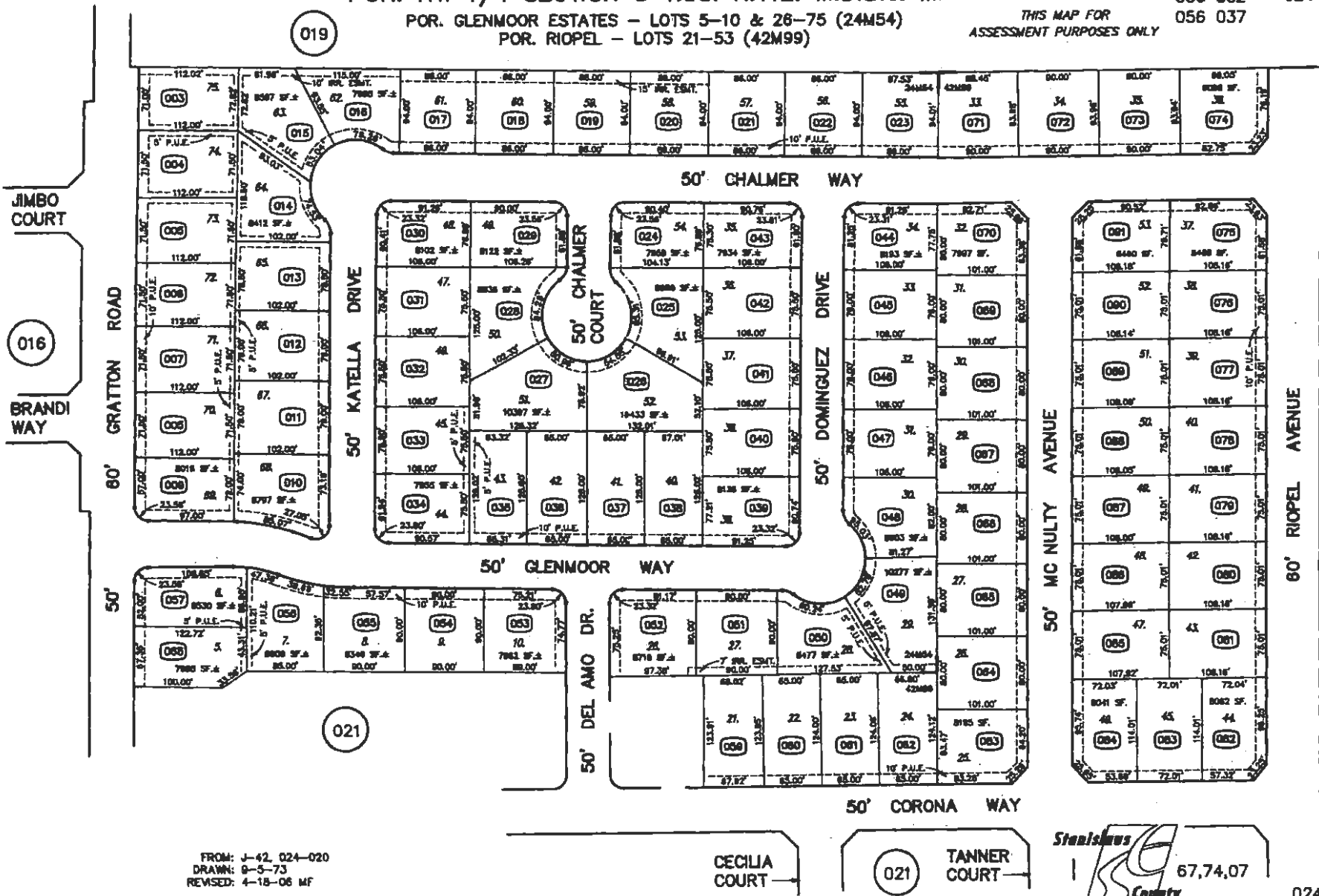
POR. GLENMOOR ESTATES - LOTS 5-10 & 26-75 (24M54)

POR. RIOPEL - LOTS 21-53 (42M99)

056 002
056 037

024 - 020

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: J-42, 024-020
DRAWN: 9-5-73
REVISED: 4-18-06 MF

CECILIA COURT

TANNER COURT



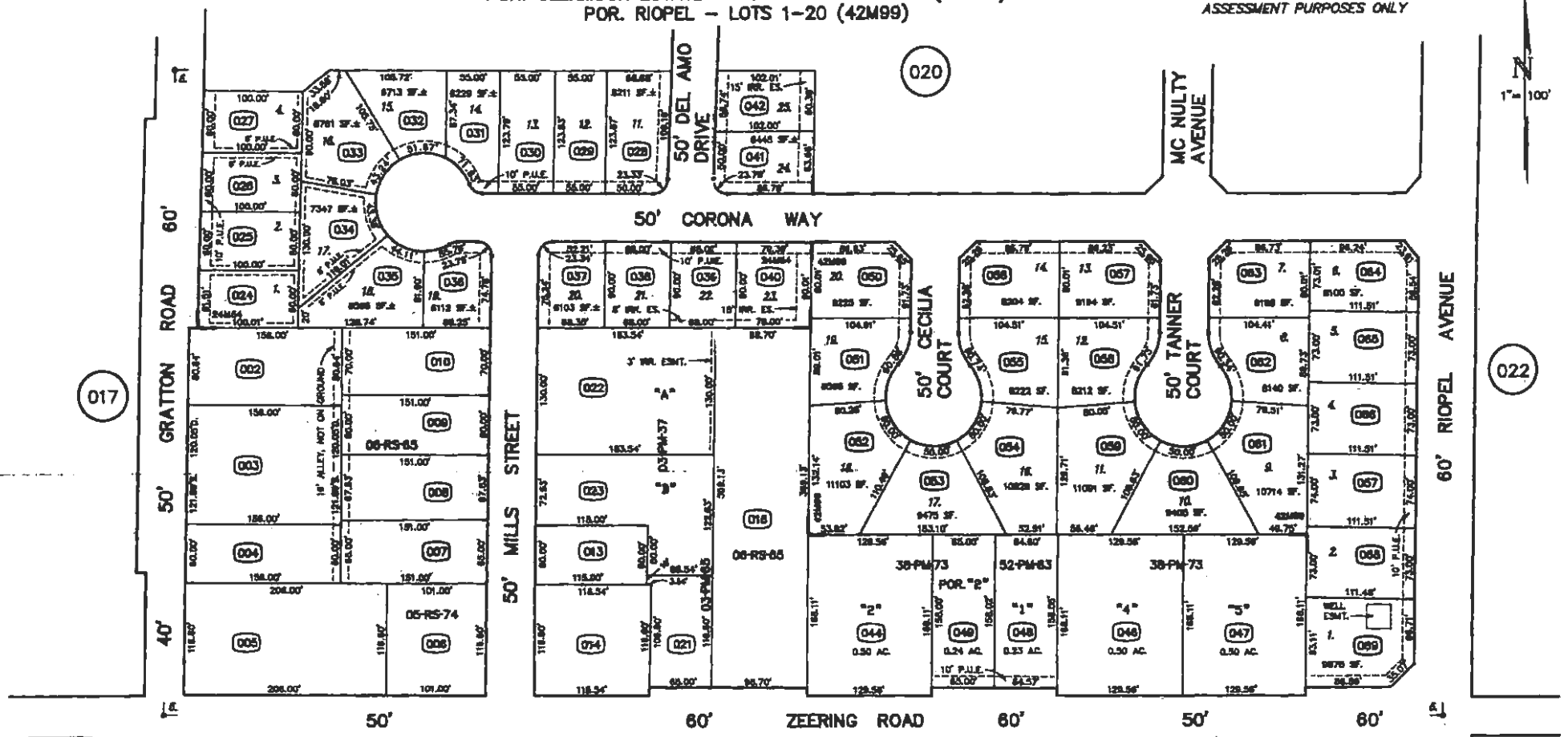
EXHIBIT "B"

POR. NW 1/4 SECTION 5 T.5S. R.11E. M.D.B.& M.

POR. THE ELMWOOD COLONY - LOT 6 (02M13)
 POR. GLENMOOR ESTATES - LOTS 1-4 & 11-25 (24M54)
 POR. RIOPEL - LOTS 1-20 (42M99)

056 002 024 - 021
 056 037

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



FROM: J-42, 024-021
 DRAWN: 9-8-73
 REVISED: 8-21-87, 12-17-04 MB, 8-10-05 DH, 4-20-07(V) MF



E 1/2 OF NW 1/4 SECTION 5 T.5S. R.11E. M.D.B.&M.

056 001

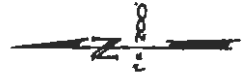
24-22

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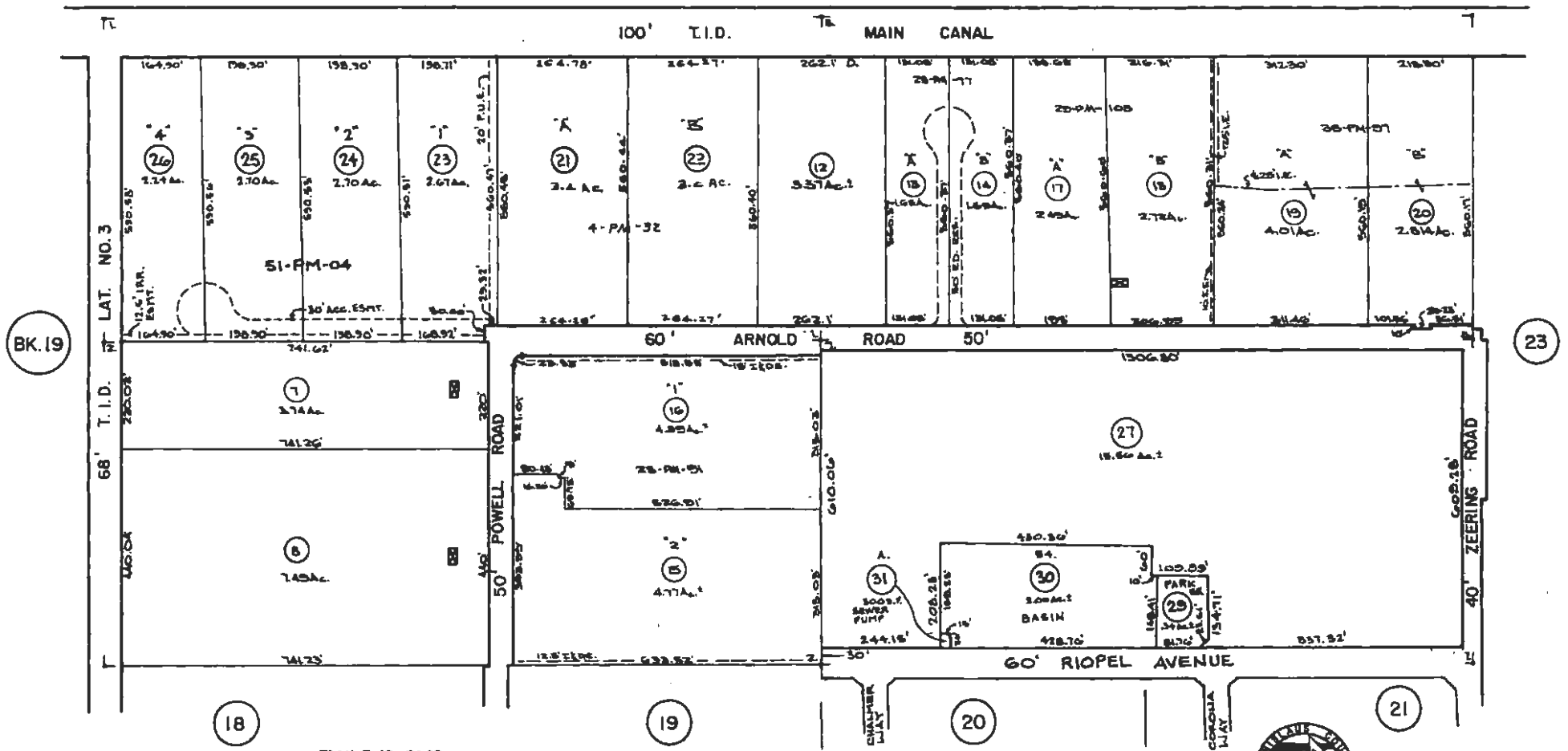
Back To
Book
Index

ELMWOOD COLONY - LOTS 1, 2, 7 & 8
POR. RIOPEL - LOTS 54, 55 & A (42.M99)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



01



BK. 19

23

18

19

20

21

FROM J-42, 24-22
R.A. 2-15
REDRAWN 5-9-78
UPDATED 12-15-84, 01-18-81 MD, 10-31-01MF, 01-11-06MF, 6-24-06MF, 4-20-06MF



67,01,02,05,01

24-22

CSA NO.21 (RIOPEL)



Legend

- roads
- csa no.21



370 185 0 370 Feet

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 21
RIOPEL SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-020-059	\$420.34	1	024-020-089	\$420.34	1
024-020-060	\$420.34	1	024-020-090	\$420.34	1
024-020-061	\$420.34	1	024-020-091	\$420.34	1
024-020-062	\$420.34	1		TOTAL	\$13,871.22 33
024-020-063	\$420.34	1			
024-020-064	\$420.34	1	024-021-050	\$420.34	1
024-020-065	\$420.34	1	024-021-051	\$420.34	1
024-020-066	\$420.34	1	024-021-052	\$420.34	1
024-020-067	\$420.34	1	024-021-053	\$420.34	1
024-020-068	\$420.34	1	024-021-054	\$420.34	1
024-020-069	\$420.34	1	024-021-055	\$420.34	1
024-020-070	\$420.34	1	024-021-056	\$420.34	1
024-020-071	\$420.34	1	024-021-057	\$420.34	1
024-020-072	\$420.34	1	024-021-058	\$420.34	1
024-020-073	\$420.34	1	024-021-059	\$420.34	1
024-020-074	\$420.34	1	024-021-060	\$420.34	1
024-020-075	\$420.34	1	024-021-061	\$420.34	1
024-020-076	\$420.34	1	024-021-062	\$420.34	1
024-020-077	\$420.34	1	024-021-063	\$420.34	1
024-020-078	\$420.34	1	024-021-064	\$420.34	1
024-020-079	\$420.34	1	024-021-065	\$420.34	1
024-020-080	\$420.34	1	024-021-066	\$420.34	1
024-020-081	\$420.34	1	024-021-067	\$420.34	1
024-020-082	\$420.34	1	024-021-068	\$420.34	1
024-020-083	\$420.34	1	024-021-069	\$420.34	1
024-020-084	\$420.34	1		TOTAL	\$8,406.80 20
024-020-085	\$420.34	1			
024-020-086	\$420.34	1	024-022-029	\$420.34	1
024-020-087	\$420.34	1	024-022-030	\$420.34	1
024-020-088	\$420.34	1	024-022-031	\$420.34	1
				TOTAL	\$1,261.02 3
				CSA TOTAL	\$23,539.04 56



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 22
ANNUAL ENGINEER'S REPORT

OLD SCHOOL NORTH SUBDIVISION, DENAIR

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

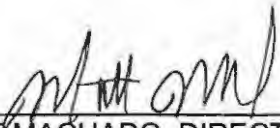
County of Stanislaus, State of California

CSA NO. 22 – OLD SCHOOL NORTH SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21st day of May, 2015


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



**COUNTY SERVICE AREA NO. 22
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 22 (CSA 22) - Old School North - was established in November 2004, to provide extended maintenance services for the storm drain system and landscaping at the storm drain basin within the Old School North Subdivision

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 11 parcels within CSA 22 consisting of 10 residential lots and a landscaped storm drainage basin; Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 3.18 acres. The boundary of CSA 22 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- South of Zeering Road
- East of Lester Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service area's assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 150 linear feet of 12 inch pipe and 662 linear feet of 18 inch pipe;
- Periodic cleaning and maintenance of 4 catch basins and 4 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (1,190 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)

- Annual maintenance and repair of the 432 linear feet of fencing.
- The Parks and Recreation Department provides continual maintenance to the park/basin public use area within the service area (i.e. irrigation, mowing, pest control, weed abatement).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each parcel of the 11 parcels will receive equal benefit from the extended maintenance of landscaping and storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the parcels within CSA 22; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements, it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of

apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcels total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$ 33,561.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$5,260, one half of the annual operating budget, will be carried forward from available fund balance to cover expenditures from July 1st to December 31st.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The assessment for Fiscal Year 2015-2016 is \$683.64 which is the same as the Fiscal Year 2014-2015 assessment of \$683.64. Fund balance in the amount of \$3,000 was used to offset a portion of the operation and maintenance costs, thereby lowering the assessment.

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 22 in November 30, 2004. A majority

protest was not filed regarding the method for calculating the annual assessment and the levy of the annual assessment to pay for services provided by CSA 22. Therefore, a formula for calculating the annual assessment has been approved and is in place. The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and the landscaped storm drain basin divided equally by the number of parcels within CSA 22.

$$\frac{\text{(Total Cost of Operations \& Maintenance-Use of Fund Balance)}}{\text{Number of Parcels}} = \text{Assessment}$$

PART IV-SERVICE AREA BUDGET

CSA 22

Old School North

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$4,200
Parks Vandalism/Graffiti	\$50
Parks Utilities	\$2,600
Parks Other Supplies	\$500
Maintenance - Structures & Grounds	\$0
Total	\$7,350
PUBLIC WORKS	
SWRCB Permit Requirement	\$55
Cleaning Drainage System	\$500
Street Sweeping	\$2,500
Curb & Gutter Repair	\$0
Erosion Control	\$0
Separator Cleaning	\$0
Total	\$3,055
Capital Improvement Reserve	\$0
General Benefit	(\$385)
Total Administration, Parks & Rec, Public Works Budget	\$10,520
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$33,561
Capital Improvement Reserve (-)	\$0
Available Fund Balance	\$33,561
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$5,260)
Use of Fund Balance for FY15/16 (-)	(\$3,000)
Contingency Reserve (-)	\$0
Total Adjustments	(\$8,260)
Remaining Available Fund Balance	\$25,301
Total Administration, Parks & Rec, Public Works Budget	\$10,520
Use of Fund Balance (-)	(\$3,000)
Balance to Levy	\$7,520
District Statistics	
Total Parcels	11
Parcels Levied	11
Total EBU	1.00 x 11
Levy EBU	\$683.64
Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment = \$7,520 / 11 EBU = \$683.64 per EBU

2014-2015 Assessment = \$7,520 / 11 EBU = \$683.64 per EBU

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

**EXHIBIT A
COUNTY SERVICE AREA NO. 22
OLD SCHOOL NORTH**

ALL that certain real property being a portion of the Southeast one quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, State of California, County of Stanislaus, unincorporated area described as follows:

BEGINNING at the interior one quarter corner of said Section 6 in said Township and Range, said point having a coordinate value of Northing = 2015215.729 and Easting = 6473788.814, said one quarter corner bears North $01^{\circ}16'38''$ East, a distance of 2653.66 feet from the South one quarter corner of said Section 6 as shown on that certain map recorded August 19, 1976 and filed for record in Book 23 of Parcel Maps, at Page 46, Stanislaus County Records, with said South one quarter corner having a coordinate value of Northing = 2012562.728 and Easting = 6473729.664, said interior one quarter corner also being located at the centerline intersection of Zeering Road and Lester Road as shown on said Parcel Map and also being the Southwest corner of Lot 23 as shown on that certain map entitled Elmwood Colony recorded April 11, 1905 and filed for record in Volume 2 of Maps, at Page 13, Stanislaus County Records, said interior one quarter corner also bears North $89^{\circ}59'46''$ West, a distance of 1324.61 feet from the Southeast corner of said Lot 23, which corner has a coordinate value of Northing = 2015215.639 and Easting = 6475113.424; thence from said Point of Beginning, 1) South $89^{\circ}59'46''$ East along the centerline of said Zeering Road, 40.00 feet wide, a distance of 264.21 feet; thence perpendicular to said centerline, 2) South $00^{\circ}00'14''$ West, a distance of 20.00 feet to the Southerly right-of-way line of said Zeering Road and the Northeast corner of that certain Lot Line Adjustment as described in Resolution recorded in Book 3055, Page 241 of Official Records of Stanislaus County; thence along the Westerly line of said Lot Line Adjustment, 3) South $01^{\circ}19'45''$ West, a distance of 134.99 feet; thence, 4) South $89^{\circ}59'46''$ East, a distance of 72.00 feet to a point on the Westerly boundary line of Parcel 'A' as shown on that certain map recorded June 6, 1968 and filed for record in Book 5 of Parcel Maps, at Page 86, Stanislaus County Records; thence along said Westerly boundary line and the Westerly boundary line of Parcel 'C', respectively, as shown on said Parcel Map, 5) South $01^{\circ}19'45''$ West, a distance of 254.59 feet to the Northerly boundary Line of Lot 34 as shown on that certain map entitled "Map of J.D. Subdivision" recorded December 3, 1909 and filed for record in Volume 4 of Maps, at Page 37, Stanislaus County Records; thence along said Northerly boundary line, 6) South $50^{\circ}56'58''$ West, a distance of 172.45 feet to the Northeasterly right-of-way line of Fresno Street as shown on said Parcel Map filed in Book 23, of Parcel Maps, at Page 46; thence continuing 7) South $50^{\circ}56'58''$ West, a distance of 25.00 feet to the centerline of said Fresno Street, 50.00 feet wide; thence along said centerline,

8) North 38°59'32" West, a distance of 287.31 feet to the centerline of said Lester Road, 40.00 feet wide, said centerline intersection having a coordinate value of Northing = 2014905.129 and Easting = 6473781.887; thence along said centerline of Lester Road, also being the West line of said Southeast one quarter of said Section 6, 9) N 01°16'38" East, a distance of 310.68 feet to the interior one quarter corner of said Section 6 and the Point of Beginning.

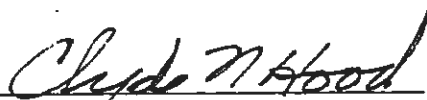
Containing 3.18 acres, more or less,

SUBJECT TO all easements and/or rights-of-way of record.

Bearings, distances and coordinates are based on California Coordinate System, NAD83, Zone 3. To obtain ground distances multiply distances given by 1.00006949.

BASIS of bearings for this description is a line between City of Turlock GPS Monuments No. D12 and No. D14 as shown on Record of Survey filed in Book 20 of Surveys, at Page 56, Stanislaus County Records. Said line is taken to bear South 89°25'25" East.

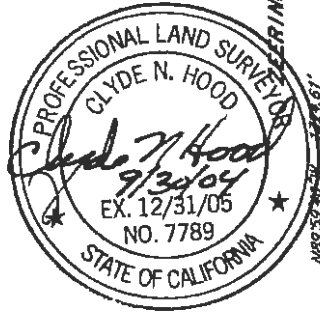
END OF DESCRIPTION


Clyde N. Hood, L. S. 7789
License Expires 12/31/05



Fd. 4" x 4" Rwd. Post
In Mon. Well
S.E. Cor. Lot 23
N=2015215.639
E=6473113.424

EXHIBIT "A"



Fd. GPS D12
N=2018034.041
E=6465923.669

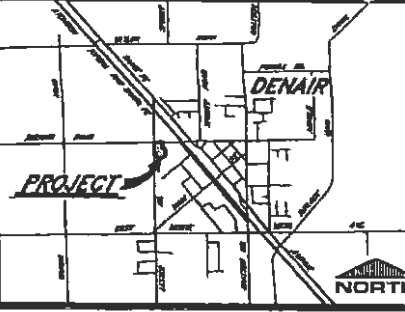
Fd. GPS D14
N=2017060.885
E=6471209.073

PARCEL 'A'
(5-PH-86)

PARCEL 'C'
(5-PH-86)

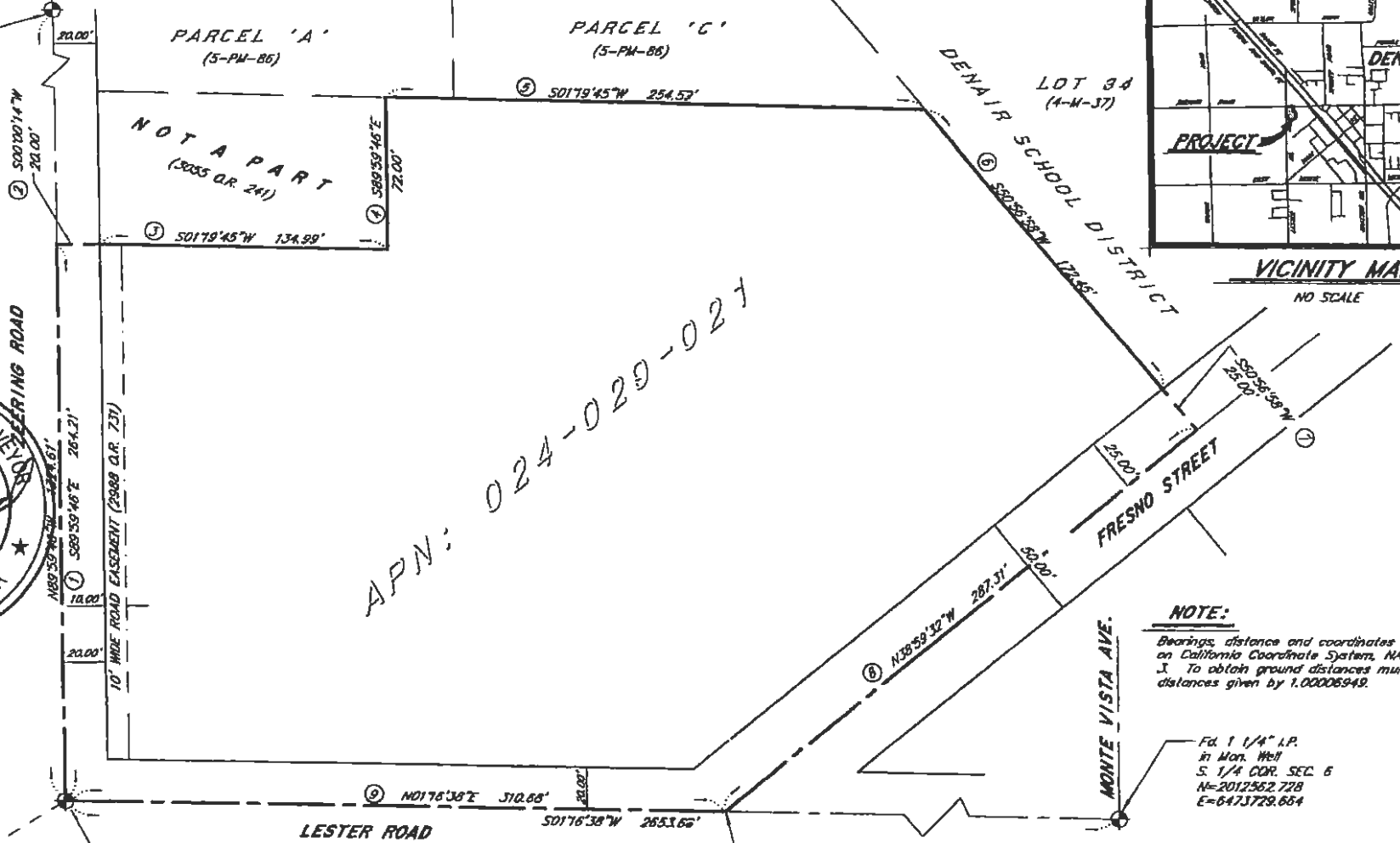
NOT A PART
(3005 O.R. 241)

LOT 34
(4-N-37)



VICINITY MAP
NO SCALE

APN: 024-029-021



POINT OF BEGINNING
Fd. Conc. Monument
Interior 1/4 Cor. Section 6
and SW Corner Lot 23
N=2015215.729
E=6473788.814

N=2014905.129
E=6473781.887

BASIS OF BEARINGS :

The bearing of South 89°25'25" East along a line between City of Turlock GPS Monuments No. D12 and D14 as shown on Map filed in Book 20 of Maps, at Page 56, Stanislaus County Records, was used as the basis for all bearings shown hereon.

NOTE:

Bearings, distance and coordinates are based on California Coordinate Systems, NAD83, Zone 1. To obtain ground distances multiply distances given by 1.00006549.

Fd. 1 1/4" I.P.
in Mon. Well
S. 1/4 COR. SEC. 6
N=2012562.728
E=6473729.664



EXHIBIT "B"

Drawn	CNH
Scale	1"=50'
Job No.	71-850
Phone:	209.528.4214
Fax:	209.528.0803

COUNTY SERVICE AREA NO. 22
OLD SCHOOL NORTH
BEING A PORTION OF LOTS 28-33 OF THE J.D.
SUBDIVISION, LYING WITHIN THE SE 1/4, SECTION 6,
T 5 S, R 11 E, M.D.B. & M.
DENAIR CALIFORNIA

SHEET 1 OF 1

POR. SE 1/4 SECTION 6 T.5S. R.11E. M.D.B.& M.
 POR. J.D. SUBDIVISION, LOTS 26 - 33, 80 & 81 (04M37)
 OLD SCHOOL NORTH (42M14)

056 025 024 - 059
 056 035

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

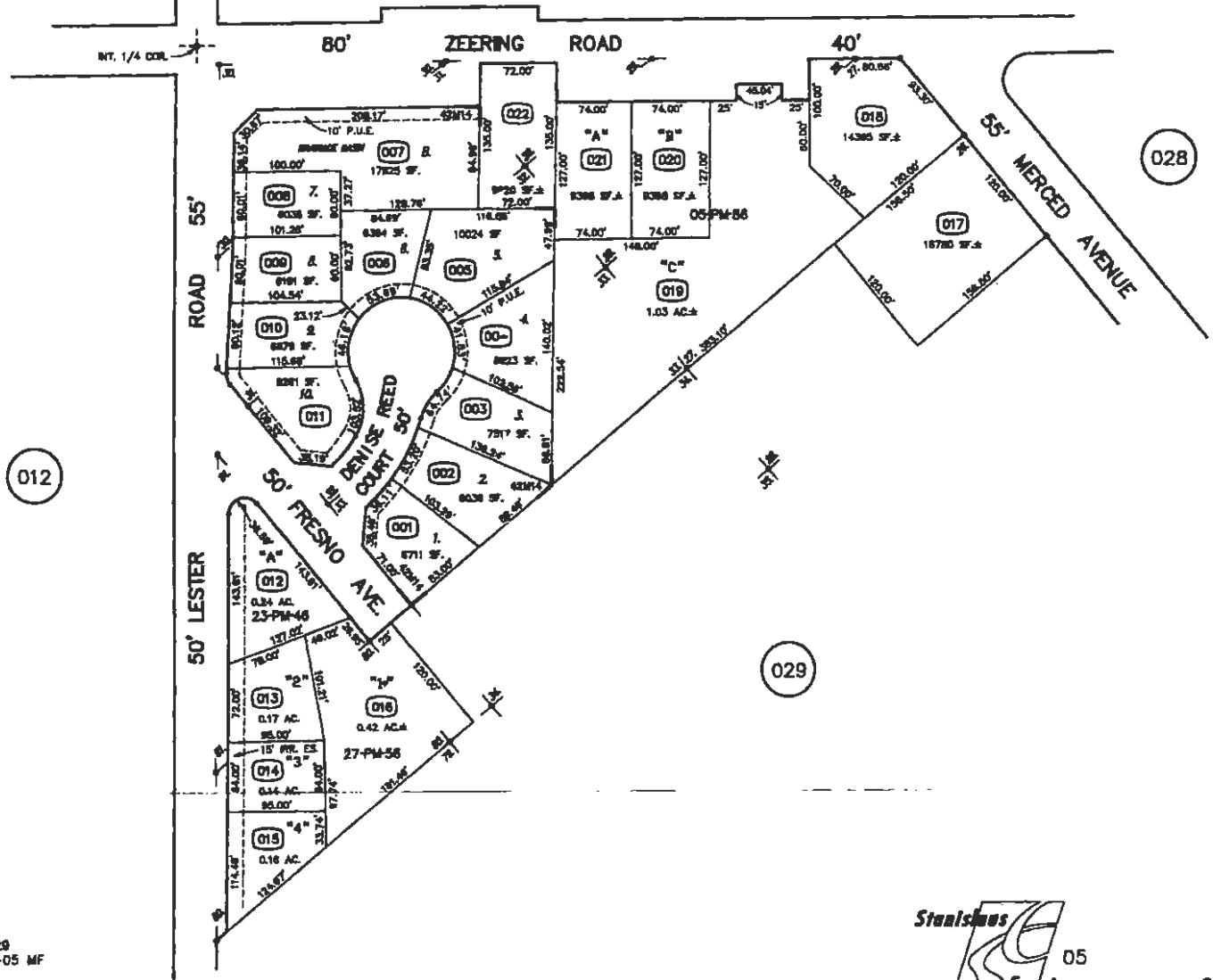


EXHIBIT "B"

FROM: 024-029
 DRAWN: 01-26-05 MF
 REVISED: *

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024 - 059

CSA NO.22 (OLD SCHOOL NORTH)

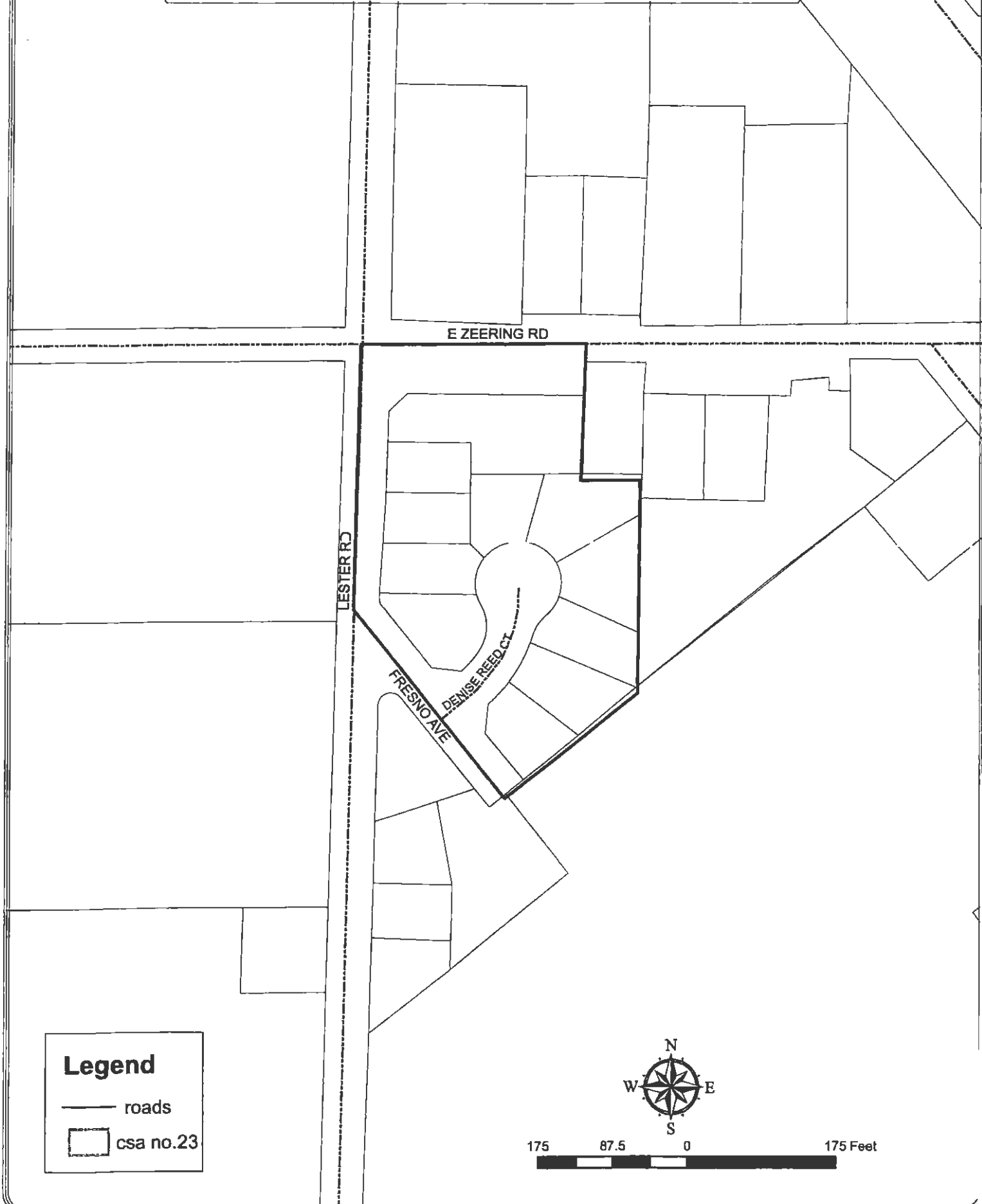


EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 22
OLD SCHOOL NORTH SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-059-001	\$683.64	1			
024-059-002	\$683.64	1			
024-059-003	\$683.64	1			
024-059-004	\$683.64	1			
024-059-005	\$683.64	1			
024-059-006	\$683.64	1			
024-059-007	\$683.64	1			
024-059-008	\$683.64	1			
024-059-009	\$683.64	1			
024-059-010	\$683.64	1			
024-059-011	\$683.64	1			
TOTAL		\$7,520.04			11

CSA TOTAL \$7,520.04 11



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 23
ANNUAL ENGINEER'S REPORT

HILLSBOROUGH-SCHUTZ SUBDIVISION, DENAIR

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

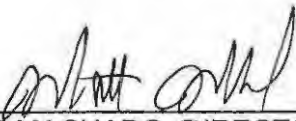
County of Stanislaus, State of California

CSA NO. 23 – HILLSBOROUGH-SCHUTZ SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 23
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 23 (CSA 23) - Hillsborough Schutz - was established in November of 2006 to provide extended maintenance services for the storm drain system including a river outfall facility for two residential subdivisions: Hillsborough Estates 2 and Lands of Schutz.

The final subdivision map for the Lands of Schutz Subdivision (recorded as the Schutz Subdivision) was recorded on June 6, 2007. This created 9 residential parcels within CSA 23. The final subdivision map for the Hillsborough Estates Unit No. 2 subdivision was recorded on June 8, 2007. This created 67 residential parcels and a lot for the river outfall facility, within CSA 23. The two subdivisions combined create 77 parcels within CSA 23.

Originally, the storm water drainage system runoff for the Hillsborough Estates subdivision was routed into a temporary storm water retention basin located on lots 37, 38, 39, and 40 of the tentative subdivision map. Since then, the construction of the river outfall facility for the Hillsborough Estates II and Lands of Schutz Subdivision (recorded as the Schutz Subdivision) provided the opportunity to route the storm water runoff for the Hillsborough Estates subdivision into the river outfall facility, which has alleviated the need for the existing storm retention basin. An agreement was written between Stanislaus County and Stanislaus Development, LLC, which was signed and entered into by the County and Stanislaus Development, LLC on June 5, 2007. This states that since the existing storm water retention basin is no longer needed, the County will relinquish the requirement that lots 37, 38, 39, and 40 of the tentative map be dedicated to the County on the final map for a storm water basin for Hillsborough Estates. At the time of recordation, the final map indicated lots 37, 38, 39, and 40 as residential.

Hydrology study analysis for a 10 year storm event which was performed by Giuliani & Kull, Inc., of the Hillsborough Estates, Hillsborough Estates II, and Schutz subdivisions, indicated that the Hillsborough Estates proportionate share of the storm water runoff is 28.59% of the total runoff to be handled by the river outfall facility. Based on this, the Hillsborough Estates' share of the maintenance and operation expenses of the river outfall system is estimated by the County to be \$4,800 per year. Under California Constitution Article 13D (Proposition 218), the owners of the properties in Hillsborough Estates II and Schutz subdivisions can not be assessed the costs of maintenance and operation expenses of the storm drainage system and river outfall facility greater than their proportionate special benefit. However, Hillsborough Estates was not required to form a County Service Area (CSA) to pay for the annual costs of maintenance of its storm drainage system and the existing storm drain basin and the property owners in that subdivision are not likely to vote for the inclusion of their properties into CSA 23, which has been formed to maintain the Hillsborough Estates II and Schutz subdivisions' storm water drainage system and river outfall facility.

The agreement referred to earlier in this report, the June 5, 2007 agreement between Stanislaus County and Stanislaus Development, LLC, addresses the problem of providing a funding contribution for Hillsborough Estate's proportionate share of the storm water drainage system usage. The agreement states that the developer has provided a funding source that has pre-paid Hillsborough Estates proportionate share of the maintenance and operation of the expenses of the outfall system for a period of ten (10) years in the form of a

Certificate of Deposit made payable to the County of Stanislaus. At the end of each year, the County will send the subdivider or its assigns an invoice for the actual costs of the maintenance and operation expenses of the river outfall system. If the subdivider or its assigns does not pay the bill with thirty (30) days, the County shall be authorized to negotiate the Certificate of Deposit to pay any outstanding balance due for the maintenance and operation expenses of the outfall system. As a result, this arrangement provides a revenue source to CSA 23, in addition to the standard assessment mechanism set up for the CSA.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 77 parcels within CSA 23 consisting of 76 residential lots and the river outfall facility lot that is public property and is treated as an individual parcel. The public parcel is being created for the sole purpose of providing benefit (storm drainage control) to the residential lots; Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 52.44 acres. The boundary of CSA 23 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of Dixon Road
- South of the Stanislaus River

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain system and river outfall facility. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 2,223 linear feet of 18 inch pipe and 250 linear feet of 24 inch pipe, and 284 linear feet of 60 inch pipe;
- Periodic cleaning and maintenance of 12 catch basins and 19 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (4,210 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;

- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Remove silt build up next to the wall of the separator with the use of the suction truck;
- Annual maintenance and repair of 554 lineal feet of fencing.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

Each of the 77 parcels will receive equal benefit from the extended maintenance of the storm drain system. The extended maintenance of the storm drainage only provides a special benefit to the parcels within CSA 23, therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements, it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's

improvements, facilities and services

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Although the EBU method of apportioning special benefits commonly used and applied to CSA's that have a range of land use classifications (residential and non-residential use), the CSA is comprised of only residential properties and the following apportionment analysis of special of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcels total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases, the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County),
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

The estimated fund balance as of June 30, 2015 is \$75,576.

The fiscal year is the 12-month from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$4,705, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The assessment for Fiscal Year 2015-2016 is \$44.29 which is the same as the Fiscal Year 2014-2015 assessment. Available fund balance in the amount of \$6,000 was used to offset a portion of the operation and maintenance costs, thereby lowering the assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996 and which took effect July 1, 1997, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 23 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 23. The property owners cast majority votes supporting the formula and levy of annual assessment to pay for the services provided by CSA 23. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system including the river outfall facility divided equally by the number of parcels within CSA 23.

$$\frac{\text{Total Cost of Operations \& Maintenance}}{\text{Number of Parcels}} = \text{Assessment}$$

PART IV - SERVICE AREA BUDGET

CSA 23 Hillsborough/Schutz	EXPENSE DESCRIPTION	TOTAL BUDGET
	<u>ADMINISTRATION</u>	
	County Administration	\$525
	Miscellaneous/Other Admin Fees	\$0
	Total	\$525
	<u>PARKS & RECREATION</u>	
	Parks Labor	\$0
	Parks Utilities	\$0
	Parks Other Supplies	\$0
	Total	\$0
	<u>PUBLIC WORKS</u>	
	SWRCB Permit Requirement	\$385
	Cleaning Drainage System	\$2,000
	Street Sweeping	\$6,500
	Curb & Gutter Repair	\$0
	Weed Spraying	\$0
	Erosion Control	\$0
	Separator Cleaning	\$1,000
	Total	\$9,885
	Capital Improvement Reserve	\$0
	General Benefits	(\$1,000)
	Total Administration, Parks & Rec, Public Works Budget	\$9,410
	<u>Fund Balance Information</u>	
	Beginning Fund Balance (Estimated for 2015-2016)	\$75,576
	Capital Improvement Reserve (-)	\$0
	Available Fund Balance	\$75,576
	<u>Adjustments to Available Fund Balance</u>	
	General Fund (or PW) Loan Repayment/Advance (+)	\$0
	Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
	Capital Improvement Expenditure (pumps etc.) (-)	\$0
	6 Months Operating Reserve (-)	(\$4,705)
	Use of Fund Balance for FY2015-2016 (-)	(\$6,000)
	Contingency Reserve (-)	\$0
	Total Adjustments	(\$10,705)
	Remaining Available Fund Balance	\$64,871
	Total Administration, Parks & Rec, Public Works Budget	\$9,410
	Use of Fund Balance (-)	(\$6,000)
	Balance to Levy	\$3,410
	<u>District Statistics</u>	
	Total Parcels	77
	Parcels Levied	77
	Total EBU 1.00 x 77	77.00
	Levy EBU	\$44.29
	Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment = \$3,410 / 77 EBU = \$44.29 per EBU

2014-2015 Assessment = \$3,410 / 77 EBU = \$44.29 per EBU

Available fund balance in the amount of \$6,000 was used to offset a portion of the operation and maintenance costs.

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT "A"

LEGAL DESCRIPTION

FORMATION OF COUNTY SERVICE AREA NO. 23 HILLSBOROUGH - SCHUTZ

All that certain lot, piece or parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 5, in the Southeast Quarter of Section 6, and in the North Half of Section 7, Township 2 South, Range 11 East, Mount Diablo Meridian, Stanislaus County, California being more particularly described as follows:

Beginning at a $\frac{3}{4}$ " Iron Pipe at the Southeast Section Corner of said Section 6 with NAD 83 Coordinates: North 2,107,968.3505 and East 6,476,868.0140, and said point being at the Centerline of Dillwood Road (60 feet width), running thence, along the southerly Section Line of said Section 6, (1) South $89^{\circ}30'15''$ West 30.00 feet to the Northeast Corner of Parcel B as shown in Book 20 of Parcel Maps, at Page 47, Stanislaus County Records;

Thence, leaving southerly Section Line of said Section 6 and running along the easterly line of said Parcel B and the westerly right-of-way line of said Dillwood Road, (2) South $00^{\circ}23'00''$ East 131.00 feet to a point of curvature;

Thence, through a non-tangent curve concave to the southwest, whose Radius bears South $89^{\circ}36'00''$ West, (3) having a Radius of 570.00 feet, a Central Angle of $12^{\circ}05'04''$, and an Arc Length of 120.22 feet to a point of tangency;

Thence, (4) North $12^{\circ}29'04''$ West 100.00 feet to a point of curvature;

Thence, through a tangent curve concave to the northeast, (5) having a Radius of 630.00 feet, a Central Angle of $12^{\circ}37'09''$, and an Arc Length of 138.76 feet to a point of tangency;

Thence, (6) North $00^{\circ}08'05''$ East 107.08 feet to a point of curvature;

Thence, through a tangent curve concave to the southeast, (7) having a Radius of 570.00 feet, a Central Angle of $23^{\circ}29'20''$, and an Arc Length of 233.68 feet to a point on the southerly line of Parcel A-1 as shown in Book 21 of Surveys, at Page 22, Stanislaus County Records;

Thence, along the southerly line of said Parcel A-1 the following courses:

(8) South $66^{\circ}44'13''$ West 140.04 feet;

(25) North 82°05'19" East 242.00 feet;

(26) North 63°53'19" East 73.65 feet;

(27) North 15°30'49" East 337.09 feet;

(28) North 08°06'11" West 84.00 feet to a point on the approximate Centerline of the Stanislaus River as shown in Book 44 of Parcel Maps, at page 48, Stanislaus County Records;

Thence, continuing along the northerly line of said Parcel A-1 and the said approximate Centerline of the Stanislaus River the following courses:

(29) North 57°34'32" East 202.91 feet;

(30) North 51°40'33" East 229.24 feet;

(31) North 24°52'08" East 118.80 feet;

(32) North 52°26'56" East 175.25 feet;

(33) North 69°15'41" East 222.72 feet;

(34) South 85°46'19" East 82.87 feet;

(35) South 72°29'53" East 175.67 feet;

Thence, (36) South 61°54'04" East 54.00 feet to the Northeast Corner of said Parcel A-1 and the easterly Section Line of said Section 6;

Thence, along the easterly line of said Parcel A-1 and the easterly Section Line of said Section 6, (37) South 00°22'32" East 758.87 feet to a point of curvature;

Thence, through a non-tangent curve concave to the west, whose Radius bears South 00°22'32" East, (38) having a Radius of 50.00 feet, a Central Angle of 180°00'00", and an Arc Length of 157.08 feet to a point on the easterly line of said Parcel A-1 and the easterly Section Line of said Section 6;

Thence, along the easterly line of said Parcel A-1 and the easterly Section Line of said Section 6, (39) South 00°22'32" East 186.01 feet to the Southeast Corner of said Parcel A-1;

Thence, along the southerly line of said Parcel A-1, (40) South 66°44'13" West 72.30 feet to a point of curvature;

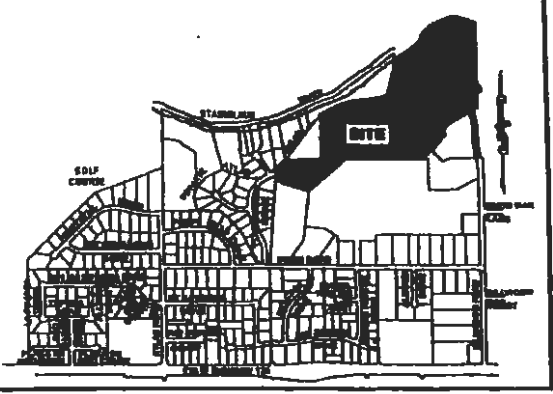
FORMATION OF COUNTY SERVICE AREA NO. 23 - HILLSBOROUGH - SCHUTZ

EXHIBIT "A"

A DIVISION OF PARCEL A-1 AND B-1 AS SHOWN IN BOOK 21 OF SURVEYS, AT PAGE 22, AND A PORTION OF PARCEL A AS SHOWN IN BOOK 20 OF PARCEL MAPS, AT PAGE 95, AND A PORTION OF PARCEL A AS SHOWN IN BOOK 20 OF PARCEL MAPS, AT PAGE 95, AND A PORTION OF PARCEL A AS SHOWN IN BOOK 5 OF PARCEL MAPS, AT PAGE 20, STANISLAUS COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTH HALF OF SECTION 7, T.25., R.11E., M.D.M., STANISLAUS COUNTY, CALIFORNIA
 SCALE 1"=250' FEBRUARY 2005

GK Giuliani & Kull, Inc.

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95301
 (209) 847-8728 Fax (209) 847-7323
 Auburn • Oakdale • San Jose



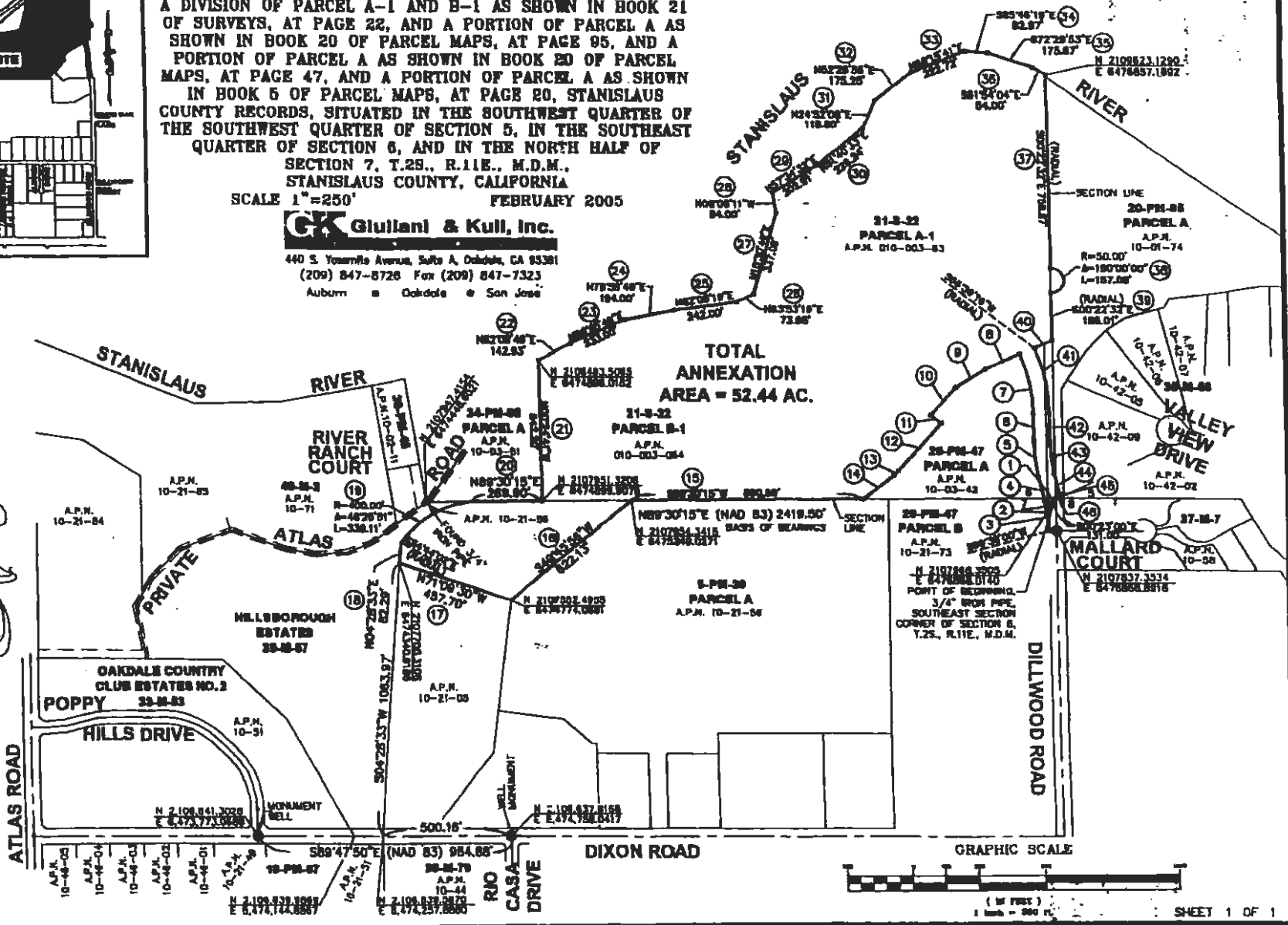
VICINITY MAP
NO SCALE

BASIS OF BEARINGS
 BETWEEN FOUND MONUMENTS ALONG THE SOUTHERLY SECTION LINE OF SECTION 6 BEARING N08°30'15"E (NAD 83)



COURSE	BEARING	LENGTH
1	S88°30'18"W	30.00'
2	S89°23'00"E	121.00'
3	N12°28'54"W	100.00'
4	S89°08'00"E	102.00'
5	S89°41'13"W	140.00'
6	S89°15'39"W	133.01'
7	S41°47'39"W	148.00'
8	S81°30'41"W	80.14'
9	S41°37'30"W	248.83'
10	S42°07'38"W	28.37'
11	S82°04'38"W	180.11'
12	S88°45'13"W	72.30'
13	S89°08'00"E	107.00'
14	S12°28'54"E	100.00'
15	S89°08'37"W	36.18'

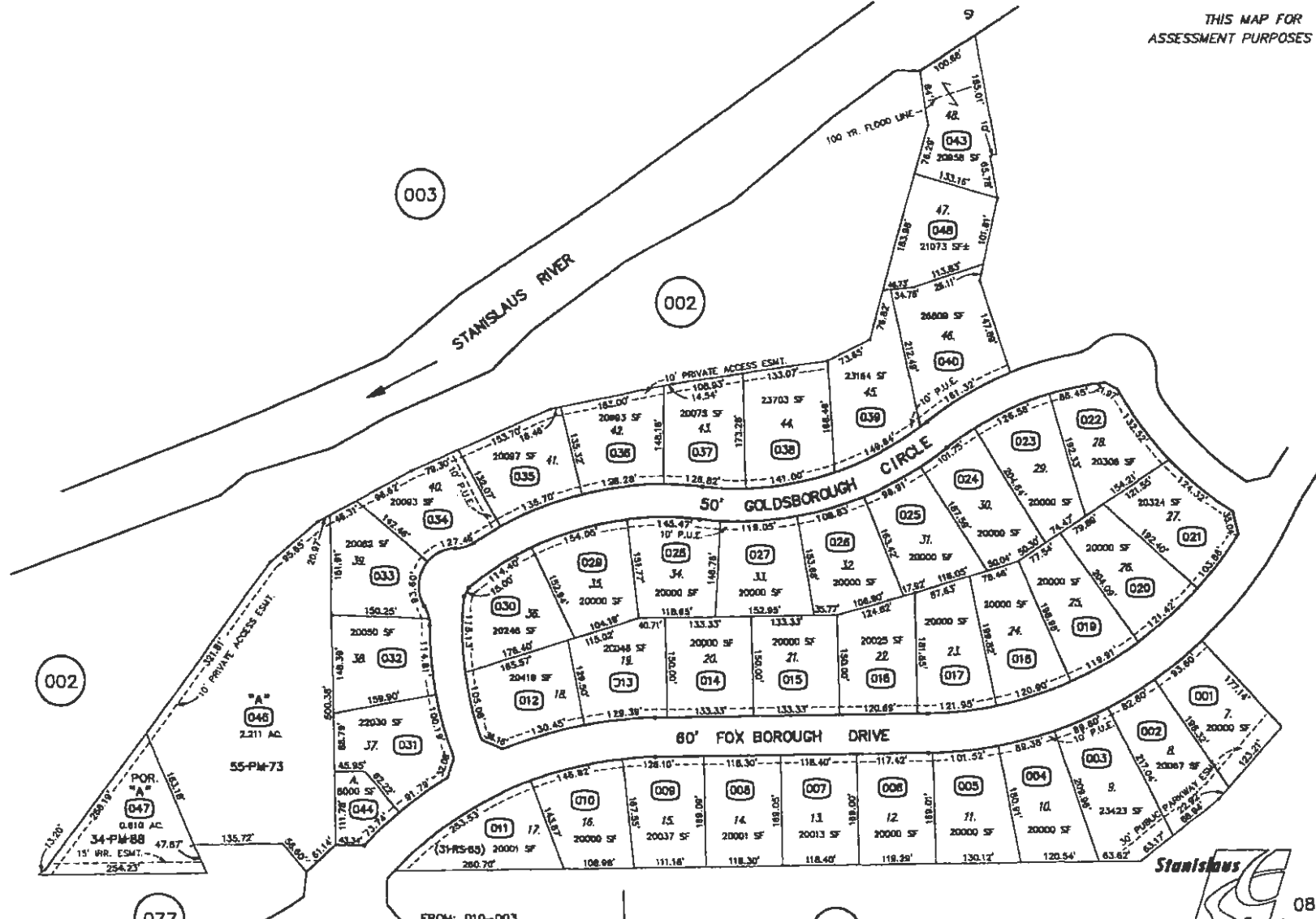
COURSE	RADIUS	DELTA	LENGTH
3	870.00'	12°07'04"	120.22'
4	830.00'	12°37'06"	126.78'
7	870.00'	23°28'20"	233.68'
11	830.00'	23°28'56"	228.18'
13	870.00'	18°37'09"	125.64'
15	830.00'	00°00'00"	0.00'



POR. SE 1/4 SECTION 6 T.2S. R.11E. M.D.B.& M.
 POR. HILLSBOROUGH ESTATES UNIT NO. 2, LOTS 7-48 & A (43M63)

084 010 010 - 075
 084 084

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



076

EXHIBIT "B"

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FROM: 010-003
 DRAWN: 7-20-07 MF
 REMISED: 4-24-08 DH, 6-30-08 MF, 6-3-09 MF

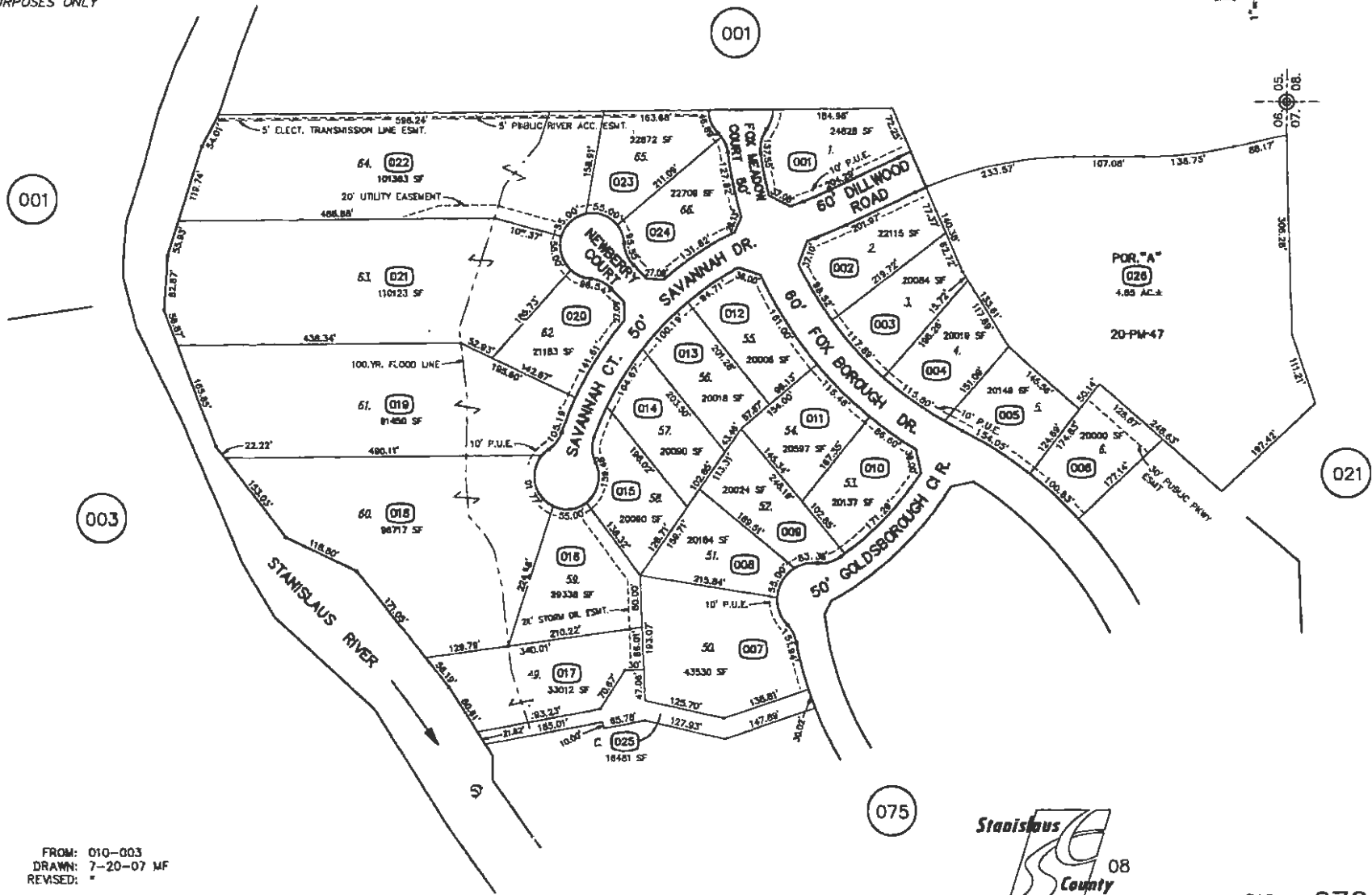
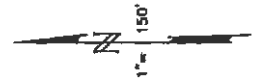


08,09
 010 - 075

POR. SE 1/4 SECTION 6 T.2S. R.11E. M.D.B.& M.
 POR. HILLSBOROUGH ESTATES UNIT NO. 2, LOTS 1-6, 49-66 & C (43M63)

084 010 010 - 076
 084 084

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



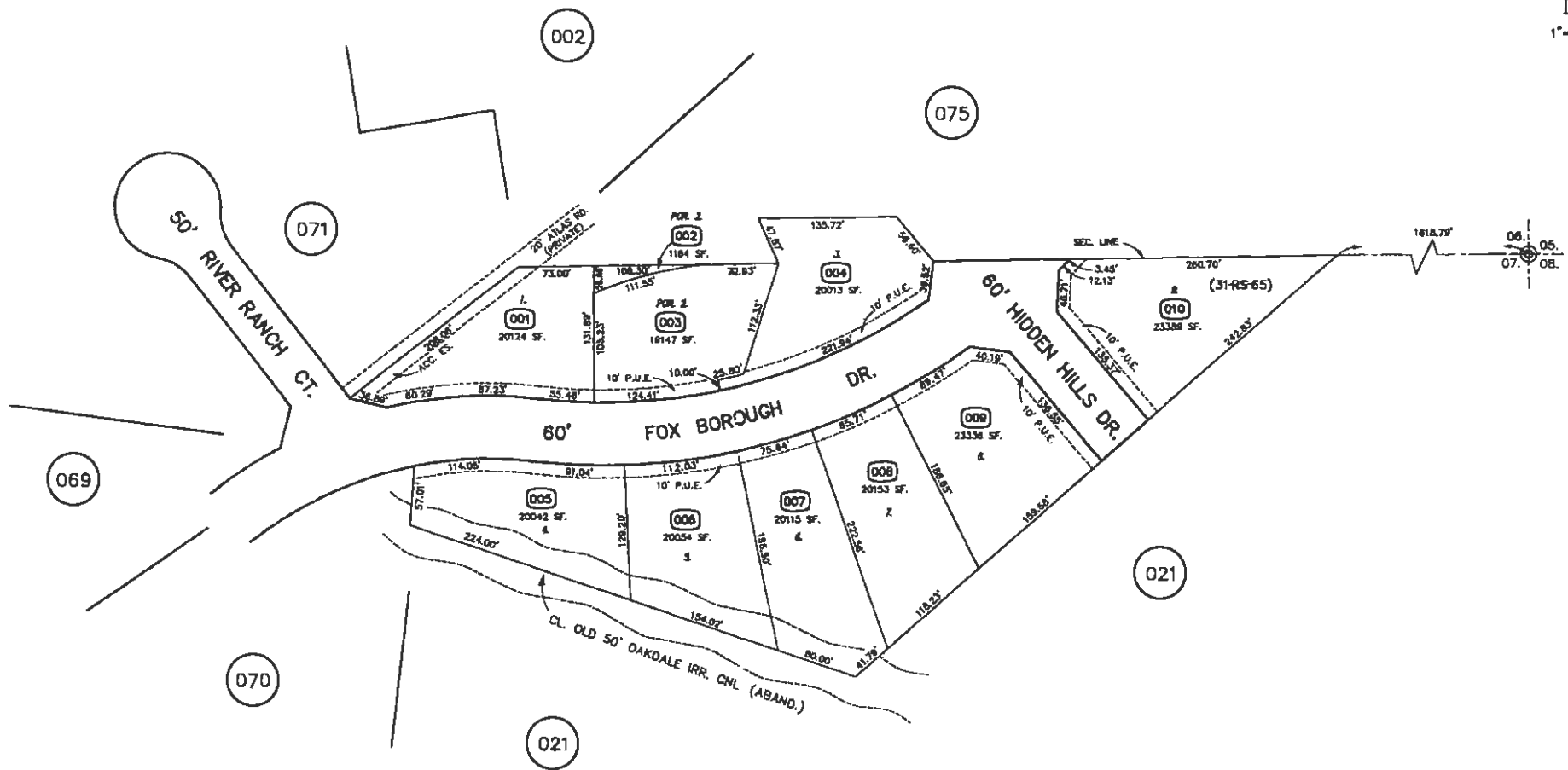
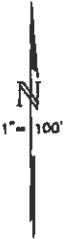
FROM: 010-003
 DRAWN: 7-20-07 MF
 REVISED: "



POR. N. 1/2 SECTION 7 T.2S. R.11E. M.D.B.& M.
SCHUTZ (43M62)

084 074 010 - 077
084 085

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: 010-003, 010-021, 010-070
DRAWN: 11-28-07 MB.
REVISED: 02-27-08 MB.

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010 - 077

CSA NO.23 (HILLSBOROUGH-SCHUTZ)



Legend

- roads
- csa no.23



440 220 0 440 Feet

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 23
HILLSBOROUGH-SHUTZ SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
010-076-001	\$44.29	1			
010-076-002	\$44.29	1	010-077-003	\$44.29	1
010-076-003	\$44.29	1	010-077-004	\$44.29	1
010-076-004	\$44.29	1	010-077-005	\$44.29	1
010-076-005	\$44.29	1	010-077-006	\$44.29	1
010-076-006	\$44.29	1	010-077-007	\$44.29	1
010-076-007	\$44.29	1	010-077-008	\$44.29	1
010-076-008	\$44.29	1	010-077-009	\$44.29	1
010-076-009	\$44.29	1	010-077-010	\$44.29	1
010-076-010	\$44.29	1			
010-076-011	\$44.29	1			
010-076-012	\$44.29	1			
010-076-013	\$44.29	1			
010-076-014	\$44.29	1			
010-076-015	\$44.29	1			
010-076-016	\$44.29	1			
010-076-017	\$44.29	1			
010-076-018	\$44.29	1			
010-076-019	\$44.29	1			
010-076-020	\$44.29	1			
010-076-021	\$44.29	1			
010-076-022	\$44.29	1			
010-076-023	\$44.29	1			
010-076-024	\$44.29	1			
010-076-025	\$44.29	1			
	TOTAL	\$1,107.25		\$398.61	9

TOTAL \$3,410.33 77



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 24
ANNUAL ENGINEER'S REPORT

HIDEAWAY TERRACE SUBDIVISION, DENAIR

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 24 – HIDEAWAY TERRACE SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 24
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 24 (CSA 24) - Hideaway Terrace - was established in September of 2006 to provide extended maintenance services for the storm drain system and landscaping at the storm drain basin within the Hideaway Terrace Subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 16 parcels within CSA 24 consisting of 15 residential lots and a landscaped storm drainage basin; Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 3.18 acres. The boundary of CSA 24 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of East Monte Vista Avenue
- East of Waring Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing, of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance, and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 579 linear feet of 18 inch pipe and 526 linear feet of 36 inch pipe;
- Periodic cleaning and maintenance of 3 catch basins and 3 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (1,877 linear feet of curb and gutter);

- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed);
- Remove silt build up next to the wall of the separator with the use of the suction truck;
- Annual maintenance and repair of 560 linear feet of fencing;
- The Parks and Recreation Department provides continual maintenance to the park/basin public use area (i.e. signage, mowing, irrigation, annual plantings, weed abatement, pest control).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

The storm drain basin is public property and treated as an individual parcel. This public property is being created for the sole purpose of providing benefit (storm drainage control) to the residential lots. The 16 parcels will receive equal benefit from the extended maintenance of the landscaping and storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the parcels within CSA 24, therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land

use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcels total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on

these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors, it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land

use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
Vacant Residential Land	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

The estimated fund balance as of June 30, 2015 is \$40,195.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$4,725, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The assessment for Fiscal Year 2015-2016 is \$476.88, which is the same as the assessment of Fiscal Year 2014-2015. Fund balance in the amount of \$1,820 was used to offset a portion of the operation and maintenance costs, thereby lowering the assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996, and which took effect on July 1, 1997, requires an assessment ballot procedure in order to increase the assessment. An assessment ballot procedure occurred during the formation of CSA 24 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 24. The property owner cast a majority vote supporting the formula and levy of annual assessment to pay for the services provided by CSA 24. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and the landscaped storm drain basin divided equally by the number of parcels receiving a benefit within CSA 24.

$$\frac{\text{Total Cost of Operations \& Maintenance}}{\text{Number of Parcels}} = \text{Assessment}$$

PART IV - SERVICE AREA BUDGET

CSA 24

Hideaway Terrace

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$3,700
Parks Vandalism/Graffiti	\$50
Parks Utilities	\$3,120
Parks Other Supplies	\$500
Maintenance - Structures & Grounds	\$0
Total	\$7,370
PUBLIC WORKS	
SWRCB Permit Requirement	\$80
Cleaning Drainage System	\$400
Street Sweeping	\$1,000
Curb & Gutter Repair	\$0
Weed Spraying	\$253
Erosion Control	\$0
Total	\$1,733
Capital Improvement Reserve	\$0
General Benefits	(\$153)
Total Administration, Parks & Rec, Public Works Budget	\$9,450
Fund Balance Information	
Beginning Fund Balance (Estimated for 2014-2015)	\$40,195
Capital Improvement Reserve (-)	\$0
Available Fund Balance	\$40,195
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$4,725)
Use of Fund Balance for FY14/15 (-)	(\$1,820)
Contingency Reserve (-)	\$0
Total Adjustments	(\$6,545)
Remaining Available Fund Balance	\$33,650
Total Administration, Parks & Rec, Public Works Budget	\$9,450
Use of Fund Balance (-)	(\$1,820)
Balance to Levy	\$7,630
District Statistics	
Total Parcels	16
Parcels Levied	16
Total EBU	1.00 x 16 = 16.00
Levy EBU	\$476.88
Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment = \$7,630 / 16 EBU = \$476.88 per EBU

2014-2015 Assessment = \$7,630 / 16 EBU = \$476.88 per EBU

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The fiscal year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT "A"

FORMATION OF
COUNTY SERVICE AREA NO. 24
FOR
HIDEAWAY TERRACE
(APN: 024-012-016)

DESCRIPTION

All that certain real property situate in the west half of Lot 27 of Elmwood Colony filed in Volume 2 of Maps; Page 13, Stanislaus County Records, located in the Southwest Quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California described as follows:

Parcel 1 of Parcel Maps filed in Book 9 of Parcel Maps, Page 18, Stanislaus County Records, more particularly described as follows:

Beginning at the southwest corner of said Lot 27 at the centerline intersection of Waring Road and Monte Vista Avenue; thence along said centerline of Waring Road,

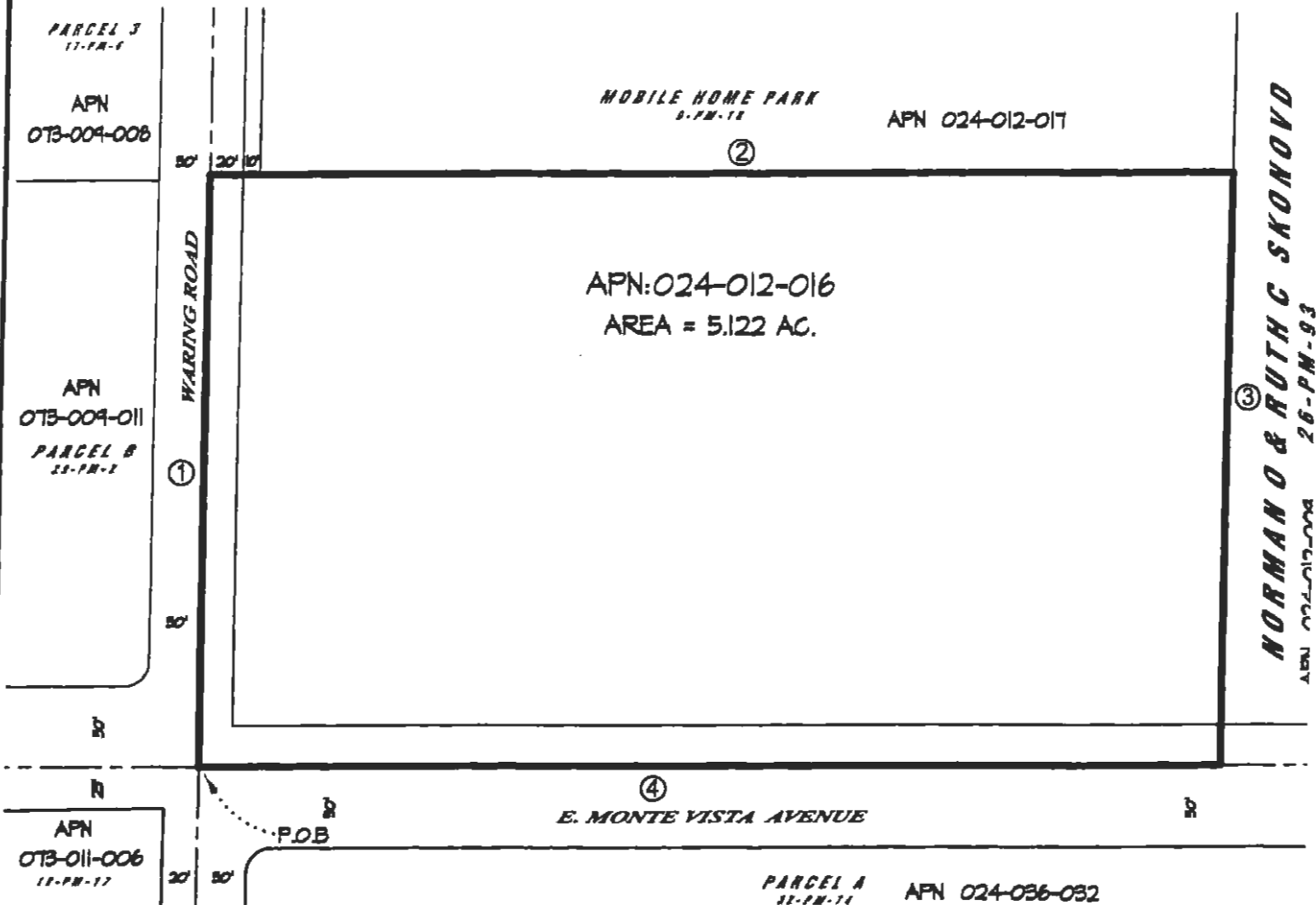
1. North 0°01'30" West 360.03 feet; thence along the boundary of said Parcel 1,
2. North 89°31'30" East 621.28 feet and
3. South 0°25'15" West 359.84 feet; thence along said centerline of Monte Vista Avenue
4. South 89°30'30" West 618.46 feet to the point of beginning.

Containing: 5.122 Acres

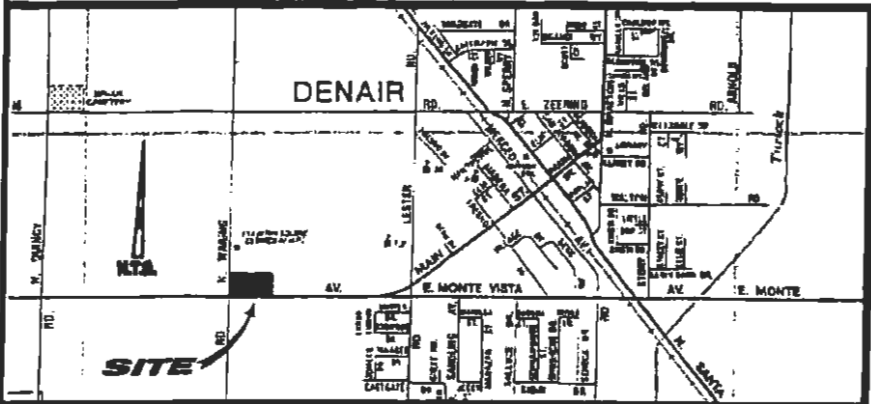


EXHIBIT "A"

FORMATION OF COUNTY SERVICE AREA NO. 24
FOR HIDEAWAY TERRACE
(APN:024-012-016)



NORMAN O & RUTH G SKONOVD
 APN 024-017-004 26-PM-93



LINE TABLE

1		360.03'
2		621.26'
3		359.84'
4		618.46'



VICINITY MAP
NOT TO SCALE



DELAMARE-FULTZ
ENGINEERING AND SURVEYING
3421 TULLY ROAD SUITE J, MODESTO, CA. 95350
TELEPHONE (209) 529-7450

EXHIBIT "B"

FORMATION OF COUNTY SERVICE AREA NO. 24 FOR
HIDEAWAY TERRACE
(APN: 024-012-016)
ELMWOOD COLONY LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
T5 S, R11 E, M.D.B. 4 M.

DATE: May 25, 2006

STATE OF CALIFORNIA

JOB NO. 008
 DR. BY: FMH
 CHK. BY: THD
 PR. NO. 1
 DATE: May 25, 2006
 SHEET 1
 OF 1

POR. OF SW. 1/4 OF SW. 1/4 OF SECTION 6 T.5S. R.11E. M.D.B.& M.
HIDEAWAY TERRACE (43M36)

024 - 064

056 009

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

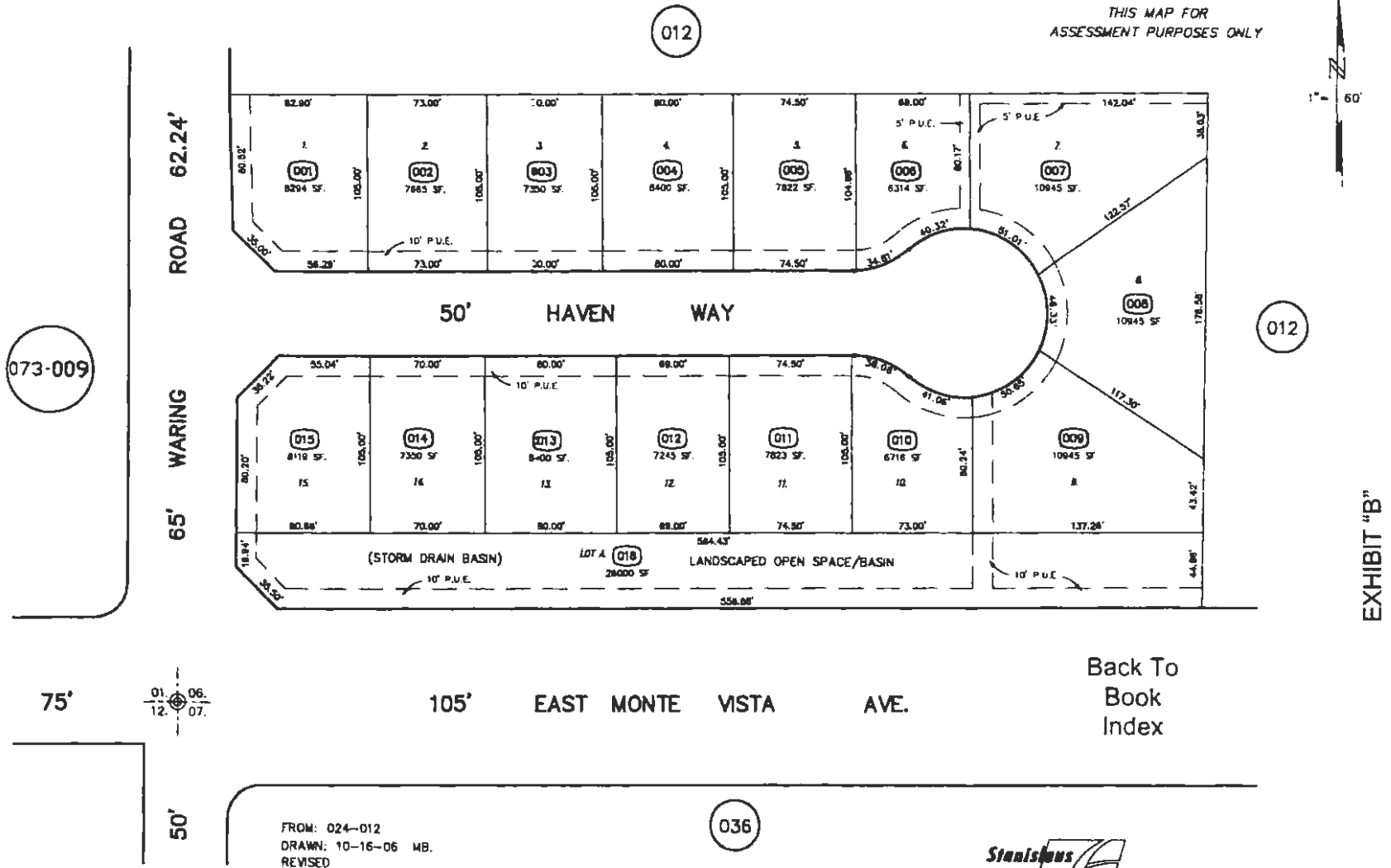


EXHIBIT "B"

Back To
Book
Index

FROM: 024-012
DRAWN: 10-16-06 MB.
REVISED



CSA NO.24 (HIDEAWAY TERRACE)

N WARING RC

E MONTE VISTA AVE

Legend

— roads

■ csa no.24



120 60 0 120 Feet

EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 24
HIDEAWAY TERRACE SUBDIVISION, DENAIR
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-064-001	\$476.88	1			
024-064-002	\$476.88	1			
024-064-003	\$476.88	1			
024-064-004	\$476.88	1			
024-064-005	\$476.88	1			
024-064-006	\$476.88	1			
024-064-007	\$476.88	1			
024-064-008	\$476.88	1			
024-064-009	\$476.88	1			
024-064-010	\$476.88	1			
024-064-011	\$476.88	1			
024-064-012	\$476.88	1			
024-064-013	\$476.88	1			
024-064-014	\$476.88	1			
024-064-015	\$476.88	1			
024-064-016	\$476.88	1			
TOTAL		\$7,630.08			16

CSA TOTAL \$7,630.08 16



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 25
ANNUAL ENGINEER'S REPORT

SUNCREST II SUBDIVISION, DENAIR

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

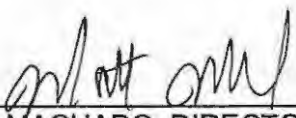
County of Stanislaus, State of California

CSA NO. 25 – SUNCREST II SUBDIVISION

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21st day of MAY, 2015



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



**COUNTY SERVICE AREA NO. 25
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 25 (CSA 25) - Suncrest II Subdivision - was established in November of 2006 to provide extended maintenance services for the storm drain system, landscaping at the storm drain basin, and landscaping at the adjacent lot located west of the basin within the Suncrest II Subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 15 parcels within CSA 25 consisting of: 13 residential lots and a landscaped storm drainage basin, and an adjacent landscaped lot dedicated to the County for future road purposes; Assessor map attached hereto as exhibit "B". This residential development encompasses an area of land totaling approximately 3.18 acres. The boundary of CSA 25 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of Zeering Road
- East of Sperry Road
- West of South Gratton Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation, and servicing of the storm drain basin, storm drain system, and the adjacent lot located west of the basin. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance, and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 297 linear feet of 18 inch pipe;
- Periodic cleaning and maintenance of 2 catch basins and 2 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (1,587 linear feet of curb and gutter);

- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)
- Remove silt build up next to the wall of the separator with the use of the suction truck.
- The Parks and Recreation Department provides continual maintenance of the park/basin and other public use areas within the Service Area (i.e. irrigation, weed abatement, and mowing).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

The storm drain basin and the adjacent lot are public property and treated as individual parcels. The parcels within the CSA will receive equal benefit from the extended maintenance of landscaping and storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the parcels within CSA 25; therefore, no general benefit has been assigned.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. Based on the planned property development a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Although the EBU method of apportioning special benefits commonly used and applied to CSA's that have a range of land use classifications (residential and non-residential use), the CSA is comprised of only residential properties and the following apportionment analysis of special of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcels total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit

tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved, there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized

rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town-Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant Residential Land	1.00	Per Acre
Public park	0.40	Per Acre
Public Storm Drain Basin)	0.40	Per Acre
Public School	0.40	Per Acre
Industrial Parcel	3.50	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$18,423.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. An amount of \$4,728 will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The Fiscal Year 2015-2016 assessment is \$450.36. This is the same as the Fiscal Year 2014-2015 assessment. An amount of \$3,150 was used from available fund balance to offset operations and maintenance costs, thereby lowering the assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996 and which took effect July 1, 1997, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure.

An assessment ballot procedure occurred during the formation of CSA 25 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 25. The property owners cast majority votes supporting the formula and levy of annual assessment to pay for the services provided by CSA 25. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, landscaped storm drain basin, and the landscaped lot previous year divided equally by the number of parcels receiving a benefit within CSA 25.

Total Cost of Operations & Maintenance
Number of Parcels = Assessment

PART IV - SERVICE AREA BUDGET

CSA 25
Suncrest II

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
<u>PARKS & RECREATION</u>	
Parks Labor	\$3,000
Parks Vandalism & Graffiti	\$50
Parks Utilities	\$2,966
Parks Other Supplies	\$600
Maintenance - Structures & Grounds	\$0
Total	\$6,616
<u>PUBLIC WORKS</u>	
Pond Excavation	\$0
Pump Replacement	\$0
SWRCB Permit Requirement	\$70
Cleaning Drainage System	\$500
Street Sweeping	\$1,500
Curb & Gutter Repair	\$0
Weed Spraying	\$500
Total	\$2,570
Capital Improvement Reserve	\$0
General Benefit	(\$231)
Total Administration, Parks & Rec, Public Works Budget	\$9,455
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-2016)	\$18,423
Capital Improvement Reserve (-)	\$0
Available Fund Balance	\$18,423
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$4,728)
Use of Fund Balance for Fiscal Year 2015-2016 (-)	(\$3,150)
Contingency Reserve (-)	\$0
Total Adjustments	(\$7,878)
Remaining Available Fund Balance	\$10,546
Total Administration, Parks & Rec, Public Works Budget	\$9,455
Use of Fund Balance (-)	(\$3,150)
Balance to Levy	\$6,305
<u>District Statistics</u>	
Total Parcels	15
Parcels Levied	14
Total EBU	1.00 x 14
Levy EBU	\$450.36
Capital Reserve Target	\$0

PART V - ASSESSMENTS

2015-2016 Assessment = \$6,305 / 14 EBU = \$450.36 per EBU

2014-2015 Assessment = \$6,305 / 14 EBU = \$450.36 per EBU

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

Exhibit "A"
County Service Area No. 25
Suncrest II

All that portion of Lot 24 of Elmwood Colony, as per map filed April 11, 1905 in Volume 2 of Maps, at Page 13, Stanislaus County Records, situated in an unincorporated area, and lying in the Northeast Quarter of Section 6, Township 5 South, Range 11 East, County of Stanislaus, State of California and described as follows:

Commencing at the true southeasterly corner of said Lot 24;

Thence South $88^{\circ}45'30''$ West 589.50 feet along the centerline of Zeering Road to the Point of Beginning;

Thence continuing along said centerline (1) South $88^{\circ}45'30''$ West 199.30 feet;

Thence (2) North $00^{\circ}09'45''$ West 37.37 feet;

Thence (3) North $43^{\circ}42'41''$ East 25.74 feet to the beginning of a non tangent curve concave westerly, having a radius of 275.00 feet to which a radial line bears North $87^{\circ}39'58''$ East;

Thence (4) northerly along the arc of said non tangent curve through a central angle of $11^{\circ}47'00''$, a distance of 56.56 feet to the beginning of a reverse curve concave easterly, having a radius of 325.00 feet;

Thence (5) northerly along the arc of said reverse curve through a central angle of $10^{\circ}23'27''$, a distance of 58.94 feet;

Thence (6) South $88^{\circ}45'30''$ West 150.41 feet;

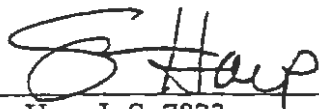
Thence (7) North $00^{\circ}01'17''$ East 453.53 feet;

Thence (8) North $89^{\circ}45'30''$ East 347.30 feet;

Thence (9) South $00^{\circ}09'45''$ East 623.53 feet to the Point of Beginning.

Containing 4.37 acres more or less.

Subject to rights of way and easements of record.



Sean Harp L.S. 7823
Expires: 12/31/07

6-15-06



Approved as to description

N 11/15/2006

L. S. FONTANA

ELMWOOD COLONY
LOT 24

A.P.N.
024-016-004

⑧ N 89°45'30" E
347.30'

A.P.N.
024-016-001

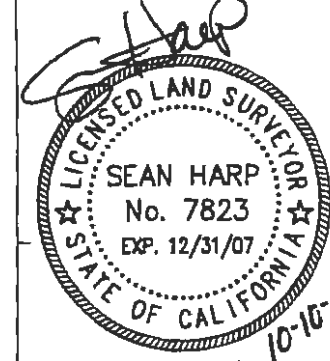
A.P.N.
024-017-003
⑦ N 00°11'17" E
453.53'

Approved as to description
ON 11/15/2006
BY L. S. FOLITANA

CSA EXHIBIT
4.37 ACRES

A.P.N.
024-017-022

⑨ S 00°09'45" E
623.53'
A.P.N.
024-017-012



P.O.B.

A.P.N.
024-017-008

A.P.N.
024-017-009

A.P.N.
024-017-010

A.P.N.
024-017-021

⑥ S 88°45'30" W
150.41'

(R) S 86°16'25" W

(R) N 75°52'58" E

(R) S 87°39'58" W

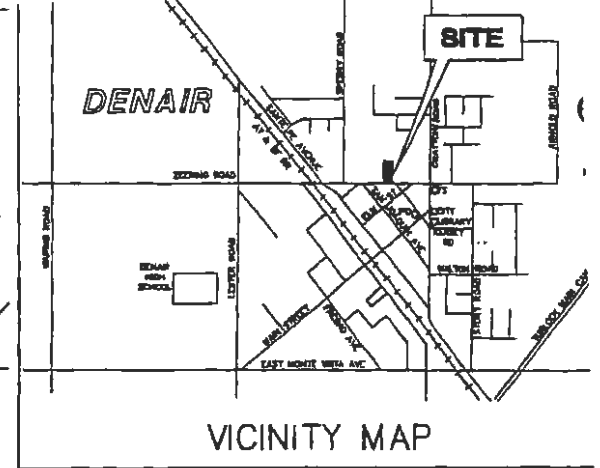
① S 88°45'30" W
199.30'

589.50'

GRATTON ROAD

SOUTHEAST CORNER LOT 24,
ELMWOOD COLONY EAST 1/4 CORNER,
SECTION 6, T. 5 S., R. 11 E.

100 20 0 50 100



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
(2) L1	N 00°09'45" W	37.37'
(3) L2	N 43°42'41" E	25.74'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
(4) C1	275.00'	56.56'	56.46'	11°47'00"
(5) C2	325.00'	58.94'	58.86'	10°23'27"

SAN JOAQUIN
AVE.

ZEERING ROAD



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX (209) 538-7370
E-MAIL: gdrngr@gdrngr.com

Exhibit "A"
County Service Area No. 25
Suncrest II

Date: 06/15/06	Scale: 1"=100'
Drawn: J.J.	Dwg.: 04105 CSA
Checked: S.H.	Job No. 04105

POR. NE 1/4 SEC. 6 T.5S. R.11E. M.D.B.& M.
 THE ELMWOOD COLONY S. 1/2 LOT 24 (02M13)
 SUNCREST NO. 2 (43M48)

056 002 024 - 017
 056 040

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

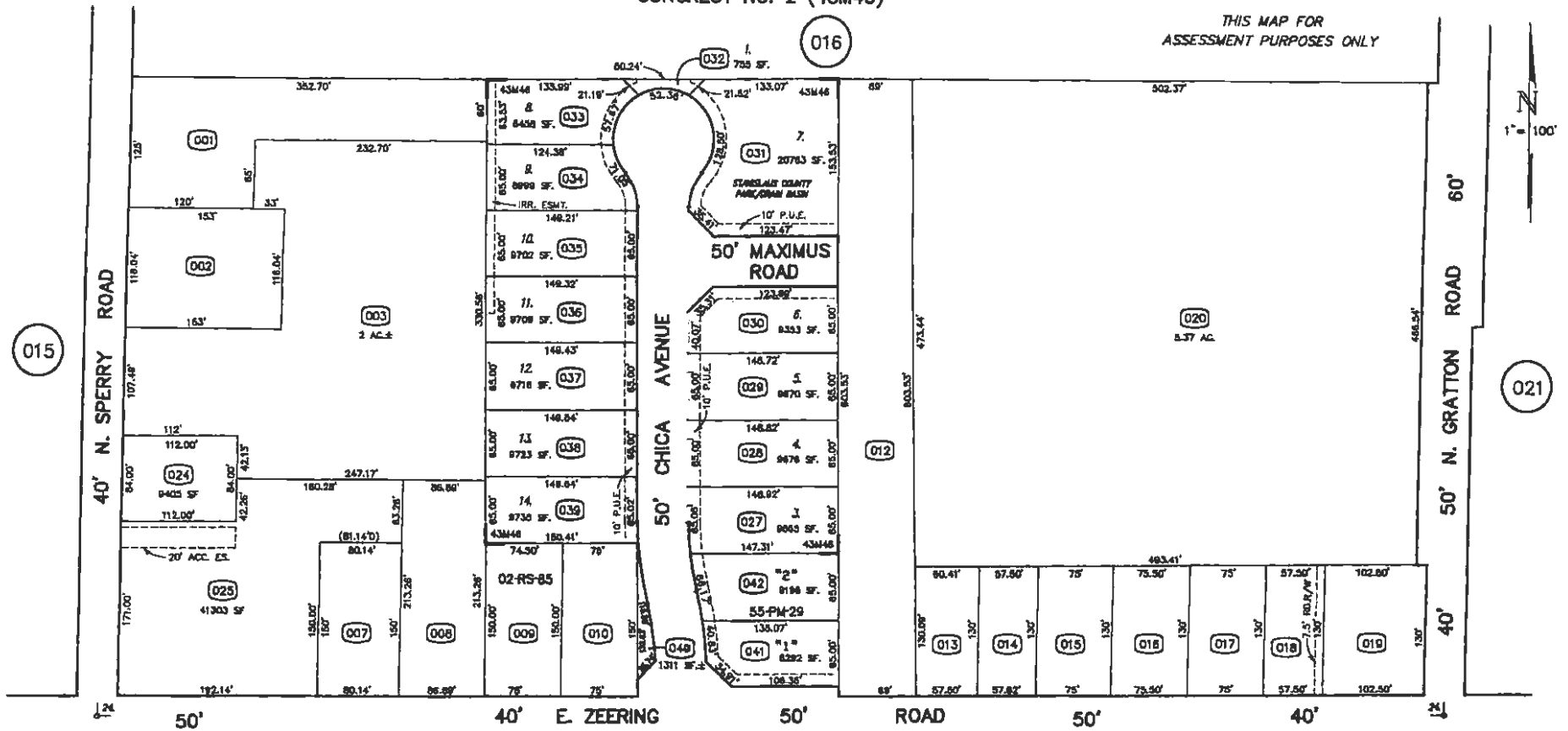


EXHIBIT "B"

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Back To
 Book
 Index

FROM: J-46, 24-17
 DRAWN: 5-5-78
 REVISED: 8-29-85, 3-24-06 (VDH), 1-9-07 MF, 8-31-07 MF

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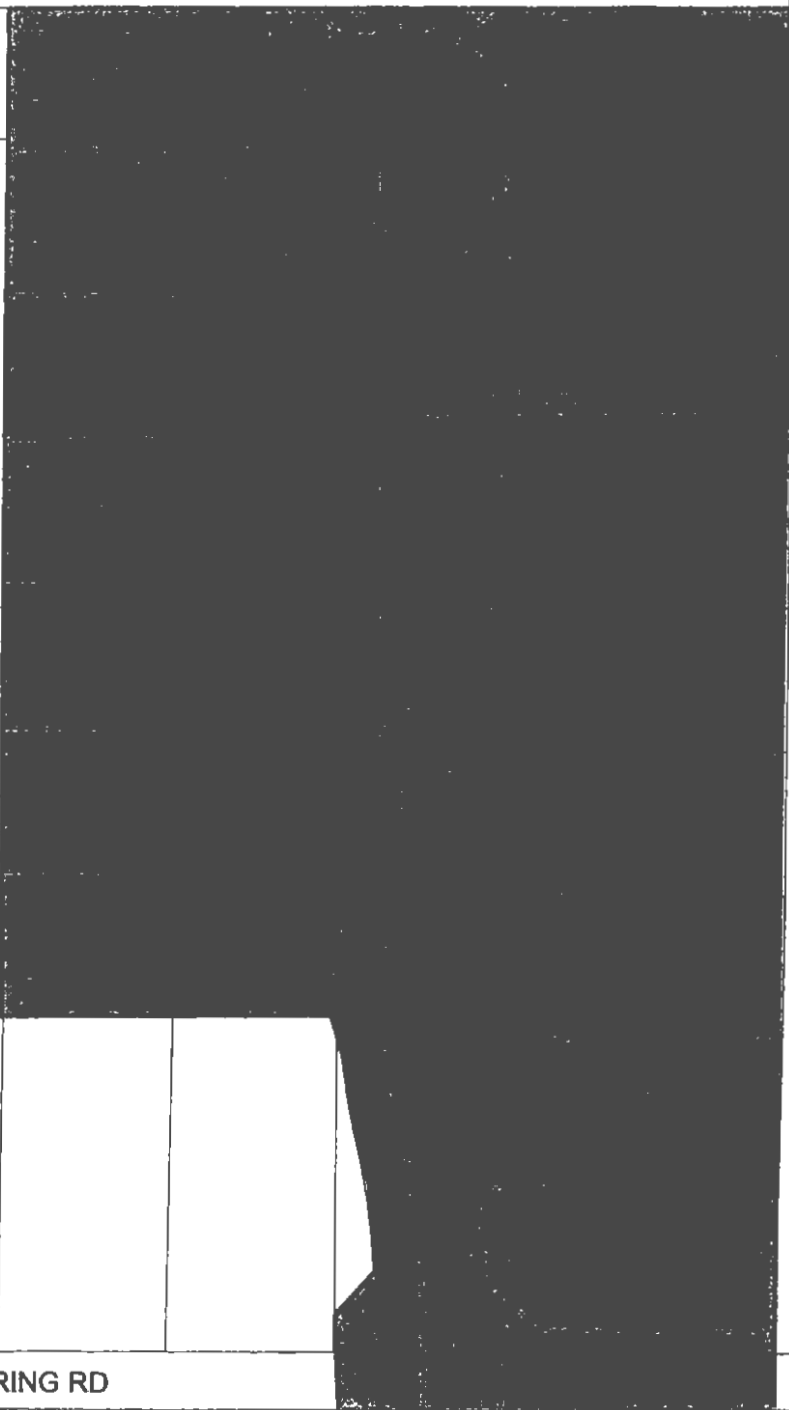


024 - 017

CSA NO.25 (SUNCREST II)

Legend

- roads
- csa no.25



E ZEERING RD

E ST

SAN JOAQUIN AVE

ALAMEDA AVE



100 50 100 Feet



EXHIBIT "C"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 25
SUNCREST II
FISCAL YEAR 2015-2016

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
024-017-027	\$450.36	1			
024-017-028	\$450.36	1			
024-017-029	\$450.36	1			
024-017-030	\$450.36	1			
024-017-031	\$450.36	1			
024-017-033	\$450.36	1			
024-017-034	\$450.36	1			
024-017-035	\$450.36	1			
024-017-036	\$450.36	1			
024-017-037	\$450.36	1			
024-017-038	\$450.36	1			
024-017-039	\$450.36	1			
024-017-041	\$450.36	1			
024-017-042	\$450.36	1			
TOTAL		\$6,305.04	14		

CSA TOTAL \$6,305.04 14



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

COUNTY SERVICE AREA NO. 26
ANNUAL ENGINEER'S REPORT

KEYES

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

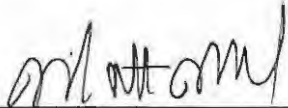
County of Stanislaus, State of California

CSA NO. 26- KEYES

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 26
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

County Service Area No. 26 (CSA 26) was established in July 2009 to provide extended maintenance services for the storm drain system, landscaping at the storm drain basin, and landscaping of the park system. CSA's 6, 13, and 17 were dissolved and merged into CSA 26.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

There are 1,038 parcels within CSA 26 consisting of: 951 residential parcels, 25 multi-family parcels, 3 undeveloped residential parcels, 4 parks, 1 park/streetscape, 2 park/storm basins, 4 storm basins, 3 schools, 6 congregation parcels, 25 commercial/industrial parcels, 13 undeveloped commercial/industrial parcels and 1 exempt/road easement. Assessor map attached hereto as exhibit "B". This CSA encompasses an area of land totaling approximately 244.89 acres. The boundary of CSA 26 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. The Development is generally located:

- North of Keyes Road
- East of State Route 99
- West of Washington Road
- Southeast of Faith Home Road

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing, of the storm drain basin, storm drain system, and parks. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance, and servicing of the service area's improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on 325 linear feet of 12" inch pipe, 7,081 linear feet of 18 inch pipe, 950 linear feet of 24" pipe 599 linear feet 30 " pipe, and 34,305 linear foot of curb and gutter;
- One outfall pump and four lift station pumps;

- Periodic cleaning and maintenance of 64 catch basins and 39 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (34,605 linear feet of curb and gutter);
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled off site with containment bins;
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed)
- Remove silt build up next to the wall of the separator with the use of the suction truck.
- The Parks and Recreation Department provides continual maintenance of all parks, park/basin public use areas, open lots, and streetscapes within the Service Area (i.e. irrigation, mowing, weed abatement, tree care, and playground equipment maintenance).

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the CSA have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and the infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the CSA.

The storm drain basin and the parks are public property and treated as individual parcels. These public properties are being created for the sole purpose of providing benefit (storm drainage control and open space) to the residential lots. Services provided by CSA No. 26 are storm drain system services, park maintenance services for the storm drain basins in the CSA which are also landscaped as parks, maintenance of some community landscaping, and special additional benefit funding to provide landscape and maintenance services for Hatch Park. All of these benefits are special benefits provided to the Keyes area that are over and above those provided to county wide property owners in general.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcel within the CSA receives special benefits from all the improvements to be funded by annual assessments and based on the planned property development a single zone of benefits appropriate for the allocation of the assessments and proportional benefit. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably, it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionally assessed for the parcels total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third

Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single family, condominium, multi-family units to be developed).

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- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved there are usually one or more properties that the standard land use classifications or usual

calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above:

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot(parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant/Undeveloped Residential Land	0.00	Per Acre
Public Park	0.40	Per Acre
Public Storm Drain Basin	0.40	Per Acre
Public School	2.20	Per Acre
Commercial/Industrial Parcel	3.50	Per Acre
Undeveloped Commercial/industrial Parcel	1.00	Per Acre
Rural/ Agricultural	1.00	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PART III – BUDGET ANALYSIS

A. Fund Balance

The estimated fund balance as of June 30, 2015 is \$443,661. This includes a capital improvement reserve of \$163,132 for eventual replacement of the outfall pump and four lift pumps and \$25,000 for park equipment and/or vandalism related capital costs.

Fiscal Year's 2015-2016 assessment is \$113.02, which is the same as the previous year's assessment. An amount of \$16,000 was used from available fund balance to offset operations and maintenance costs, thereby lowering the assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means that the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$68,846, one half of the annual operating budget will be carried forward from available fund balance to cover costs from July 1st to December 31st.

B. Budget Formula

Proposition 218, a statewide initiative approved by the voters in November 1996 and which took effect July 1, 1997, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 26 in 2008. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 26. The property owners cast majority votes supporting the formula and levy of annual assessment to pay for the services provided by CSA 26. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, parks, and streetscape within CSA 26.

Parcel Type EBU x Acres or Units = Parcel EBU

Total Balance to Levy/ Total EBU's = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

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

Total Equivalent Benefit Unit by Property Type - CSA No. 26

PROPERTY TYPE	TOTAL EQUIVALENT BENEFIT UNIT (E.B.U.)
Undeveloped Residential (0 x 30.94	0.00
Undeveloped Commercial(4.82 acres x 1.0)	4.82
Developed Residential (951 x 1)	951.00
Multi-Family Residential (14 x 1.5)	21.00
Multi-Family Residential (10 x 3.0)	30.00
Multi-Family Residential (1 x 5.0)	5.00
Road Easement (0 x .55)	0.00
Storm Water Basin (01.12 acres)	0.45
Storm Water Basin / Park (10.79 acres)	4.32
Park (6.20 acres x .40)	2.49
Public School (10.81 acres x 2.2)	23.78
Streetscape (.26 acres)	0.104
Developed Commercial (7.59x 3.5)	26.55
Developed Commercial Church(2.57 x 2.2)	5.68
Industrial (.44 x 3.5)	1.56
Totals:	1076.75

Assessment Per Equivalent Benefit Unit (E.B.U.) – CSA No. 26

DESCRIPTION	AMOUNT
Required Funds	\$117,307
Total Equivalent Benefit Units	1076.75
Calculated Assessment Per Equivalent	\$108.95

PART IV - SERVICE AREA BUDGET

CSA 26
Keyes

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$1,000
Miscellaneous/Other Admin Fees	\$0
Total	\$1,000
PARKS & RECREATION	
Parks Labor	\$30,705
Parks Vandalism & Graffiti	\$1,500
Parks Utilities	\$33,000
Parks Other Supplies	\$5,000
Capital Projects	\$0
Total	\$70,205
PUBLIC WORKS	
SWRCB Permit Requirement	\$5,384
Pond Excavation	\$5,000
Pump Replacement	\$0
Cleaning Drainage System (56 Catch Basins)	\$12,000
Street Sweeping (58,566 l.f.)	\$28,000
Curb & Gutter Repair	\$0
Weed Spraying (0.3444 acre)	\$2,000
Erosion Control	\$5,000
Separator Cleaning	\$5,000
Utilities	\$8,410
Total	\$70,794
Capital Improvement Reserve	
General Benefit	(\$4,308)
Total Administration, Parks & Rec, Public Works Budget	\$137,691
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-2016)	\$443,661
Capital Improvement Reserve-Parks (-)	(\$25,000)
Capital Improvement Reserve-Public Works (-)	(\$163,132)
Available Fund Balance	\$255,529
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (Parks) (-)	\$0
6 Months Operating Reserve (-)	(\$68,846)
Use of Fund Balance for FY15/16 (-)	(\$16,000)
Contingency Reserve (-)	
Total Adjustments	(\$84,846)
Remaining Available Fund Balance	\$170,683
Total Administration, Parks & Rec, Public Works Budget	\$137,691
Use of Fund Balance (-)	(\$16,000)
Balance to Levy	\$121,691
District Statistics	
Total Parcels	1,038
Parcels Levied	1,034
Total EBU	1,076.75
Levy EBU	\$113.02
Capital Reserve Target-PW	\$163,132

PART V – ASSESSMENTS

2015-2016 Assessment = \$121,691 / 1076.75 EBU = \$113.02 per EBU

2014-2015 Assessment = \$121,691 / 1076.75 EBU = \$113.02 per EBU

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

LEGAL DESCRIPTION

FORMATION OF COUNTY SERVICE AREA NO.26 (KEYES)

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

Commencing at the Southeast Corner of said Section 30, said point being the intersection of the centerlines Nunes and Washington Roads, thence along the south line of said Section 30 and the centerline of said Nunes Road, North $89^{\circ} 43' 30''$ West 760.10 feet to the True Point of Beginning of this description, said point being on the southerly extension of the east line of the Raymond Tract Subdivision. (1) Thence continuing on said south line of Section 30 and centerline of Nunes Road, North $89^{\circ} 43' 30''$ West, 1582.49 feet to a point on the northeasterly right-of-way of State Highway 99. (2) Thence North $50^{\circ} 20' 49''$ West, 105.12 feet along said right-of-way to an angle point. (3) Thence continuing along said right-of-way, North $41^{\circ} 56' 25''$ west, 1885.01 to an angle point. (4) Thence North $71^{\circ} 56' 10''$ West, 40.39 feet to an angle point. (5) Thence North $41^{\circ} 57' 49''$ West, 2635.94 feet to the intersection of said right-of-way and the centerline of Faith Home Road. (6) Thence North $0^{\circ} 12' 22''$ East, 950.88 feet along said centerline to the beginning of a curve. (7) Thence along said curve concave to the east with a central angle of $10^{\circ} 15' 30''$ and a radius of 2000.00 feet a length of 358.08 feet to the end of said curve. (8) Thence South $79^{\circ} 32' 03''$ East, 30.00 feet to a point on the easterly right-of-way of said Faith Home Road, said point being the beginning of a non-tangent curve with a radial bearing of South $79^{\circ} 32' 03''$ East. (9) Thence along said curve, concave to the east, with a central angle of $1^{\circ} 05' 44''$ and a radius of 1970 feet, a length of 37.67 feet to the end of said curve, also being an angle point in said right-of-way. (10) Thence North $89^{\circ} 56' 00''$ East 95.28 feet along said right-of-way and its easterly extension to a point 20.00 east of the west line of said Section 30 and the northerly extension of the east right-of-way of Motsinger Road. (11) Thence South $0^{\circ} 14' 03''$ West, 726.40 feet along the said northerly extension and east right-of-way of said Motsinger Road to the west extension of the north line of Block "A" of the Warda Tract. (12) Thence South $89^{\circ} 37' 42$ East, 1383.77 feet along said north line to the northeast corner of Lot 1 of said Block "A", being a point on the west right-of-way of Seventh Street, said point also being the southwest corner of the Keyes North Subdivision (13) Thence North $0^{\circ} 25' 18''$ East, 384.77 feet along the west boundary of said North Keyes Subdivision to the northwest corner of Lot 6 thereof. (14) Thence South $89^{\circ} 29' 12''$ East, 669.92 feet along the north line of said subdivision to the northeast corner of Lot 17 thereof, said point also being the northwest corner of Lot 13 of the La Jolla Subdivision. (15) Thence continuing South $89^{\circ} 29' 12'$ East, 649.92 feet along the north line to the northeast corner of Lot 6 of said subdivision, said point also being the Northwest Corner of Lot A1 of the Bonita Ranch Phase 1 Subdivision. (16) Thence South $89^{\circ} 29' 20''$ East, 1111.19 feet, along the north line of said Lot A1 and the Remainder parcel of said

subdivision to an angle point. (17) Thence South $0^{\circ} 19' 50''$ West, 446.75 feet to and angle point.

(18) Thence South $89^{\circ} 35' 04''$ East, 528.03 to an angle point. (19) Thence South $0^{\circ} 27' 49''$ West, 804.03 feet to an angle point, said point being the northwest corner of the well site as shown on Record of Survey, Volume 26, Page 17. (20) Thence South $89^{\circ} 43' 02''$ East, 100.00 feet. (21) Thence South $0^{\circ} 27' 49''$ West, 100.00 feet to a point on the north right-of-way of Lucinda Avenue. (22) Thence South $89^{\circ} 43' 02''$ East, 904.10 feet along the north line of said Lucinda Avenue and it's easterly extension to the centerline of said Washington Road. (23) Thence South $0^{\circ} 27' 49''$ West, 1219.99 feet, along the centerline of said Washington Road to the easterly extension of the north line of Parcel 1, recorded in Book 41 of Parcel Maps, at Page 49, also being a portion of the south line of the Bonita Ranch Unit 3 Subdivision. (24) Thence North $89^{\circ} 38' 24''$ West, 601.25 feet to a point on the centerline of Tanya Way. (25) Thence South $0^{\circ} 26' 43''$ West, 170.53 feet to the centerline intersection of Tanya Way and Kim Drive. (26) Thence South $89^{\circ} 38' 21''$ East, 601.19 feet along said centerline of Kim Drive to it's intersection with the centerline of said Washington Road. (27) Thence South $0^{\circ} 27' 49''$ West, 311.37 feet on said centerline to the easterly extension of the south right-of-way of Norma Way. (28) Thence North $89^{\circ} 39' 21''$ West, 422.88 feet to an angle point in said right of way. (29) Thence North $0^{\circ} 28' 35''$ East, 15.00 feet to an angle point. (30) Thence North $89^{\circ} 38' 21''$ West, 217.19 feet. (31) Thence South $84^{\circ} 23' 11''$ West, 86.47 feet, to a point on the east line of the Raymond Tract Subdivision. (32) Thence leaving said south right-of-way of Norma Way, South $0^{\circ} 27' 49''$ West, 1286.99 feet along the east line of said Raymond Tract Subdivision and it's southerly extension to the True point of Beginning of this description.

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

Having an area of 332.3 acres.

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

Approved as to description

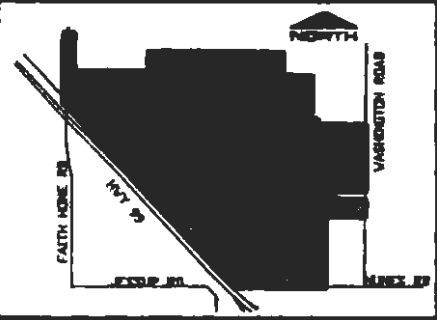
ON 7/30/2000

BY Dwight K. Kuten

Matt Machado 7-30-08
Matt Machado P.E.
Director
Department of Public Works

William B. Jones
William Boston Jones
County Surveyor LS 7982
Department of Public Works





VICINITY MAP

LINE TABLE		
NUMBER	LENGTH	BEARING
(1)	1582.49	N89°43'30"V
(2)	105.12	N50°20'49"V
(3)	1885.01	N00°26'43"E
(4)	38.25	N71°36'10"V
(5)	2635.94	N41°37'49"V
(6)	950.88	S00°27'49"V
(8)	30.00	S79°32'03"E
(10)	95.28	N89°38'21"V
(11)	726.40	S00°14'03"V
(12)	1383.77	S89°37'42"E
(13)	384.77	N00°25'18"E
(14)	669.92	S89°29'12"E
(15)	649.92	S89°29'12"E
(16)	1111.19	S89°29'20"E
(17)	446.75	S00°19'50"V
(18)	1528.03	S89°35'04"E
(19)	804.03	S00°27'49"V
(20)	100.00	S89°43'02"E
(21)	100.00	S00°27'49"V
(22)	904.10	S89°43'02"E
(23)	1219.99	S00°27'49"V
(24)	601.25	N89°38'24"E
(25)	170.53	S00°26'43"V
(26)	601.19	S89°38'21"E
(27)	311.37	S00°27'49"V
(28)	422.88	S89°39'21"V
(29)	15.00	N00°28'35"E
(30)	217.19	N89°38'21"V
(31)	86.47	S84°23'11"V
(32)	1286.99	S00°27'49"V

EXCEPTING THEREFROM		
NUMBER	LENGTH	BEARING
(1)	38.35	S89°38'21"E
(2)	441.90	N00°26'43"E
(3)	49.05	N00°23'19"E
(4)	6.43	S89°38'24"E
(5)	405.47	N00°29'43"E
(6)	785.70	N89°39'07"V
(7)	143.59	S00°25'28"V
(8)	753.66	S00°25'28"V
(9)	741.35	S89°38'21"E

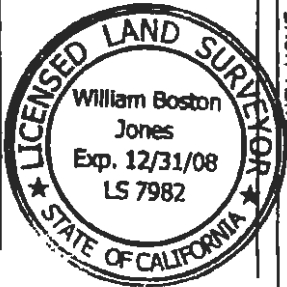
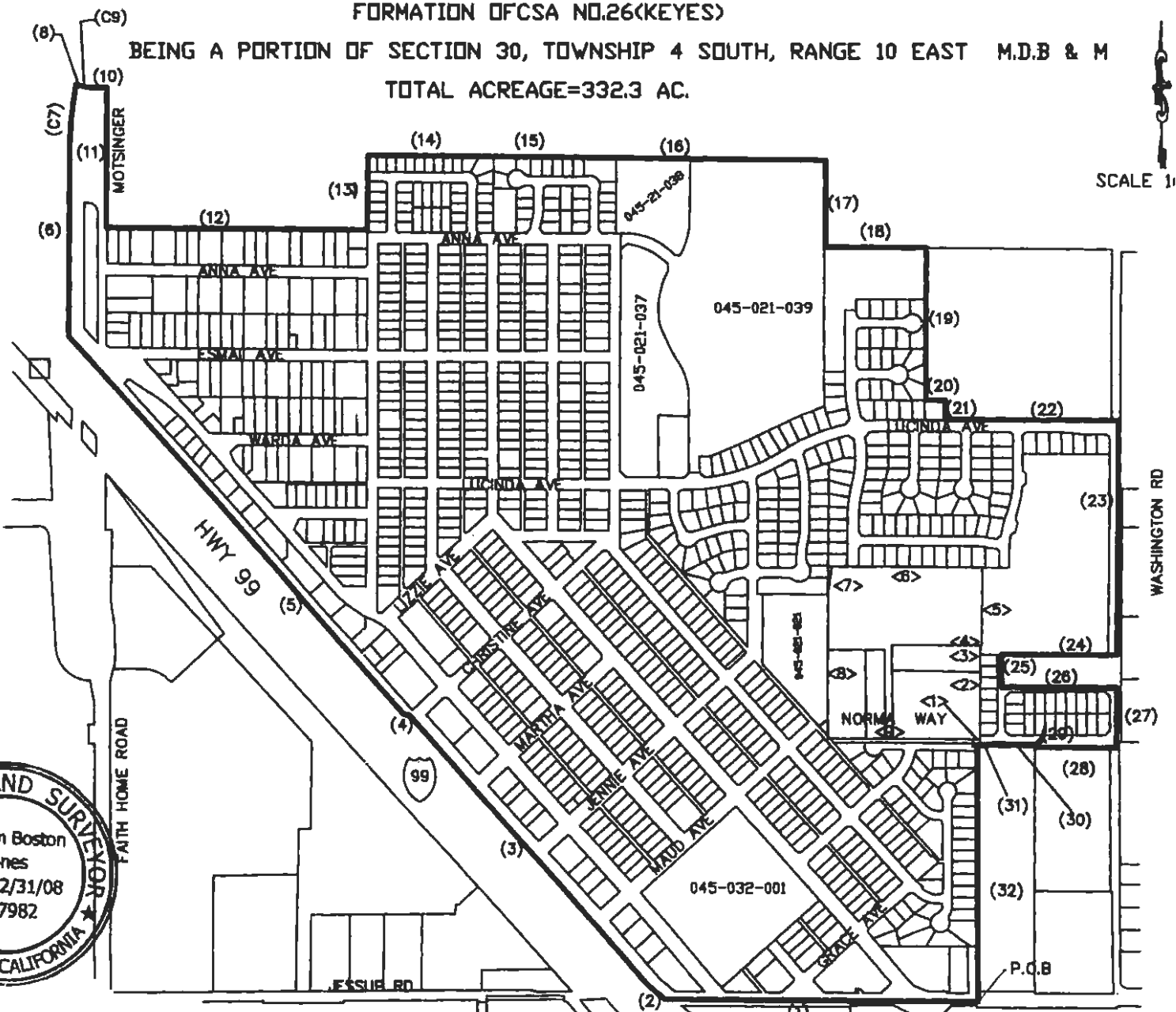
CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
(C7)	358.08	10°15'30"	2000.00
(C9)	37.67	01°05'44"	1970.00

EXHIBIT "A"

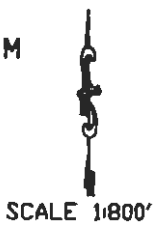
FORMATION OF CSA NO.26(KEYES)

BEING A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST M.D.B & M

TOTAL ACREAGE=332.3 AC.



STANISLAUS COUNTY
DEPARTMENT OF PUBLIC WORKS
DRAWN BY: NCV DATE: 7-26-2008



PORTION NW. 1/4 SECTION 30 T.4S. R.10E. M.D.B.& M.
WARDA TR. BLKS. A & B (14M57)

072 015 045 - 014

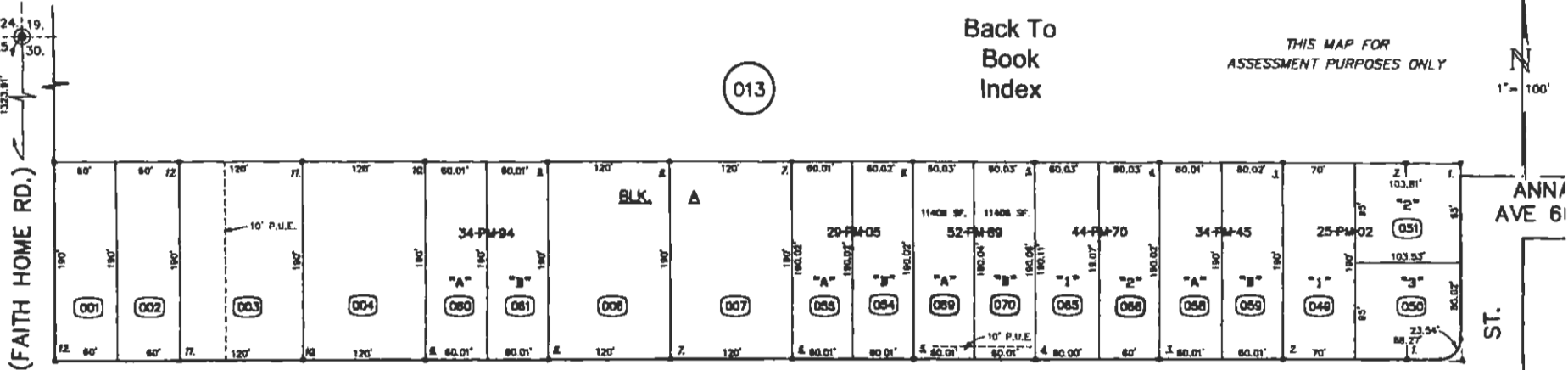
EXHIBIT "B"

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1" = 100'

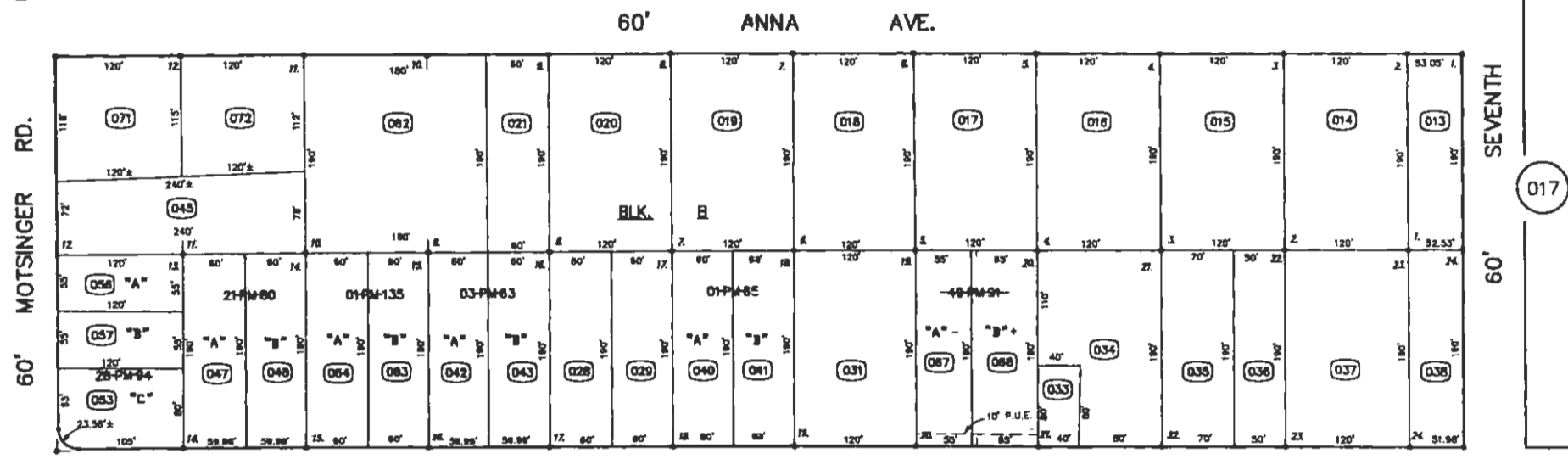
013



ANNA
AVE 61

ST.

041-040



SEVENTH

60'

017

(FRONTAGE RD.)

60' MOTSINGER RD.

RONDE RD.

60' ESMAL AVE.

015

FROM: 045-014
DRAWN: *
REVISED: 10-18-74, 10-08-91 KJ., 01-02-92 NC., 04-13-05 (V) MB, 4-27-06 WF, 03-16-07 CS



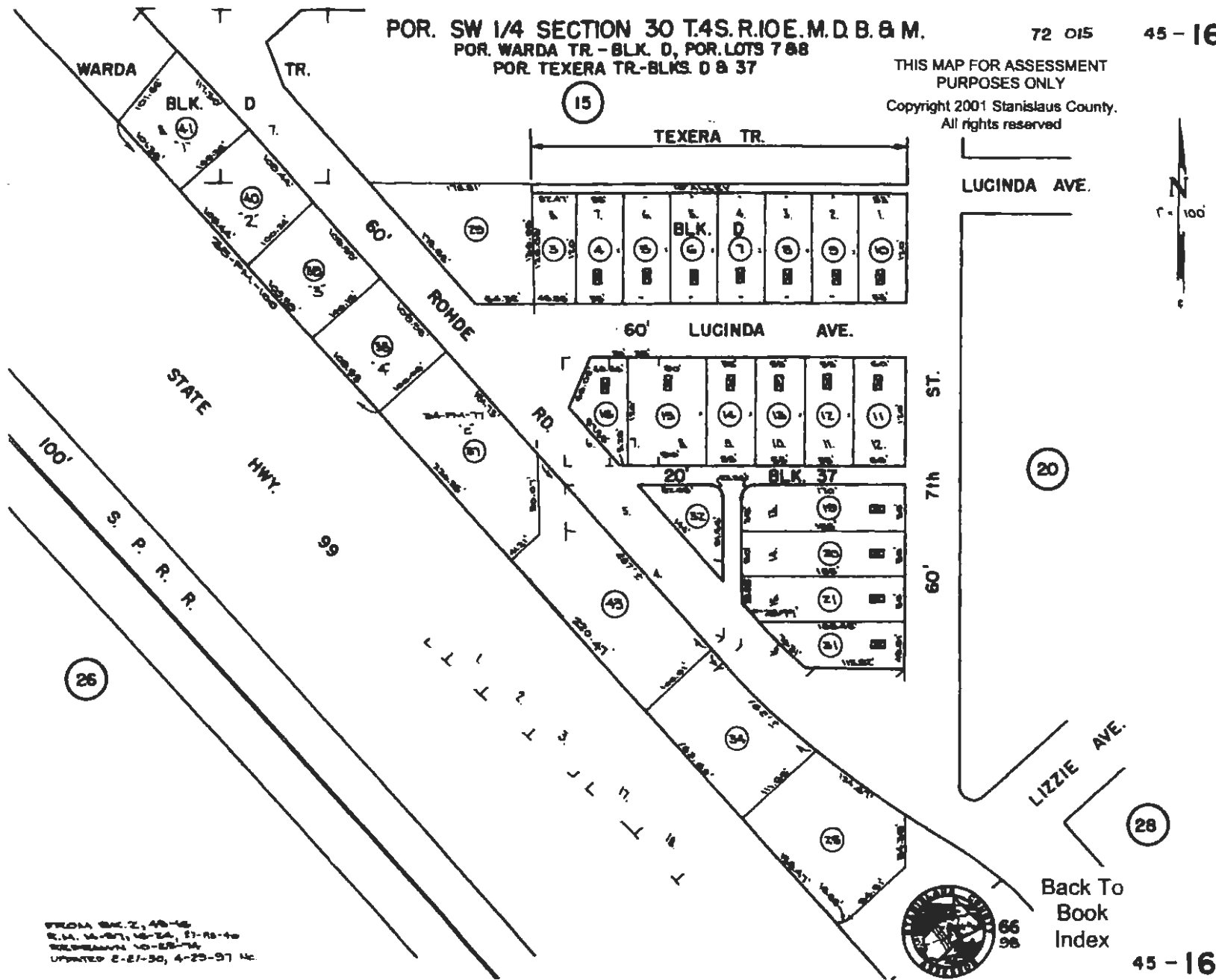
66,06,07

POR. SW 1/4 SECTION 30 T.4S.R.10E.M.D.B.&M.
 POR. WARD TR - BLK. D, POR. LOTS 7 & 8
 POR. TEXERA TR - BLKS. D & 37

72 015

45 - 16

THIS MAP FOR ASSESSMENT
 PURPOSES ONLY
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FROM BK. 2, 48-46
 S.M. 14-27, 14-28, 27-18-40
 RECORDS 10-25-74
 UPDATED 2-21-30, 4-23-97

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45 - 16

POR. N 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 POR. TEXERA TRACT, BLOCKS 47, 48 & 49 (16M24)

072 015 045 - 018

BLOOMFIELD DRIVE

064

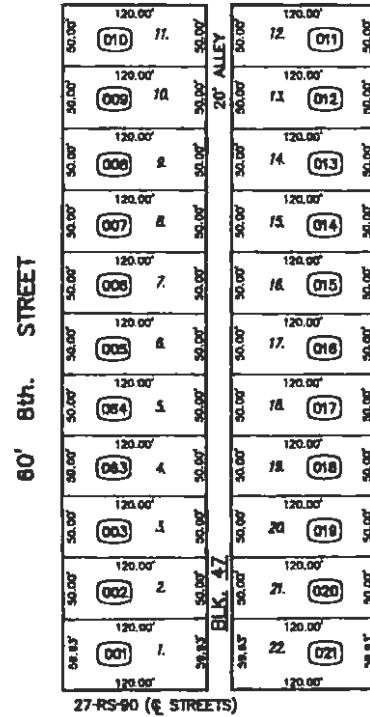
CLARK STREET

BLACKBERRY WAY

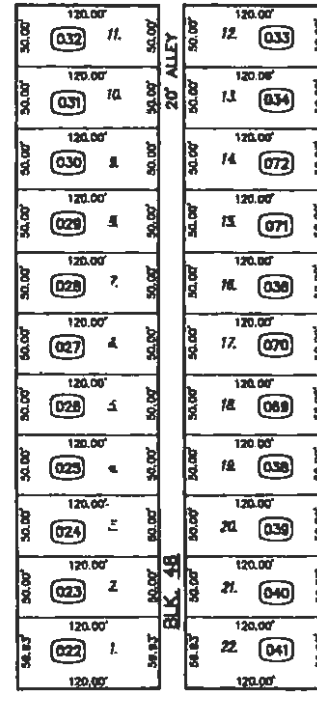
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 ASSESSMENT PURPOSES ONLY

1" = 100'

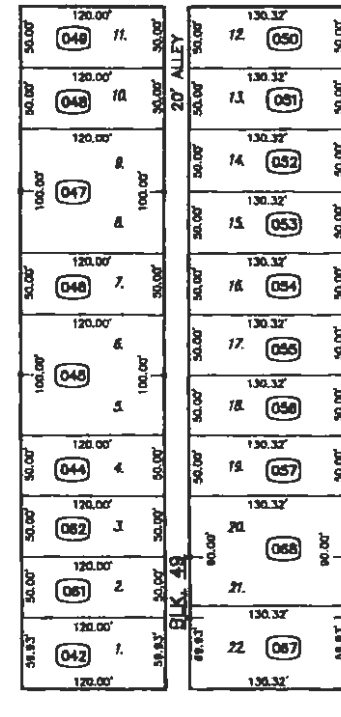
017



60' 9th. STREET



60' CLARK STREET



60' 10th. STREET

021

FROM: BK. 2, 045-018
 DRAWN: 10-22-74
 REVISED: 3-1-82, 3-1-01 MF, 12-5-05 MF, 4-20-06(V) MF

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66,01,06,07

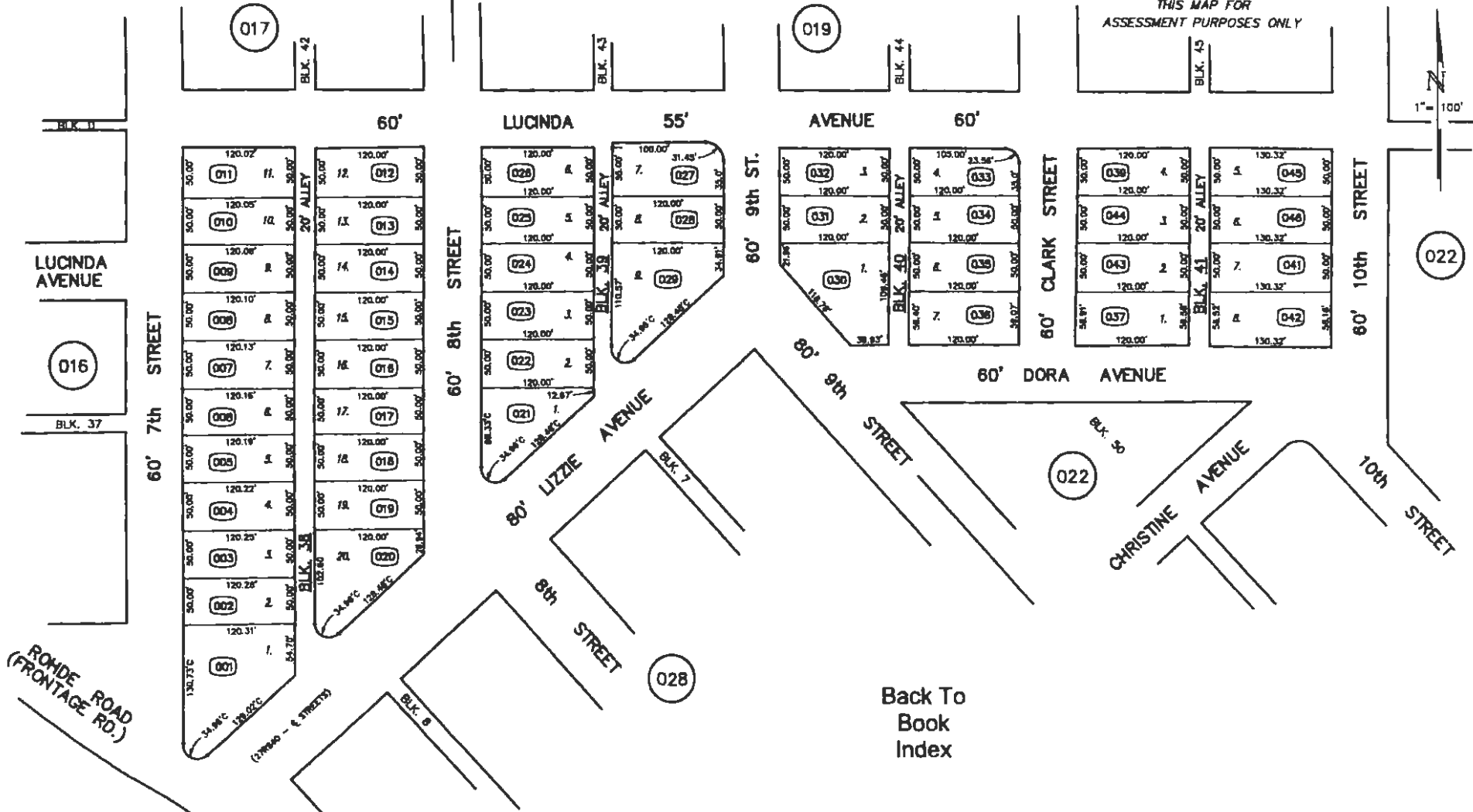
045 - 018

POR. S 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 POR. TEXERA TRACT, BLOCKS 38-41 (16M24)

072 015 045 - 020

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

1" = 100'



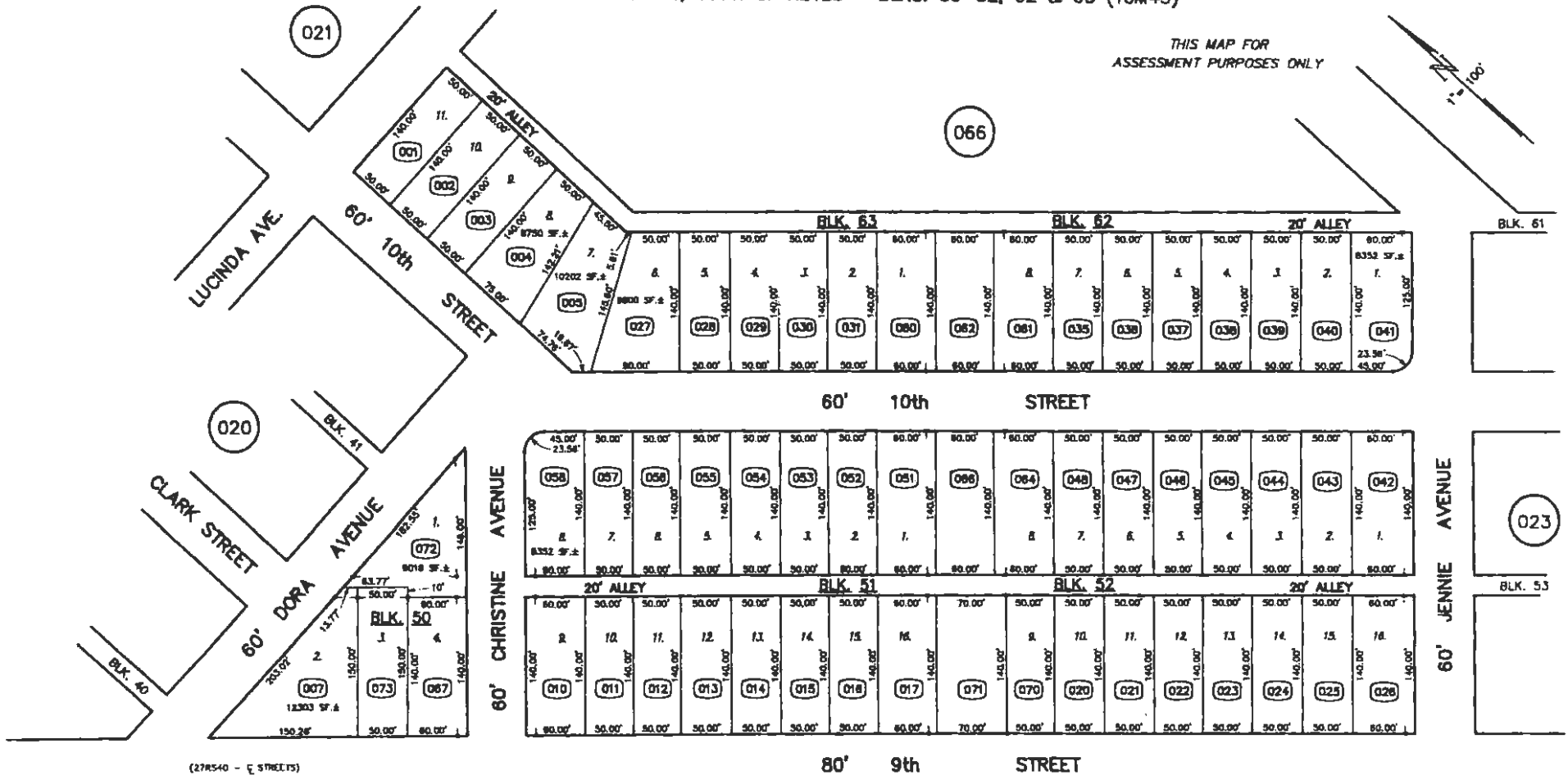
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 DRAWN: 10-23-74
 REVISED: 3-1-81, 10-24-02 DH, 12-4-06 MF, 12-15-06(V) MF



POR. S 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 SUBDIVISION NO. 1, TOWN OF KEYES - BLKS. 50-52, 62 & 63 (16M45)

072 015 045 - 022

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



(278540 - 7 STREETS)

FROM: 143-15, 045-022
 DRAWN: 10-28-74
 REVISED: 1-27-83, 2-22-07(V) MF

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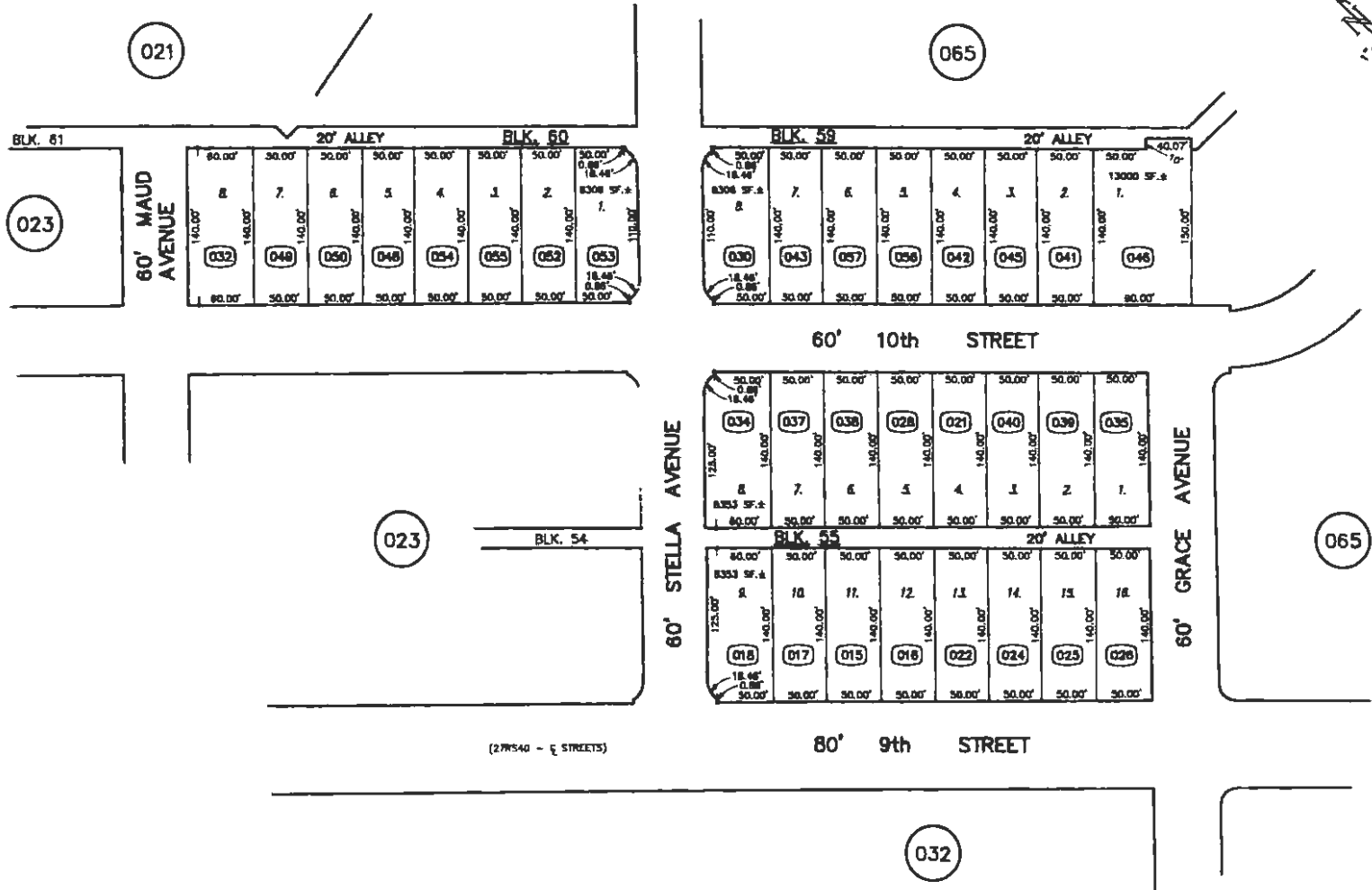
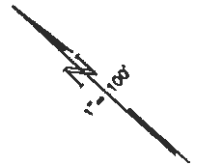


045 - 022

POR. SE 1/4 SECTION 30 T.4S. R.10E. M.D.B.& M.
 SUBDIVISION NO.1, TOWN OF KEYS - BLKS. 55, 59 & 60 (16M45)

072 015 045 - 024

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



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 DRAWN: 11-3-74
 REVISED: 1-18-90, 2-28-07(V) MF

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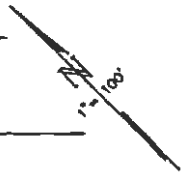


POR. S. 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 POR. TOWN OF KEYES, BLOCKS 6 - 9 (04M08)

072 015 045 - 028

022

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



020

030

7th STREET
 RHODE ROAD
 (FRONTAGE ROAD)

FROM: 136-010, 045-028
 DRAWN: 10-30-74
 REVISED: 8-1-89, 2-2-94, 8-18-06(V) MF

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027



66,07

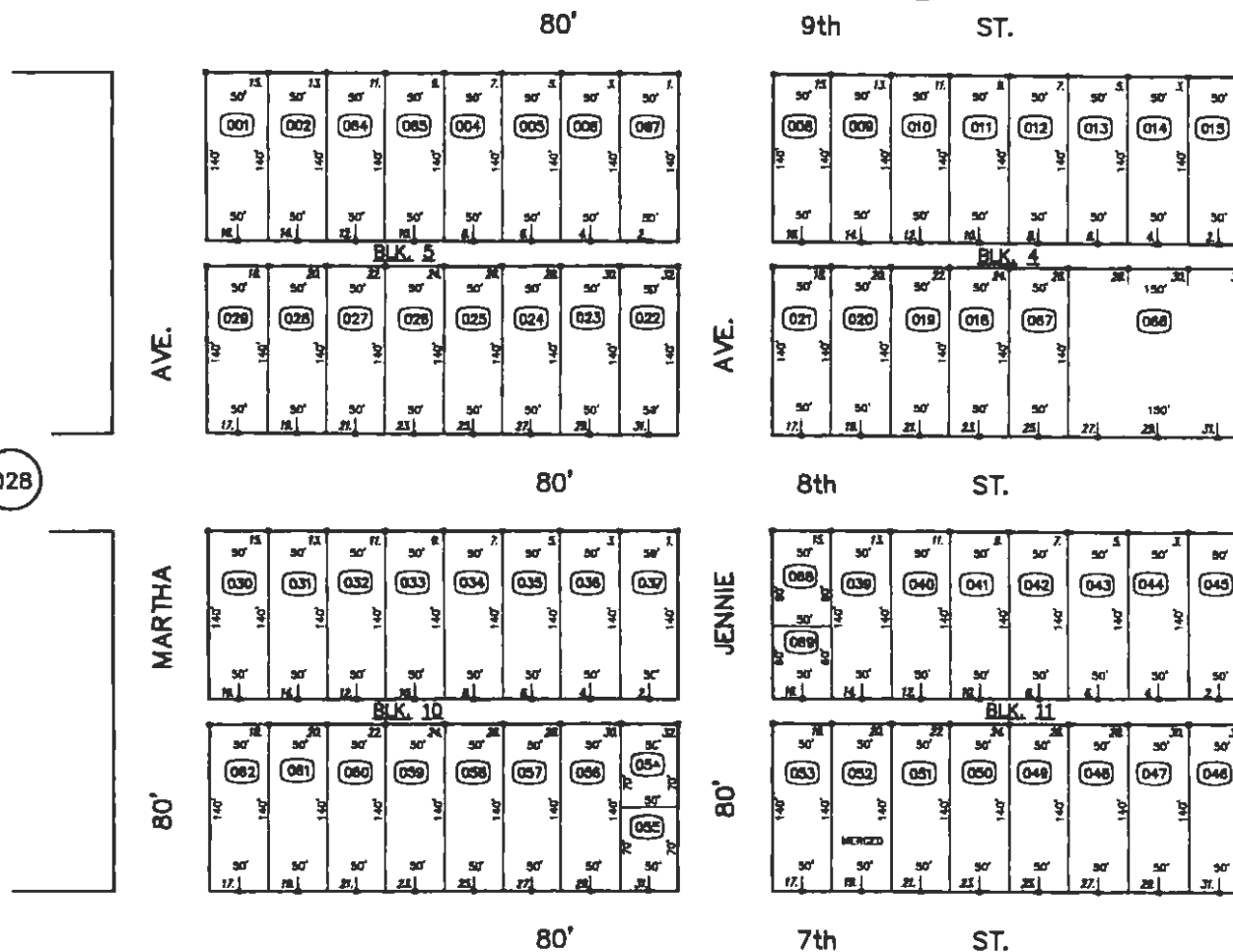
045 - 028

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PORTION S. 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
TOWN OF KEYES - BLKS. 4,5,10,11 (04M08)

072 015 045 - 030

022 THIS MAP FOR ASSESSMENT PURPOSES ONLY 023



028

032

FROM: 136-009, 045-030 & (27RS40)
DRAWN:
REVISED: 10-31-74, 07-19-93 NC, 05-01-03 MB, 05-24-06 (V) MB, 11-20-06 DH

029

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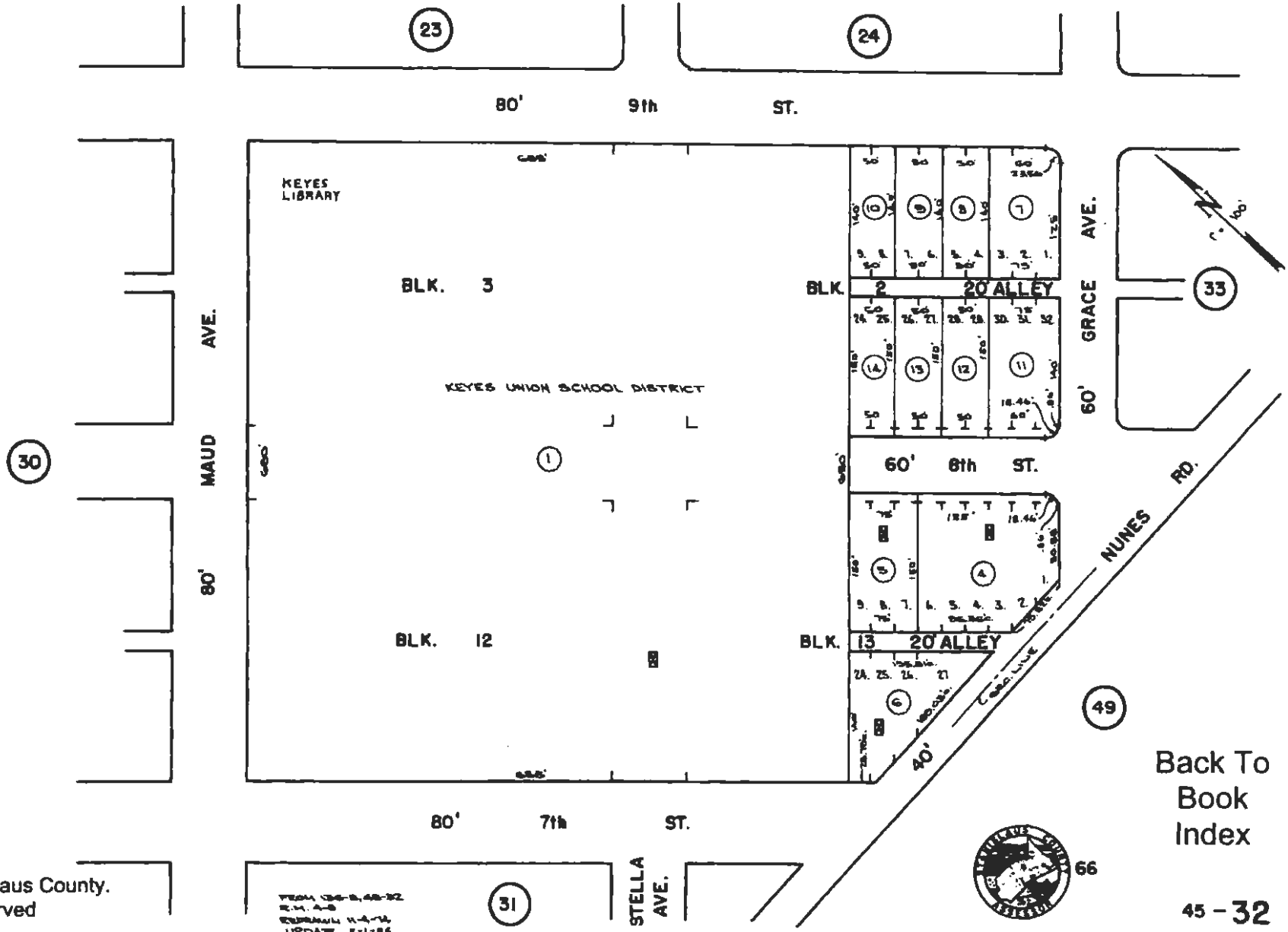


THIS MAP FOR
ASSESSMENT PURPOSES ONLY

PORTION SE 1/4 SECTION 30 T.4S.R.10E.M.D.B.&M.
TOWN OF KEYES-BLKS. 2, 3, 12, & 13

72 02

45-32



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FROM 126-8, 48-32
E.M. A-S
REVISION 11-4-74
UPDATE 2-1-84

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45-32

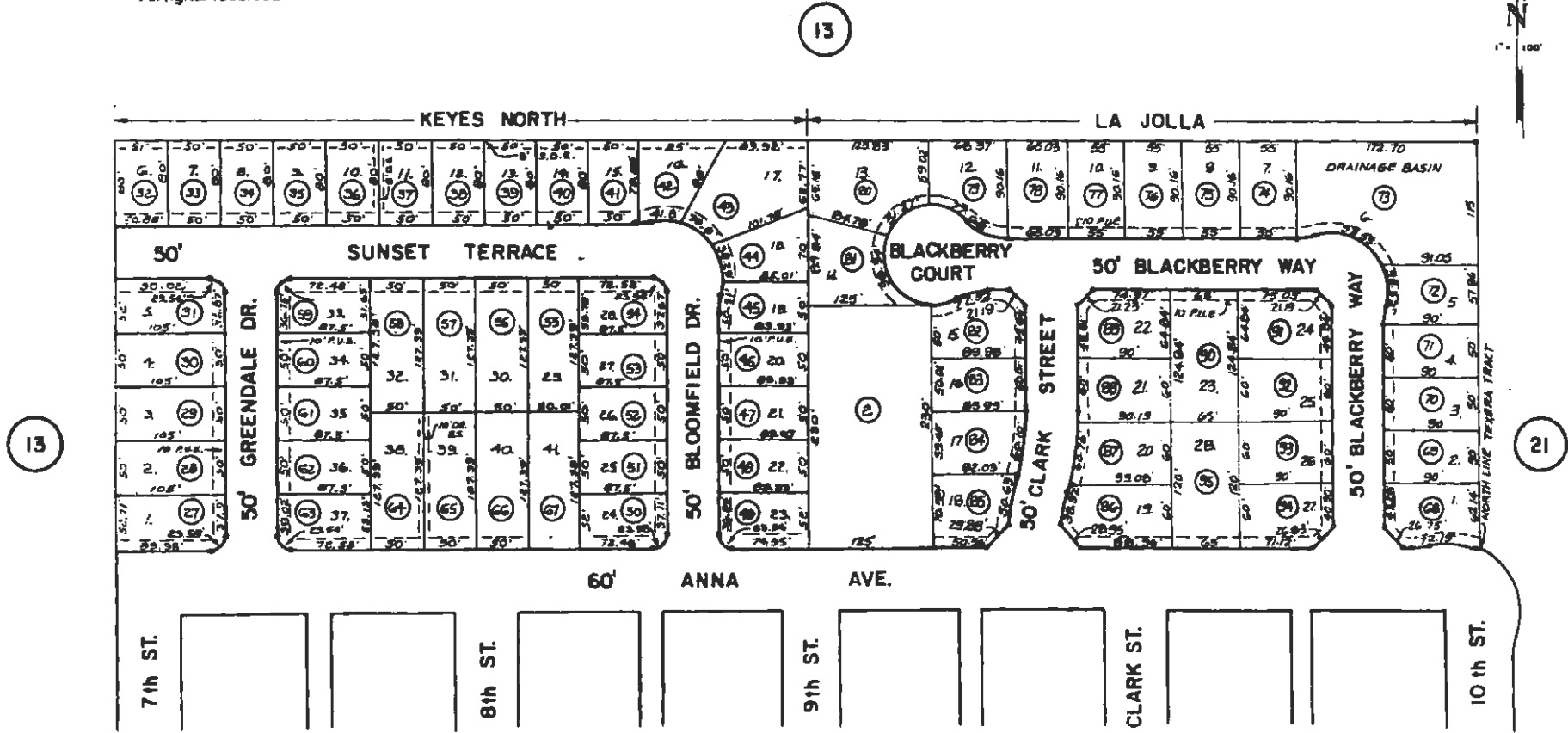
PORTION N1/2 SECTION 30 T.4S. R.10E. M.D.B.&M.
KEYES NORTH
LA JOLLA

072 014
072 015
072 016
072 017

45 - 64

THIS MAP FOR ASSESSMENT
PURPOSES ONLY

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FROM J-5, 45-13, 45-64
35-M-64, 35-M-81
2-2-89 11-05-91E

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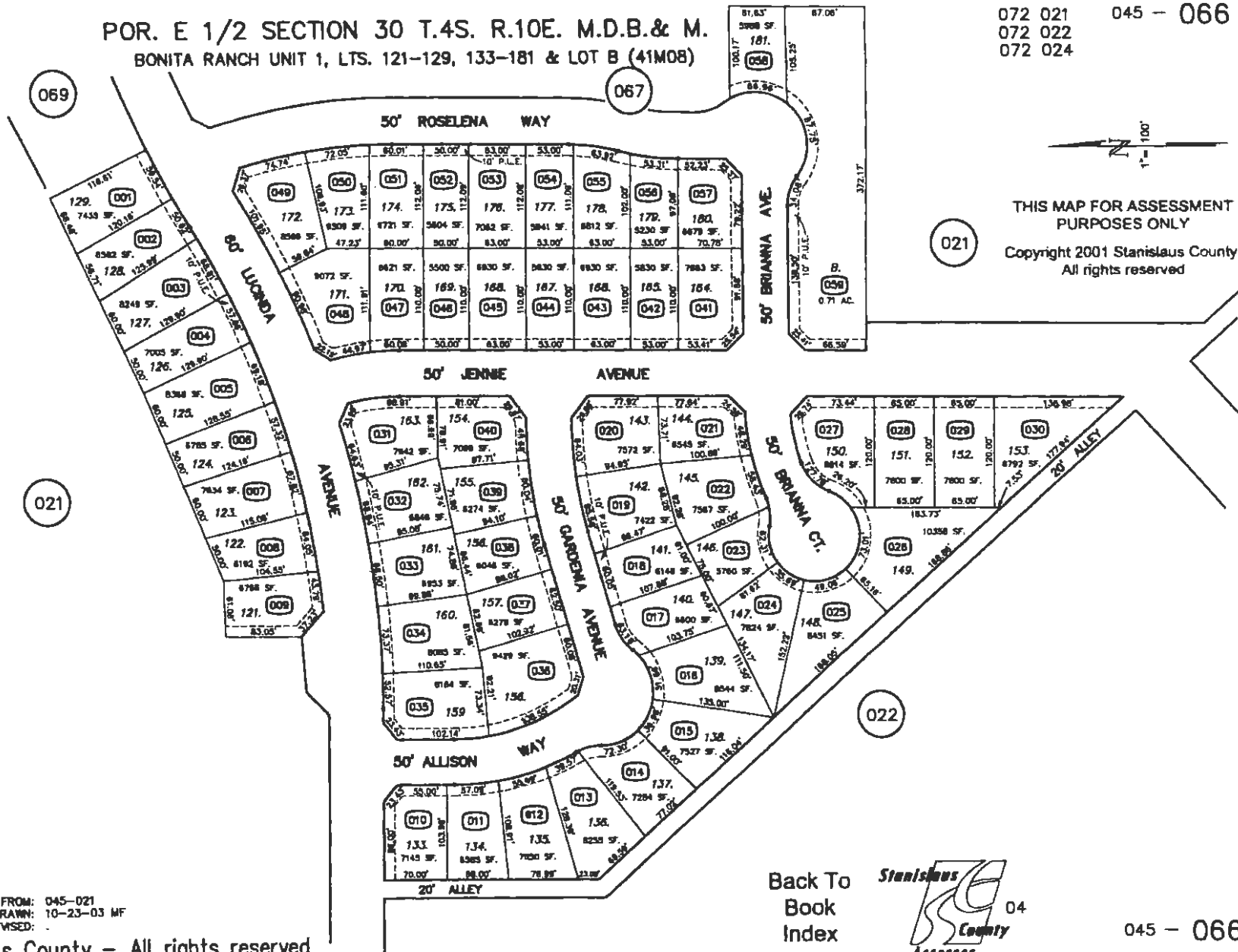


80, 89, 92

45 - 64

POR. E 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
 BONITA RANCH UNIT 1, LTS. 121-129, 133-181 & LOT B (41M08)

072 021 045 - 066
 072 022
 072 024



FROM: 045-021
 DRAWN: 10-23-03 MF
 REVISED:

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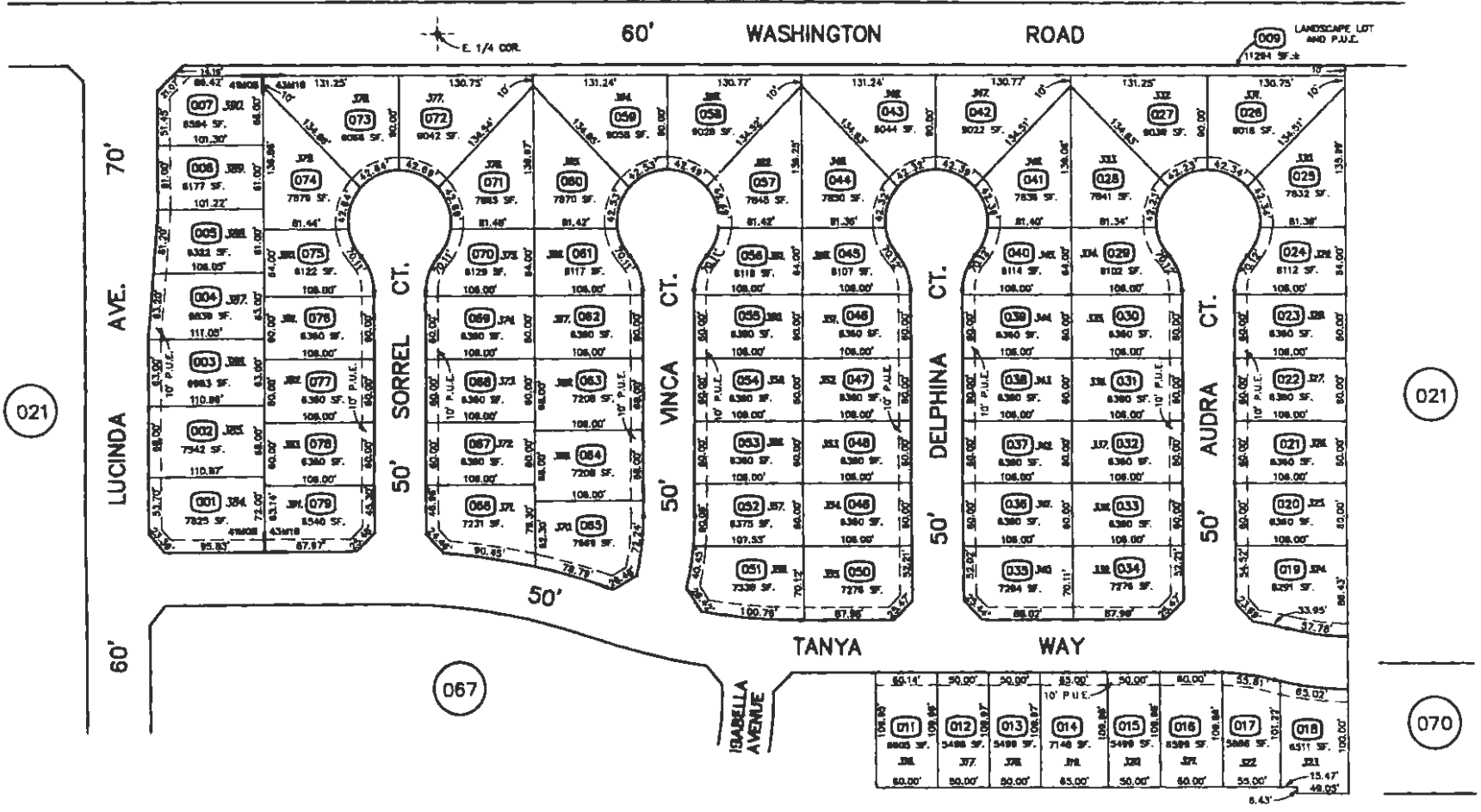
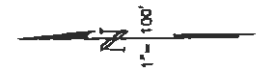
THIS MAP FOR
ASSESSMENT PURPOSES ONLY

POR. E 1/2 SECTION 30 T.4S. R.10E. M.D.B.& M.
POR. BONITA RANCH UNIT 1, LTS. 384 - 390 (41M08)
BONITA RANCH UNIT 3 (43M16)

072 024 045 - 068

034

035



021

021

067

070

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021



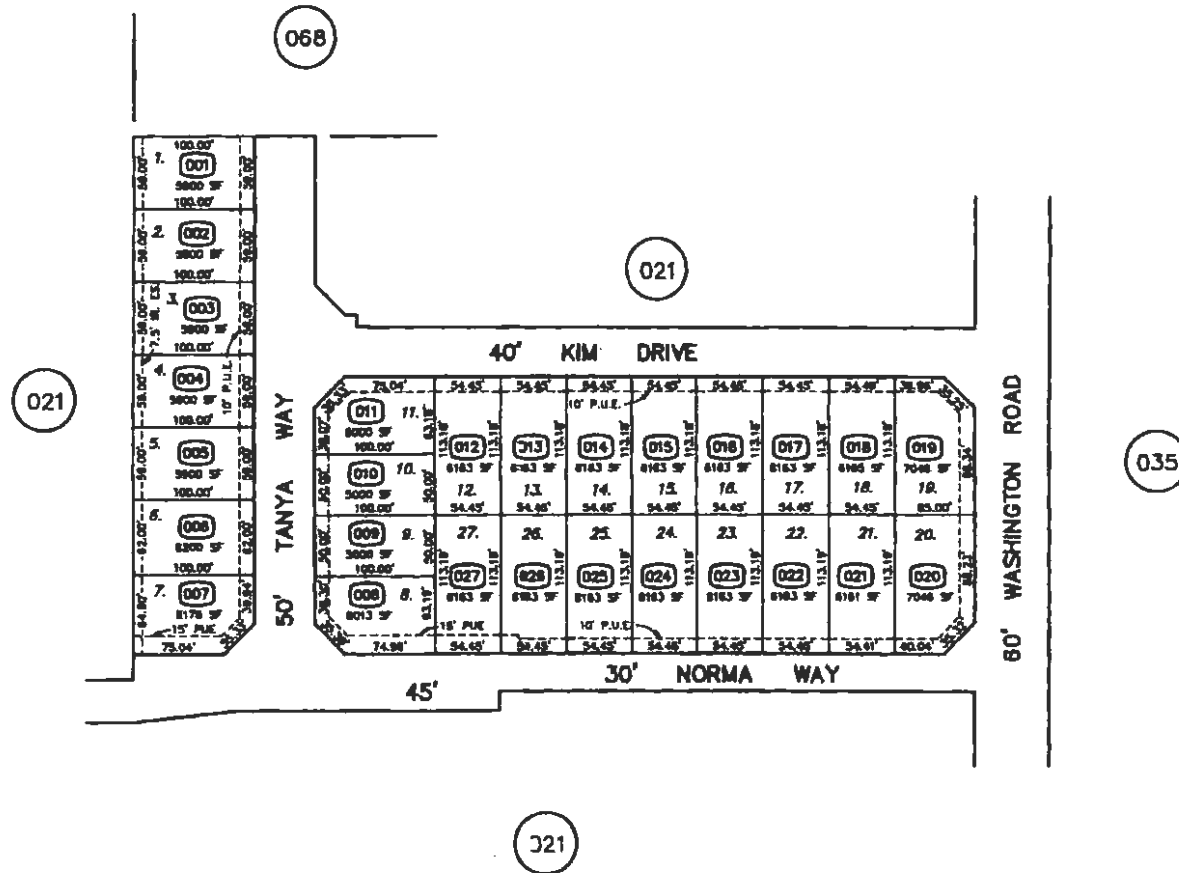
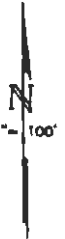
FROM: 045-021
DRAWN: 10-24-03 MF
REVISED: 4-8-04 DH, 12-17-04 DH, 06-21-06 MB.

POR. SE 1/4 SEC. 30 T.4S. R.10E. M.D.B.& M.
 VICTORIA PARK (41M55)

072 027 045 - 070

THIS MAP FOR ASSESSMENT
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FROM 045-021
 DRAWN 4-1-04 DH
 REVISED 8-18-04 DH

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045 - 070

CSA 26 - KEYES



0 425 850 1,700 Feet

School
Not a Apart

KIM DR

Legend

- roads
- parcels
- Csa 26

99

FAITH HOME RD

JESSUP RD

KEYES RD

1101-000026

EXHIBIT "c"

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-015-001			\$113.02	1	045-015-049			\$113.02	1
045-015-005			\$113.02	1	045-015-051			\$113.02	1
045-015-007			\$113.02	1	045-015-052			\$113.02	1
045-015-010			\$113.02	1	045-015-053			\$113.02	1
045-015-011			\$113.02	1	045-015-054	COMM	0.32	\$126.58	1.12
045-015-012			\$113.02	1	045-015-055			\$113.02	1
045-015-013			\$113.02	1	045-015-057			\$113.02	1
045-015-014			\$113.02	1	045-015-058			\$113.02	1
045-015-015			\$113.02	1	045-015-059			\$113.02	1
045-015-016			\$113.02	1	045-015-060			\$113.02	1
045-015-017			\$113.02	1	045-015-061			\$113.02	1
045-015-018			\$113.02	1	045-015-062			\$113.02	1
045-015-021			\$113.02	1	045-015-063			\$113.02	1
045-015-022			\$113.02	1	045-015-064			\$113.02	1
045-015-027			\$113.02	1	045-015-065			\$113.02	1
045-015-028			\$113.02	1	045-015-066			\$113.02	1
045-015-029			\$113.02	1	045-015-067			\$113.02	1
045-015-030			\$113.02	1	045-015-068			\$113.02	1
045-015-033			\$113.02	1			TOTAL	\$5,406.31	47.84
045-015-034			\$113.02	1	045-016-003			\$113.02	1
045-015-036			\$113.02	1	045-016-004			\$113.02	1
045-015-038			\$113.02	1	045-016-005			\$113.02	1
045-015-039			\$113.02	1	045-016-006			\$113.02	1
045-015-040			\$113.02	1	045-016-007			\$113.02	1
045-015-041			\$113.02	1	045-016-008			\$113.02	1
045-015-042			\$113.02	1	045-016-009			\$113.02	1
045-015-046	COMM	0.49	\$193.83	1.72	045-016-010			\$113.02	1
045-015-047			\$113.02	1	045-016-011			\$113.02	1
045-015-048			\$113.02	1	045-016-012			\$113.02	1
					045-016-013			\$113.02	1
					045-016-014			\$113.02	1
					045-016-015			\$113.02	1
					045-016-016			\$113.02	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-016-019			\$113.02	1	045-017-014			\$113.02	1
045-016-020			\$113.02	1	045-017-015			\$113.02	1
045-016-021			\$113.02	1	045-017-016			\$113.02	1
					045-017-017			\$113.02	1
045-016-025			\$113.02	1	045-017-018			\$113.02	1
					045-017-019			\$113.02	1
045-016-029	COMM	0.34	\$134.49	1.19	045-017-020			\$113.02	1
					045-017-021			\$113.02	1
045-016-031			\$113.02	1	045-017-022			\$113.02	1
045-016-032			\$113.02	1					
					045-017-024			\$113.02	1
045-016-034	COMM	0.38	\$150.32	1.33	045-017-025			\$113.02	1
					045-017-026			\$113.02	1
045-016-037	COMM	0.45	\$178.01	1.58	045-017-027			\$113.02	1
045-016-038	COMM	0.25	\$98.89	0.88	045-017-028			\$113.02	1
045-016-039	COMM	0.25	\$98.89	0.88	045-017-029			\$113.02	1
045-016-040			\$113.02	1	045-017-030			\$113.02	1
045-016-041			\$113.02	1	045-017-031			\$113.02	1
					045-017-032			\$113.02	1
045-016-043	COMM	0.58	\$229.43	2.03	045-017-033			\$113.02	1
					045-017-034			\$113.02	1
		TOTAL	\$3,376.47	29.88					
					045-017-036			\$113.02	1
045-017-001			\$113.02	1	045-017-038			\$113.02	1
045-017-002			\$113.02	1					
045-017-003			\$113.02	1	045-017-040			\$113.02	1
045-017-004			\$113.02	1	045-017-041			\$113.02	1
045-017-005			\$113.02	1	045-017-042			\$113.02	1
045-017-006			\$113.02	1	045-017-043			\$113.02	1
045-017-007			\$113.02	1	045-017-044			\$113.02	1
045-017-008			\$113.02	1	045-017-045			\$113.02	1
045-017-009			\$113.02	1	045-017-046			\$113.02	1
045-017-010			\$113.02	1	045-017-047			\$113.02	1
045-017-011			\$113.02	1					
045-017-012			\$113.02	1			TOTAL	\$4,859.86	43
045-017-013			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-019-006			\$113.02	1	045-019-043			\$113.02	1
045-019-007			\$113.02	1	045-019-044			\$113.02	1
045-019-008			\$113.02	1	045-019-045			\$113.02	1
045-019-009			\$113.02	1	045-019-046			\$113.02	1
045-019-010			\$113.02	1	045-019-047			\$113.02	1
045-019-011			\$113.02	1	045-019-048			\$113.02	1
045-019-012			\$113.02	1	045-019-049			\$113.02	1
045-019-013			\$113.02	1	045-019-050			\$113.02	1
045-019-014			\$113.02	1	045-019-051			\$113.02	1
045-019-015			\$113.02	1	045-019-052			\$113.02	1
045-019-016			\$113.02	1	045-019-053			\$113.02	1
045-019-017			\$113.02	1					
045-019-018			\$113.02	1	045-019-056			\$113.02	1
045-019-019			\$113.02	1	045-019-057			\$113.02	1
045-019-020			\$113.02	1					
045-019-021			\$113.02	1	045-019-059			\$113.02	1
045-019-022	Fed housing auth.		\$113.02	1	045-019-060			\$113.02	1
045-019-023			\$113.02	1					
045-019-024			\$113.02	1	045-019-063			\$113.02	1
045-019-025			\$113.02	1	045-019-064			\$113.02	1
045-019-026			\$113.02	1	045-019-065			\$113.02	1
045-019-027			\$113.02	1	045-019-066			\$113.02	1
045-019-028			\$113.02	1	045-019-067			\$113.02	1
045-019-029			\$113.02	1	045-019-068			\$113.02	1
045-019-030			\$113.02	1					
045-019-031			\$113.02	1	045-019-070			\$113.02	1
045-019-032			\$113.02	1	045-019-071			\$113.02	1
045-019-033			\$113.02	1	045-019-072			\$113.02	1
045-019-034			\$113.02	1	045-019-073			\$113.02	1
045-019-035			\$113.02	1	045-019-074			\$113.02	1
045-019-036			\$113.02	1	045-019-075			\$113.02	1
					045-019-076			\$113.02	1
045-019-038			\$113.02	1	045-019-077			\$113.02	1
045-019-039			\$113.02	1	045-019-078			\$113.02	1
045-019-040			\$113.02	1					
045-019-041			\$113.02	1					
							TOTAL	\$7,911.40	70

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-020-001	COMM	0.29	\$115.28	1.02	045-020-039			\$113.02	1
045-020-002			\$113.02	1					
045-020-003			\$113.02	1	045-020-041			\$113.02	1
045-020-004			\$113.02	1	045-020-042			\$113.02	1
045-020-005			\$113.02	1	045-020-043			\$113.02	1
045-020-006			\$113.02	1	045-020-044			\$113.02	1
045-020-007			\$113.02	1	045-020-045			\$113.02	1
045-020-008			\$113.02	1	045-020-046			\$113.02	1
045-020-009			\$113.02	1			TOTAL	\$5,342.46	47.27
045-020-010			\$113.02	1					
045-020-011			\$113.02	1					
045-020-012			\$113.02	1					
045-020-013			\$113.02	1	045-021-021	PARK	4.48	\$202.31	1.79
045-020-014			\$113.02	1	045-021-022	PARK	0.04	\$2.26	0.02
045-020-015			\$113.02	1					
045-020-016	Multi-Family		\$169.53	1.5	045-021-033	Keyes Comm SD		\$113.02	1
045-020-017			\$113.02	1					
045-020-018			\$113.02	1	045-021-036	PARK	1.17	\$53.12	0.47
045-020-019			\$113.02	1	045-021-037	PARK/BASI	6.82	\$308.54	2.73
045-020-020			\$113.02	1	045-021-038	PARK/BASI	3.76	\$169.53	1.50
045-020-021			\$113.02	1	045-021-039	UNDEV	26.28	\$0.00	0
045-020-022			\$113.02	1			TOTAL	\$848.78	7.51
045-020-023			\$113.02	1					
045-020-024			\$113.02	1					
045-020-025			\$113.02	1					
045-020-026			\$113.02	1					
045-020-027			\$113.02	1					
045-020-028			\$113.02	1					
045-020-029	Multi-Family		\$423.83	3.75					
045-020-030			\$113.02	1					
045-020-031			\$113.02	1					
045-020-032			\$113.02	1					
045-020-033			\$113.02	1					
045-020-034			\$113.02	1					
045-020-035			\$113.02	1					
045-020-036			\$113.02	1					
045-020-037			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-022-001			\$113.02	1	045-022-041			\$113.02	1
045-022-002			\$113.02	1	045-022-042			\$113.02	1
045-022-003			\$113.02	1	045-022-043			\$113.02	1
045-022-004			\$113.02	1	045-022-044			\$113.02	1
045-022-005			\$113.02	1	045-022-045			\$113.02	1
					045-022-046			\$113.02	1
045-022-007			\$113.02	1	045-022-047			\$113.02	1
					045-022-048			\$113.02	1
045-022-010			\$113.02	1	045-022-051			\$113.02	1
045-022-011			\$113.02	1	045-022-052			\$113.02	1
045-022-012			\$113.02	1	045-022-053			\$113.02	1
045-022-013			\$113.02	1	045-022-054			\$113.02	1
045-022-014			\$113.02	1	045-022-055			\$113.02	1
045-022-015			\$113.02	1	045-022-056			\$113.02	1
045-022-016			\$113.02	1	045-022-057			\$113.02	1
045-022-017			\$113.02	1	045-022-058			\$113.02	1
045-022-020			\$113.02	1	045-022-060			\$113.02	1
045-022-021			\$113.02	1	045-022-061			\$113.02	1
045-022-022			\$113.02	1	045-022-062			\$113.02	1
045-022-023			\$113.02	1					
045-022-024			\$113.02	1	045-022-064			\$113.02	1
045-022-025			\$113.02	1					
045-022-026			\$113.02	1	045-022-066			\$113.02	1
045-022-027			\$113.02	1	045-022-067			\$113.02	1
045-022-028			\$113.02	1					
045-022-029			\$113.02	1	045-022-070	COMM	0.16	\$63.29	0.56
045-022-030			\$113.02	1	045-022-071			\$113.02	1
045-022-031			\$113.02	1	045-022-072			\$113.02	1
					045-022-073			\$113.02	1
045-022-035			\$113.02	1			TOTAL	\$6,505.43	57.56
045-022-036			\$113.02	1					
045-022-037			\$113.02	1					
045-022-038			\$113.02	1					
045-022-039			\$113.02	1					
045-022-040			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-023-002			\$113.02	1	045-023-044			\$113.02	1
045-023-005			\$113.02	1	045-023-046			\$113.02	1
045-023-006			\$113.02	1	045-023-047			\$113.02	1
045-023-007			\$113.02	1	045-023-048			\$113.02	1
045-023-008			\$113.02	1	045-023-049			\$113.02	1
045-023-009			\$113.02	1	045-023-050			\$113.02	1
045-023-010			\$113.02	1	045-023-051			\$113.02	1
045-023-011			\$113.02	1	045-023-052			\$113.02	1
045-023-012			\$113.02	1	045-023-053			\$113.02	1
045-023-014			\$113.02	1	045-023-056			\$113.02	1
					045-023-057			\$113.02	1
045-023-017			\$113.02	1	045-023-058			\$113.02	1
							TOTAL	\$4,520.80	40
045-023-020			\$113.02	1					
045-023-021			\$113.02	1					
045-023-023			\$113.02	1					
045-023-026			\$113.02	1					
045-023-028			\$113.02	1					
045-023-029			\$113.02	1					
045-023-030			\$113.02	1					
045-023-031			\$113.02	1					
045-023-032			\$113.02	1					
045-023-033			\$113.02	1					
045-023-034			\$113.02	1					
045-023-035			\$113.02	1					
045-023-036			\$113.02	1					
045-023-038			\$113.02	1					
045-023-039			\$113.02	1					
045-023-040			\$113.02	1					
045-023-041			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-024-015			\$113.02	1	045-024-052			\$113.02	1
045-024-016			\$113.02	1	045-024-053			\$113.02	1
045-024-017			\$113.02	1	045-024-054			\$113.02	1
045-024-018			\$113.02	1	045-024-055			\$113.02	1
					045-024-056			\$113.02	1
045-024-021			\$113.02	1	045-024-057			\$113.02	1
045-024-022			\$113.02	1			TOTAL	\$3,616.64	32
045-024-024			\$113.02	1					
045-024-025			\$113.02	1					
045-024-026			\$113.02	1					
045-024-028			\$113.02	1					
045-024-030			\$113.02	1					
045-024-032			\$113.02	1					
					045-027-004	COMM	1.05	\$415.91	3.68
045-024-034			\$113.02	1					
045-024-035			\$113.02	1	045-027-007	COMM	0.66	\$261.08	2.31
045-024-037			\$113.02	1	045-027-012	COMM	0.21	\$83.63	0.74
045-024-038			\$113.02	1	045-027-013	COMM	0.27	\$107.37	0.95
045-024-039			\$113.02	1	045-027-014	COMM	0.14	\$55.38	0.49
045-024-040			\$113.02	1	045-027-015	COMM	0.12	\$47.47	0.42
045-024-041			\$113.02	1	045-027-016	COMM	0.25	\$99.46	0.88
045-024-042			\$113.02	1	045-027-017	COMM	0.16	\$63.29	0.56
045-024-043			\$113.02	1	045-027-018	COMM	0.16	\$63.29	0.56
							TOTAL	\$1,196.88	10.59
045-024-045			\$113.02	1					
045-024-046			\$113.02	1					
045-024-048			\$113.02	1					
045-024-049			\$113.02	1					
045-024-050			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-028-001			\$113.02	1	045-028-042			\$113.02	1
045-028-002			\$113.02	1	045-028-043			\$113.02	1
045-028-003			\$113.02	1	045-028-044	COMM	0.16	\$63.29	0.56
045-028-004			\$113.02	1	045-028-045			\$113.02	1
045-028-005			\$113.02	1	045-028-046			\$113.02	1
045-028-006			\$113.02	1	045-028-047			\$113.02	1
045-028-007			\$113.02	1	045-028-048			\$113.02	1
045-028-008			\$113.02	1	045-028-049			\$113.02	1
045-028-009			\$113.02	1					
045-028-010			\$113.02	1	045-028-052			\$113.02	1
045-028-011			\$113.02	1					
045-028-012			\$113.02	1	045-028-058			\$113.02	1
045-028-013			\$113.02	1	045-028-059			\$113.02	1
045-028-016	COMM	0.16	\$63.29	0.56	045-028-062	COMM	1.04	\$411.39	3.64
045-028-017			\$113.02	1	045-028-063	COMM	0.28	\$110.76	0.98
045-028-018			\$113.02	1	045-028-064			\$113.02	1
045-028-019			\$113.02	1	045-028-065			\$113.02	1
045-028-020			\$113.02	1	045-028-066	COMM	0.35	\$139.01	1.23
045-028-021			\$113.02	1	045-028-067			\$113.02	1
045-028-022			\$113.02	1	045-028-068			\$113.02	1
045-028-023			\$113.02	1			TOTAL	\$6,325.73	55.97
045-028-024			\$113.02	1					
045-028-025			\$113.02	1					
045-028-026			\$113.02	1	045-029-001			\$113.02	1
045-028-027			\$113.02	1	045-029-002			\$113.02	1
045-028-028			\$113.02	1	045-029-003	COMM	0.32	\$126.58	1.12
045-028-029			\$113.02	1					
045-028-030			\$113.02	1	045-029-007	COMM	0.24	\$94.94	0.84
045-028-031			\$113.02	1	045-029-008	COMM	0.32	\$126.58	1.12
045-028-032			\$113.02	1					
045-028-033			\$113.02	1	045-029-022	COMM	0.16	\$63.29	0.56
045-028-034			\$113.02	1	045-029-023	COMM	0.32	\$126.58	1.12
045-028-035			\$113.02	1	045-029-024	COMM	0.24	\$94.94	0.84
045-028-039			\$113.02	1	045-029-026	COMM	0.48	\$189.87	1.68
045-028-040			\$113.02	1			TOTAL	\$1,048.83	9.28
045-028-041			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-030-001			\$113.02	1	045-030-039			\$113.02	1
045-030-002			\$113.02	1	045-030-040			\$113.02	1
					045-030-041			\$113.02	1
045-030-004			\$113.02	1	045-030-042			\$113.02	1
045-030-005			\$113.02	1	045-030-043			\$113.02	1
045-030-006			\$113.02	1	045-030-044			\$113.02	1
045-030-007			\$113.02	1	045-030-045			\$113.02	1
045-030-008			\$113.02	1	045-030-046			\$113.02	1
045-030-009			\$113.02	1	045-030-047			\$113.02	1
045-030-010			\$113.02	1	045-030-048			\$113.02	1
045-030-011			\$113.02	1	045-030-049			\$113.02	1
045-030-012			\$113.02	1	045-030-050			\$113.02	1
045-030-013			\$113.02	1	045-030-051			\$113.02	1
045-030-014			\$113.02	1	045-030-052			\$113.02	1
045-030-015			\$113.02	1	045-030-053			\$113.02	1
					045-030-054			\$113.02	1
045-030-018			\$113.02	1	045-030-055	COMM	0.08	\$31.65	0.28
045-030-019			\$113.02	1	045-030-056			\$113.02	1
045-030-020			\$113.02	1	045-030-057			\$113.02	1
045-030-021			\$113.02	1	045-030-058			\$113.02	1
045-030-022			\$113.02	1	045-030-059			\$113.02	1
045-030-023	Multi Family		\$169.53	1.5	045-030-060			\$113.02	1
045-030-024			\$113.02	1	045-030-061			\$113.02	1
045-030-025			\$113.02	1	045-030-062	COMM	0.16	\$63.29	0.56
045-030-026			\$113.02	1					
045-030-027			\$113.02	1	045-030-064			\$113.02	1
045-030-028			\$113.02	1	045-030-065			\$113.02	1
045-030-029			\$113.02	1	045-030-066	Church	0.48	\$189.87	1.68
045-030-030			\$113.02	1	045-030-067			\$113.02	1
045-030-031			\$113.02	1	045-030-068			\$113.02	1
045-030-032			\$113.02	1	045-030-069			\$113.02	1
045-030-033			\$113.02	1					
								TOTAL \$7,235.54	64.02
045-030-034			\$113.02	1					
045-030-035			\$113.02	1					
045-030-036			\$113.02	1					
045-030-037			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-031-001	COMM	0.32	\$126.58	1.12	045-064-033			\$113.02	1
					045-064-034			\$113.02	1
045-031-010	COMM	0.32	\$126.58	1.12	045-064-035			\$113.02	1
					045-064-036			\$113.02	1
045-031-012	COMM	0.32	\$126.58	1.12	045-064-037			\$113.02	1
045-031-013	COMM	0.77	\$304.59	2.695	045-064-038			\$113.02	1
					045-064-039			\$113.02	1
		TOTAL	\$684.34	6.06	045-064-040			\$113.02	1
					045-064-041			\$113.02	1
045-032-001	SCHOOL	10.22	\$2,540.69	22.48	045-064-042			\$113.02	1
					045-064-043			\$113.02	1
045-032-004	SCHOOL	0.47	\$116.41	1.03	045-064-044			\$113.02	1
045-032-005	SCHOOL	0.24	\$59.90	0.53	045-064-045			\$113.02	1
045-032-006			\$113.02	1	045-064-046			\$113.02	1
045-032-007			\$113.02	1	045-064-047			\$113.02	1
045-032-008			\$113.02	1	045-064-048			\$113.02	1
045-032-009			\$113.02	1	045-064-049			\$113.02	1
045-032-010			\$113.02	1	045-064-050			\$113.02	1
045-032-011	Multi Family		\$169.53	1.5	045-064-051			\$113.02	1
045-032-012	Multi Family		\$169.53	1.5	045-064-052			\$113.02	1
045-032-013	Multi Family		\$169.53	1.5	045-064-053			\$113.02	1
045-032-014	Multi Family		\$169.53	1.5	045-064-054			\$113.02	1
		TOTAL	\$3,960.22	35.04	045-064-055			\$113.02	1
					045-064-056			\$113.02	1
					045-064-057	STORM	0.15	\$37.30	0.33
045-033-007	COMM	1.46	\$577.53	5.11	045-064-058	STORM	0.15	\$37.30	0.33
		TOTAL	\$577.53	5.11	045-064-059			\$113.02	1
					045-064-060			\$113.02	1
					045-064-061			\$113.02	1
					045-064-062			\$113.02	1
045-064-002	COMM	0.65	\$257.12	2.28	045-064-063			\$113.02	1
					045-064-064			\$113.02	1
045-064-027			\$113.02	1	045-064-065			\$113.02	1
045-064-028			\$113.02	1	045-064-066			\$113.02	1
045-064-029			\$113.02	1	045-064-067			\$113.02	1
045-064-030			\$113.02	1	045-064-068			\$113.02	1
045-064-031			\$113.02	1	045-064-069			\$113.02	1
045-064-032			\$113.02	1	045-064-070			\$113.02	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	
045-064-071			\$113.02	1	045-065-011			\$113.02	1	
045-064-072			\$113.02	1	045-065-012			\$113.02	1	
045-064-073	STORM	0.41	\$18.08	0.16	045-065-013			\$113.02	1	
045-064-074			\$113.02	1	045-065-014			\$113.02	1	
045-064-075			\$113.02	1	045-065-015			\$113.02	1	
045-064-076			\$113.02	1	045-065-016			\$113.02	1	
045-064-077			\$113.02	1	045-065-017			\$113.02	1	
045-064-078			\$113.02	1	045-065-018			\$113.02	1	
045-064-079			\$113.02	1	045-065-019			\$113.02	1	
045-064-080			\$113.02	1	045-065-020			\$113.02	1	
045-064-081			\$113.02	1	045-065-021			\$113.02	1	
045-064-082			\$113.02	1	045-065-022			\$113.02	1	
045-064-083			\$113.02	1	045-065-023			\$113.02	1	
045-064-084			\$113.02	1	045-065-024			\$113.02	1	
045-064-085			\$113.02	1	045-065-025			\$113.02	1	
045-064-086			\$113.02	1	045-065-026			\$113.02	1	
045-064-087			\$113.02	1	045-065-027			\$113.02	1	
045-064-088			\$113.02	1	045-065-028			\$113.02	1	
045-064-089			\$113.02	1	045-065-029			\$113.02	1	
045-064-090			\$113.02	1	045-065-030			\$113.02	1	
045-064-091			\$113.02	1	045-065-031			\$113.02	1	
045-064-092			\$113.02	1	045-065-032			\$113.02	1	
045-064-093			\$113.02	1	045-065-033			\$113.02	1	
045-064-094			\$113.02	1	045-065-034			\$113.02	1	
045-064-095			\$113.02	1	045-065-035			\$113.02	1	
TOTAL				\$7,809.12	69.10	045-065-036		\$113.02	1	
						045-065-037		\$113.02	1	
						045-065-038		\$113.02	1	
045-065-001	UNDEV	0.52	\$0.00	0	045-065-039			\$113.02	1	
045-065-002	Apts/Comm	1.3	\$514.24	4.55	045-065-040			\$113.02	1	
045-065-003			\$113.02	1	045-065-041			\$113.02	1	
045-065-004			\$113.02	1	045-065-042			\$113.02	1	
045-065-005			\$113.02	1	045-065-043			\$113.02	1	
045-065-006			\$113.02	1	045-065-044	STORM	0.44	\$20.34	0.18	
045-065-007			\$113.02	1	045-065-045			\$113.02	1	
045-065-008			\$113.02	1	045-065-046			\$113.02	1	
045-065-009			\$113.02	1	TOTAL				\$5,394.44	47.73
045-065-010			\$113.02	1						

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-066-001			\$113.02	1	045-066-038			\$113.02	1
045-066-002			\$113.02	1	045-066-039			\$113.02	1
045-066-003			\$113.02	1	045-066-040			\$113.02	1
045-066-004			\$113.02	1	045-066-041			\$113.02	1
045-066-005			\$113.02	1	045-066-042			\$113.02	1
045-066-006			\$113.02	1	045-066-043			\$113.02	1
045-066-007			\$113.02	1	045-066-044			\$113.02	1
045-066-008			\$113.02	1	045-066-045			\$113.02	1
045-066-009			\$113.02	1	045-066-046			\$113.02	1
045-066-010			\$113.02	1	045-066-047			\$113.02	1
045-066-011			\$113.02	1	045-066-048			\$113.02	1
045-066-012			\$113.02	1	045-066-049			\$113.02	1
045-066-013			\$113.02	1	045-066-050			\$113.02	1
045-066-014			\$113.02	1	045-066-051			\$113.02	1
045-066-015			\$113.02	1	045-066-052			\$113.02	1
045-066-016			\$113.02	1	045-066-053			\$113.02	1
045-066-017			\$113.02	1	045-066-054			\$113.02	1
045-066-018			\$113.02	1	045-066-055			\$113.02	1
045-066-019			\$113.02	1	045-066-056			\$113.02	1
045-066-020			\$113.02	1	045-066-057			\$113.02	1
045-066-021			\$113.02	1	045-066-058			\$113.02	1
045-066-022			\$113.02	1	045-066-059	PARK	0.71	\$31.65	0.28
045-066-023			\$113.02	1			TOTAL	\$6,586.81	58.28
045-066-024			\$113.02	1					
045-066-025			\$113.02	1					
045-066-026			\$113.02	1	045-067-001			\$113.02	1
045-066-027			\$113.02	1	045-067-002			\$113.02	1
045-066-028			\$113.02	1	045-067-003			\$113.02	1
045-066-029			\$113.02	1	045-067-004			\$113.02	1
045-066-030			\$113.02	1	045-067-005			\$113.02	1
045-066-031			\$113.02	1	045-067-006			\$113.02	1
045-066-032			\$113.02	1	045-067-007			\$113.02	1
045-066-033			\$113.02	1	045-067-008			\$113.02	1
045-066-034			\$113.02	1	045-067-009			\$113.02	1
045-066-035			\$113.02	1	045-067-010			\$113.02	1
045-066-036			\$113.02	1	045-067-011			\$113.02	1
045-066-037			\$113.02	1	045-067-012			\$113.02	1
					045-067-014			\$113.02	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
					045-067-051			\$113.02	1
045-067-015			\$113.02	1	045-067-052			\$113.02	1
045-067-016			\$113.02	1	045-067-053			\$113.02	1
045-067-017			\$113.02	1	045-067-054			\$113.02	1
045-067-018			\$113.02	1	045-067-055			\$113.02	1
045-067-019			\$113.02	1	045-067-056			\$113.02	1
045-067-020			\$113.02	1	045-067-057			\$113.02	1
045-067-021			\$113.02	1	045-067-058			\$113.02	1
045-067-022			\$113.02	1	045-067-059			\$113.02	1
045-067-023			\$113.02	1	045-067-060			\$113.02	1
045-067-024			\$113.02	1	045-067-061			\$113.02	1
045-067-025			\$113.02	1	045-067-062			\$113.02	1
045-067-026			\$113.02	1	045-067-063			\$113.02	1
045-067-027			\$113.02	1	045-067-064			\$113.02	1
045-067-028			\$113.02	1	045-067-065			\$113.02	1
045-067-029			\$113.02	1	045-067-066			\$113.02	1
045-067-030			\$113.02	1	045-067-067			\$113.02	1
045-067-031			\$113.02	1	045-067-068			\$113.02	1
045-067-032			\$113.02	1	045-067-069			\$113.02	1
045-067-033			\$113.02	1	045-067-070			\$113.02	1
045-067-034			\$113.02	1	045-067-071			\$113.02	1
045-067-035			\$113.02	1	045-067-072			\$113.02	1
045-067-036			\$113.02	1	045-067-073			\$113.02	1
045-067-037			\$113.02	1	045-067-074			\$113.02	1
045-067-038			\$113.02	1	045-067-075			\$113.02	1
045-067-039			\$113.02	1	045-067-076			\$113.02	1
045-067-040			\$113.02	1	045-067-077			\$113.02	1
045-067-041			\$113.02	1	045-067-078			\$113.02	1
045-067-042			\$113.02	1	045-067-079			\$113.02	1
045-067-043			\$113.02	1	045-067-080			\$113.02	1
045-067-044			\$113.02	1	045-067-081			\$113.02	1
045-067-045			\$113.02	1	045-067-082			\$113.02	1
045-067-046			\$113.02	1	045-067-083			\$113.02	1
045-067-047			\$113.02	1	045-067-084			\$113.02	1
045-067-048			\$113.02	1	045-067-085			\$113.02	1
045-067-049			\$113.02	1			TOTAL	\$9,493.68	84
045-067-050			\$113.02	1					

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 26
KEYES, KEYES
FISCAL YEAR 2015-2016

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

A.P.N.	ZONE	ACRES	ASSESSMENT	EBU	A.P.N.	ZONE	ACRES	ASSESSMENT	EBU
045-068-001			\$113.02	1					
045-068-002			\$113.02	1	045-068-038			\$113.02	1
045-068-003			\$113.02	1	045-068-039			\$113.02	1
045-068-004			\$113.02	1	045-068-040			\$113.02	1
045-068-005			\$113.02	1	045-068-041			\$113.02	1
045-068-006			\$113.02	1	045-068-042			\$113.02	1
045-068-007			\$113.02	1	045-068-043			\$113.02	1
					045-068-044			\$113.02	1
045-068-009	LAND	0.26	\$11.30	0.10	045-068-045			\$113.02	1
					045-068-046			\$113.02	1
045-068-011			\$113.02	1	045-068-047			\$113.02	1
045-068-012			\$113.02	1	045-068-048			\$113.02	1
045-068-013			\$113.02	1	045-068-049			\$113.02	1
045-068-014			\$113.02	1	045-068-050			\$113.02	1
045-068-015			\$113.02	1	045-068-051			\$113.02	1
045-068-016			\$113.02	1	045-068-052			\$113.02	1
045-068-017			\$113.02	1	045-068-053			\$113.02	1
045-068-018			\$113.02	1	045-068-054			\$113.02	1
045-068-019			\$113.02	1	045-068-055			\$113.02	1
045-068-020			\$113.02	1	045-068-056			\$113.02	1
045-068-021			\$113.02	1	045-068-057			\$113.02	1
045-068-022			\$113.02	1	045-068-058			\$113.02	1
045-068-023			\$113.02	1	045-068-059			\$113.02	1
045-068-024			\$113.02	1	045-068-060			\$113.02	1
045-068-025			\$113.02	1	045-068-061			\$113.02	1
045-068-026			\$113.02	1	045-068-062			\$113.02	1
045-068-027			\$113.02	1	045-068-063			\$113.02	1
045-068-028			\$113.02	1	045-068-064			\$113.02	1
045-068-029			\$113.02	1	045-068-065			\$113.02	1
045-068-030			\$113.02	1	045-068-066			\$113.02	1
045-068-031			\$113.02	1	045-068-067			\$113.02	1
045-068-032			\$113.02	1	045-068-068			\$113.02	1
045-068-033			\$113.02	1	045-068-069			\$113.02	1
045-068-034			\$113.02	1	045-068-070			\$113.02	1
045-068-035			\$113.02	1	045-068-071			\$113.02	1
045-068-036			\$113.02	1	045-068-072			\$113.02	1
045-068-037			\$113.02	1	045-068-073			\$113.02	1
					045-068-074			\$113.02	1



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

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COUNTY SERVICE AREA NO. 27
ANNUAL ENGINEER'S REPORT

EMPIRE

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 27 – EMPIRE

This report describes the district and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area (CSA).

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

Dated this 21ST day of May, 2015



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



**COUNTY SERVICE AREA NO. 27
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

In Fiscal Year 2005/2006 the Community Development Department along with other agencies implemented plans to provide a storm drainage system to the unincorporated area of Empire. Since a specific need for this infrastructure was validated and supported by input from the community, the Redevelopment Agency Implementation Plan and the Community Development Block Grant Annual Action Plan (CDBG) provided funding for the planning and implementation of this project. Approximately \$2,500,000 was allocated for the project through federal and local funding.

Currently the project is to be constructed in three phases. Phase one (1) provided infrastructure to approximately 80 parcels, Phase two (2) will include approximately 154 parcels, and Phase three (3) will include approximately 179 parcels. The total proposed improvements would serve a total of 152.11 acres within the unincorporated area of Empire. Following the current schedule mandated by the funding mechanisms, Phase 1 has been completed.

In order for the County to maintain infrastructure such as this, the Public Works Department recommended that a County Service Area be established. The County Service Area provides funding for the continual upkeep and maintenance of the infrastructure in order for it to function as originally designed. "County Service Area No. 27 (CSA 27)-Empire" was established to exclusively maintain the extended storm drainage and infrastructure that is provided to the unincorporated area of Empire.

PART I – PLANS AND SPECIFICATIONS

A. Description of the service area

CSA 27-phase 1 consists of 80 out of the anticipated 413 parcels that will receive a special benefit from CSA-27-Empire. This unincorporated area encompasses an area of land totaling approximately 44.52 acres. Assessor map attached hereto as exhibit "B". The boundary of CSA 27 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report. Phase 1 is generally located:

- North of State Route 132
- East of the Santa Fe Railroad
- South of 2nd street
- South of Center Avenue

Streets that are within the proposed boundary are as follows:

- 1st Street west of the Railroad
- 2nd Street west of the Railroad
- E Street (between State Route 132 and 2nd Street)
- Church Street (between State Route 132 and 2nd Street)
- North G Street (Between State Route 132 and 2nd Street)
- H Street (Between State Route 132 and 1st Street)

- I Street (Between State Route 132 and 1st Street)

B. Description of Improvements and Services

The purpose of this district is to ensure the ongoing maintenance and operation of the storm drain system. The special benefit assessments to be levied for this district are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited, to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the service areas assessments are generally described as:

- Periodic cleaning and maintenance (as needed) on the following Storm Drain System:
 - 70 linear feet of 66 inch storm drain;
 - 550 linear feet of 48 inch storm drain;
 - 1,580 linear feet of 30 inch storm drain;
 - 850 linear feet of 24 inch storm drain;
 - 1,710 linear feet of 18 inch storm drain;
 - 510 linear feet of 12 inch storm drain;
 - 360 linear feet of 66 inch horizontal drain
 - 22 storm drain manholes;
 - 2 horizontal drain manholes;
- Periodic cleaning and maintenance of 28 catch basins;
- Maintain 10,600 linear feet of curb and gutter as related to the continued functionality of the storm drain system;
- Periodic street sweeping to prevent build up of silt and other damaging materials to the storm drain system. All debris is contained and hauled off the site with containment bins;

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the district reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

The storm drain facilities and the infrastructure provide special benefits to the properties within the CSA. Each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 27; therefore, no general benefit has been assigned.

There are four (4) parcels (APN # 133-013-010, 133-013-011, 133-013-018, and 133-014-016) that exclusively front State Route 132/ Yosemite Boulevard that receive no special benefit from the services provided by the county service area due to an existing 36 inch Cal Trans positive storm drain pipe that discharges directly to the Modesto Irrigation District's system.

B. Assessment Methodology

The method of apportionment for the CSA calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the district. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the CSA based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the CSA receives special benefits from all the improvements to be funded by annual assessments. The parcels within the CSA may be identified by one of the following land use classifications and is assigned a weighting factor known as Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the CSA's improvements, facilities and services.

Equivalent Benefit units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the CSA. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Although the EBU method of apportioning special benefits commonly used and applied to CSA's that have a range of land use classifications (residential and non-residential use), the CSA is comprised of only residential properties and the following apportionment analysis of special of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within the CSA, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the district.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding

benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate the most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases, the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the CSA, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both a single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU pr unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County):
- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many CSA's where multiple land use classifications are involved, there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above.

PART III – BUDGET ANALYSIS

A. Fund Balance

The estimated fund balance as of June 30, 2015 is \$13,522. The assessment for Fiscal Year 2015-2016 is \$83.69 per EBU. This is the same as the assessment of Fiscal Year 2013-2014. The 80 parcels within Phase have a total combined E.B.U. of 110.563.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first instalment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$4,626, one half of the annual operating budget will be carried forward from available fund balance to cover costs from July 1st to December 31st.

B. Budget Formula

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6 thru 50
	0.25	Per units > 50
Condominium/Town- Home Units	0.75	Per Unit
Planned Residential Development	1.00	Per planned Residential lot
	0.75	Per planned Condominium
	0.75	Per unit for the first 5 units
	0.50	Per unit for units 6-50
	0.25	Per unit >50
Vacant/Undeveloped Residential Land	1.00	Per Acre
Public Park	0.40	Per Acre
Public Storm Drain Basin	0.40	Per Acre
Public School/Congregations	2.20	Per Acre
Commercial/Industrial Parcel	3.50	Per Acre
Undeveloped Commercial/Industrial Parcel	1.00	Per Acre
Rural/ Agricultural	1.00	Per Acre
Exempt Parcels	0.00	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy} / \text{Total EBU's} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

PARCEL TYPES INCLUDED WITH THIS FORMATION

PARCEL TYPE	PARCELS	ACRES	E.B.U.	E.B.U TOTAL
Residential	64		1.000	64.000
Comm./Industrial	8	1.370	3.500	6.035
School/Church	4	17.870	2.200	39.314
Vacant Lot	1	0.930	1.000	0.930
Parks	3	0.710	0.400	0.284
Total	80	20.880	8.100	110.563

PART IV - SERVICE AREA BUDGET

CSA 27	EXPENSE DESCRIPTION	TOTAL BUDGET
Empire		
	ADMINISTRATION	
	County Administration	\$500
	Miscellaneous/Other Admin Fees	\$0
	Total	\$500
	PUBLIC WORKS	
	Pond Excavation	\$0
	Pump Replacement	\$0
	SWRCB Permit Requirement	\$553
	Cleaning Draining System	\$2,700
	Street Sweeping	\$6,500
	Curb & Gutter Repair	\$0
	Weed Spraying	\$0
	Erosion Control	\$0
	Separator Cleaning	\$0
	Utilities	\$0
	Total	\$9,753
	Capital Improvement Reserve	\$0
	General Benefit	(\$1,000)
	Total Administration, Parks & Rec, Public Works Budget	\$9,253
	Fund Balance Information	
	Beginning Fund Balance (Estimated for 2015-2016)	\$13,522
	Capital Improvement Reserve (-)	\$0
	Available Fund Balance	\$13,522
	Adjustments to Available Fund Balance	
	General Fund (or PW) Loan Repayment/Advance (+)	\$0
	Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
	Capital Improvement Expenditure (pumps etc.) (-)	\$0
	6 Months Operating Reserve (-)	(\$4,626)
	Use of Fund Balance for FY 2015/16 (-)	\$0
	Contingency Reserve (-)	\$0
	Total Adjustments	(\$4,626)
	Remaining Available Fund Balance	\$8,896
	Total Administration, Parks & Rec, Public Works Budget	\$9,253
	Use of Fund Balance/Add'l reserve (-/+)*	\$0
	Balance to Levy	\$9,253
	District Statistics	
	Total Parcels	80
	Parcels Levied	80
	Total EBU	110.563
	Levy EBU	\$83.69
	Capital Reserve Target	\$0

PART V – ASSESSMENTS

2015-2016 Assessment = \$9,253 / 110.563 E.B.U. = \$83.69 per E.B.U

2016-2015 Assessment = \$9,253 / 110.563 E.B.U. = \$83.69 per E.B.U

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the assessment are listed on Exhibit "D" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT "A"
CSA 27 FORMATION- EMPIRE

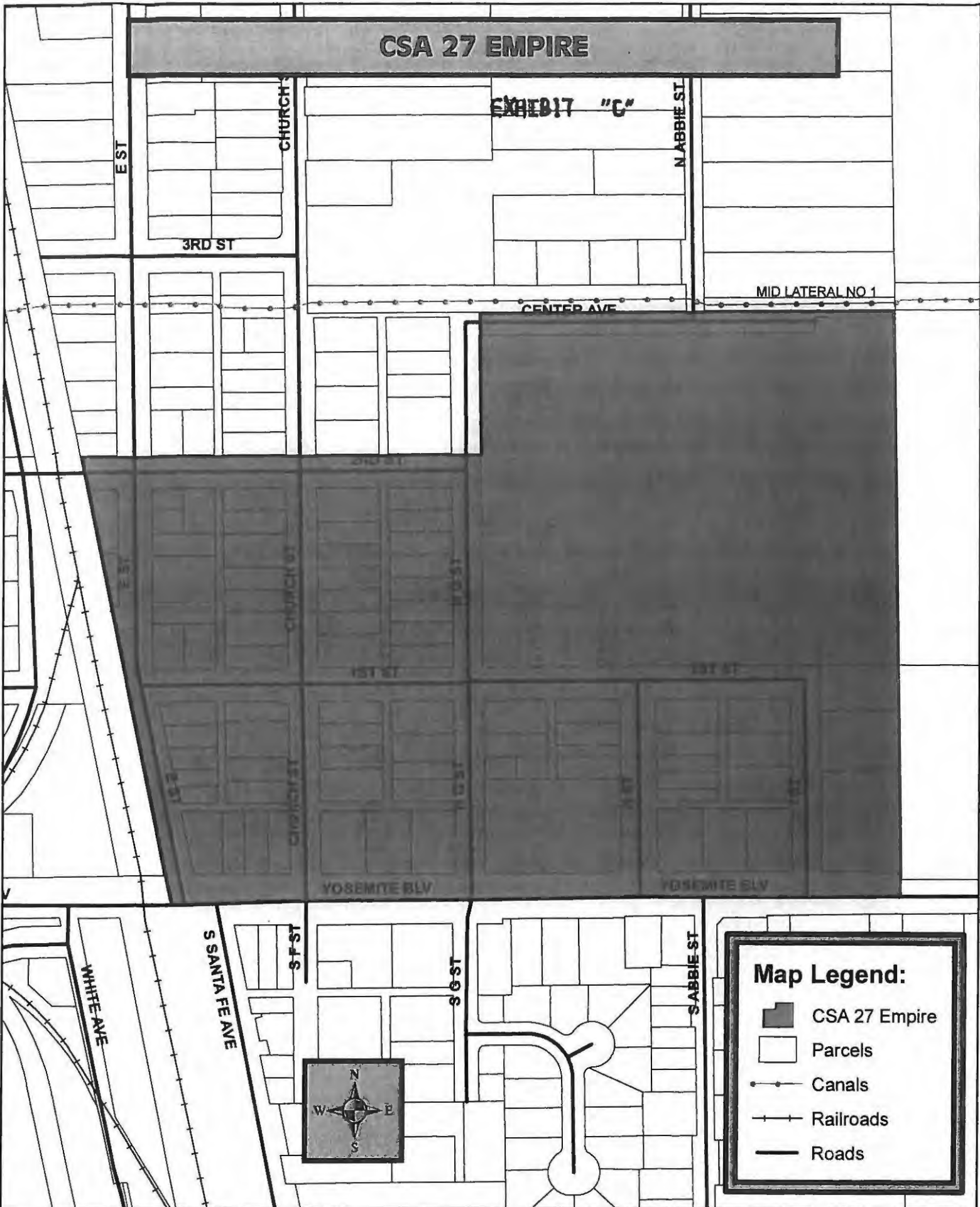
All that portion of real property located in Section 29 and 30, Township 3 South, Range 10 East, Mount Diablo Base and Meridian in the County of Stanislaus State of California Described as follows:

Commencing at the common section corner of Sections 30,29,31 and 32 of said Township and Range, thence South $89^{\circ}59'00''$ West a distance of 297.34 feet to the easterly right of way of Atchison Topeka and Santa Fe Railroad and being the **TRUE POINT BEGINNING OF THIS DESCRIPTION.** (1) thence North $11^{\circ}27'30''$ West a distance of 995.21 feet along the easterly line of said A.T.&S.F.R.R. to the northerly line of 2nd street.(2) thence North $89^{\circ}59'00''$ East along the north line of 2nd street a distance of 863.68 feet to the east right of way line of "G " Street (3) thence North $00^{\circ}04'00''$ West a distance of 310.00 feet to the north line of a 10 foot alley (4) thence North $89^{\circ}59'00''$ East a distance of 923.60 feet to the east line of Lot 1 of Block 1 of Map of the Root Addition recorded on Volume 9 of Maps, Page 40 Stanislaus County Records.(5) thence South $00^{\circ}04'00''$ East a distance of 1286.00 feet along the east line of Lots 1-11 of said Block 1 and its southerly extension to the south line of said section 29.(6) thence South $89^{\circ}59'00''$ West a distance of 1621.94 feet along the south line of said section 29 and 30 to the true point beginning of this description.

Containing an Area = 44.52 Acres

CSA 27 EMPIRE

EXHIBIT "C"



Map Legend:

- CSA 27 Empire
- Parcels
- Canals
- Railroads
- Roads

MARCH 2012

Stanislaus County Public Works
Mike Wilson

0 250 500 Feet



Fund #1834; Tax Code 51027
Project #1101 - 000027

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 27
EMPIRE
FISCAL YEAR 2015-2016

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

A.P.N.		ASSESSMENT	EBU	A.P.N.		ASSESSMENT	EBU
133-010-001	Vacant Res.	\$0.00	0	133-011-001	15.71	\$2,892.49	34.562
133-010-002		\$83.69	1	133-013-004		\$83.69	1
133-010-003		\$83.69	1	133-013-005		\$83.69	1
133-010-004		\$83.69	1	133-013-006		\$83.69	1
133-010-005		\$83.69	1	133-013-007		\$83.69	1
133-010-006		\$83.69	1	133-013-008		\$83.69	1
				133-013-009	0.25	\$73.23	0.875
133-010-008		\$83.69	1	133-013-010	0.16	\$43.61	0.560
133-010-009		\$83.69	1	133-013-011	0.16	\$43.61	0.560
133-010-010		\$83.69	1	133-013-012	0.16	\$46.87	0.560
133-010-011		\$83.69	1	133-013-016		\$83.69	1
133-010-012		\$83.69	1	133-013-017	0.32	\$93.73	1.120
133-010-013		\$83.69	1	133-013-018	0.32	\$87.23	1.120
133-010-014		\$83.69	1	133-013-021		\$83.69	1
133-010-015		\$83.69	1	133-013-022		\$83.69	1
133-010-016		\$83.69	1	133-013-023		\$83.69	1
133-010-017		\$83.69	1	133-013-024		\$83.69	1
133-010-018		\$83.69	1	133-013-025	0.32	\$93.73	1.120
133-010-019		\$83.69	1	133-013-027		\$83.69	1
133-010-020		\$83.69	1	133-013-028		\$83.69	1
133-010-021		\$83.69	1	133-013-029		\$83.69	1
133-010-022		\$83.69	1	133-013-030		\$83.69	1
133-010-023		\$83.69	1	133-013-031		\$83.69	1
133-010-024		\$83.69	1	133-013-032		\$83.69	1
133-010-025		\$83.69	1	133-013-033		\$83.69	1
133-010-026		\$83.69	1	133-014-001		\$83.69	1
133-010-027		\$83.69	1	133-014-002		\$83.69	1
133-010-028		\$83.69	1	133-014-003	0.08	\$2.68	0.032
133-010-029		\$83.69	1	133-014-004	0.08	\$2.68	0.032
133-010-030		\$83.69	1	133-014-007		\$77.88	1
133-010-031		\$83.69	1	133-014-008		\$83.69	1
133-010-032		\$83.69	1	133-014-009		\$83.69	1
133-010-035		\$83.69	1	133-014-010		\$83.69	1

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 27
EMPIRE
FISCAL YEAR 2015-2016

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

A.P.N.		ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
133-014-011		\$83.69	1			
133-014-012		\$83.69	1			
133-014-014		\$83.69	1			
133-014-015	0.32	\$93.73	1.120			
133-014-016		\$77.88	1.12			
133-014-017	0.32	\$58.92	0.704			
133-014-020		\$83.69	1			
133-014-021	0.41	\$75.49	0.902			
133-014-022	0.55	\$18.41	0.220			
133-014-023	0.93	\$77.83	0.930			
133-014-024		\$83.69	1			
133-014-025		\$83.69	1			
133-014-026	1.43	\$263.29	3.146			
133-014-027		\$83.69	1			
133-014-028		\$83.69	1			
				CSA TOTALS	\$9,228.38	110.683



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

Landscape Assessment District
ANNUAL ENGINEERS REPORT

Del Rio Heights

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

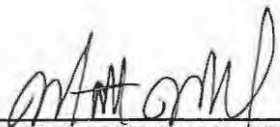
County of Stanislaus, State of California

LANDSCAPE ASSESSMENT DISTRICT - Del Rio HEIGHTS

This report describes the district and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Landscape Assessment District (LAD).

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

Dated this 21ST day of May 2015



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



DEL RIO HEIGHTS LANDSCAPE ASSESSMENT DISTRICT
ANNUAL ENGINEER'S REPORT
BUDGET YEAR 2015-2016

INTRODUCTION:

The Del Rio Heights Landscape Assessment District (LAD) was established on June 12, 1990, to provide for extended governmental service for maintenance and landscape areas. Stanislaus County has previously levied assessments on the real property within the Del Rio Heights Landscape Assessment District for the purpose of providing these extended governmental services. The LAD was formed and the levies are made pursuant to the *Landscaping and Lighting Act of 1972 (Streets and Highways Code, Section 22500 et seq.)*. The boundary of the LAD is shown on Exhibit A that is attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Section 22565 requires that a report shall be prepared for each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements. The report shall refer to the assessment district by its distinctive designation, specify the fiscal year to which the report applies, and, shall contain plans and specifications, estimate of the costs of the improvements, diagram for the assessment district, and an assessment of the estimated costs of the improvements.

The LAD maintains streetscapes used exclusively by the parcels within the Del Rio Heights Subdivision. The assessment method used for the LAD is based on total expenses divided by number of EBU's within the LAD.

The word "parcel", for the purposes of this report, refers to an individual property assigned its own Assessor's Parcel Number by the Stanislaus County Assessor's Office. The Stanislaus County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Effect of Proposition 218

On November 5, 1996, California voters approved Proposition 218 which added Articles XIII C and XIII D to the California Constitution and which adds substantive and procedural requirements to assessments that affect LAD assessments.

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

PART I - PLANS AND SPECIFICATIONS

A. Description of the service area

There are 43 parcels within the LAD consisting of: 42 residential lots and a storm drain basin lot, Assessor map attached hereto as Exhibit "A". This LAD encompasses an area of land totaling approximately 26.67 acres. The boundary of the LAD is shown on Exhibit "B" that is attached hereto and made a part of this Engineer's Report. The LAD is generally located:

- South of Stewart Road

- West of McHenry Avenue

B. Description of Improvements and Services

The purpose of this district is to insure the ongoing maintenance, operation and servicing of approximately 870 linear feet of streetscapes. The improvements to be maintained and funded entirely or partially through the LAD assessments are generally described as:

- Mowing and Edging;
- Debris, Trash, and Leaf Removal;
- Vandalism Repair / Replacement;
- Graffiti Removal;
- Irrigation System Maintenance;
- Utilities;
- Backflow Inspection;
- Maintenance of Equipment;
- Plant and Tree Care
- State Water Board Stormwater Management Fee

These benefits are defined as a special benefit for the purposes of this report because they are above and beyond the services that are normally provided to other property owners of unincorporated areas of the County. Services of a general benefit are defined as the services that are provided to the property owners of unincorporated areas on a countywide basis.

Maintenance of the streetscapes and the administration of the LAD are services that the properties within the Del Rio Heights Subdivision receive that would otherwise not be provided if the LAD did not exist. The County does not generally provide these services on a countywide basis. Therefore, these extended services are considered to be 100% special benefits with no general benefits received.

The special benefit assessments to be levied for this district are intended to provide a revenue source for all the maintenance, and servicing of the LAD improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements.

Administration

The LAD provides for incidental expenses which is a service authorized under the *Landscape and Lighting Act of 1972, (Streets and Highway Code, Section 22569)*. Such incidental expenses, which are paid for from the levy of assessments within the LAD, are

provided only within the LAD. The administration of the LAD is a special benefit to the parcels assessed in the LAD. There is no general benefit that is derived from the administration of the LAD. Typical administrative tasks performed by Parks and Recreation staff include:

- Prepare Annual Engineer's Report
- Prepare Annual Budget
- Prepare agenda items for the Board of Supervisors to set annual assessments
- Provide annual assessment information to the Auditor-Controller
- Coordinate ballot procedures as needed

Streetscape Maintenance

The LAD provides Streetscape Maintenance within the LAD which services are specifically authorized under the *Landscape and Lighting Act of 1972 (Streets and Highway Code Section 22500 et seq.)*. Such maintenance, which is paid for from the levy of assessments within the LAD, is provided only within the LAD.

The Department of Parks and Recreation (the "Department") provides streetscape maintenance within the LAD. Such maintenance is paid for from assessments on parcels within the LAD. The amount of the assessment is fixed unless the parcel owners approve an increase through a ballot measure, as required by Proposition 218, which went into effect in July 1997.

a. Streetscape Maintenance

The Department services and maintains the streetscapes on the following roads within the LAD:

- Stewart Road
- McHenry Avenue

The streetscapes are amenities that project developers provided to improve the quality of life in the subdivisions they were developing. Instead of establishing homeowners associations, the developers established a mechanism whereby streetscape maintenance would be provided by the County and paid for by the property owners through parcel assessments. On a countywide basis, the county does not provide streetscapes to property owners in unincorporated areas and, as such, 100% of the 870 linear feet of streetscape maintenance is considered to be a special benefit.

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating assessments for the district reflects the composition of the parcels and

improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the Constitution Article XIID Section 4, a parcels assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the LAD have been identified as necessary, required and/or desired for the orderly development of the properties within the LAD to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the streetscapes annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the LAD.

Each parcel receives a special proportional benefit from the streetscapes. The streetscapes only provides a special benefit to the parcels within the LAD, therefore, no general benefit has been assigned.

The LAD was formed to provide special or extended services to the properties within the Del Rio Heights Subdivision. These extended services which benefit parcels within the LAD area include streetscapes maintenance. For the most part, these extended services are considered special benefits received by the properties within the LAD. These benefits are defined as "special benefit" for the purposes of this report because they are above and beyond the services that are normally provided to other property owners of unincorporated areas of the County. Services of "general benefit" are defined as the services that are provided to the property owners of unincorporated areas on a countywide basis.

B. Assessment Methodology

The method of apportionment for the LAD calculates the receipt of special benefits from the respective improvements based on the actual or the proposed land use of the parcels within the district. The special benefit received by each lot or parcel is equated to the overall land use of the parcels within the LAD based on the parcel's actual land use or proposed development.

Upon review of the proposed improvements it has been determined that each of the residential parcels within the LAD receives special benefit from the improvements to be funded by annual assessments and based on the planned property development, a single zone of benefits is appropriate for the allocation of the assessments and proportional benefit. The parcels within the LAD may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU). The EBU calculated for a specific parcel defines the parcel's proportional special benefits from the LAD improvements and services.

Pursuant to the *Landscape and Lighting Act of 1972* and in compliance with Proposition 218, the costs of the LAD may be apportioned by any method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated

special benefit to be received by each such parcel from the services provided. The proportionate special benefit derived by each parcel is determined in relationship to the entirety of the services provided and the maintenance and operation expenses of the improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional benefit conferred on that parcel.

In 1999, Stanislaus County Department of Public Works retained the consulting services of NBS Government Finance Group. NBS proposed to calculate the annual assessments by quantifying the various land use types and their respective special benefits received in terms of Equivalent Dwelling Units (E.D.U.)

Equivalent Benefit Units (EBU):

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other property in the LAD. The EBU method of apportioning assessments uses the single family home site as the basic unit of assessment. A single family home site equals one EBU. All other land uses are converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use) and size of property, as compared to a single family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size and development. Not all land use types described in the following are necessarily applicable to the development of properties within the LAD, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the district.

Only special benefits are assessed, including special benefits to public property, and any general benefits have been separated from the special benefits for purposes of this report. For such purposes, the special benefits are derived from the assignment of Equivalent Benefit Units to the various land use types within the LAD. The basis of benefit for the LAD was determined to be equal for all Equivalent Benefit Units within the LAD. However, the special benefits received vary for types of land uses.

EBU Application by Land Use:

Single Family Residential- This land use is defined as a fully subdivided residential home site with or without structure. This land use is assessed 1.00 EBU per parcel or lot. This is the base value that all other properties are compared and weighted against.

Multi-family Residential- This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property typically includes apartments, duplexes, triplex etc. (It does not typically include condominiums, town-homes, or mobile home parks). Based on average population densities and the size of the structure as compared to a typical single family residential unit, multi-family residential parcels shall be proportionally assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently

shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single family residence (sample sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Addition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases while the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by the LAD, it has been determined that an appropriate allocation of special benefit for multifamily residential properties as compared to a single family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-Home Units- Condominiums and town-homes tend to share attributes of both single family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to the APN. There is not an adjustment factor for parcels with more than five units.

Planned-Residential Development- This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the CSA. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionally for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out (the EBU assigned to each parcel shall represent the combination of single family, condominium, multifamily units to be developed).

Exempt Parcels- This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights –of-way,

greenbelts or other publicly owned properties that are part of the district improvements or that have little or no improvement value;

- Private properties that cannot be developed independently for an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases- in many special districts where multiple land use classifications are involved; there are usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a vacant residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types, the EBU factors used to calculate each parcels individual EBU as outlined above.

Land use and Equivalent benefit units

Property type	EBU	Multiplier
Single Family Residential	1.00	Per unit/lot (parcel)
Multi-Family Residential	0.750	Per unit for the first 5 units
	0.500	Per unit for units 6 thru 50
	0.250	Per units > 50
Condominium/Town- Home Units	0.750	Per Unit
Planned Residential Development	1.000	Per planned Residential lot
	0.750	Per planned Condominium
	0.750	Per unit for the first 5 units
	0.500	Per unit for units 6-50
	0.250	Per unit >50
Vacant Residential Land	1.000	Per Acre
Public park	0.400	Per Acre
Public Storm Drain Basin	0.400	Per Acre
Public School	0.400	Per Acre
Commercial/Industrial Parcel Developed	3.50	Per Acre
Commercial/Industrial Parcel Undeveloped	1.00	Per Acre
Public Property	2.20	Per Acre
Exempt Parcels	0.000	Per parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

$$\text{Parcel Type EBU} \times \text{Acres or Units} = \text{Parcel EBU}$$

The total number of EBU's is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (assessment rate) for the improvements is established by taking the total cost of the

improvements and dividing the amount by the total number of EBU's of all benefiting parcels from the improvements. The rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy/ Total EBU's = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

PART III – BUDGET ANALYSIS

Administration

Staff time spent on the administration of Del Rio Landscape Area District (LAD) varies based on the level of activity within the district. If the LAD is in a "status quo" mode, staff time and charges are minimal. However, when a ballot procedure is needed, the staff time increases correspondingly.

Streetscape Maintenance

The streetscapes' maintenance expenses have experienced substantial increases in recent years due to labor increases. Fund balance for the LAD at June 30, 2015 is estimated to be \$2,313. The Parks and Recreation Department is submitting a budget for Fiscal Year 2015-2016 of \$3,264. The Department does not anticipate the need to increase the assessment until the maintenance costs reach the point that the annual assessment no longer covers the expenses. A vote of the parcel owners to increase the assessment would be required at that time.

State Water Resources Control Board, Water Quality

The threat to stormwater quality comes from the urbanized areas within the County, which the LAD encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The LAD receives additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

Summary

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual

assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, a reserve of \$1,987, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st. An amount of \$537.12 has been added to the assessment in order to rebuild fund balance.

The assessment for Budget Year 2015-2016 is \$106.99 per EBU. This will result in an assessment of \$106.99 for a Single Family Residential lot and an assessment of \$18.40 for the public storm drain basin. The assessments listed herein have not changed from the Fiscal Year 2014-2015.

PART IV – LANDSCAPE ASSESSMENT DISTRICT BUDGET

DEL RIO LAD		
<u>ADMINISTRATION</u>		
County Administration		\$500.00
Miscellaneous/Other Admin Fees		\$0.00
Total Administration Budget		\$500.00
<u>PARKS & RECREATION</u>		
Parks Labor		\$1,260.00
Parks Vandalism & Graffiti		\$135.00
Parks Utilities		\$1,869.00
Total Parks & Recreation Budget		\$3,264.00
<u>PUBLIC WORKS</u>		
SWRCB Permit Requirement		\$210.86
Total Public Works Budget		\$210.86
Capital Improvement Reserve		\$0.00
General Benefit		\$0.00
Total Administration / Parks & Recreation / Public Works Budget		\$3,974.86
<u>Fund Balance Information</u>		
Beginning Fund Balance (Estimated for 2015/16)		\$2,313.00
Capital Improvement Reserve (-)		\$0.00
Available Fund Balance		\$2,313.00
<u>Adjustments to Available Fund Balance</u>		
General Fund Loan Repayment/Advance (+)		\$0.00
Other Revenues/General Fund (Contributions i.e. Grants) (+)		\$0.00
Capital Improvement Expenditure (pumps etc.) (-)		\$0.00
6 Months Operating Reserve (-)		(\$1,987.43)
Use of Fund Balance for FY 2014/15 (-)		\$0.00
Contingency Reserve (-)		\$0.00
Total Adjustments		(\$1,987.43)
Remaining Available Fund Balance		\$325.57
Total Administration/Parks & Recreation/Public Works Budget		\$3,974.86
Use of Fund Balance/Recovery of Fund Balance (-/+)		\$537.12
Balance to Levy		\$4,511.98
<u>District Statistics</u>		
Total Parcels		43.00
Parcels Levied		43.00
Single Family Residential EBU	42	x 1.00
Public Storm Drain EBU	0.43	x 0.40
Total EBU		42.172
Levy EBU		\$106.99
Capital Reserve Target		\$0.00

PART V - ASSESSMENTS

2015-2016 Assessment = \$4,511.98 / 42.172 EBU = \$106.99 per EBU.

2014-2015 Assessment = \$4,511.98 / 42.172 EBU = \$106.99 per EBU.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the annual assessment, the Budget Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels, as mapped on Attachment "B" and subject to the assessment are listed on Attachment "A" that is attached hereto and made a part of this Engineer's Report.

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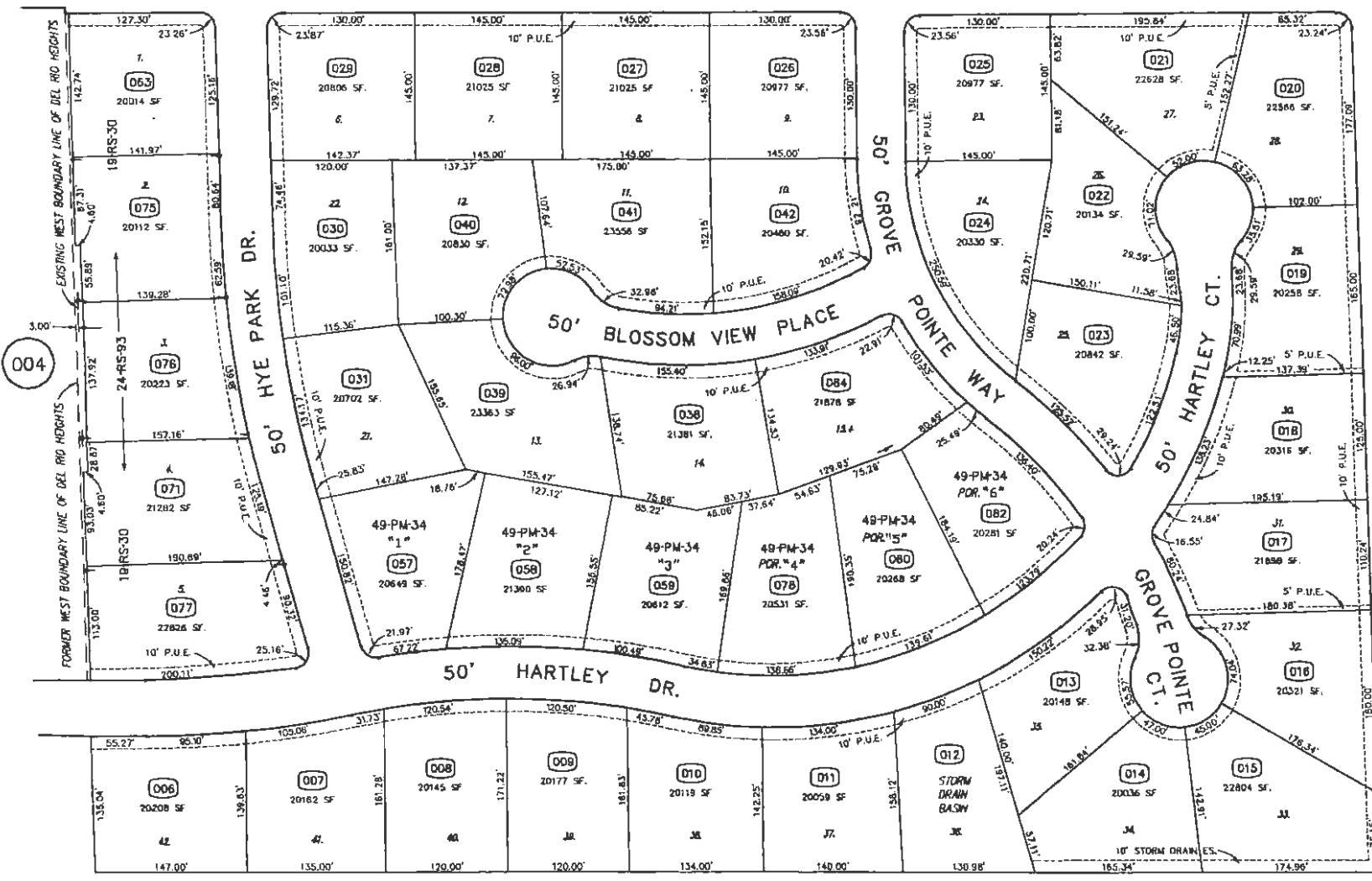
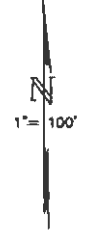
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DEL RIO HEIGHTS (33M39)

102

098 009 004 - 087

STEWART RD.

THIS MAP FOR ASSESSMENT PURPOSES ONLY



110' MCHENRY AVE.

074-002

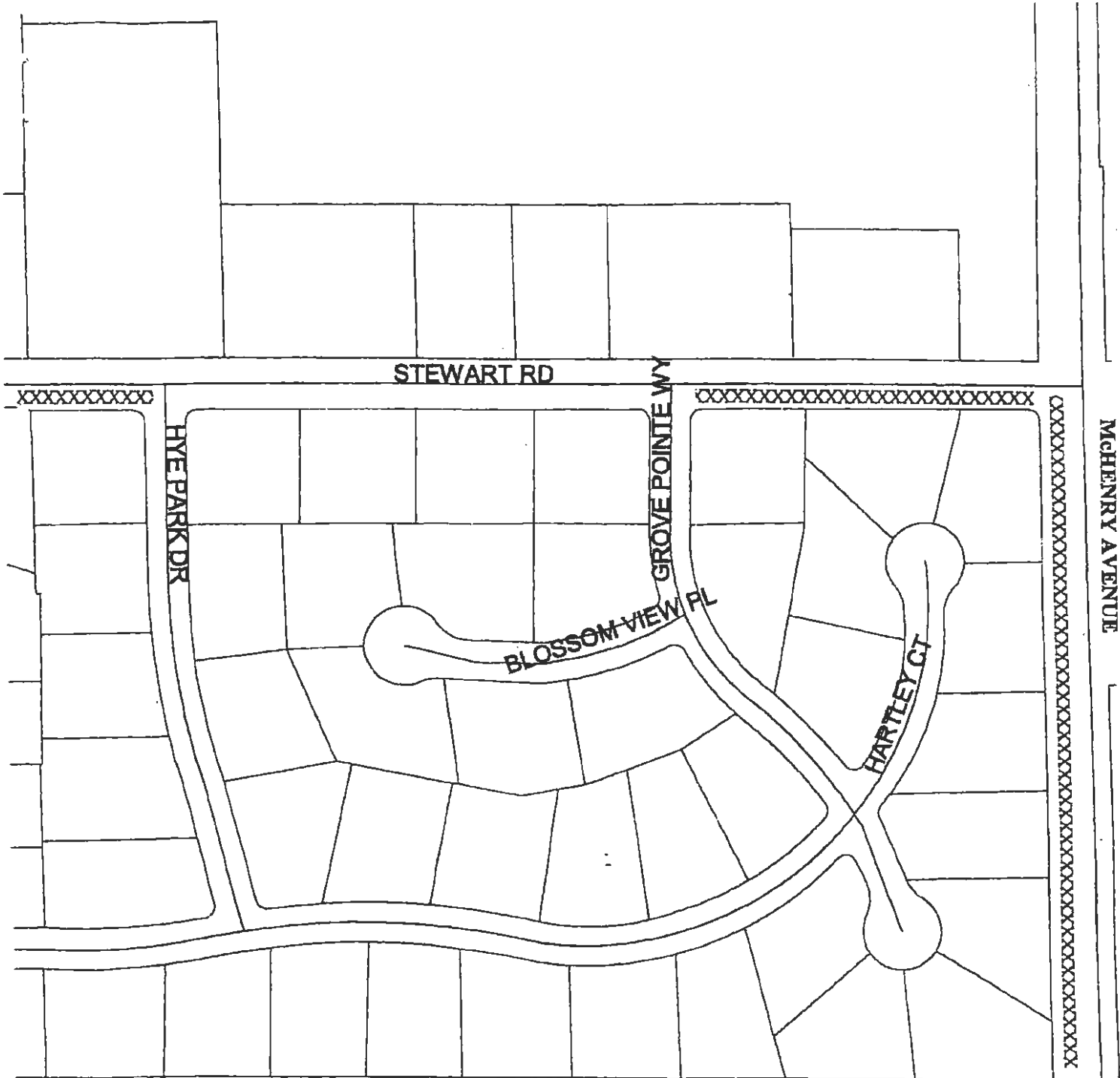


FROM: 004-076
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**DEL RIO HEIGHTS
STREETSCAPE MAINTENANCE**

ATTACHMENT B

Fiscal Year 2013-2014

DEL RIO HEIGHTS LANDSCAPE ASSESSMENT DISTRICT

	Parcel	TRA	Acres	EBU	2012-2013 Direct
1	004-087-006-000	098-009	0.46	1	106.99
2	004-087-007-000	098-009	0.46	1	106.99
3	004-087-008-000	098-009	0.45	1	106.99
4	004-087-009-000	098-009	0.45	1	106.99
5	004-087-010-000	098-009	0.46	1	106.99
6	004-087-011-000	098-009	0.47	1	106.99
7*	004-087-012-000	098-009	0	0.172	18.40
8	004-087-013-000	098-009	0	1	106.99
9	004-087-014-000	098-009	0.48	1	106.99
10	004-087-015-000	098-009	0.53	1	106.99
11	004-087-016-000	098-009	0.46	1	106.99
12	004-087-017-000	098-009	0.5	1	106.99
13	004-087-018-000	098-009	0.48	1	106.99
14	004-087-019-000	098-009	0	1	106.99
15	004-087-020-000	098-009	0.51	1	106.99
16	004-087-021-000	098-009	0.52	1	106.99
17	004-087-022-000	098-009	0.47	1	106.99
18	004-087-023-000	098-009	0.47	1	106.99
19	004-087-024-000	098-009	0.45	1	106.99
20	004-087-025-000	098-009	0.48	1	106.99
21	004-087-026-000	098-009	0.48	1	106.99
22	004-087-027-000	098-009	0.48	1	106.99
23	004-087-028-000	098-009	0.48	1	106.99
24	004-087-029-000	098-009	0.47	1	106.99
25	004-087-030-000	098-009	0.45	1	106.99
26	004-087-031-000	098-009	0.45	1	106.99
27	004-087-038-000	098-009	0.5	1	106.99
28	004-087-039-000	098-009	0.5	1	106.99
29	004-087-040-000	098-009	0.46	1	106.99
30	004-087-041-000	098-009	0.49	1	106.99
31	004-087-042-000	098-009	0.45	1	106.99
32	004-087-057-000	098-009	0.48	1	106.99
33	004-087-058-000	098-009	0.49	1	106.99
34	004-087-059-000	098-009	0.46	1	106.99
35	004-087-063-000	098-009	0.46	1	106.99
36	004-087-071-000	098-009	0	1	106.99
37	004-087-075-000	098-009	0.45	1	106.99
38	004-087-076-000	098-009	0.47	1	106.99
39	004-087-077-000	098-009	0	1	106.99
40	004-087-078-000	098-009	0.47	1	106.99
41	004-087-080-000	098-009	0.46	1	106.99
42	004-087-082-000	098-009	0.46	1	106.99
43	004-087-084-000	098-009	0.5	1	106.99
				42.172	4511.98



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

BRET HARTE LANDSCAPE AND LIGHTING DISTRICT ANNUAL ENGINEER'S REPORT

FISCAL YEAR 2015-2016

SET HEARING:
PUBLIC HEARING:

June 30, 2015
July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

BRET HARTE LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Bret Harte Landscape and Lighting District (LLD).

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

Dated this 21ST day of May, 2015



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



**BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Bret Harte Landscape and Lighting District (hereinafter referred to as "District") was established July 27, 2004, by Board Resolution No. 2004-575, following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain streetlights to deter crime, promote traffic safety, and help law enforcement efforts. The boundary of the District is shown on Exhibits; "A1", "A2", "A3", and "A4" that are attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting District

There are 1,190 assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights. The streetlights only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibits; "A1", "A2", "A3", and "A4," that are attached hereto and made a part of this Engineer's Report. The District is generally located:

- North of Hackett Road
- West of Crows Landing Road

There are 166 streetlights within the District, including 164 lights on wood poles that are owned and maintained by Turlock Irrigation District (TID) and two (2) streetlights on steel poles which are owned and maintained by the District. The streetlights on wood poles are 200-watt high pressure sodium lights. The two streetlights owned by the District are 200-watt lights. An anticipated increase in the TID street light rates of 7.85% is expected on February 1, 2014. The 166 lights are projected to cost \$48,000 for Fiscal Year 2015-2016.

B. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of the District. The special benefit assessments 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 the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

The following services maintain facilities and improvements provided by the District as a special benefit to the parcel owners within the District; the cost of the services is paid entirely by the assessments levied by the District:

- Payment to local utility company for monthly power costs of energizing street lights in the District
- Payment to local utility company for maintenance of street lights in the District that the utility company owns (usually those lights that are mounted on wooden poles)
- Maintenance provided by Stanislaus County Public Works for street lights in the District that are owned by Stanislaus County (usually those lights that are mounted on steel poles)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, and any charges for the repair and/or replacement of the street lights), plus an amount needed to cover administration costs and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the District facilities, infrastructure, and annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District.

Each parcel receives equal benefit from the District. The District only provides a special benefit to the parcels within Bret Harte Landscape and Lighting District; therefore, no general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$ 38,979.

The assessment for Fiscal Year 2015-2016 is \$45.76, which is the same as the previous year's assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The assessment is received with property taxes collected in December and April. Therefore, the fiscal year starts July 1st, but the first installment of the assessment is not received until December, creating a six-month lag in receiving the money necessary to operate and maintain the streetlights. There are sufficient funds available for this period.

B. Budget Formula

The method used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of parcels within Bret Harte Landscape and Lighting District.

The formula can be stated as follows: Amount of Annual Assessment = (Estimated Operation & Maintenance Costs for Current Year + Administration and Operational Reserve - Fund Balance From Previous Year - Estimated Property Tax Revenue For Current Year) / Number of Benefiting Parcels In District

PART IV – SERVICE AREA BUDGET

Bret Harte

1882
Bret Harte

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
PUBLIC WORKS	
Maintenance/Light repair	\$0
Utilities/Street Lights	\$48,000
Utilities/Landscaping	\$0
SWRCB Permit Requirement	\$5,950
Vandalism clean up and repair	\$2,000
Total	\$55,950
Operational Reserve	\$0
Total Administration, Parks & Rec, Public Works Budget	\$56,450
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-2016)	\$38,979
Operational Reserve (-)	(\$3,000)
Available Fund Balance	\$35,979
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$28,225)
Total Adjustments	(\$28,225)
Remaining Available Fund Balance	\$7,754
Total Administration, Parks & Rec, Public Works Budget	\$56,450
Use of Fund Balance (-)	(\$2,000)
Balance to Levy	\$54,450
District Statistics	
Total Parcels	1,190
Assessment per Parcel	\$45.76
Reserve Target	\$3,000

PART V - ASSESSMENTS

2015-2016 Assessment = $\$54,450 \div 1,190$ parcels = \$45.76 per parcel

2014-2015 Assessment = $\$54,450 \div 1,190$ parcels = \$45.76 per parcel

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The fiscal year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT A

BRET HARTE LANDSCAPE AND LIGHTING DISTRICT

AREA I

All that portion of section 8 Township 4 South, Range 9 East, Mount Diablo Base and Meridian described as follows:

BEGINNING at the North East corner of Section 8 Township 4 South, Range 9 East, with NAD 83 State Plane Coordinates, N 2044715.009 and E 6418688.160: thence South 0°02' West, 860.2 feet, along the east line of said section 8, to the true POINT OF BEGINNING of this description. Thence (1) South 0° 02' West, 2281.09 feet, along said section line, to the existing City limits of the City of Modesto, also being the centerline of a county road known as Imperial Avenue, thence following said city limit line and centerline (2) North 89°14' West, 203.37 feet; thence (3) North 74° 24' West, 92.58 feet; thence, leaving said centerline, (4) South 0° 02' West, 267.7 feet; thence (5) North 89°20' West, 367.85 feet, thence (6) North 0° 02' East, 100.00 feet, thence (7) North 89° 20' West, 559.30 feet, thence (8) North 0°03' 30" East, 204.68 feet, thence (9) North 89°14' West, 60.00 feet, along south right of way of said Imperial Avenue, thence (10) South 0°03' 30" West, 204.69 feet, thence (11) North 89°20' West, 747.90 feet, thence leaving said right of way (12) South 0°13' West, 660.0 feet, thence (13) North 89° 20' 30" West, 1290.8 feet, thence (14) North 0°13' East, 170.0 feet, thence (15) North 89°20' West, 1024.67 feet, thence (16) South 0°13' West, 170.00 feet, thence (17) North 89°20' West, 938.4 feet, thence (18) leaving said city limit line North 0°13' East, 1269.33 feet, along the west line of said section 8, also being the east line of Fairview Tract Lighting District recorded in Volume 2200, Page 830, Stanislaus County Records, thence (19) North 0°13' East, 10.41 feet, to a point on the existing said city limits line, thence, following said city limits line (20) South 89°10' East, 1372.85 feet, thence (21) South 0° 13' West, 20.00 feet, thence (22) South 89°10' East, 96.36 feet, thence (23) South 0° 13' West, 145.51 feet, to the centerline of Glenn Avenue, thence (24) along said centerline and city limits line, South 89° 20' East, 190.77 feet, thence (25) North 57° 12' East, 388.08 feet, thence (26) South 89° 10' East, 653.42 feet, to the centerline of Las Vegas Street, thence (27) along said city limits line and said centerline of Las Vegas Street and its northerly extension, North 0° 09' East, 1987.09 feet, thence (28) South 46° 47' West, 445.72 feet, thence (29) leaving said City limit line, North 0°26' West 655.19 feet, to a point on the said city Limit line, thence, following said city limits line (30) North 71° 14' 42" East, 197.85 feet, thence (31) South 88° 51' 48" East, 755.68 feet, thence (32) South 0° 05' West, 360.3 feet, along the said city limit line and it's southerly extension to the centerline of a county road known as Amador Avenue, thence (33) South 88°53' East, 277.26 feet, along said centerline, thence (34) South 0°05' East, 15.00 feet, thence (35) South 88° 53' East, 490.26 feet, to a point on the said city limit line, also being the centerline of Seattle Avenue thence (36) South 0° 04' west, 30.00 feet, to a point on the westerly extension of the south right of way of said Amador Avenue, thence leaving said centerline of Seattle Avenue and continuing along said city limit line and southerly right of way of Amador Avenue(37) South 88° 39' East, 1218.21 feet, to a point on the west right of way of a county road known as Crows Landing Road, thence (38) South 0° 02' West, 205.0

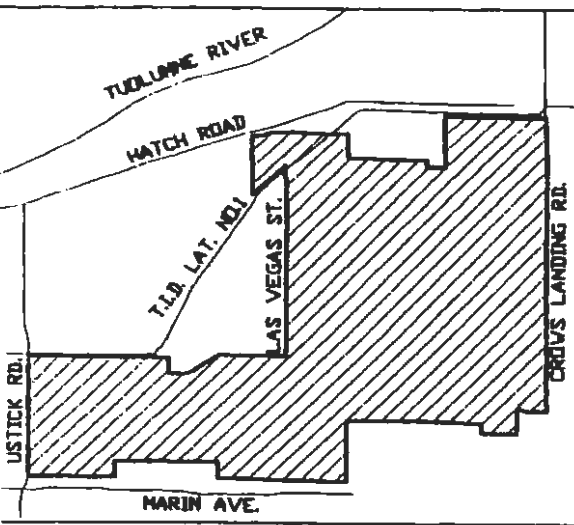
feet, along said right of way, thence (39) North 89° 46' East, 30.00 feet to the Point of Beginning of this description, also being a point on the east line of said section 8.

AREA II

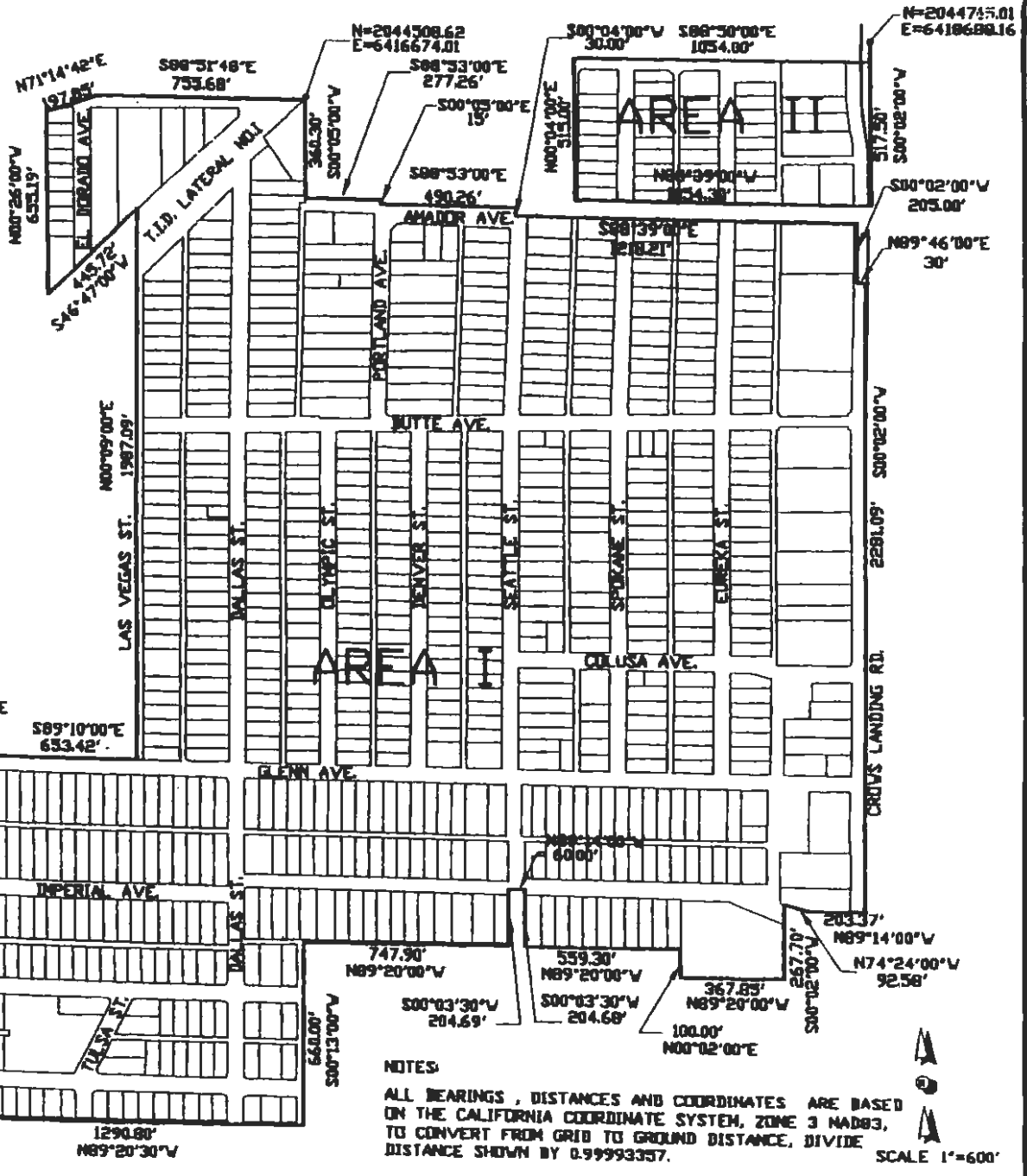
All that portion of section 8 Township 4, South, Range 9 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the North East corner of said Section 8, with NAD 83 State Plane Coordinates, N 2044715.009 and E 6418688.160 thence South 0° 02' West, 80.00 feet along the east line of said section 8 to the true POINT OF BEGINNING of this description. Thence continuing along said section line (1) South 0° 02' West, 517.50 feet, to a point on the existing city limits of the City of Modesto, also being the easterly extension of the north right of way of Amador Avenue, thence (2) North 88° 39' West, 1054.30 feet along said city limit line and north right of way line, to the west line of a 20 foot alley in Block 9008 of South Modesto Acres Tract, recorded in Book 14 of Maps, Page 7, Stanislaus County Records, thence (3) North 0° 04' East, 515.00 feet along said west line of alley also being city limit line, to a point on the south right of way line of Turlock Irrigation District (T.I.D.) Lateral Number 1, thence leaving said city limit line and west line of alley (4) South 88° 50' East, 1054.0 feet along said south right of way line of T.I.D. Lateral #1, to the POINT OF BEGINNING.

Containing 264.2 acres more or less (Area I & II)

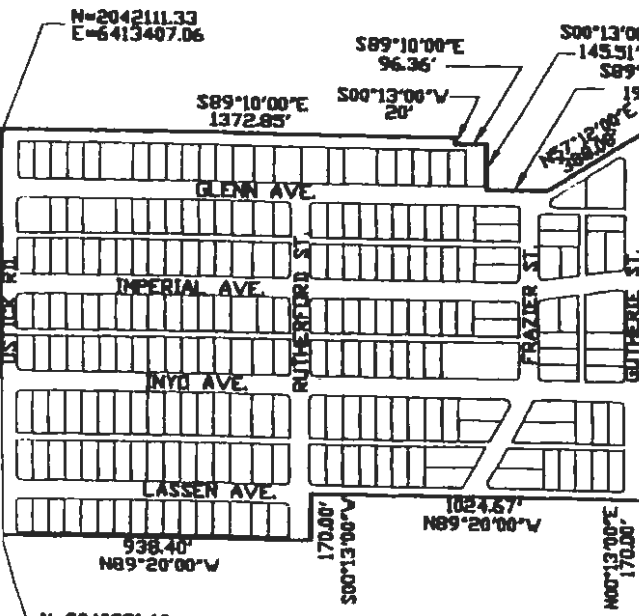


VICINITY MAP



NOTES
 ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.99993357.

SCALE 1"=600'

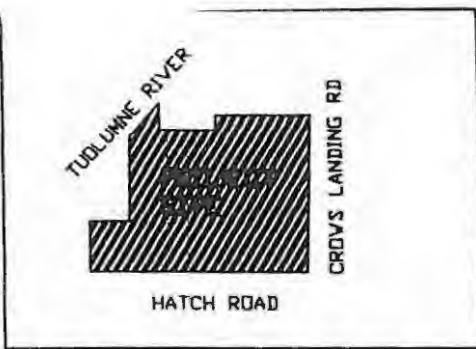


N=2040031.60
 E=6413402.22

EXHIBIT "A1"

BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
 BEING A PORTION OF NE 1/4 SECTION 8 TOWNSHIP 4 SOUTH,
 RANGE 9 EAST, M.D. B.M.

COUNTY OF STANISLAUS DEPARTMENT OF PUBLIC WORKS			
DATE: 1-21-2004	SCALE: 1"=600'	SHEET	OF
FILE: BRET HARTE.DWG	DRAWN: NC/LF	1	1



VICINITY MAP
NTS



SCALE: 1"=300'

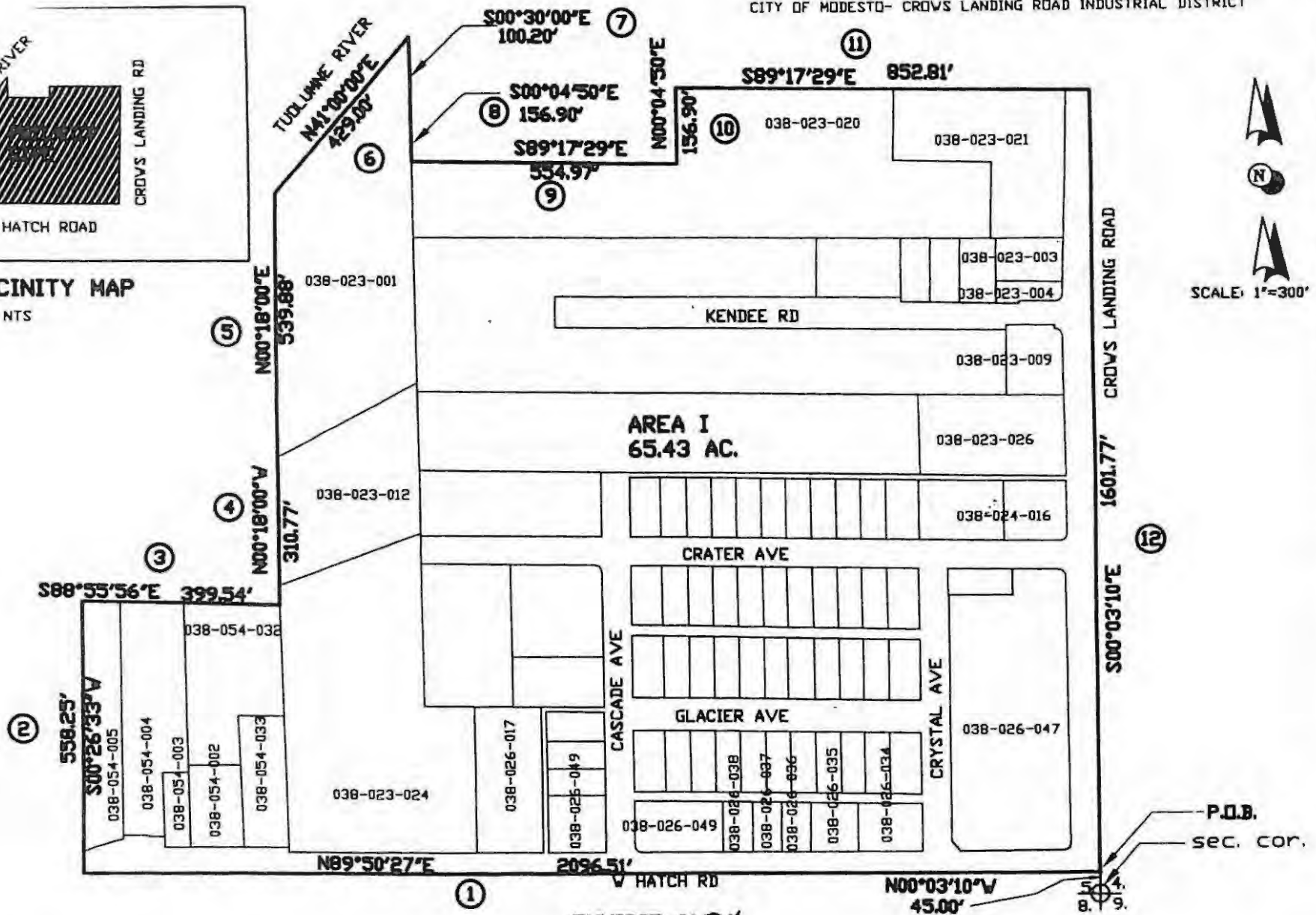
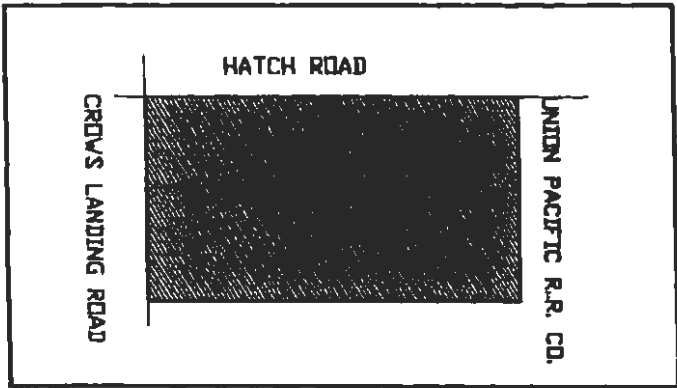


EXHIBIT 'A2'
AREA I

NOTES:

ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATES ZONE 3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.99993357.

SOUTH MODESTO ANNEXATION TO BRET HARTE LANDSCAPE AND LIGHTING		STANISLAUS COUNTY DEPARTMENT OF PUBLIC WORKS	
BEING A PORTION OF THE SOUTHEAST QUARTER SECTION 5, TOWNSHIP 4, SOUTH, RANGE 9 EAST M.D.B.M		SCALE: 1"=300'	DATE: 03-26-2006
		DRAWN: NC	CHECKED: JLF



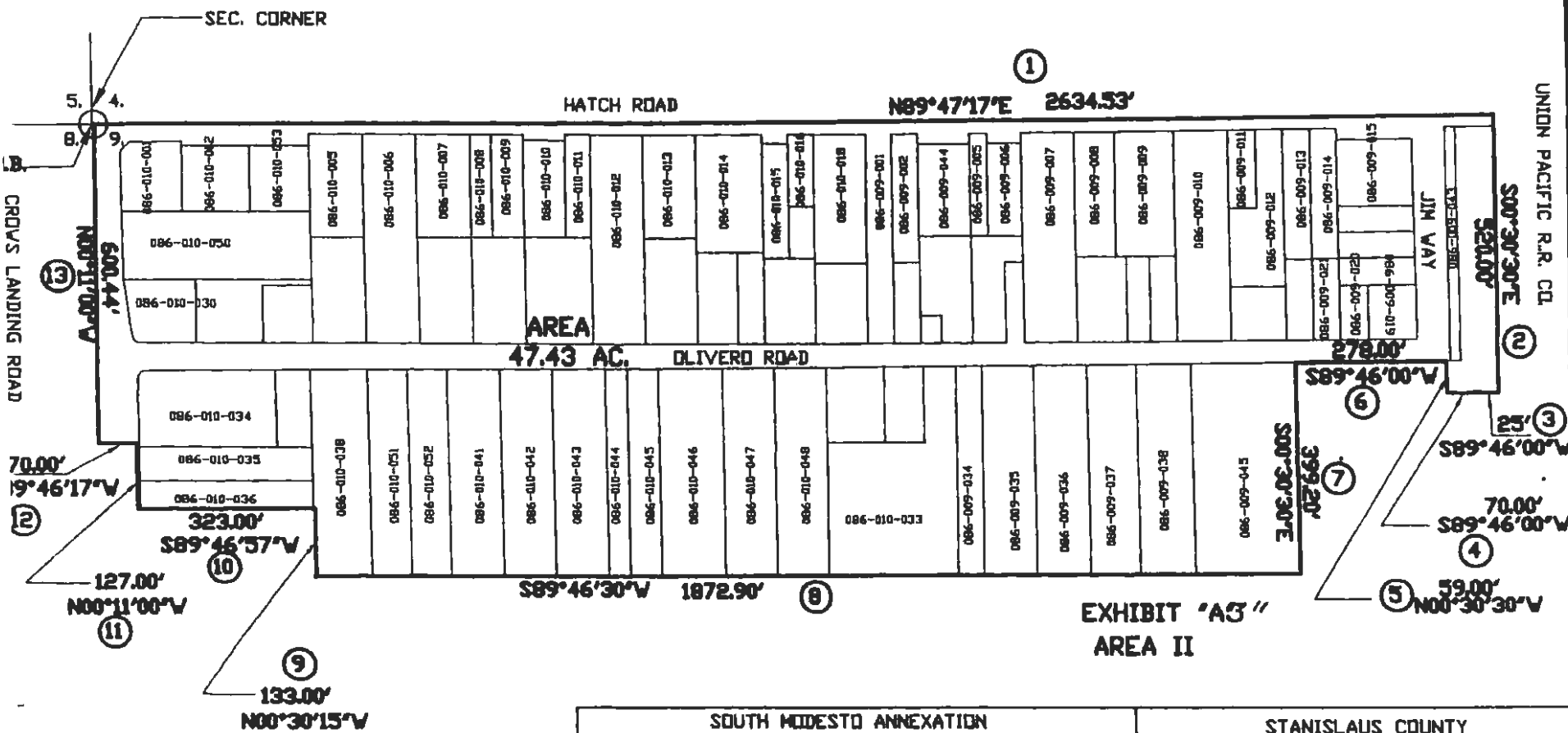
VICINITY MAP

NOTES:

ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATES ZONE 3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.999993357.

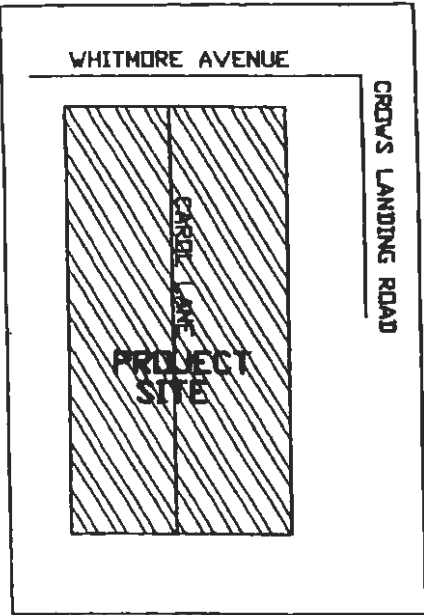


SCALE: 1"=300'

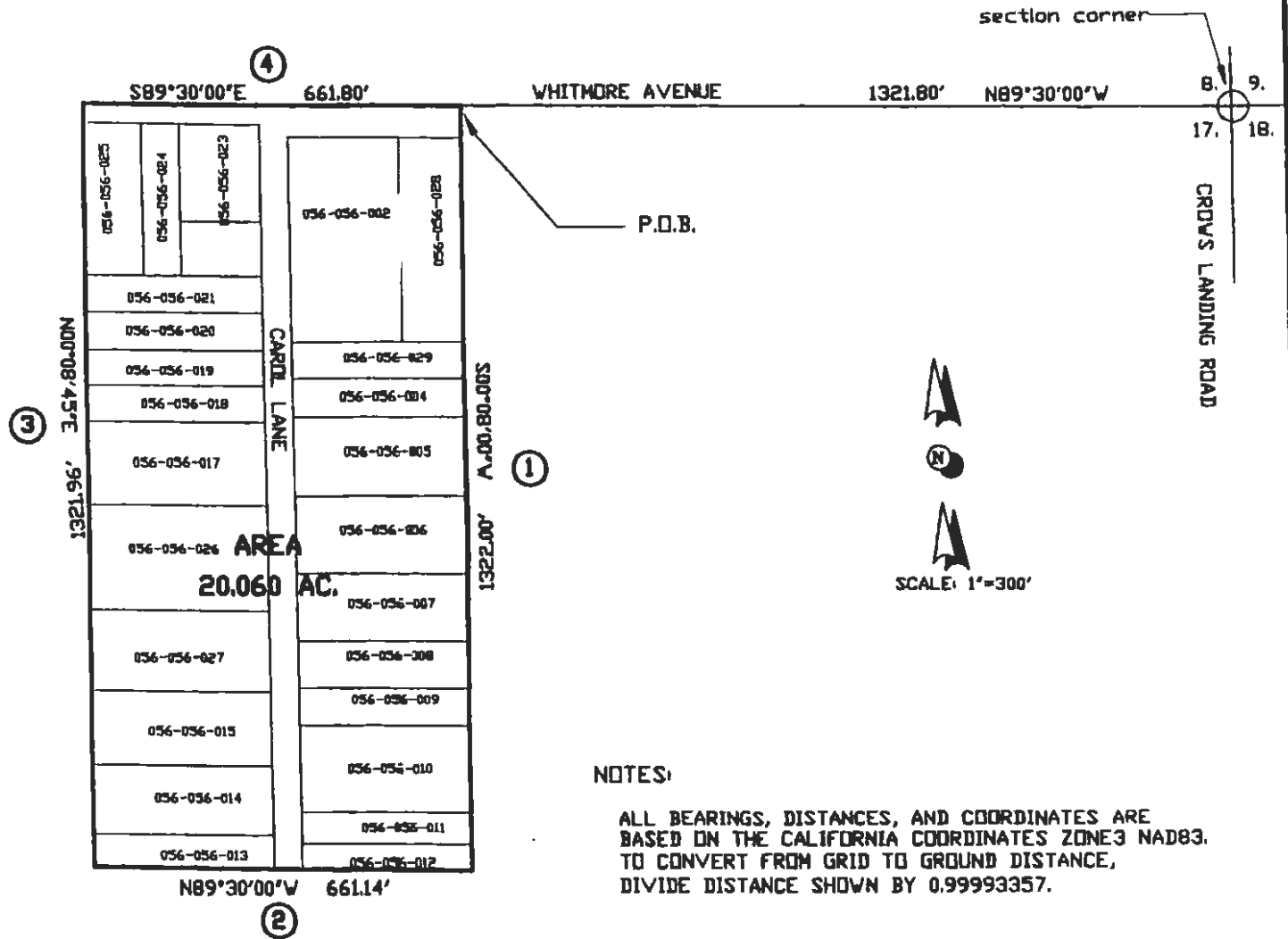


SOUTH MODESTO ANNEXATION TO BRET HARTE LANDSCAPE AND LIGHTING DISTRICT		STANISLAUS COUNTY DEPARTMENT OF PUBLIC WORKS	
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4, SOUTH, RANGE 9 EAST M.D.B.M.		SCALE: 1"=300'	DATE: 03-26-2006
		DRAWN: NC	CHECKED: LF

CITY OF MODESTO
CROWS LANDING-WHITMORE ANNEXATION



VICINITY MAP
NTS



NOTES:

ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATES ZONE 3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.99993357.

EXHIBIT "A4"
AREA III

SOUTH MODESTO ANNEXATION TO BRET HARTE LANDSCAPE AND LIGHTING DISTRICT		STANISLAUS COUNTY DEPARTMENT OF PUBLIC WORKS	
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4, SOUTH, RANGE 9 EAST M.D.B.M		SCALE: 1"=300'	DATE: 03-26-2006
		DRAWN: NC	CHECKED: LL

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
038-023-003	\$45.76	1	038-024-001	\$45.76	1
038-023-004	\$45.76	1	038-024-002	\$45.76	1
038-023-005	\$45.76	1	038-024-003	\$45.76	1
038-023-006	\$45.76	1	038-024-004	\$45.76	1
038-023-007	\$45.76	1	038-024-005	\$45.76	1
			038-024-006	\$45.76	1
038-023-009	\$45.76	1	038-024-007	\$45.76	1
			038-024-008	\$45.76	1
038-023-011	\$45.76	1	038-024-009	\$45.76	1
038-023-012	\$45.76	1	038-024-010	\$45.76	1
			038-024-011	\$45.76	1
038-023-014	\$45.76	1			
038-023-015	\$45.76	1	038-024-016	\$45.76	1
038-023-016	\$45.76	1	038-024-017	\$45.76	1
038-023-017	\$45.76	1	TOTAL	\$594.88	13
038-023-022	\$45.76	1	038-026-001	\$45.76	1
038-023-023	\$45.76	1	038-026-002	\$45.76	1
038-023-024	\$45.76	1	038-026-003	\$45.76	1
038-023-025	\$45.76	1	038-026-004	\$45.76	1
038-023-026	\$45.76	1	038-026-005	\$45.76	1
038-023-027	\$45.76	1	038-026-006	\$45.76	1
038-023-028	\$45.76	1	038-026-007	\$45.76	1
038-023-029	\$45.76	1	038-026-008	\$45.76	1
038-023-030	\$45.76	1	038-026-009	\$45.76	1
038-023-031	\$45.76	1	038-026-010	\$45.76	1
038-023-032	\$45.76	1	038-026-011	\$45.76	1
038-023-033	\$45.76	1	038-026-012	\$45.76	1
038-023-034	\$45.76	1	038-026-013	\$45.76	1
TOTAL	\$1,144.00	25	038-026-014	\$45.76	1
			038-026-015	\$45.76	1
			038-026-016	\$45.76	1
			038-026-017	\$45.76	1

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
038-026-018	\$45.76	1	038-054-002	\$45.76	1
038-026-019	\$45.76	1	038-054-003	\$45.76	1
038-026-020	\$45.76	1	038-054-004	\$45.76	1
038-026-021	\$45.76	1	038-054-005	\$45.76	1
038-026-022	\$45.76	1			
038-026-023	\$45.76	1	038-054-032	\$45.76	1
038-026-024	\$45.76	1	038-054-033	\$45.76	1
038-026-025	\$45.76	1	TOTAL	\$274.56	6
038-026-026	\$45.76	1			
038-026-027	\$45.76	1	056-011-002	\$45.76	1
038-026-028	\$45.76	1			
038-026-029	\$45.76	1	056-011-004	\$45.76	1
038-026-030	\$45.76	1	056-011-005	\$45.76	1
038-026-031	\$45.76	1	056-011-006	\$45.76	1
038-026-032	\$45.76	1	056-011-007	\$45.76	1
038-026-033	\$45.76	1	056-011-008	\$45.76	1
038-026-034	\$45.76	1	056-011-009	\$45.76	1
038-026-035	\$45.76	1	056-011-010	\$45.76	1
038-026-036	\$45.76	1	056-011-011	\$45.76	1
038-026-037	\$45.76	1	056-011-012	\$45.76	1
		1			
			056-011-014	\$45.76	1
038-026-042	\$45.76	1	056-011-015	\$45.76	1
038-026-043	\$45.76	1	056-011-016	\$45.76	1
038-026-044	\$45.76	1	056-011-017	\$45.76	1
038-026-045	\$45.76	1	056-011-018	\$45.76	1
			056-011-019	\$45.76	1
038-026-047	\$45.76	1	056-011-020	\$45.76	1
038-026-048	\$45.76	1	056-011-021	\$45.76	1
038-026-050	\$42.91	1	056-011-022	\$45.76	1
TOTAL	\$2,010.59	44	056-011-023	\$45.76	1
			056-011-024	\$45.76	1
			056-011-025	\$45.76	1

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-014-001	\$45.76	1	056-014-036	\$45.76	1
056-014-002	\$45.76	1			
056-014-003	\$45.76	1	056-014-039	\$45.76	1
056-014-004	\$45.76	1	TOTAL	\$1,418.56	31
056-014-006	\$45.76	1	056-015-001	\$45.76	1
056-014-007	\$45.76	1	056-015-002	\$45.76	1
056-014-008	\$45.76	1	056-015-003	\$45.76	1
056-014-009	\$45.76	1	056-015-004	\$45.76	1
056-014-010	\$45.76	1	056-015-005	\$45.76	1
056-014-011	\$45.76	1	056-015-006	\$45.76	1
			056-015-007	\$45.76	1
056-014-014	\$45.76	1	056-015-008	\$45.76	1
056-014-015	\$45.76	1	056-015-009	\$45.76	1
056-014-016	\$45.76	1	056-015-010	\$45.76	1
056-014-017	\$45.76	1	056-015-011	\$45.76	1
056-014-018	\$45.76	1	056-015-012	\$45.76	1
056-014-019	\$45.76	1	056-015-013	\$45.76	1
056-014-020	\$45.76	1	056-015-014	\$45.76	1
056-014-021	\$45.76	1	056-015-015	\$45.76	1
056-014-022	\$45.76	1	056-015-016	\$45.76	1
056-014-023	\$45.76	1	056-015-017	\$45.76	1
056-014-024	\$45.76	1	056-015-018	\$45.76	1
056-014-025	\$45.76	1	056-015-019	\$45.76	1
056-014-026	\$45.76	1	056-015-020	\$45.76	1
			056-015-021	\$45.76	1
056-014-029	\$45.76	1	056-015-022	\$45.76	1
056-014-030	\$45.76	1			
056-014-031	\$45.76	1	056-015-024	\$45.76	1
056-014-032	\$45.76	1	056-015-025	\$45.76	1
			056-015-026	\$45.76	1
056-014-034	\$45.76	1	056-015-027	\$45.76	1
056-014-035	\$45.76	1	TOTAL	\$1,189.76	26

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-017-006	\$45.76	1	056-018-001	\$45.76	1
056-017-007	\$45.76	1	056-018-002	\$45.76	1
056-017-008	\$45.76	1			
056-017-009	\$45.76	1	056-018-005	\$45.76	1
056-017-010	\$45.76	1	056-018-006	\$45.76	1
056-017-011	\$45.76	1	056-018-007	\$45.76	1
056-017-012	\$45.76	1			
056-017-013	\$45.76	1	056-018-009	\$45.76	1
056-017-014	\$45.76	1	056-018-010	\$45.76	1
056-017-015	\$45.76	1	056-018-011	\$45.76	1
056-017-016	\$45.76	1			
056-017-017	\$45.76	1	056-018-015	\$45.76	1
056-017-020	\$45.76	1	056-018-017	\$45.76	1
056-017-021	\$45.76	1	056-018-018	\$45.76	1
			056-018-019	\$45.76	1
056-017-023	\$45.76	1	056-018-020	\$45.76	1
			056-018-021	\$45.76	1
TOTAL	\$686.40	15	056-018-022	\$45.76	1
			056-018-023	\$45.76	1
			056-018-024	\$45.76	1
			056-018-025	\$45.76	1
			056-018-026	\$45.76	1
			056-018-027	\$45.76	1
			056-018-028	\$45.76	1
			056-018-029	\$45.76	1
			056-018-030	\$45.76	1
			TOTAL	\$1,052.48	23
			056-019-001	\$45.76	1
			056-019-002	\$45.76	1
			056-019-003	\$45.76	1
			056-019-004	\$45.76	1

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-019-005	\$45.76	1	056-019-042	\$45.76	1
056-019-006	\$45.76	1	056-019-043	\$45.76	1
056-019-007	\$45.76	1	056-019-044	\$45.76	1
056-019-008	\$45.76	1	056-019-045	\$45.76	1
056-019-009	\$45.76	1	056-019-046	\$45.76	1
056-019-010	\$45.76	1	056-019-047	\$45.76	1
056-019-011	\$45.76	1	056-019-048	\$45.76	1
056-019-012	\$45.76	1	056-019-049	\$45.76	1
056-019-013	\$45.76	1	056-019-050	\$45.76	1
056-019-014	\$45.76	1	056-019-051	\$45.76	1
056-019-015	\$45.76	1	056-019-052	\$45.76	1
056-019-016	\$45.76	1	056-019-053	\$45.76	1
056-019-017	\$45.76	1	056-019-054	\$45.76	1
056-019-018	\$45.76	1	056-019-055	\$45.76	1
056-019-019	\$45.76	1			
			056-019-057	\$45.76	1
056-019-022	\$45.76	1	056-019-058	\$45.76	1
056-019-023	\$45.76	1	056-019-059	\$45.76	1
056-019-024	\$45.76	1	056-019-060	\$45.76	1
056-019-025	\$45.76	1	056-019-061	\$45.76	1
056-019-026	\$45.76	1	056-019-062	\$45.76	1
056-019-027	\$45.76	1	056-019-063	\$45.76	1
			056-019-064	\$45.76	1
056-019-029	\$45.76	1	056-019-065	\$45.76	1
056-019-030	\$45.76	1			
056-019-031	\$45.76	1	056-019-067	\$45.76	1
056-019-032	\$45.76	1	056-019-068	\$45.76	1
056-019-033	\$45.76	1	056-019-069	\$45.76	1
056-019-034	\$45.76	1	056-019-070	\$45.76	1
056-019-035	\$45.76	1	056-019-071	\$45.76	1
056-019-036	\$45.76	1			
056-019-037	\$45.76	1			
056-019-038	\$45.76	1			
			TOTAL	\$2,882.88	63

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-022-039	\$45.76	1	056-023-017	\$45.76	1
056-022-040	\$45.76	1	056-023-018	\$45.76	1
056-022-041	\$45.76	1	056-023-019	\$45.76	1
056-022-042	\$45.76	1	056-023-020	\$45.76	1
056-022-043	\$45.76	1	056-023-021	\$45.76	1
056-022-044	\$45.76	1	056-023-022	\$45.76	1
056-022-045	\$45.76	1	056-023-023	\$45.76	1
056-022-046	\$45.76	1	056-023-024	\$45.76	1
056-022-047	\$45.76	1	056-023-025	\$45.76	1
056-022-048	\$45.76	1	056-023-026	\$45.76	1
056-022-049	\$45.76	1	056-023-027	\$45.76	1
			056-023-028	\$45.76	1
056-022-051	\$45.76	1	056-023-029	\$45.76	1
056-022-052	\$45.76	1	056-023-030	\$45.76	1
056-022-053	\$45.76	1	056-023-031	\$45.76	1
056-022-054	\$45.76	1	056-023-032	\$45.76	1
	TOTAL	\$2,196.48 48	056-023-033	\$45.76	1
			056-023-034	\$45.76	1
056-023-001	\$45.76	1	056-023-035	\$45.76	1
056-023-002	\$45.76	1	056-023-036	\$45.76	1
056-023-003	\$45.76	1	056-023-037	\$45.76	1
056-023-004	\$45.76	1	056-023-038	\$45.76	1
056-023-005	\$45.76	1	056-023-039	\$45.76	1
056-023-006	\$45.76	1	056-023-040	\$45.76	1
056-023-007	\$45.76	1	056-023-041	\$45.76	1
			056-023-042	\$45.76	1
056-023-010	\$45.76	1	056-023-043	\$45.76	1
056-023-011	\$45.76	1	056-023-044	\$45.76	1
056-023-012	\$45.76	1	056-023-045	\$45.76	1
056-023-013	\$45.76	1			
056-023-014	\$45.76	1	056-023-049	\$45.76	1
056-023-015	\$45.76	1	056-023-050	\$45.76	1
056-023-016	\$45.76	1			
			TOTAL	\$2,059.20	45

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-038-036	\$45.76	1	056-039-001	\$45.76	1
056-038-037	\$45.76	1	056-039-002	\$45.76	1
056-038-038	\$45.76	1	056-039-003	\$45.76	1
056-038-039	\$45.76	1	056-039-004	\$45.76	1
056-038-040	\$45.76	1	056-039-005	\$45.76	1
056-038-041	\$45.76	1	056-039-006	\$45.76	1
056-038-042	\$45.76	1	056-039-007	\$45.76	1
056-038-043	\$45.76	1	056-039-008	\$45.76	1
056-038-044	\$45.76	1	056-039-009	\$45.76	1
056-038-045	\$45.76	1	056-039-010	\$45.76	1
			056-039-011	\$45.76	1
056-038-049	\$45.76	1	056-039-012	\$45.76	1
			056-039-013	\$45.76	1
056-038-051	\$45.76	1	056-039-014	\$45.76	1
056-038-052	\$45.76	1	056-039-015	\$45.76	1
056-038-053	\$45.76	1	056-039-016	\$45.76	1
056-038-054	\$45.76	1	056-039-017	\$45.76	1
			056-039-018	\$45.76	1
TOTAL	\$2,104.96	46	056-039-019	\$45.76	1
			056-039-020	\$45.76	1
			056-039-021	\$45.76	1
			056-039-022	\$45.76	1
			056-039-023	\$45.76	1
			056-039-024	\$45.76	1
			056-039-025	\$45.76	1
			056-039-026	\$45.76	1
			056-039-027	\$45.76	1
			056-039-028	\$45.76	1
			056-039-029	\$45.76	1
			056-039-030	\$45.76	1
			056-039-031	\$45.76	1
			056-039-032	\$45.76	1
			TOTAL	\$1,464.32	32

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-040-001	\$45.76	1	056-040-034	\$45.76	1
056-040-002	\$45.76	1	056-040-035	\$45.76	1
056-040-003	\$45.76	1	056-040-036	\$45.76	1
056-040-004	\$45.76	1	056-040-037	\$45.76	1
056-040-005	\$45.76	1	056-040-038	\$45.76	1
056-040-006	\$45.76	1	056-040-039	\$45.76	1
056-040-007	\$45.76	1	056-040-040	\$45.76	1
056-040-008	\$45.76	1	056-040-041	\$45.76	1
056-040-009	\$45.76	1	056-040-042	\$45.76	1
056-040-010	\$45.76	1	056-040-043	\$45.76	1
056-040-011	\$45.76	1	056-040-044	\$45.76	1
056-040-012	\$45.76	1	056-040-045	\$45.76	1
056-040-013	\$45.76	1	056-040-046	\$45.76	1
056-040-014	\$45.76	1	056-040-047	\$45.76	1
056-040-015	\$45.76	1	056-040-048	\$45.76	1
056-040-016	\$45.76	1			
056-040-017	\$45.76	1			
056-040-018	\$45.76	1			
056-040-019	\$45.76	1			
056-040-020	\$45.76	1			
056-040-021	\$45.76	1			
056-040-022	\$45.76	1			
056-040-023	\$45.76	1			
056-040-024	\$45.76	1			
056-040-025	\$45.76	1			
056-040-026	\$45.76	1			
056-040-027	\$45.76	1			
056-040-028	\$45.76	1			
056-040-029	\$45.76	1			
056-040-030	\$45.76	1			
056-040-031	\$45.76	1			
056-040-032	\$45.76	1			
056-040-033	\$45.76	1			
			TOTAL	\$2,196.48	48

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-042-001	\$45.76	1	056-043-001	\$45.76	1
056-042-002	\$45.76	1	056-043-002	\$45.76	1
056-042-003	\$45.76	1	056-043-003	\$45.76	1
056-042-004	\$45.76	1	056-043-004	\$45.76	1
056-042-005	\$45.76	1	056-043-005	\$45.76	1
056-042-006	\$45.76	1	056-043-006	\$45.76	1
056-042-007	\$45.76	1	056-043-007	\$45.76	1
056-042-008	\$45.76	1	056-043-008	\$45.76	1
056-042-009	\$45.76	1	056-043-009	\$45.76	1
056-042-010	\$45.76	1	056-043-010	\$45.76	1
056-042-011	\$45.76	1	056-043-011	\$45.76	1
056-042-012	\$45.76	1	056-043-012	\$45.76	1
056-042-013	\$45.76	1	056-043-013	\$45.76	1
056-042-014	\$45.76	1	056-043-014	\$45.76	1
056-042-015	\$45.76	1			
056-042-016	\$45.76	1	056-043-017	\$45.76	1
056-042-017	\$45.76	1	056-043-018	\$45.76	1
056-042-018	\$45.76	1	056-043-019	\$45.76	1
056-042-019	\$45.76	1	056-043-020	\$45.76	1
056-042-020	\$45.76	1	056-043-021	\$45.76	1
056-042-021	\$45.76	1	056-043-022	\$45.76	1
056-042-022	\$45.76	1			
056-042-023	\$45.76	1	056-043-026	\$45.76	1
056-042-024	\$45.76	1	056-043-027	\$45.76	1
056-042-025	\$45.76	1	056-043-028	\$45.76	1
056-042-026	\$45.76	1	056-043-029	\$45.76	1
056-042-027	\$45.76	1	056-043-030	\$45.76	1
056-042-028	\$45.76	1	056-043-031	\$45.76	1
056-042-029	\$45.76	1	056-043-032	\$45.76	1
056-042-030	\$45.76	1	056-043-033	\$45.76	1
056-042-031	\$45.76	1	056-043-034	\$45.76	1
056-042-032	\$45.76	1	056-043-035	\$45.76	1
TOTAL	\$1,464.32	32	TOTAL	\$1,372.80	30

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-044-001	\$45.76	1	056-044-040	\$45.76	1
056-044-002	\$45.76	1	056-044-041	\$45.76	1
			056-044-042	\$45.76	1
056-044-005	\$45.76	1	056-044-043	\$45.76	1
056-044-006	\$45.76	1	056-044-044	\$45.76	1
056-044-007	\$45.76	1	056-044-045	\$45.76	1
056-044-008	\$45.76	1	056-044-046	\$45.76	1
056-044-009	\$45.76	1	056-044-047	\$45.76	1
056-044-010	\$45.76	1			
			056-044-051	\$45.76	1
056-044-017	\$45.76	1	056-044-052	\$45.76	1
056-044-018	\$45.76	1	056-044-053	\$45.76	1
056-044-019	\$45.76	1			
056-044-020	\$45.76	1	TOTAL	\$1,921.92	42
056-044-021	\$45.76	1			
056-044-022	\$45.76	1			
056-044-023	\$45.76	1			
056-044-024	\$45.76	1			
056-044-025	\$45.76	1			
056-044-026	\$45.76	1			
056-044-027	\$45.76	1			
056-044-028	\$45.76	1			
056-044-029	\$45.76	1			
056-044-030	\$45.76	1			
056-044-031	\$45.76	1			
056-044-032	\$45.76	1			
056-044-033	\$45.76	1			
056-044-034	\$45.76	1			
056-044-035	\$45.76	1			
056-044-036	\$45.76	1			
056-044-037	\$45.76	1			
056-044-038	\$45.76	1			
056-044-039	\$45.76	1			

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-045-001	\$45.76	1	056-045-034	\$45.76	1
056-045-002	\$45.76	1	056-045-035	\$45.76	1
056-045-003	\$45.76	1	056-045-036	\$45.76	1
056-045-004	\$45.76	1	056-045-037	\$45.76	1
056-045-005	\$45.76	1	056-045-038	\$45.76	1
056-045-006	\$45.76	1	056-045-039	\$45.76	1
056-045-007	\$45.76	1	056-045-040	\$45.76	1
056-045-008	\$45.76	1	056-045-041	\$45.76	1
056-045-009	\$45.76	1	056-045-042	\$45.76	1
056-045-010	\$45.76	1	056-045-043	\$45.76	1
056-045-011	\$45.76	1	056-045-044	\$45.76	1
056-045-012	\$45.76	1	056-045-045	\$45.76	1
056-045-013	\$45.76	1	056-045-046	\$45.76	1
056-045-014	\$45.76	1	056-045-047	\$45.76	1
056-045-015	\$45.76	1	056-045-048	\$45.76	1
056-045-016	\$45.76	1	056-045-049	\$45.76	1
056-045-017	\$45.76	1	056-045-050	\$45.76	1
056-045-018	\$45.76	1	056-045-051	\$45.76	1
056-045-019	\$45.76	1	056-045-052	\$45.76	1
056-045-020	\$45.76	1	056-045-053	\$45.76	1
056-045-021	\$45.76	1	056-045-054	\$45.76	1
056-045-022	\$45.76	1	056-045-055	\$45.76	1
056-045-023	\$45.76	1	056-045-056	\$45.76	1
056-045-024	\$45.76	1	056-045-057	\$45.76	1
056-045-025	\$45.76	1	056-045-058	\$45.76	1
056-045-026	\$45.76	1	056-045-059	\$45.76	1
056-045-027	\$45.76	1	056-045-060	\$45.76	1
056-045-028	\$45.76	1			
056-045-029	\$45.76	1			
056-045-030	\$45.76	1			
056-045-031	\$45.76	1	056-046-001	\$45.76	1
056-045-032	\$45.76	1	056-046-002	\$45.76	1
056-045-033	\$45.76	1	056-046-003	\$45.76	1
			TOTAL	\$2,745.60	60

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-046-004	\$45.76	1	056-046-039	\$45.76	1
056-046-005	\$45.76	1	056-046-040	\$45.76	1
056-046-006	\$45.76	1	056-046-041	\$45.76	1
056-046-007	\$45.76	1	056-046-042	\$45.76	1
056-046-008	\$45.76	1	056-046-043	\$45.76	1
056-046-009	\$45.76	1	056-046-044	\$45.76	1
056-046-010	\$45.76	1			
056-046-011	\$45.76	1	056-046-046	\$45.76	1
056-046-012	\$45.76	1	056-046-047	\$45.76	1
056-046-013	\$45.76	1	056-046-048	\$45.76	1
056-046-014	\$45.76	1	056-046-049	\$45.76	1
056-046-015	\$45.76	1	056-046-050	\$45.76	1
056-046-016	\$45.76	1	056-046-051	\$45.76	1
056-046-017	\$45.76	1	056-046-052	\$45.76	1
056-046-018	\$45.76	1	056-046-053	\$45.76	1
056-046-019	\$45.76	1	056-046-054	\$45.76	1
056-046-020	\$45.76	1	056-046-055	\$45.76	1
			056-046-056	\$45.76	1
056-046-024	\$45.76	1	056-046-057	\$45.76	1
056-046-025	\$45.76	1	056-046-058	\$45.76	1
056-046-026	\$45.76	1	056-046-059	\$45.76	1
056-046-027	\$45.76	1	056-046-060	\$45.76	1
056-046-028	\$45.76	1	056-046-061	\$45.76	1
056-046-029	\$45.76	1	056-046-062	\$45.76	1
056-046-030	\$45.76	1	056-046-063	\$45.76	1
056-046-031	\$45.76	1	056-046-064	\$45.76	1
056-046-032	\$45.76	1	056-046-065	\$45.76	1
056-046-033	\$45.76	1	056-046-066	\$45.76	1
056-046-034	\$45.76	1	056-046-067	\$45.76	1
056-046-035	\$45.76	1	056-046-068	\$45.76	1
056-046-036	\$45.76	1	056-046-069	\$45.76	1
056-046-037	\$45.76	1	056-046-070	\$45.76	1
056-046-038	\$45.76	1	056-046-071	\$45.76	1

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-046-072	\$45.76	1	056-047-023	\$45.76	1
056-046-073	\$45.76	1	056-047-024	\$45.76	1
056-046-074	\$45.76	1	056-047-025	\$45.76	1
056-046-075	\$45.76	1	056-047-026	\$45.76	1
			056-047-027	\$45.76	1
056-046-078	\$45.76	1	056-047-028	\$45.76	1
056-046-079	\$45.76	1	056-047-029	\$45.76	1
056-046-080	\$45.76	1	056-047-030	\$45.76	1
056-046-081	\$45.76	1	056-047-031	\$45.76	1
056-046-082	\$45.76	1	056-047-032	\$45.76	1
	TOTAL	\$3,477.76 76	056-047-033	\$45.76	1
			056-047-034	\$45.76	1
056-047-001	\$45.76	1	056-047-035	\$45.76	1
056-047-002	\$45.76	1	056-047-036	\$45.76	1
056-047-003	\$45.76	1	056-047-037	\$45.76	1
056-047-004	\$45.76	1	056-047-038	\$45.76	1
056-047-005	\$45.76	1	056-047-039	\$45.76	1
056-047-006	\$45.76	1	056-047-040	\$45.76	1
056-047-007	\$45.76	1	056-047-041	\$45.76	1
056-047-008	\$45.76	1	056-047-042	\$45.76	1
056-047-009	\$45.76	1	056-047-043	\$45.76	1
			056-047-044	\$45.76	1
056-047-012	\$45.76	1			
056-047-013	\$45.76	1	056-047-046	\$45.76	1
056-047-014	\$45.76	1	056-047-047	\$45.76	1
056-047-015	\$45.76	1	056-047-048	\$45.76	1
056-047-016	\$45.76	1	056-047-049	\$45.76	1
056-047-017	\$45.76	1	056-047-050	\$45.76	1
056-047-018	\$45.76	1	056-047-051	\$45.76	1
056-047-019	\$45.76	1	056-047-052	\$45.76	1
056-047-020	\$45.76	1	056-047-053	\$45.76	1
056-047-021	\$45.76	1	056-047-054	\$45.76	1
056-047-022	\$45.76	1			

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-047-057	\$45.76	1	056-048-033	\$45.76	1
056-047-058	\$45.76	1	056-048-034	\$45.76	1
TOTAL	\$2,425.28	53	056-048-035	\$45.76	1
056-048-001	\$45.76	1	056-048-036	\$45.76	1
056-048-002	\$45.76	1	056-048-037	\$45.76	1
056-048-003	\$45.76	1	056-048-038	\$45.76	1
056-048-004	\$45.76	1	056-048-039	\$45.76	1
056-048-005	\$45.76	1	056-048-040	\$45.76	1
056-048-006	\$45.76	1	056-048-041	\$45.76	1
056-048-007	\$45.76	1	056-048-042	\$45.76	1
056-048-008	\$45.76	1	056-048-043	\$45.76	1
056-048-009	\$45.76	1	056-048-044	\$45.76	1
056-048-010	\$45.76	1	056-048-045	\$45.76	1
056-048-011	\$45.76	1	056-048-046	\$45.76	1
056-048-012	\$45.76	1	056-048-047	\$45.76	1
056-048-013	\$45.76	1	056-048-048	\$45.76	1
056-048-014	\$45.76	1	056-048-049	\$45.76	1
056-048-015	\$45.76	1	056-048-050	\$45.76	1
056-048-016	\$45.76	1	056-048-051	\$45.76	1
056-048-017	\$45.76	1	056-048-052	\$45.76	1
056-048-018	\$45.76	1	056-048-053	\$45.76	1
056-048-019	\$45.76	1	TOTAL	\$2,242.24	49
056-048-024	\$45.76	1	056-049-020	\$45.76	1
056-048-025	\$45.76	1	TOTAL	\$45.76	1
056-048-026	\$45.76	1			
056-048-027	\$45.76	1			
056-048-028	\$45.76	1			
056-048-029	\$45.76	1			
056-048-030	\$45.76	1			
056-048-031	\$45.76	1			
056-048-032	\$45.76	1			

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
056-056-002	\$45.76	1	086-009-001	\$45.76	1
			086-009-002	\$45.76	1
056-056-004	\$45.76	1			
056-056-005	\$45.76	1	086-009-005	\$45.76	1
056-056-006	\$45.76	1	086-009-006	\$45.76	1
056-056-007	\$45.76	1	086-009-007	\$45.76	1
056-056-008	\$45.76	1	086-009-008	\$45.76	1
056-056-009	\$45.76	1	086-009-009	\$45.76	1
056-056-010	\$45.76	1	086-009-010	\$45.76	1
056-056-011	\$45.76	1	086-009-011	\$45.76	1
056-056-012	\$45.76	1	086-009-012	\$45.76	1
056-056-013	\$45.76	1	086-009-013	\$45.76	1
056-056-014	\$45.76	1	086-009-014	\$45.76	1
056-056-015	\$45.76	1	086-009-015	\$45.76	1
			086-009-016	\$45.76	1
056-056-017	\$45.76	1	086-009-017	\$45.76	1
056-056-018	\$45.76	1	086-009-018	\$45.76	1
056-056-019	\$45.76	1	086-009-019	\$45.76	1
056-056-020	\$45.76	1	086-009-020	\$45.76	1
056-056-021	\$45.76	1	086-009-021	\$45.76	1
056-056-022	\$45.76	1	086-009-022	\$45.76	1
056-056-023	\$45.76	1	086-009-023	\$45.76	1
056-056-024	\$45.76	1	086-009-024	\$45.76	1
056-056-025	\$45.76	1	086-009-025	\$45.76	1
056-056-026	\$45.76	1	086-009-026	\$45.76	1
056-056-027	\$45.76	1	086-009-027	\$45.76	1
056-056-028	\$45.76	1	086-009-028	\$45.76	1
056-056-029	\$45.76	1	086-009-029	\$45.76	1
			086-009-030	\$45.76	1
			086-009-031	\$45.76	1
			086-009-032	\$45.76	1
			086-009-033	\$45.76	1
			086-009-034	\$45.76	1
TOTAL	\$1,189.76	26			

EXHIBIT "B"
PARCEL COUNT FOR
BRET HARTE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	EBU	A.P.N.	ASSESSMENT	EBU
086-009-035	\$45.76	1	086-010-025	\$45.76	1
086-009-036	\$45.76	1	086-010-026	\$45.76	1
086-009-037	\$45.76	1	086-010-027	\$45.76	1
086-009-038	\$45.76	1			
			086-010-030	\$45.76	1
086-009-043	\$45.76	1	086-010-031	\$45.76	1
086-009-044	\$45.76	1	086-010-032	\$45.76	1
086-009-045	\$45.76	1	086-010-033	\$45.76	1
TOTAL	\$1,784.64	39	086-010-034	\$45.76	1
			086-010-035	\$45.76	1
086-010-001	\$45.76	1	086-010-036	\$45.76	1
086-010-002	\$45.76	1			
			086-010-038	\$45.76	1
086-010-005	\$45.76	1			
086-010-006	\$45.76	1	086-010-041	\$45.76	1
086-010-007	\$45.76	1	086-010-042	\$45.76	1
086-010-008	\$45.76	1	086-010-043	\$45.76	1
086-010-009	\$45.76	1	086-010-044	\$45.76	1
086-010-010	\$45.76	1	086-010-045	\$45.76	1
086-010-011	\$45.76	1	086-010-046	\$45.76	1
086-010-012	\$45.76	1	086-010-047	\$45.76	1
086-010-013	\$45.76	1	086-010-048	\$45.76	1
086-010-014	\$45.76	1	086-010-049	\$45.76	1
086-010-015	\$45.76	1	086-010-050	\$45.76	1
086-010-016	\$45.76	1	086-010-051	\$45.76	1
086-010-017	\$45.76	1	086-010-052	\$45.76	1
086-010-018	\$45.76	1	086-010-053	\$45.76	1
086-010-019	\$45.76	1	TOTAL	\$2,104.96	46
086-010-020	\$45.76	1			
086-010-021	\$45.76	1			
086-010-022	\$45.76	1			
086-010-023	\$45.76	1			
086-010-024	\$45.76	1	LLD TOTAL	\$54,454.40	1190



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

**BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT**

FISCAL YEAR 2015-2016

**SET HEARING:
PUBLIC HEARING:**

**June 30, 2015
July 28, 2015**

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

BYSTRUM LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Bystrum Landscape and Lighting District (LLD).

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

Dated this 21ST day of May, 2015



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



**BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Bystrum Landscape and Lighting District (hereinafter referred to as "District") was established July 26, 2005, by Board Resolution No. 2005-581, following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain streetlights to deter crime, promote traffic safety, and help law enforcement officers. The boundary of the District is shown on Exhibits; "A1", "A2", "A3", and "A4"; attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting District

There are 523 Assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights. The streetlights only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The Annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibits; "A1", "A2", "A3", and "A4"; attached hereto and made a part of this Engineer's Report. The District is generally located:

- North/East of Highway 99
- West of Herndon Road
- South of Pecos Avenue
- North of Hatch Road

There are 89 streetlights within the District, which are owned and maintained by Turlock Irrigation District (TID). The streetlights on wood poles are 200-watt high pressure sodium lights. An anticipated increase of 7.85% in the TID street light rates is expected February 1, 2014. The 89 streetlights are projected to cost \$25,500 in Fiscal Year 2015-2016.

B. Description of Improvements and Services

The purpose of this lighting District is to ensure the ongoing maintenance, operation and servicing of the District. The special benefit assessments 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 the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund

reconstruction or major renovations of the improvements and facilities.

The following services are provided to maintain facilities and improvements provided by the District as a special benefit to the parcel owners within the District; the cost of the services is paid entirely by the assessments levied by the District:

- Payment to local utility company for monthly power costs of energizing street lights in the District
- Payment to local utility company for maintenance of street lights in the District that the utility company owns (usually those lights that are mounted on wooden poles)
- Maintenance provided by Stanislaus County Public Works for street lights in the District that are owned by Stanislaus County (usually those lights that are mounted on steel poles)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, and any charges for the repair and/or replacement of the street lights), plus an amount needed to cover administration costs and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the District facilities, infrastructure, and annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District.

Each parcel receives equal benefit from the District. The District only provides a special benefit to the parcels within Bystrum Landscape and Lighting District; therefore, no general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$23,493.

The assessment for Fiscal Year 2015-2016 is \$53.76, which is the same as the previous year's assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment is not received until December, creating a six-month lag in receiving the money necessary to operate and maintain the streetlights. There are sufficient funds available to cover this dry period.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of parcels within Bystrum Landscape and Lighting District. The formula can be stated as follows:

Amount of Annual Assessment = (Estimated Operation & Maintenance Costs for Current Year + Administration and Operational Reserve - Fund Balance from Previous Year - Estimated Property Tax Revenue For Current Year) / Number of Benefiting Parcels In District

PART IV – SERVICE AREA BUDGET

Bystrum

1883

Bystrum

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
PUBLIC WORKS	
Maintenance/Light repair	\$0
Utilities/Street Lights	\$25,500
Utilities/Landscaping	\$0
SWRCB Permit Requirement	\$2,615
Vandalism clean up and repair	\$2,000
Total	\$30,115
Operational Reserve	\$0
Total Administration, Parks & Rec, Public Works Budget	\$30,615
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-2016)	\$23,493
Operational Reserve (-)	(\$3,000)
Available Fund Balance	\$20,493
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$15,308)
Total Adjustments	(\$15,307)
Remaining Available Fund Balance	\$5,187
Total Administration, Parks & Rec, Public Works Budget	\$30,615
Use of Fund Balance (-)	(\$2,500)
Balance to Levy	\$28,115
District Statistics	
Total Parcels	523
Assessment per Parcel	\$53.76
Reserve Target	\$3,000

PART V - ASSESSMENTS

2015-2016 Assessment = $\$28,115 \div 523 \text{ parcels} = \$ 53.76 \text{ per parcel}$

2014-2015 Assessment = $\$28,115 \div 523 \text{ parcels} = \$ 53.76 \text{ per parcel}$

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The fiscal year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

EXHIBIT "A"

BYSTRUM LANDSCAPE AND LIGHTING DISTRICT

All that portion of Southeast Quarter of Section 4, Township 4, South, Range 9 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the East quarter corner said Section 4, with NAD 83 State Plane Coordinates, N 2047331.030 and E 6423995.832 said point being the TRUE POINT OF BEGINNING of this description. Thence (1) South $0^{\circ} 26' 23''$ West, 2558.86 feet along the east line of said Section 4. Thence (2) North $88^{\circ} 14'$ West, 307.22 feet, along the westerly line of parcel 2 of that parcel map recorded in Volume 1 of parcel maps page 132 and northerly right of way line, of Turlock Irrigation District Lateral No. 1. Thence (3) North $35^{\circ} 44' 52''$ West, 278.81 feet, thence (4) along a curve concave to northeast, having a radius of 150 feet, through an angle of $42^{\circ} 37' 55''$, a distance of 111.61 feet, thence (5) North $54^{\circ} 56' 56''$ East, 64.79 feet, thence (6) North $42^{\circ} 12' 15''$ East, 902.11 feet, thence (7) along a curve concave to the northeast, having a radius of 500 feet, through an angle of $13^{\circ} 54' 16''$, a distance of 121.34 feet, thence (8) North $27^{\circ} 59' 49''$ West, 572.95 feet (9) thence along a curve concave to the Northeast, having a radius of 5299 feet, through an angle of $1^{\circ} 24' 34''$, a distance of 130.35 feet to a point of reverse curve; thence (10) continuing the curve concave to the northeast having a radius of 2500 feet, through an angle of $13^{\circ} 24' 46''$, a distance of 585.24 feet to a point of compound curve: thence (11) along a curve concave to the northeast having a radius of 1550 feet, through an angle of $1^{\circ} 36' 02''$, a distance of 224.58 feet, thence (12) North $01^{\circ} 52' 09''$ East 144.43 feet, thence (14) South $89^{\circ} 31' 52''$ East 1952.73 feet to the point of beginning.

Containing an Area = 68.17 Acres

EXHIBIT "A"

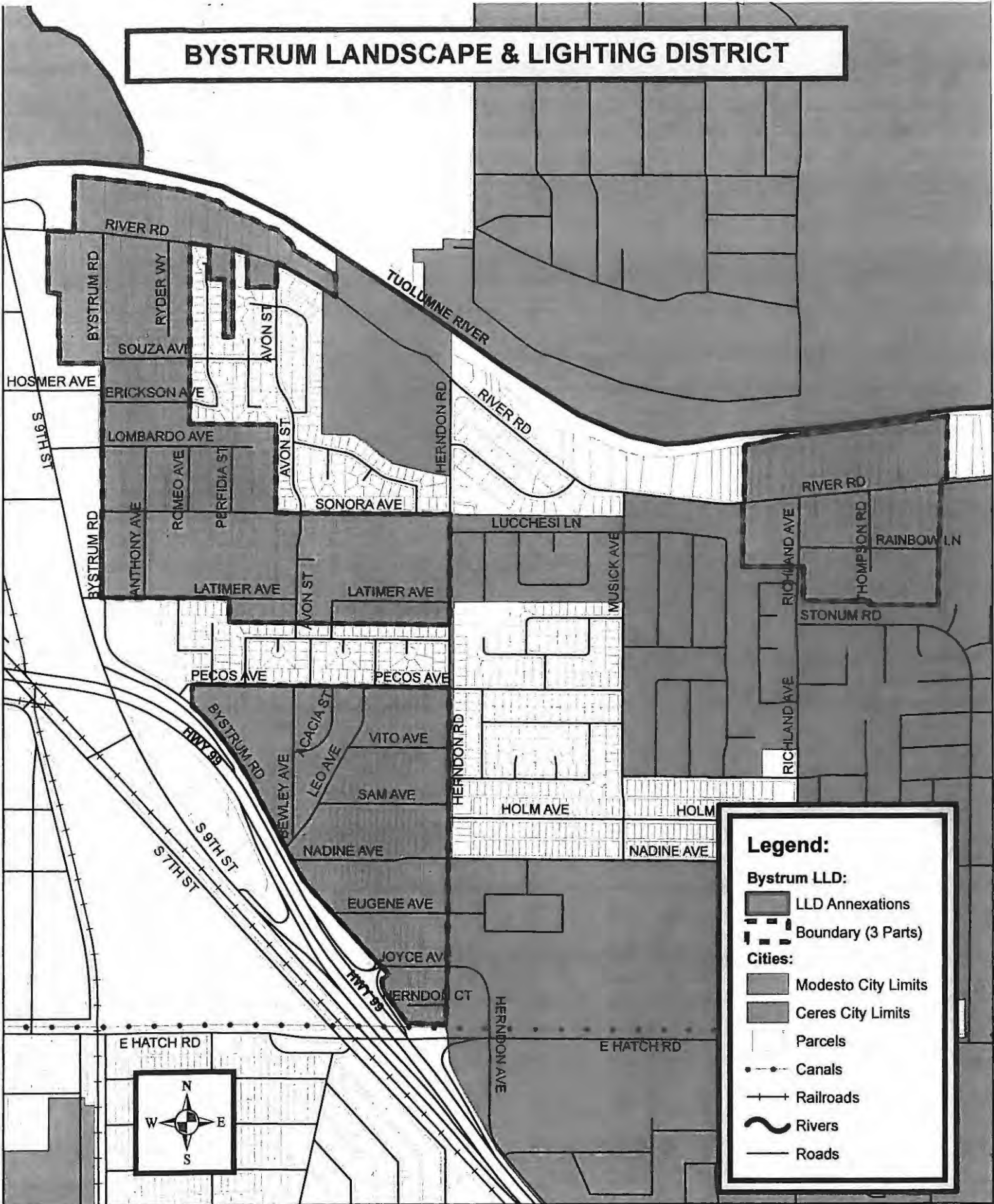
**NORTH CERES ANNEXATION TO BYSTRUM
LANDSCAPE AND LIGHTING DISTRICT**

Being a portion of the north one-half of Section 3, Township 3 South, Range 9 East, Mount Diablo Meridian, in the County of Stanislaus, State of California, described as follows:

Commencing at the intersection of the centerline of River Road and centerline of Central Avenue; thence

- (1) South 83°27'34" West 1584.00 feet along said centerline of River Road, to the true **Point of Beginning**; thence leaving said centerline,
- (2) South 00°07'00" East 949.37 feet; thence
- (3) North 89°30'00" West 535.34 feet; thence
- (4) North 00°07'00" West 26.66 feet; thence
- (5) South 88°09'00" West 519.84 feet; thence
- (6) North 00°51'00" West 224.34 feet; thence
- (7) North 89°09'00" East 10.00 feet; thence
- (8) North 00°51'00" West 44.38 feet; thence
- (9) South 88°58'30" West 473.28 feet; thence
- (10) North 01°02'00" West 490.00 feet; to the centerline of River Road; thence
- (11) South 83°27'34" West 43.95 feet along said centerline; thence, leaving said centerline,
- (12) North 00°00'00" West 420.66 feet; thence
- (13) North 80°08'40" East 108.84 feet; thence
- (14) North 81°36'16" East 183.59 feet; thence
- (15) North 80°17'10" East 612.56 feet; thence
- (16) North 80°09'00" East 648.17 feet; thence
- (17) South 01°31'12" West 488.39 feet; thence
- (18) North 83°27'34" East 19.24 feet; thence
- (19) South 00°07'00" East 20.00 feet; to the centerline of River Road and the point of beginning. Containing 43.26 acres more or less.

BYSTRUM LANDSCAPE & LIGHTING DISTRICT



Legend:

Bystrum LLD:

- LLD Annexations
- Boundary (3 Parts)

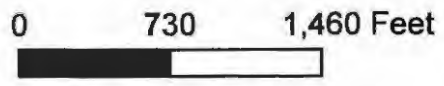
Cities:

- Modesto City Limits
- Ceres City Limits
- Parcels
- Canals
- Railroads
- Rivers
- Roads



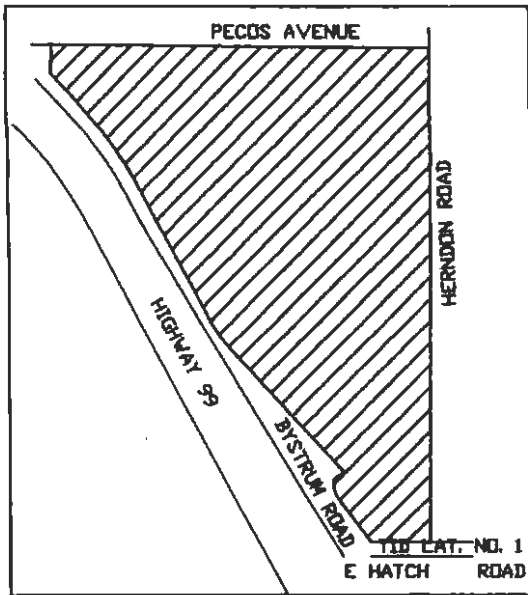
7/05/2011

Stanislaus County Public Works
 Mike Wilson
 H:\Mike Wilson\LD and LLD



Fund #1883; Tax Code 57200
 Project #1101 - 001883

EXHIBIT "A"



VICINITY MAP

CURVE TABLE		
CURVE	LENGTH	RADIUS
C4	111.61	150.00
C5	121.34	500.00
C6	130.35	5299.00
C8	585.24	2500.00
C9	224.58	1550.00

NOTES:

ALL BEARING, DISTANCES AND COORDINATES BASED ON THE CALIFORNIA COORDINATES SYSTEM, ZONE 3 NAD 83. TO CONVERT FROM GRID TO GROUND DISTANCE DIVIDE DISTANCE SHOWN BY 0.99993357.

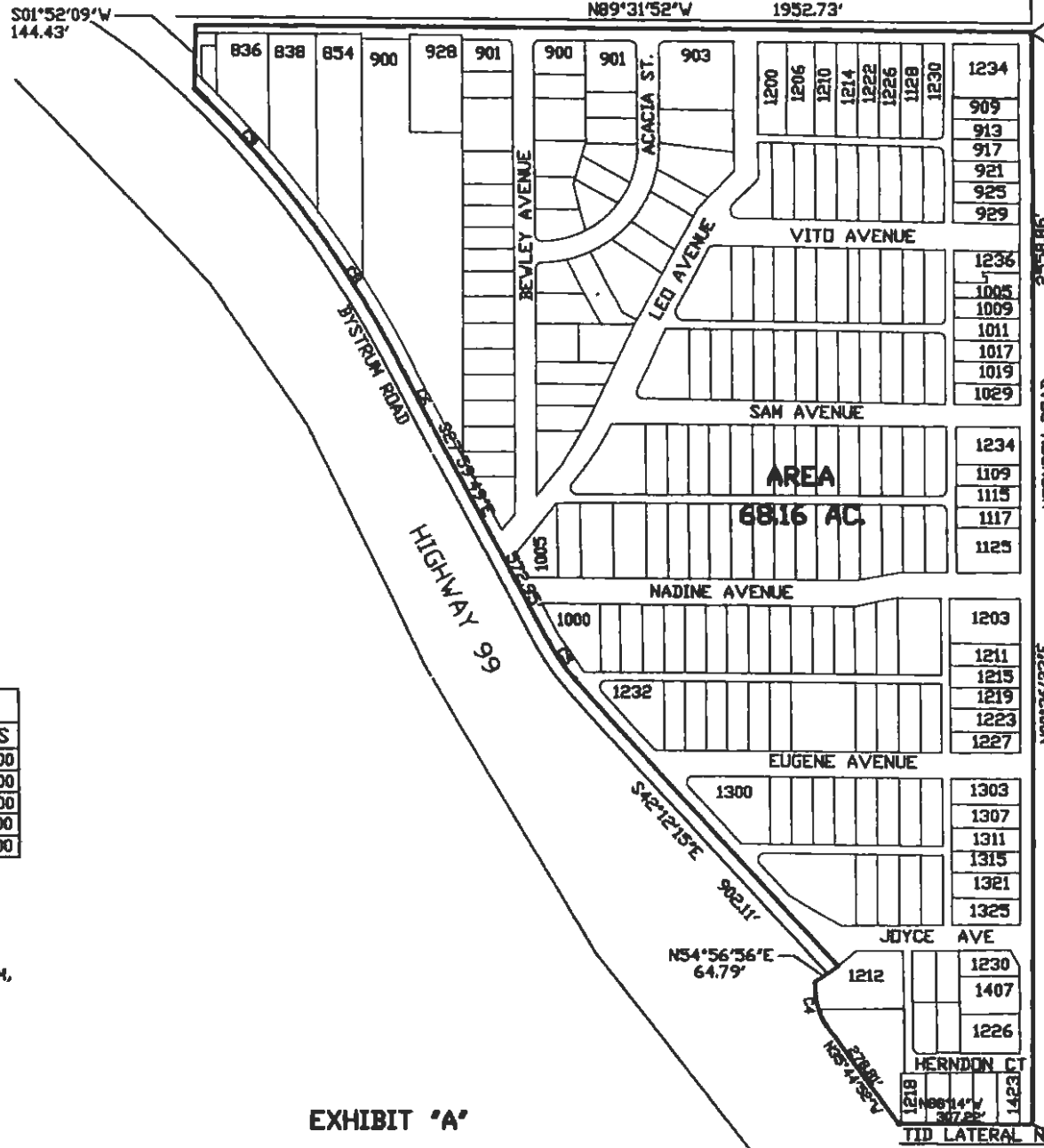


EXHIBIT 'A'

N= 2047331.030
E= 6423995.832

P.O.B.



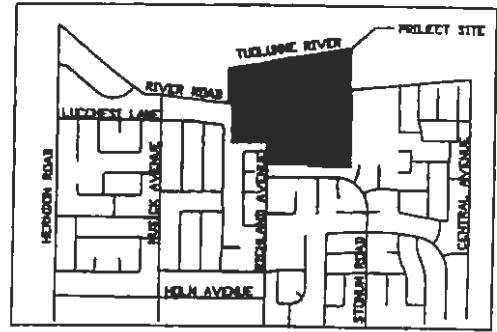
SCALE: 1"=400'

2556.96'
HERNDON ROAD
00°26'23"E

TID LATERAL NO. 1
E HATCH ROAD

N=2044691.671
E=6423975.570

BYSTRUM LANDSCAPE AND LIGHTING DISTRICT		STANISLAUS COUNTY DEPARTMENT OF PUBLIC WORKS	
BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 9 EAST M.D.B.&M.		SCALE: 1"=400'	DATE: 04-28-2005
		DRAWN: NC	CHECKED: LF



VICINITY MAP

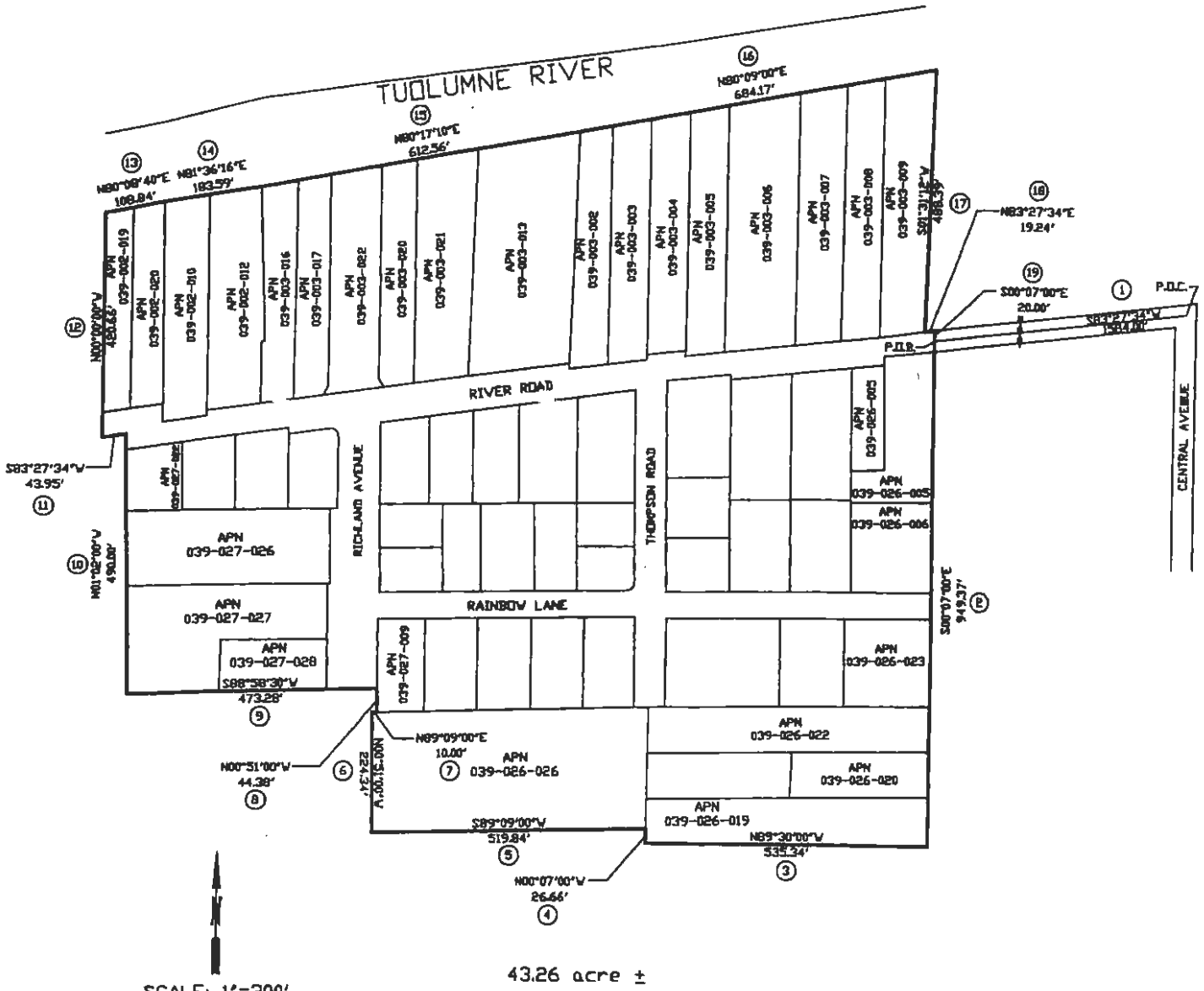


EXHIBIT 'B'

NORTH CERES ANNEXATION TO BYSTRUM LANDSCAPE AND LIGHTING DISTRICT

STANISLAUS COUNTY
DEPARTMENT OF PUBLIC WORKS

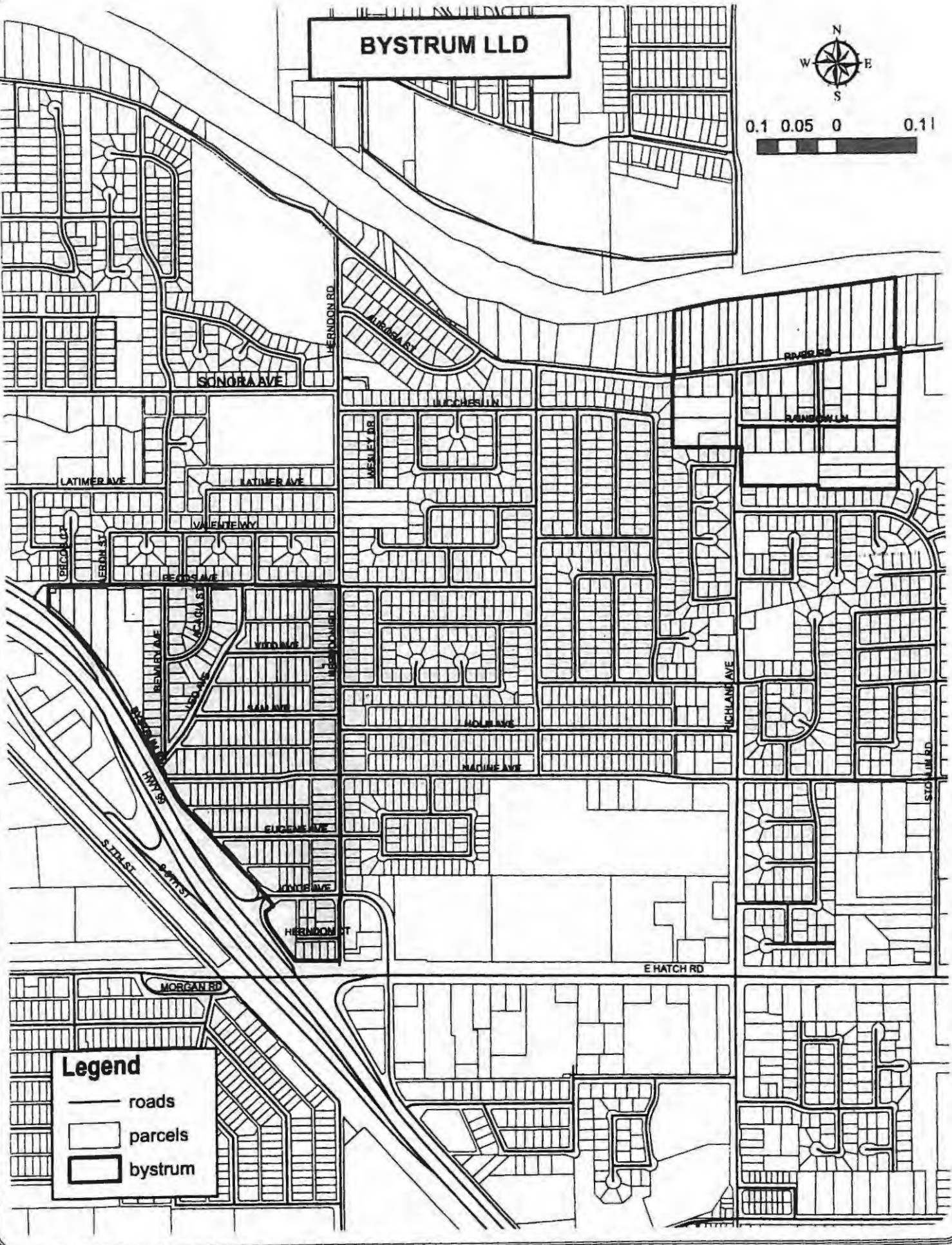
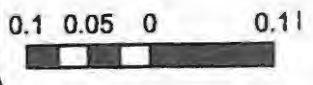
BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 9 EAST, N.D.B.M.

SCALE: 1"=300'

DATE: 10-10-2006

DRAWN: MA
CHECKED: LF

BYSTRUM LLD



Legend

- roads
- parcels
- bystrum

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-006-007	\$53.76	038-008-021	\$53.76
TOTAL	\$53.76	038-008-023	\$53.76
038-007-007	\$53.76	038-008-024	\$53.76
038-007-008	\$53.76	038-008-025	\$53.76
038-007-009	\$53.76	038-008-026	\$53.76
038-007-010	\$53.76	038-008-027	\$53.76
038-007-013	\$53.76	038-008-030	\$53.76
038-007-023	\$53.76	038-008-031	\$53.76
TOTAL	\$322.56	038-008-035	\$53.76
038-008-001	\$53.76	038-008-036	\$53.76
038-008-002	\$53.76	038-008-037	\$53.76
038-008-003	\$53.76	038-008-038	\$53.76
038-008-004	\$53.76	038-008-039	\$53.76
038-008-005	\$53.76	038-008-040	\$53.76
038-008-007	\$53.76	TOTAL	\$1,774.08
038-008-008	\$53.76	038-009-001	\$53.76
038-008-009	\$53.76	038-009-002	\$53.76
038-008-010	\$53.76	038-009-003	\$53.76
038-008-011	\$53.76	038-009-004	\$53.76
038-008-012	\$53.76	038-009-005	\$53.76
038-008-013	\$53.76	038-009-008	\$53.76
038-008-014	\$53.76	038-009-009	\$53.76
038-008-015	\$53.76	038-009-010	\$53.76
038-008-016	\$53.76	038-009-011	\$53.76
038-008-017	\$53.76	038-009-012	\$53.76
038-008-018	\$53.76	038-009-015	\$53.76
038-008-019	\$53.76	TOTAL	\$591.36
038-008-020	\$53.76		

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-010-001	\$53.76	038-011-030	\$53.76
038-010-002	\$53.76	038-011-031	\$53.76
038-010-003	\$53.76	038-011-032	\$53.76
038-010-004	\$53.76	038-011-033	\$53.76
TOTAL	\$215.04	038-011-034	\$53.76
038-011-001	\$53.76	038-011-035	\$53.76
038-011-002	\$53.76	038-011-036	\$53.76
038-011-003	\$53.76	038-011-062	\$53.76
038-011-004	\$53.76	038-011-063	\$53.76
038-011-005	\$53.76	TOTAL	\$1,881.60
038-011-006	\$53.76	038-012-009	\$53.76
038-011-007	\$53.76	TOTAL	\$53.76
038-011-008	\$53.76	038-015-001	\$53.76
038-011-009	\$53.76	038-015-002	\$53.76
038-011-010	\$53.76	038-015-003	\$53.76
038-011-011	\$53.76	038-015-004	\$53.76
038-011-012	\$53.76	038-015-005	\$53.76
038-011-013	\$53.76	038-015-006	\$53.76
038-011-014	\$53.76	038-015-007	\$53.76
038-011-015	\$53.76	038-015-008	\$53.76
038-011-019	\$53.76	038-015-009	\$53.76
038-011-020	\$53.76	038-015-010	\$53.76
038-011-021	\$53.76	038-015-011	\$53.76
038-011-022	\$53.76	038-015-012	\$53.76
038-011-023	\$53.76	038-015-013	\$53.76
038-011-024	\$53.76	038-015-014	\$53.76
038-011-025	\$53.76	038-015-015	\$53.76
038-011-026	\$53.76	038-015-016	\$53.76
038-011-027	\$53.76	038-015-017	\$53.76
038-011-028	\$53.76	038-015-018	\$53.76
038-011-029	\$53.76		

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-015-021	\$53.76	038-015-054	\$53.76
038-015-022	\$53.76	038-015-055	\$53.76
038-015-023	\$53.76	038-015-056	\$53.76
038-015-024	\$53.76	038-015-057	\$53.76
038-015-025	\$53.76	038-015-058	\$53.76
038-015-026	\$53.76	038-015-059	\$53.76
038-015-027	\$53.76	038-015-060	\$53.76
038-015-028	\$53.76	038-015-061	\$53.76
038-015-029	\$53.76	038-015-062	\$53.76
038-015-030	\$53.76	038-015-063	\$53.76
038-015-031	\$53.76	038-015-064	\$53.76
038-015-032	\$53.76	038-015-065	\$53.76
038-015-033	\$53.76	038-015-066	\$53.76
038-015-034	\$53.76	038-015-067	\$53.76
038-015-035	\$53.76	038-015-068	\$53.76
038-015-036	\$53.76	038-015-069	\$53.76
038-015-037	\$53.76	038-015-070	\$53.76
038-015-038	\$53.76	038-015-071	\$53.76
038-015-039	\$53.76	038-015-072	\$53.76
038-015-040	\$53.76	038-015-073	\$53.76
038-015-041	\$53.76	038-015-074	\$53.76
038-015-042	\$53.76	038-015-075	\$53.76
038-015-043	\$53.76	038-015-076	\$53.76
038-015-044	\$53.76	038-015-077	\$53.76
038-015-045	\$53.76	038-015-078	\$53.76
038-015-046	\$53.76	038-015-079	\$53.76
038-015-047	\$53.76		
038-015-048	\$53.76		
038-015-049	\$53.76		
038-015-050	\$53.76		
038-015-051	\$53.76		
038-015-052	\$53.76		
038-015-053	\$53.76		
		TOTAL	\$4,139.52

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-040-021	\$53.76	038-041-001	\$53.76
038-040-022	\$53.76	038-041-002	\$53.76
038-040-023	\$53.76	038-041-003	\$53.76
038-040-024	\$53.76	038-041-004	\$53.76
038-040-025	\$53.76	038-041-005	\$53.76
038-040-026	\$53.76	038-041-006	\$53.76
038-040-027	\$53.76	038-041-007	\$53.76
038-040-028	\$53.76	038-041-008	\$53.76
038-040-029	\$53.76	038-041-009	\$53.76
038-040-030	\$53.76	038-041-010	\$53.76
038-040-031	\$53.76	038-041-011	\$53.76
038-040-032	\$53.76	038-041-012	\$53.76
038-040-033	\$53.76	038-041-013	\$53.76
038-040-034	\$53.76	038-041-014	\$53.76
038-040-035	\$53.76	038-041-015	\$53.76
038-040-036	\$53.76	038-041-016	\$53.76
038-040-037	\$53.76	038-041-017	\$53.76
038-040-038	\$53.76	038-041-018	\$53.76
038-040-039	\$53.76	038-041-019	\$53.76
038-040-040	\$53.76	038-041-020	\$53.76
038-040-041	\$53.76	038-041-021	\$53.76
038-040-042	\$53.76	038-041-022	\$53.76
038-040-043	\$53.76	038-041-023	\$53.76
038-040-044	\$53.76	038-041-024	\$53.76
038-040-045	\$53.76	038-041-025	\$53.76
038-040-046	\$53.76	038-041-026	\$53.76
038-040-047	\$53.76	038-041-027	\$53.76
038-040-048	\$53.76	038-041-028	\$53.76
TOTAL	\$2,419.20	038-041-029	\$53.76
		038-041-032	\$53.76
		038-041-033	\$53.76
		038-041-034	\$53.76

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-043-001	\$53.76	038-043-037	\$53.76
038-043-002	\$53.76	038-043-038	\$53.76
038-043-003	\$53.76	038-043-039	\$53.76
038-043-004	\$53.76	038-043-040	\$53.76
038-043-005	\$53.76	038-043-041	\$53.76
038-043-006	\$53.76	038-043-042	\$53.76
038-043-007	\$53.76	038-043-043	\$53.76
038-043-008	\$53.76	038-043-044	\$53.76
038-043-009	\$53.76	038-043-045	\$53.76
038-043-010	\$53.76	038-043-046	\$53.76
038-043-011	\$53.76	038-043-047	\$53.76
038-043-012	\$53.76	038-043-048	\$53.76
038-043-013	\$53.76	038-043-049	\$53.76
038-043-014	\$53.76	038-043-050	\$53.76
038-043-015	\$53.76	038-043-051	\$53.76
038-043-016	\$53.76	038-043-052	\$53.76
		038-043-053	\$53.76
038-043-019	\$53.76	038-043-054	\$53.76
		038-043-055	\$53.76
038-043-021	\$53.76	038-043-056	\$53.76
038-043-022	\$53.76	038-043-057	\$53.76
038-043-023	\$53.76	038-043-058	\$53.76
038-043-024	\$53.76	038-043-059	\$53.76
038-043-025	\$53.76	038-043-060	\$53.76
038-043-026	\$53.76		
038-043-030	\$53.76		
038-043-031	\$53.76		
038-043-032	\$53.76		
038-043-033	\$53.76		
038-043-034	\$53.76		
038-043-035	\$53.76		
038-043-036	\$53.76		
		TOTAL	\$2,903.04

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-044-002	\$53.76	038-045-001	\$53.76
038-044-003	\$53.76	038-045-002	\$53.76
038-044-004	\$53.76	038-045-003	\$53.76
038-044-005	\$53.76	038-045-004	\$53.76
038-044-006	\$53.76	038-045-005	\$53.76
038-044-007	\$53.76	038-045-006	\$53.76
038-044-008	\$53.76	038-045-007	\$53.76
038-044-009	\$53.76	038-045-008	\$53.76
038-044-010	\$53.76	038-045-009	\$53.76
038-044-011	\$53.76	038-045-010	\$53.76
038-044-012	\$53.76	038-045-011	\$53.76
038-044-013	\$53.76	038-045-012	\$53.76
		038-045-013	\$53.76
038-044-017	\$53.76	038-045-014	\$53.76
TOTAL	\$698.88	038-045-015	\$53.76
		038-045-016	\$53.76
		038-045-017	\$53.76
		TOTAL	\$913.92
		038-046-001	\$53.76
		038-046-002	\$53.76
		038-046-003	\$53.76
		038-046-004	\$53.76
		038-046-005	\$53.76
		038-046-006	\$53.76
		TOTAL	\$322.56

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
038-047-001	\$53.76	038-049-001	\$53.76
038-047-002	\$53.76		TOTAL \$53.76
038-047-003	\$53.76		
038-047-004	\$53.76	038-051-002	\$53.76
038-047-005	\$53.76	038-051-003	\$53.76
038-047-006	\$53.76		TOTAL \$107.52
038-047-007	\$53.76		
038-047-008	\$53.76	039-002-010	\$53.76
038-047-009	\$53.76		
038-047-010	\$53.76	039-002-012	\$53.76
038-047-011	\$53.76		
038-047-012	\$53.76	039-002-019	\$53.76
038-047-013	\$53.76	039-002-020	\$53.76
038-047-014	\$53.76		TOTAL \$215.04
038-047-015	\$53.76		
038-047-016	\$53.76	039-003-002	\$53.76
038-047-017	\$53.76	039-003-003	\$53.76
038-047-018	\$53.76	039-003-004	\$53.76
038-047-019	\$53.76	039-003-005	\$53.76
038-047-020	\$53.76	039-003-006	\$53.76
038-047-021	\$53.76	039-003-007	\$53.76
038-047-022	\$53.76	039-003-008	\$53.76
038-047-023	\$53.76	039-003-009	\$53.76
038-047-024	\$53.76		
038-047-025	\$53.76	039-003-013	\$53.76
038-047-026	\$53.76		
038-047-027	\$53.76	039-003-016	\$53.76
038-047-028	\$53.76	039-003-017	\$53.76
038-047-029	\$53.76		
	TOTAL \$1,559.04	039-003-020	\$53.76
		039-003-021	\$53.76
		039-003-022	\$53.76
			TOTAL \$752.64

EXHIBIT "B"
PARCEL COUNT FOR
BYSTRUM LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
039-026-001	\$53.76	039-027-001	\$53.76
039-026-002	\$53.76	039-027-002	\$53.76
		039-027-003	\$53.76
039-026-004	\$53.76	039-027-004	\$53.76
039-026-005	\$53.76	039-027-005	\$53.76
039-026-006	\$53.76		
		039-027-007	\$53.76
039-026-019	\$53.76		
039-026-020	\$53.76	039-027-009	\$53.76
039-026-021	\$53.76	039-027-010	\$53.76
039-026-022	\$53.76	039-027-011	\$53.76
039-026-023	\$53.76	039-027-012	\$53.76
039-026-024	\$53.76	039-027-013	\$53.76
039-026-025	\$53.76		
039-026-026	\$53.76	039-027-015	\$53.76
		039-027-016	\$53.76
039-026-029	\$53.76	039-027-017	\$53.76
039-026-036	\$53.76	039-027-019	\$53.76
		039-027-020	\$53.76
039-026-038	\$53.76	039-027-021	\$53.76
039-026-039	\$53.76	039-027-022	\$53.76
039-026-040	\$53.76	039-027-023	\$53.76
		039-027-024	\$53.76
TOTAL	\$967.68	039-027-025	\$53.76
		039-027-026	\$53.76
		039-027-027	\$53.76
		039-027-028	\$53.76
		TOTAL	\$1,290.24
		LLD TOTAL	\$28,105.12



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

**HOWARD/McCRACKEN LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT**

FISCAL YEAR 2015-2016

**SET HEARING:
PUBLIC HEARING:**

**June 30, 2015
July 28, 2015**

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

HOWARD/McCRACKEN LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Howard/McCracken Landscape and Lighting District (LLD).

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

Dated this 21ST day of May, 2015


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



**HOWARD/McCRACKEN LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Howard/McCracken Landscape and Lighting District (hereinafter referred to as "District") was established April 18, 2000, by Board Resolution No. 2000-309 following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain streetlights to deter crime, promote traffic safety, and help law enforcement officers, and to maintain landscaping. The boundary of the District is shown on Exhibit; "A"; attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting and Landscape District

There are 18 Assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights and landscaping. The streetlights and landscaping only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The Annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibit; "A"; attached hereto and made a part of this Engineer's Report. The District is generally located:

- North of Howard Road
- East of McCracken Road
- Northeast of Interstate 5

There are 14 high pressure sodium streetlights within the District, which are owned and maintained by PG & E. The 14 lights and landscaping are projected to cost \$19,600 for Fiscal Year 2015-2016.

B. Description of Improvements and Services

The operation and maintenance costs will include all expenses associated with the maintenance of the landscaping and the monthly Pacific Gas and Electric Company (PG & E) service charge for the streetlights. The landscaping will be owned and maintained by the District. However, the streetlights will be owned and maintained by PG & E. The formula includes a charge to cover administration cost and to create and maintain an operational reserve, which will be used to pay for unexpected or emergency expenses incurred by the District during the year that were neither contemplated nor estimated as part of the District operation and maintenance part of the formula. If District operation and maintenance costs are less than expected, the District fund balance may be carried

forward to reduce the amount to be collected the following year. Although some special Districts receive a portion of the property tax collected by the County, the District is not expected to receive any property tax revenue. However, if the District does receive any property tax revenue in the future, it will reduce or offset the amount of operation and maintenance costs that must be collected by the annual assessment. The annual assessment will vary from year to year if any of the formula components change.

The annual assessment calculated using the formula is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. At this time APN: 016-42-03 is being used only as an access road to a farming operation south of the District and will receive no benefit from the services being provided by the District. This parcel is being included in the District to provide a uniform boundary and may receive a benefit from the District if it is developed at some future date. All other parcels within the District will benefit equally by the services provided. Therefore, the total cost to operate the District will be divided equally among the 17 parcels within the District that are receiving a special benefit from the services being provided. No general benefit has been assigned to these parcels. The annual assessment is levied without regard to property valuation.

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of the District. The special benefit assessments 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 the materials, equipment, labor and administrative expenses.

The following services are provided to maintain facilities and improvements provided by the District as a special benefit to the parcel owners within the District, the cost of the services is paid entirely by the assessments levied by the District:

- Provide maintenance of landscaping in the District along Howard Road and McCracken Road
- Provide for weed control in the District along Howard Road and McCracken Road
- Payment to the local utility company for power costs to operate irrigation timers and pumps
- Provide for maintenance of the irrigation systems installed in the District

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the landscape and street lights, administration costs, and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the lighting District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the District facilities, infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District.

Each parcel receives equal benefit from the District. The District only provides a special benefit to the parcels within Howard/McCracken Landscape and Lighting District; therefore, no general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$ 11,893.

The assessment for Fiscal Year 2015-2016 is \$1,314.82, which is \$9.82 higher than the previous year's assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the annual assessment will not be collected until December, creating a 6-month lag in receiving the money necessary to operate and maintain the streetlights. Therefore, a reserve of \$10,593, one half of the annual operating budget, will be carried forward from available fund balance to cover costs from July 1st to December 31st.

The submersible water well pump was replaced at a cost of approximately \$8,000, which seriously depleted the existing fund balance. An amount of \$1000.00 has been added to the assessment in order to rebuild fund balance.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of benefiting parcels within Howard/McCracken Landscape and Lighting District. The formula can be stated as follows:

Amount of Annual Assessment = (Estimated Operation & Maintenance Costs for Current Year + Administration and Operational Reserve – Fund Balance From Previous Year – Estimated Property Tax Revenue For Current Year) / Number of Benefiting Parcels in District.

PART IV – SERVICE AREA BUDGET

Howard-McCracken

1880
Howard-
McCracken

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
PUBLIC WORKS	
Landscape Maintenance/Irrigation Water	\$15,000
Utilities/Street Lights	\$2,767
SWRCB Permit Requirement	\$85
Utilities/Landscaping	\$2,000
Total	\$19,852
Capital Improvement Reserve	\$0
Vandalism	\$1,000
Total Administration, Parks & Rec, Public Works Budget	\$21,352
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-2016)	\$11,893
Operational Reserve (-)	(\$5,500)
Available Fund Balance	\$6,393
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$10,676)
Total Adjustments	(\$10,676)
Remaining Available Fund Balance	(\$4,283)
Total Administration, Parks & Rec, Public Works Budget	\$21,352
Use of Fund Balance (-) / Recovery of Fund Balance(+)	\$1,000
Balance to Levy	\$22,352
District Statistics	
Total Parcels	18
Parcels to Levy	17
Assessment per Parcel	\$1,314.82

PART V - ASSESSMENTS

2015-2016 Assessment = $\$22,352 / 17 \text{ parcels} = \$1,314.82 \text{ per parcel}$

2014-2015 Assessment = $\$22,185 / 17 \text{ parcels} = \$1,305.00 \text{ per parcel}$

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

HOWARD- McCracken LANDSCAPE AND LIGHTING DISTRICT

All that certain real property situate in the County of Stanislaus, State of California and lying within Sections 35 and 36, Township 4 South, Range 6 East, M.D.M., and being more closely described as follows:

BEGINNING at the Southwest corner of said section 36, said corner having coordinate values of Northing = 2018722.130, Easting = 6338705.820; thence (1) North $89^{\circ}37'04''$ West on the south line of section 35 a distance of 1600.00 feet to the Southwest corner of property conveyed to Filbin Land and Cattle Co., Inc. by Deed recorded July 7, 1967 as Instrument No. 21049, Stanislaus County Records; thence (2) North $00^{\circ}22'57''$ East along the West line of said property and parallel with the East line of said section 35 a distance of 1275.00 feet; thence (3) North $18^{\circ}21'40''$ East along the Northwesterly line of said property a distance of 1434.53' to the intersection with the Southwesterly line of Interstate Highway No. 5; thence (4) North $67^{\circ}06'36''$ East a distance of 269.80 feet to the Northwest corner of Parcel No. 1 as shown on Volume 23 of Surveys, at Page 8, Stanislaus County Records; thence (5) North $74^{\circ}21'17''$ East along the North'y line of said Parcel No. 1 and the Northeasterly extension thereof a distance of 925.34 feet to the intersection with the West line of a 40 foot county road known as McCracken Road, said point having coordinate values of Northing = 2021723.765, Easting = 6338705.858; thence (6) North $00^{\circ}22'57''$ East along West line of said road a distance of 1420.12 feet to the intersection with the Southwesterly line of the California Aqueduct; thence Southeasterly along the Southwesterly line of said Aqueduct the following 8 courses: (7) South $60^{\circ}39'57''$ East a distance of 1371.27 feet; thence (8) South $50^{\circ}40'14''$ East a distance of 443.87 feet, this point having coordinate values of Northing = 2022190.748, Easting = 6340254.117; thence (9) South $45^{\circ}22'03''$ East a distance of 213.40 feet, this point having coordinate values of Northing = 2022040.824, Easting = 6340405.977; thence (10) South $39^{\circ}03'40''$ East a distance of 314.86 feet; thence (11) South $32^{\circ}54'14''$ East a distance of 428.82 feet; thence (12) South $25^{\circ}12'03''$ East a distance of 396.79 feet; thence (13) South $17^{\circ}49'31''$ East a distance of 526.72 feet; thence (14) South $18^{\circ}25'27''$ East a distance of 935.84 feet; thence leaving last said line and proceeding (15) North $89^{\circ}39'49''$ West along the North line of the property conveyed to Valley Pipe Line Company by Deed recorded December 24, 1914 in Volume 215 of Deeds, page 457, Stanislaus County Records, and the Easterly extension thereof, a distance of 745.98 feet to the Northwest corner of said property; thence (16) South $00^{\circ}10'39''$ West along the West line of said property, and Southwesterly extension thereof, a distance of 983.34 feet to the South line of said Section 36; thence (17) North $89^{\circ}37'35''$ West on said section line a distance of 2008.50 feet to the point of beginning of this description.

Containing 288.72 acres more or less.

All bearings, distances and coordinates are based on the California Coordinate System, Zone 3, NAD83.

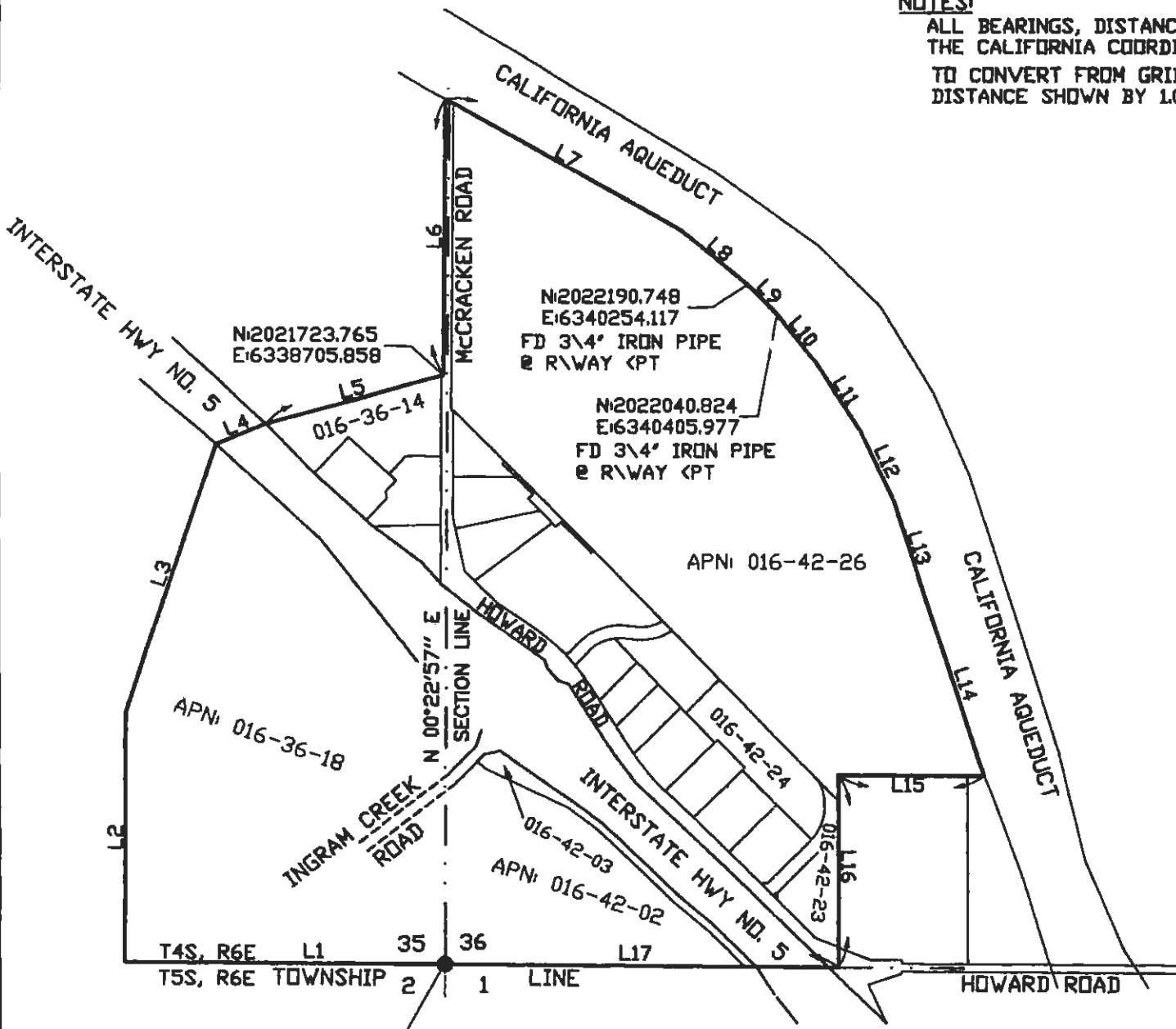
NOTES:

ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3, NAD83.
 TO CONVERT FROM GRID TO GROUND DISTANCE, MULTIPLY DISTANCE SHOWN BY 1.000076.



SCALE: 1" = 800'

NUMBER	DIRECTION	DISTANCE
L1	N 89°37'04" W	1600.00'
L2	N 00°22'57" E	1275.00'
L3	N 18°21'40" E	1434.53'
L4	N 67°06'36" E	269.80'
L5	N 74°21'17" E	925.34'
L6	N 00°22'57" E	1420.12'
L7	S 60°39'57" E	1371.27'
L8	S 50°40'14" E	443.87'
L9	S 45°22'03" E	213.40'
L10	S 39°03'40" E	314.86'
L11	S 32°54'14" E	428.82'
L12	S 25°12'03" E	396.79'
L13	S 17°49'31" E	526.72'
L14	S 18°25'27" E	935.84'
L15	N 89°39'49" W	745.98'
L16	S 00°10'39" W	983.34'
L17	N 89°37'35" W	2008.50'



N:2021723.765
E:6338705.858

N:2022190.748
E:6340254.117
FD 3\4" IRON PIPE @ R\WAY <PT

N:2022040.824
E:6340405.977
FD 3\4" IRON PIPE @ R\WAY <PT

(P.O.B.)
N:2018722.130
E:6338705.820
FD 2" IRON PIPE @ SW CORNER SEC. 36

PORTION OF SECTIONS 35 & 36, T4S, R6E

HOWARD-McCRACKEN LANDSCAPE AND LIGHTING DISTRICT

Stanislaus County
Dept. of Public Works

Date: 2-8-2000 Scale: 1" = 800'

EXHIBIT "B"
PARCEL COUNT FOR
HOWARD/McCRACKEN LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT
016-036-014	\$1,314.82
016-036-015	\$1,314.82
016-036-016	\$1,314.82
016-036-017	\$1,314.82
016-036-018	\$1,314.82
TOTAL	\$6,574.10
016-042-002	\$1,314.82
016-042-03 Easement	\$0.00
016-042-006	\$1,314.82
016-042-007	\$1,314.82
016-042-009	\$1,314.82
016-042-012	\$1,314.82
016-042-013	\$1,314.82
016-042-014	\$1,314.82
016-042-017	\$1,314.82
016-042-026	\$1,314.82
016-042-027	\$1,314.82
016-042-030	\$1,314.82
016-042-031	\$1,314.82
TOTAL	\$15,777.84

18 Parcels

17 EBU

LLD TOTAL

\$22,351.94



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

**LAUREL LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT**

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

LAUREL LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Laurel Landscape and Lighting District (LLD).

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

Dated this 21ST day of May, 2015


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



**LAUREL LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Laurel Landscape and Lighting District (hereinafter referred to as "District") was established July 22, 2003, by Board Resolution No. 2003-687, following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain streetlights to deter crime, promote traffic safety, and help law enforcement officers. The boundary of the District is shown on Exhibits; "A1" and "A2" that are attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting District

There are 158 Assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights. The streetlights only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The Annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibits; "A1" and "A2" that are attached hereto and made a part of this Engineer's Report. The District is generally located:

- North of Service Road
- South of Industrial Way
- West of State Highway 99

There are 39 streetlights within the District. The streetlights are 200-watt high pressure sodium and are owned and maintained by Turlock Irrigation District (TID). A 7.85% anticipated increase in the Turlock Irrigation District street light rates is expected in February 2014. The 39 lights are projected to cost \$11,500 for Fiscal Year 2015-2016.

B. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of the District. The special benefit assessments 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 the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

The following services maintain facilities and improvements provided by the District as a special benefit to the parcel owners within the District, the cost of the services are paid entirely by the assessments levied by the District:

- Payment to local utility company for monthly power costs of energizing street lights in the District
- Payment to local utility company for maintenance of street lights in the District that the utility company owns (usually those lights that are mounted on wooden poles)
- Maintenance provided by Stanislaus County Public Works for street lights in the District that are owned by Stanislaus County (usually those lights that are mounted on steel poles)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, and any charges for the repair and/or replacement of the street lights), plus an amount needed to cover administration costs and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the District facilities, infrastructure, and annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the

properties within the District.

Each parcel receives equal benefit from the lighting District. The District only provides a special benefit to the parcels within Laurel Landscape and Lighting District; therefore, no general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$10,853.

The assessment for Fiscal Year 2015-2016 is \$80.95, which is the same as the previous year's assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The assessment is received with property taxes collected in December and April. This means the fiscal year starts July 1st, but the first installment of the assessment is not collected until December, creating a six-month lag in receiving the money necessary to operate and maintain the streetlights. There are sufficient funds available to cover this period.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of parcels within Laurel Landscape and Lighting District. The formula can be stated as follows:

Amount of Annual Assessment = (Estimated Operation & Maintenance Costs for Current Year + Administration and Operational Reserve – Fund Balance From Previous Year – Estimated Property Tax Revenue For Current Year) / Number of Benefiting Parcels in District.

PART IV – SERVICE AREA BUDGET

Laurel

Laurel

<u>ADMINISTRATION</u>	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
<u>PARKS & RECREATION</u>	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
<u>PUBLIC WORKS</u>	
Maintenance/Light repair	\$0
Utilities/Street Lights	\$11,500
Utilities/Landscaping	\$0
SWRCB Permit Requirement	\$790
Vandalism clean up and repair	\$2,000
Total	\$14,290
Capital Improvement Reserve	\$0
Total Administration, Parks & Rec, Public Works Budget	\$14,790
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-2016)	\$10,853
Operational Reserve (-)	(\$3,000)
Available Fund Balance	\$7,853
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$7,395)
Total Adjustments	(\$7,395)
Remaining Available Fund Balance	\$458
Total Administration, Parks & Rec, Public Works Budget	\$14,790
Use of Fund Balance (-)	(\$2,000)
Balance to Levy	\$12,790
<u>District Statistics</u>	
Total Parcels	158
Assessment per Parcel	\$80.95

PART V - ASSESSMENTS

2015-2016 Assessment = \$12,790 / 158 parcels = \$80.95 per parcel

2014-2015 Assessment = \$12,790 / 158 parcels = \$80.95 per parcel

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The fiscal year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

LAUREL LANDSCAPE AND LIGHTING DISTRICT

All that portion of Section 14 Township 4 South, Range 9 East, Mount Diablo Meridian, described as follows:

BEGINNING at the intersection of the center lines of Central Avenue and Laurel Avenue, the NAD 83 California State Plane Coordinates are N 2035535.70511 and E 643119273.30221; thence (1) North $0^{\circ}15'20''$ East along the center line of 60 foot-wide Central Avenue and also being the west line of said Section 14, a distance of 488.40 feet to the intersection of the center lines of Central Avenue and Industrial Way; thence (2) South $89^{\circ}37'10''$ East along the center line of 60 foot-wide of said Industrial Way, a distance of 1716.06 feet to Southwesterly line of 100 foot-wide Southern Pacific Railroad right of way; thence (3) South $41^{\circ}59'40''$ East along of said Southwesterly line of 100 foot-wide Southern Pacific Railroad, a distance of 329.38 feet to the northerly extension of the center line of said 50 foot-wide Collins Road; thence (4) South $0^{\circ}16'22''$ West along of said center line of Collins Road to the easterly extension of the center line of said 60 foot-wide Laurel Avenue, a distance of 254.07 feet; thence (5) North $89^{\circ}37'10''$ West a long of said center line of Laurel Avenue, a distance of 1937.45 feet to the point of BEGINNING.

Containing 21.10 acres more or less

G:\survey\laurel.wpd

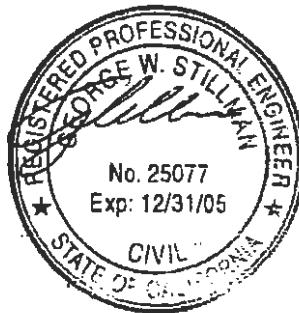


EXHIBIT "A"

COLLINS ANNEXATION TO LAUREL LANDSCAPE AND LIGHTING DISTRICT

All that portion of the southwest quarter of Section 14, Township 4, South, Range 9 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California, described as follows:

Commencing at the southwest corner of said Section 14, said corner having coordinates of North 2,034,157.1391 and East 6,431,960.5806, Zone 3 of the California Coordinate System NAD83; Said point being the **TRUE POINT OF BEGINNING** of this description: thence along the westerly line of said southwest quarter corner of Section 14 (1) North 00°01'30", West, 488.50 feet; thence (2) South 89°53'30" East, 1182.82 feet; thence (3) North 00°01'30" West 488.29 feet; thence (4) South 89°53'30" East 337.45 feet; thence (5) North 00°01'30" West 489.00 feet; thence (6) South 89°53'30" East 421.25 feet; thence (7) South 00°01'30" East 489.77 feet; thence (8) South 89°53'30" East 582.85 feet; thence (9) South 00°01'30" East 493.50 feet; thence (10) South 89°53'30" East 131.15 feet; thence (11) North 00°01'30" West 449.03 feet to the westerly line of the Southern Pacific Rail Road right-of-way; thence (12) South 42°15'00" East 1260.65 feet; thence (13) North 89°53'30" West 3,502.73 feet to the point of beginning of the description.

Containing an Area = 58.58 Acres

NOTES:

ALL BEARINGS AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 NAD83. DISTANCE SHOWN ARE GROUND.



SCALE 1"=250'

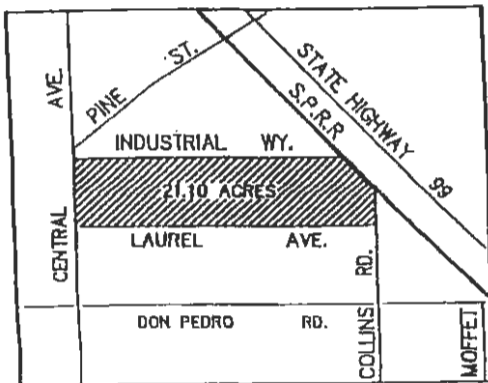
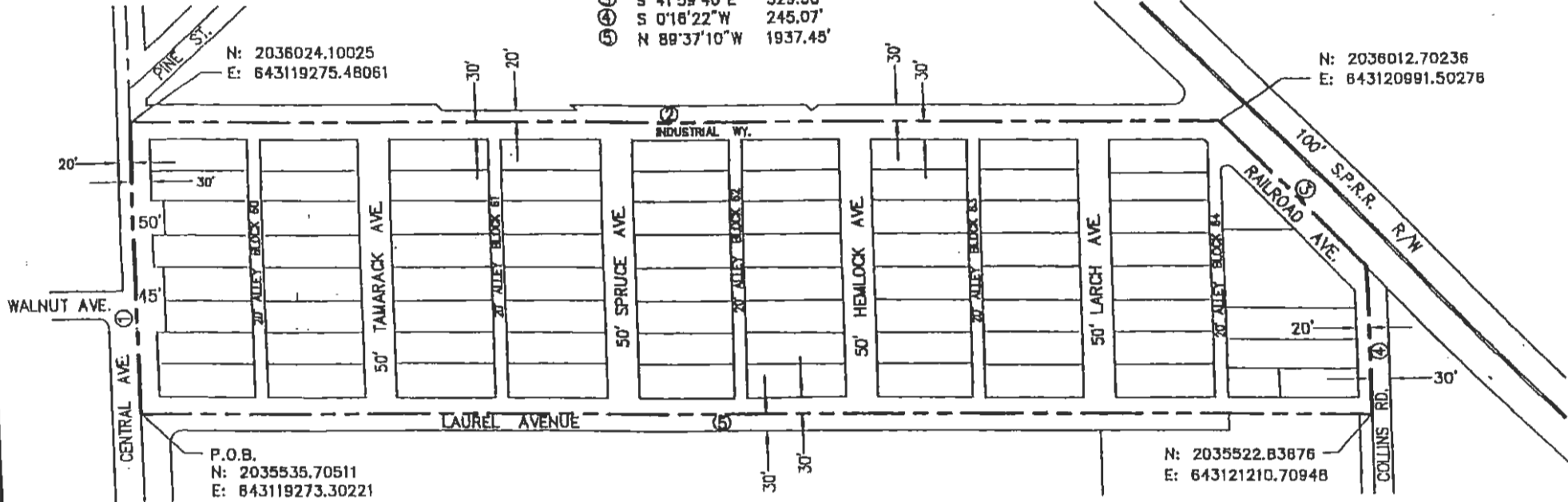
- ① N 0°15'20"E 488.40'
- ② S 89°37'10"E 1716.06'
- ③ S 41°59'40"E 329.38'
- ④ S 0°16'22"W 245.07'
- ⑤ N 89°37'10"W 1937.48'

N: 2036024.10025
E: 643119275.48061

N: 2036012.70236
E: 643120991.50276

P.O.B.
N: 2035535.70511
E: 643119273.30221

N: 2035522.83676
E: 643121210.70948



VICINITY MAP

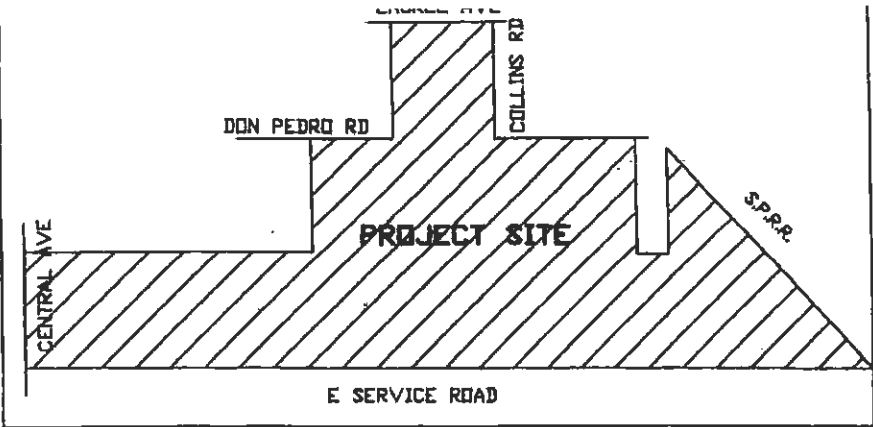
EXHIBIT "A1"

LAUREL LANDSCAPE AND LIGHTING DISTRICT

COUNTY OF STANISLAUS
DEPARTMENT OF PUBLIC WORKS

BEING A PORTION OF SECTION, 14 TOWNSHIP 4 SOUTH,
RANGE 9 EAST, M.D.M.

DATE: 2-18-2003	SCALE: 1"=250'	SHEET
FILE: LAURELLANDS. DWG	DRAWN:	1



VICINITY MAP

NOTES:

ALL BEARINGS, DISTANCES, AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATES SYSTEM ZONE3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.99993357.



SCALE: 1"=400'

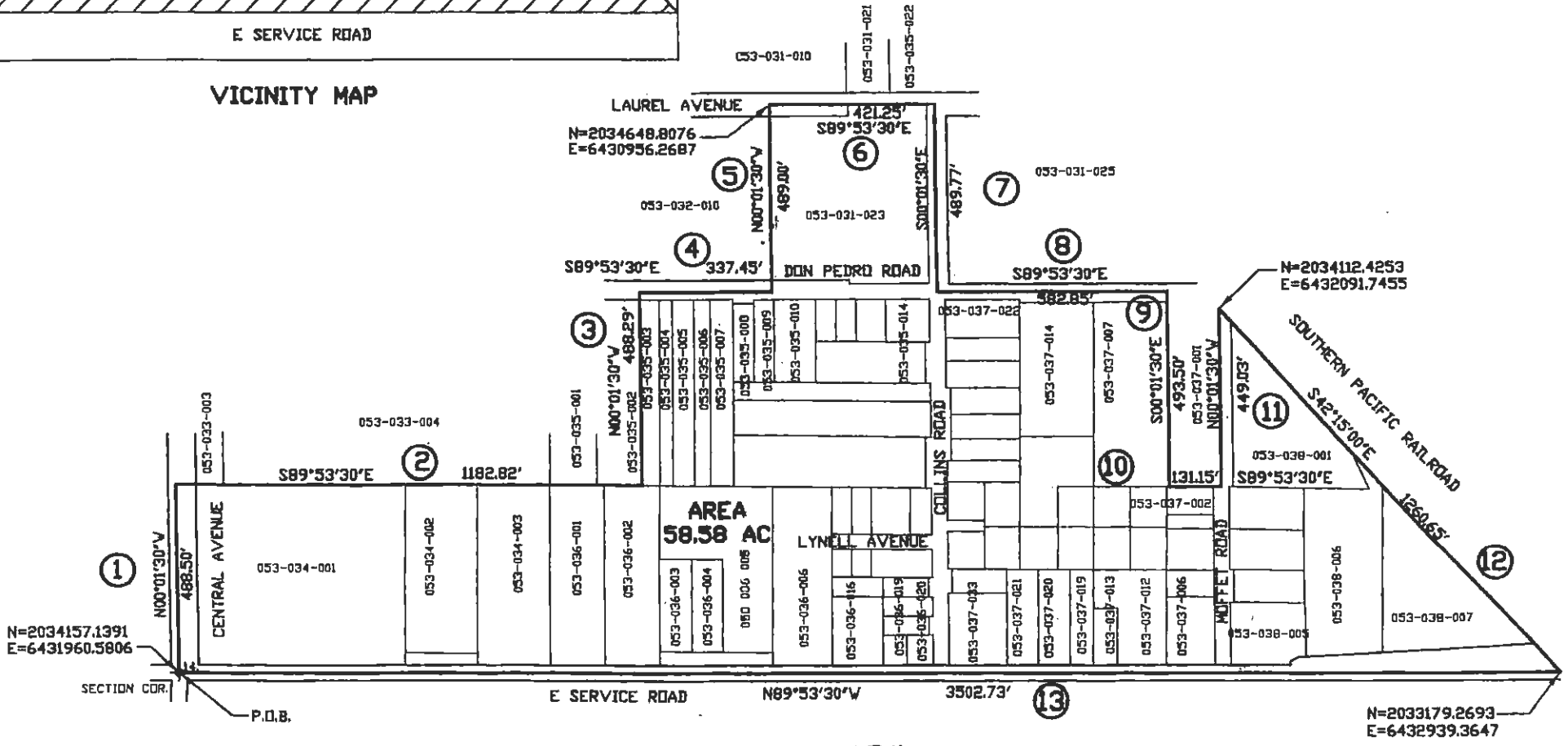


EXHIBIT 'A2'

COLLINS ANNEXATION TO LAUREL LANDSCAPE AND LIGHTING DISTRICT		STANISLAUS COUNTY DEPARTMENT OF PUBLIC WORKS		
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 9 EAST M.D.B.M.		SCALE: 1"=400'	DATE: 11-23-2005	DRAWN: NC CHECKED: LF

EXHIBIT "B"
PARCEL COUNT FOR
LAUREL LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
053-030-001	\$80.95	053-030-034	\$80.95
053-030-002	\$80.95	053-030-035	\$80.95
053-030-003	\$80.95	053-030-036	\$80.95
053-030-004	\$80.95	053-030-037	\$80.95
053-030-005	\$80.95	053-030-038	\$80.95
053-030-006	\$80.95	053-030-039	\$80.95
053-030-007	\$80.95	053-030-040	\$80.95
053-030-008	\$80.95		
053-030-009	\$80.95	053-030-042	\$80.95
053-030-010	\$80.95	053-030-043	\$80.95
053-030-011	\$80.95	053-030-044	\$80.95
053-030-012	\$80.95	053-030-045	\$80.95
053-030-013	\$80.95	053-030-046	\$80.95
053-030-014	\$80.95	053-030-047	\$80.95
053-030-015	\$80.95	053-030-048	\$80.95
053-030-016	\$80.95	053-030-049	\$80.95
053-030-017	\$80.95	053-030-050	\$80.95
053-030-018	\$80.95	053-030-051	\$80.95
053-030-019	\$80.95	053-030-052	\$80.95
053-030-020	\$80.95	053-030-053	\$80.95
053-030-021	\$80.95	053-030-054	\$80.95
053-030-022	\$80.95	053-030-055	\$80.95
053-030-023	\$80.95	053-030-056	\$80.95
053-030-024	\$80.95	053-030-057	\$80.95
053-030-025	\$80.95		
053-030-026	\$80.95		
053-030-027	\$80.95		
053-030-028	\$80.95		
053-030-029	\$80.95		
053-030-030	\$80.95		
053-030-031	\$80.95		
053-030-032	\$80.95		
053-030-033	\$80.95		
		TOTAL	\$4,533.20

EXHIBIT "B"
PARCEL COUNT FOR
LAUREL LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
053-031-003	\$80.95	053-035-003	\$80.95
053-031-004	\$80.95	053-035-004	\$80.95
053-031-005	\$80.95	053-035-005	\$80.95
053-031-006	\$80.95	053-035-006	\$80.95
053-031-007	\$80.95	053-035-007	\$80.95
053-031-008	\$80.95	053-035-008	\$80.95
053-031-009	\$80.95	053-035-009	\$80.95
053-031-010	\$80.95	053-035-010	\$80.95
053-031-011	\$80.95	053-035-011	\$80.95
053-031-012	\$80.95	053-035-012	\$80.95
053-031-013	\$80.95	053-035-013	\$80.95
053-031-014	\$80.95	053-035-014	\$80.95
053-031-015	\$80.95	053-035-015	\$80.95
		053-035-016	\$80.95
053-031-017	\$80.95	053-035-017	\$80.95
053-031-018	\$80.95	053-035-018	\$80.95
053-031-019	\$80.95		TOTAL
053-031-020	\$80.95		\$1,295.20
053-031-021	\$80.95	053-036-001	\$80.95
053-031-022	\$80.95	053-036-002	\$80.95
053-031-023	\$80.95	053-036-003	\$80.95
		053-036-004	\$80.95
053-031-027	\$80.95	053-036-005	\$80.95
		053-036-006	\$80.95
053-031-040	\$80.95	053-036-007	\$80.95
053-031-041	\$80.95	053-036-008	\$80.95
	TOTAL	053-036-009	\$80.95
	\$1,861.85	053-036-010	\$80.95
053-034-001	\$80.95	053-036-011	\$80.95
053-034-002	\$80.95	053-036-012	\$80.95
053-034-003	\$80.95	053-036-013	\$80.95
	TOTAL	053-036-014	\$80.95
	\$242.85	053-036-015	\$80.95

EXHIBIT "B"
PARCEL COUNT FOR
LAUREL LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
053-036-016	\$80.95	053-037-026	\$80.95
053-036-017	\$80.95	053-037-027	\$80.95
053-036-018	\$80.95	053-037-028	\$80.95
053-036-019	\$80.95	053-037-029	\$80.95
053-036-020	\$80.95	053-037-030	\$80.95
	TOTAL	053-037-031	\$80.95
	\$1,619.00	053-037-032	\$80.95
053-037-002	\$80.95	053-037-033	\$80.95
053-037-003	\$80.95	053-037-034	\$80.95
053-037-004	\$80.95	053-037-035	\$80.95
053-037-005	\$80.95		TOTAL
053-037-006	\$80.95		\$2,671.35
053-037-007	\$80.95	053-038-001	\$80.95
053-037-008	\$80.95	053-038-002	\$80.95
053-037-009	\$80.95	053-038-003	\$80.95
053-037-010	\$80.95	053-038-004	\$80.95
053-037-011	\$80.95	053-038-005	\$80.95
053-037-012	\$80.95	053-038-006	\$80.95
053-037-013	\$80.95	053-038-007	\$80.95
053-037-014	\$80.95		TOTAL
053-037-015	\$80.95		\$566.65
053-037-016	\$80.95		
053-037-017	\$80.95		
053-037-018	\$80.95		
053-037-019	\$80.95		
053-037-020	\$80.95		
053-037-021	\$80.95		
053-037-022	\$80.95		
053-037-023	\$80.95		
053-037-024	\$80.95		
		LLD TOTAL	\$12,790.10



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

**PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT**

FISCAL YEAR 2015-2016

SET HEARING:
PUBLIC HEARING:

June 30, 2015
July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

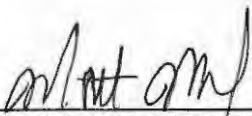
County of Stanislaus, State of California

PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Paradise South Landscape and Lighting District (LLD).

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

Dated this 21ST day of MAY, 2015


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



**PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Paradise South Landscape and Lighting District (hereinafter referred to as "District") was established February 28, 2006, by Board Resolution No. 2006-143, following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain street lights to deter crime, promote traffic safety, and help law enforcement officers. The boundary of the District is shown on Exhibit "A"; attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting District

There are 382 Assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights. The streetlights only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The Annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibit; "A"; attached hereto and made a part of this Engineer's Report. The District is generally located:

- North of Robertson Road
- South of South Avenue
- East of Sutter Avenue

There are 59 streetlights within the District, of which 54 are 200-watt high pressure sodium lights owned by Modesto Irrigation District (MID), 1 is a 100-watt high pressure sodium light owned by MID, 3 are 200-watt high pressure sodium lights owned and maintained by the County, and 1 is 100-watt high intensity discharge light owned by MID.

B. Description of Improvements and Services

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of the District. The special benefit assessments to be levied for this District are intended to provide a revenue source for all the maintenance, and servicing of the lighting District's improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

The following services maintain facilities and improvements provided by the District as a

special benefit to the parcel owners within the District, the cost of the services is paid entirely by the assessments levied by the District:

- Payment to local utility company for monthly power costs of energizing street lights in the District
- Payment to local utility company for maintenance of street lights in the District that the utility company owns (usually those lights that are mounted on wooden poles)
- Maintenance provided by Stanislaus County Public Works for street lights in the District that are owned by Stanislaus County (usually those lights that are mounted on steel poles)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, and any charges for the repair and/or replacement of the street lights), plus an amount needed to cover administration costs and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIID Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the landscape and lighting District facilities, infrastructure, and annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District.

Each parcel receives equal benefit from the District. The District only provides a special benefit to the parcels within Paradise South Landscape and Lighting District; therefore,

no general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$15,173.

The assessment for Fiscal Year 2015-2016 is \$58.81, which is the same as the previous year's assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2015-2016. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment is not collected until December, creating a six-month lag in receiving the money necessary to operate and maintain the streetlights. There are sufficient funds available for this period.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of parcels within Paradise South Landscape and Lighting District. The formula can be stated as follows:

Amount of Annual Assessment = (Estimated Operation & Maintenance Costs for Current Year + Administration and Operational Reserve – Fund Balance From Previous Year – Estimated Property Tax Revenue For Current Year) / Number of Benefiting Parcels in District.

PART IV – SERVICE AREA BUDGET
Paradise South

1884
 Paradise South

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
<u>PARKS & RECREATION</u>	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
<u>PUBLIC WORKS</u>	
Maintenance/Lighting repairs	
Utilities/Street Lights	\$18,500
MID Maintenance Costs	\$600
SWRCB Permit Requirement	\$1,905
Vandalism clean up and repair	\$1,000
Total	\$22,005
Operational Reserve	\$0
Total Administration, Parks & Rec, Public Works Budget	\$22,505
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2015-2016)	\$15,173
Operational Reserve (-)	(\$3,000)
Available Fund Balance	\$12,173
<u>Adjustments to Available Fund Balance</u>	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$11,253)
Total Adjustments	(\$11,253)
Remaining Available Fund Balance	\$921
Total Administration, Parks & Rec, Public Works Budget	\$22,505
Use of Fund Balance (-)	(\$100)
Balance to Levy	\$22,405
<u>District Statistics</u>	
Total parcels	382
Parcels to Levy	381
Assessment per Parcel	\$58.81

PART V - ASSESSMENTS

2015-2016 Assessment = $\$22,405 \div 381$ parcels = \$58.81 per parcel

2014-2015 Assessment = $\$22,405 \div 381$ parcels = \$58.81 per parcel

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in assessment. The fiscal year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT

All that portion of Sections 5 Township 4 South, Range 9 East, Mount Diablo Meridian, described as follows:

BEGINNING at the point on the existing city limits said point being the Southwestern corner of the Original City, as per description filed August 6, 1884, date officially approved by State, Stanislaus County records, said point also being the intersection of the center line of 60 foot South Avenue and center line of 40 foot Sutter Avenue also being the northwest corner of Section 5; the NAD 83 California State Plane Coordinates are N: 2050164.88634 and E: 6413462.84329; thence along the existing city limits line the following 36 courses; (1) North 89°20'26" East along the center line of said South Avenue and also being the north line of Section 5, a distance of 1174.94 feet to Northwest corner of Colorado – South Annexation; thence (2) South 00°03' East 264 feet; thence (3) South 89°45' West 165 feet; thence (4) South 0°03' East 66 feet; thence (5) North 89°45' East 360 feet to the east line of 60 foot wide Colorado Avenue thence (6) North 0°03' West 66 feet; thence (7) North 89°45' East 600.16 feet to west line of 60 foot wide Roselawn Avenue; thence (8) North 00°03' West 264 feet to center line of said South Avenue and the northerly line of said Section 5; thence (9) North 89°45' East 690 feet to center line of 60 foot wide Sunset Avenue; thence (10) South 1320 feet to the north line of 30 foot wide Rouse Avenue; thence (11) North 89°45' West 339.76 feet; thence (12) South 0°15'00" West 330 feet; thence (13) North 89°45' 00" West 187.77 feet; thence (14) North 00°00'45" East 330 feet to said north line of Rouse Avenue; thence (15) South 89°45' West 131.95 feet to of said center line of Roselawn Avenue; thence (16) North 00°03' East 660 feet; thence (17) South 89°45' West 330 feet; thence (18) South 00°03' East 528 feet; thence (19) North 89°45' East 127.89 feet; thence (20) South 00°03' East 132 feet to said north line Rouse Avenue; thence (21) South 89°46'09" West 192.12 feet; thence (22) South 0°11'11" East 330.26 feet; thence (23) South 0°03' 00" West 330 feet;

thence (24) North 89°58'30" West 243.70 feet to the former east line of a 40 foot right of way known as Colorado Avenue and the west line of the existing city limits as established by Young Addition, as per description filed February 8, 1963, as Instrument 5122, Stanislaus County Records; thence continue along the existing city limits (25) South 0°14' 10" West 1989.90 feet to south line of the California Homes Tract as filed in Volume 14 of Maps, at Page 21, Stanislaus County record; thence (26) South 89°48' West 1337.30 feet to the northeast corner of the existing city limits of Robertson-Hays Addition, as per description filed February 4, 1976, as Instrument 35051, Stanislaus County Records, said point also being the intersection of the center line of 60 foot Robertson Road and the center line of 40 foot Sutter Avenue, said center line of Sutter Avenue also the west line of Section 5; thence along said Section line (27) North 0°10' East 665.79 feet; thence (28) North 0°24' West 764.98 feet; thence leaving said Section line (29) North 89°45' 00" East 132 feet; thence (30) North 00°03' West 65 feet; thence (31) North 89°45' 00" East 82 feet; thence (32) North 00°03' 00" East 165 feet; thence (33) North 89°45' 00" East 50 feet; thence (34) North 0°03' 00" West 247.50 feet; thence (35) South 89°45' 00" West 264 feet to west line of said Section line; thence along said Section line (36) North 0°24" West 2046.43 feet to the point of beginning.

Containing 154.49 more or less.

N: 2050164.88634
E: 6413462.84329

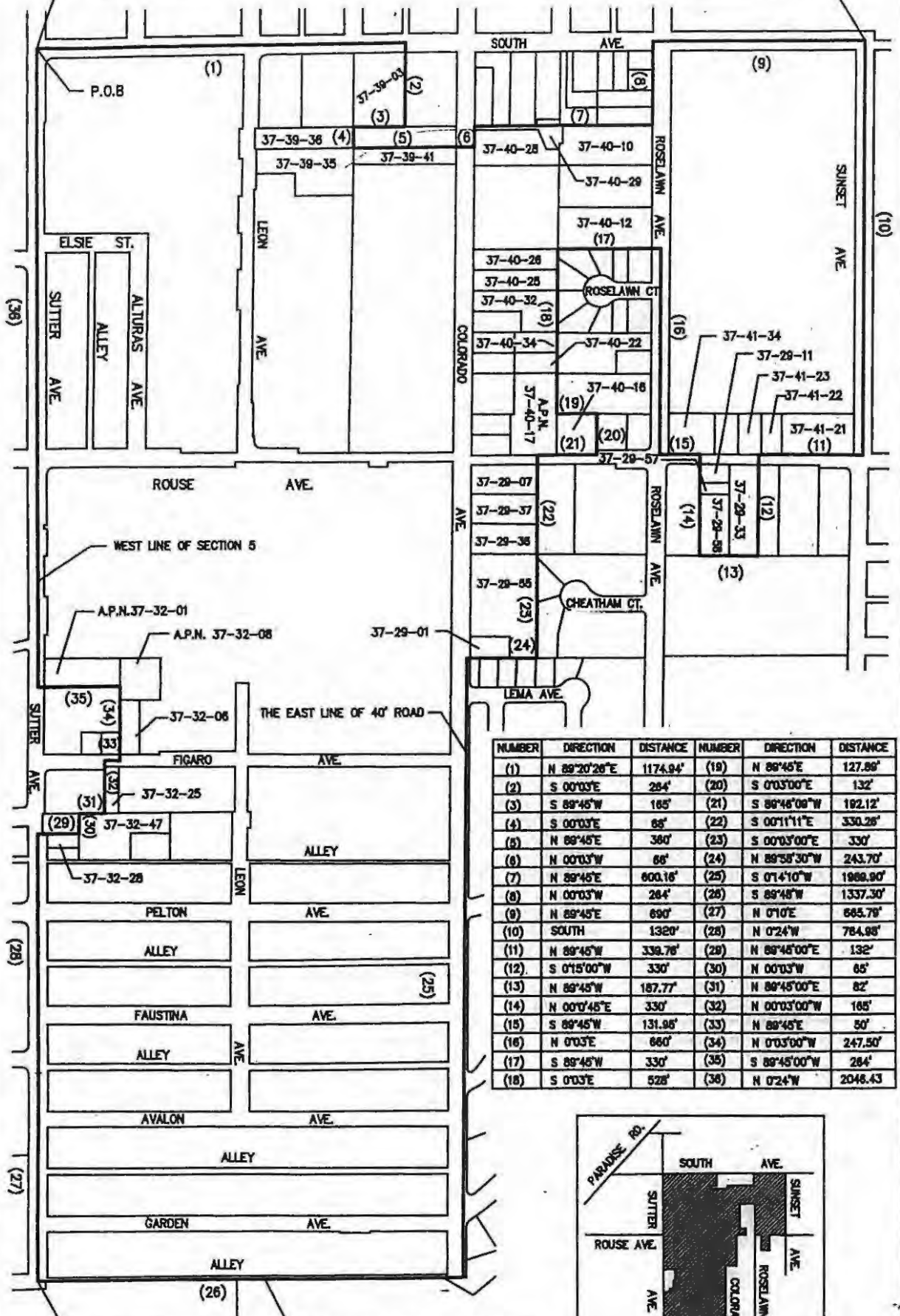
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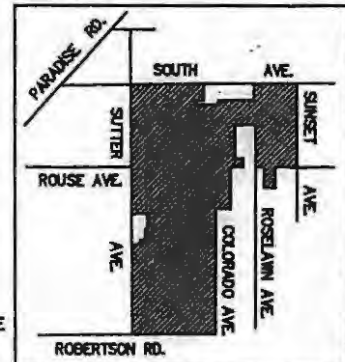
EXHIBIT "B"

PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
BEING A PORTION OF SECTION, 5 TOWNSHIP 4 SOUTH,
RANGE 9 EAST, M.D.M.

COUNTY OF STANISLAUS
DEPARTMENT OF PUBLIC WORKS
DATE: 4-20-2005
FILE: PARADISE SOUTH.DWG
NO SCALE
DRAWN: 1
SHEET OF: 1



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
(1)	N 89°20'26"E	1174.94'	(18)	N 89°45'E	127.89'
(2)	S 00°03'E	284'	(20)	S 0°03'00"E	132'
(3)	S 89°45'W	165'	(21)	S 89°45'00"W	192.12'
(4)	S 00°03'E	65'	(22)	S 00°11'11"E	330.26'
(5)	N 89°45'E	360'	(23)	S 00°03'00"E	330'
(6)	N 00°03'W	65'	(24)	N 89°58'30"W	243.70'
(7)	N 89°45'E	600.16'	(25)	S 0°14'10"W	1969.90'
(8)	N 00°03'W	284'	(26)	S 89°48'W	1337.30'
(9)	N 89°45'E	690'	(27)	N 0°10'E	565.79'
(10)	SOUTH	1320'	(28)	N 0°24'W	784.88'
(11)	N 89°45'W	339.76'	(29)	N 89°45'00"E	132'
(12)	S 0°15'00"W	330'	(30)	N 00°03'W	65'
(13)	N 89°45'W	187.77'	(31)	N 89°45'00"E	82'
(14)	N 00°04'45"E	330'	(32)	N 00°03'00"W	165'
(15)	S 89°45'W	131.95'	(33)	N 89°45'E	50'
(16)	N 0°03'E	660'	(34)	N 0°03'00"W	247.50'
(17)	S 89°45'W	330'	(35)	S 89°45'00"W	284'
(18)	S 0°03'E	528'	(36)	N 0°24'W	2046.43'



N: 2046210.75785
E: 6413480.95003

LANDSCAPE AND LIGHTING DISTRICT
BOUNDARY AND EXISTING CITY LIMITS LINE

EXHIBIT "B"
PARCEL COUNT FOR
PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
037-029-001	\$58.81	037-030-002	\$58.81
037-029-002	\$58.81	037-030-003	\$58.81
037-029-003	\$58.81	037-030-004	\$58.81
		037-030-005	\$58.81
037-029-007	\$58.81	037-030-006	\$58.81
037-029-011	\$58.81	037-030-008	\$58.81
		037-030-009	\$58.81
037-029-033	\$58.81	037-030-010	\$58.81
		037-030-011	\$58.81
037-029-036	\$58.81	037-030-012	\$58.81
037-029-037	\$58.81	037-030-013	\$58.81
		037-030-014	\$58.81
037-029-055	\$58.81		
		037-030-016	\$58.81
037-029-057	\$58.81	037-030-017	\$58.81
037-029-058	\$58.81	037-030-018	\$58.81
TOTAL	\$646.91	037-030-019	\$58.81
		037-030-020	\$58.81
		037-030-021	\$58.81
		037-030-022	\$58.81
		037-030-024	\$58.81
		037-030-025	\$58.81
		037-030-026	\$58.81
		037-030-028	\$58.81
		037-030-031	\$58.81
		037-030-032	\$58.81
		037-030-033	\$58.81
		037-030-034	\$58.81
		037-030-035	\$58.81

EXHIBIT "B"
PARCEL COUNT FOR
PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
037-032-019	\$58.81	037-033-006	\$58.81
037-032-020	\$58.81	037-033-007	\$58.81
037-032-021	\$58.81	037-033-008	\$58.81
037-032-022	\$58.81	037-033-009	\$58.81
037-032-023	\$58.81	037-033-010	\$58.81
037-032-024	\$58.81	037-033-011	\$58.81
037-032-025	\$58.81	037-033-012	\$58.81
		037-033-013	\$58.81
037-032-028	\$58.81	037-033-014	\$58.81
037-032-029	\$58.81	037-033-015	\$58.81
		037-033-016	\$58.81
037-032-031	\$58.81	037-033-017	\$58.81
037-032-033	\$58.81	037-033-018	\$58.81
037-032-034	\$58.81	037-033-019	\$58.81
037-032-035	\$58.81	037-033-020	\$58.81
037-032-036	\$58.81	037-033-021	\$58.81
037-032-037	\$58.81	037-033-022	\$58.81
037-032-038	\$58.81	037-033-023	\$58.81
037-032-039	\$58.81	037-033-024	\$58.81
037-032-040	\$58.81	037-033-025	\$58.81
037-032-041	\$58.81	037-033-026	\$58.81
037-032-042	\$58.81	037-033-027	\$58.81
		037-033-028	\$58.81
037-032-045	\$58.81	037-033-029	\$58.81
037-032-046	\$58.81	037-033-030	\$58.81
037-032-047	\$58.81	037-033-031	\$58.81
		037-033-032	\$58.81
		037-033-033	\$58.81
		037-033-034	\$58.81
		037-033-035	\$58.81
		037-033-036	\$58.81
		037-033-037	\$58.81
		037-033-038	\$58.81
	TOTAL		\$2,117.16
037-033-001	\$58.81		
037-033-002	\$58.81		
037-033-003	\$58.81		
037-033-004	\$58.81		
037-033-005	\$58.81		

EXHIBIT "B"
PARCEL COUNT FOR
PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
037-033-039	\$58.81	037-034-001	\$58.81
037-033-040	\$58.81	037-034-002	\$58.81
037-033-041	\$58.81	037-034-003	\$58.81
037-033-042	\$58.81	037-034-004	\$58.81
037-033-043	\$58.81	037-034-005	\$58.81
037-033-044	\$58.81	037-034-006	\$58.81
037-033-045	\$58.81	037-034-007	\$58.81
037-033-046	\$58.81	037-034-008	\$58.81
037-033-047	\$58.81	037-034-009	\$58.81
037-033-048	\$58.81	037-034-010	\$58.81
037-033-049	\$58.81	037-034-011	\$58.81
037-033-050	\$58.81	037-034-012	\$58.81
037-033-051	\$58.81	037-034-013	\$58.81
037-033-052	\$58.81	037-034-014	\$58.81
037-033-053	\$58.81	037-034-015	\$58.81
037-033-054	\$58.81	037-034-016	\$58.81
037-033-055	\$58.81	037-034-017	\$58.81
037-033-056	\$58.81	037-034-018	\$58.81
037-033-057	\$58.81	037-034-019	\$58.81
037-033-058	\$58.81	037-034-020	\$58.81
037-033-059	\$58.81	037-034-021	\$58.81
037-033-060	\$58.81	037-034-022	\$58.81
037-033-061	\$58.81	037-034-023	\$58.81
		037-034-024	\$58.81
037-033-063	\$58.81	037-034-025	\$58.81
		037-034-026	\$58.81
037-033-065	\$58.81	037-034-027	\$58.81
037-033-066	\$58.81	037-034-028	\$58.81
037-033-067	\$58.81	037-034-029	\$58.81
		037-034-030	\$58.81
		037-034-031	\$58.81
		037-034-032	\$58.81
		037-034-033	\$58.81
TOTAL	\$3,822.65		

EXHIBIT "B"
PARCEL COUNT FOR
PARADISE SOUTH LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
037-040-010	\$58.81	037-041-010	\$58.81
037-040-011	\$58.81	037-041-011	\$58.81
037-040-012	\$58.81	037-041-012	\$58.81
		037-041-013	\$58.81
037-040-016	\$58.81	037-041-014	\$58.81
037-040-017	\$58.81	037-041-015	\$58.81
037-040-018	\$58.81	037-041-016	\$58.81
037-040-019	\$58.81	037-041-017	\$58.81
037-040-020	\$58.81	037-041-018	\$58.81
037-040-021	\$58.81	037-041-019	\$58.81
037-040-022	\$58.81	037-041-020	\$58.81
		037-041-021	\$58.81
037-040-025	\$58.81	037-041-022	\$58.81
037-040-026	\$58.81	037-041-023	\$58.81
037-040-027	\$58.81	037-041-024	\$58.81
037-040-028	\$58.81		
037-040-029 well	\$0.00	037-041-026	\$58.81
		037-041-027	\$58.81
037-040-031	\$58.81		
037-040-032	\$58.81	037-041-029	\$58.81
037-040-033	\$58.81	037-041-030	\$58.81
037-040-034	\$58.81	037-041-031	\$58.81
		037-041-032	\$58.81
	TOTAL	037-041-033	\$58.81
	\$1,058.58	037-041-034	\$58.81
037-041-001	\$58.81	037-041-035	\$58.81
037-041-002	\$58.81	037-041-036	\$58.81
037-041-003	\$58.81		
037-041-004	\$58.81		TOTAL
037-041-005	\$58.81		\$1,999.54
037-041-006	\$58.81		
037-041-007	\$58.81		
037-041-008	\$58.81		
037-041-009	\$58.81	381 EBU	LLD TOTAL
			\$22,406.61



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

David Leamon, PE
Deputy Director - Development/Traffic

Kathy Johnson
Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

**RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT**

FISCAL YEAR 2015-2016

SET HEARING: June 30, 2015
PUBLIC HEARING: July 28, 2015

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ENGINEER'S REPORT AFFIDAVIT

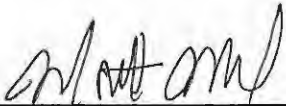
County of Stanislaus, State of California

RIVERDALE LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Riverdale Landscape and Lighting District (LLD).

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

Dated this 21ST day of May, 2015



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



**RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Riverdale Landscape and Lighting District (hereinafter referred to as "District") was established August 18, 1998, by Board Resolution No. 98-681, following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain street lights to deter crime, promote traffic safety, and help law enforcement officers. The boundary of the District is shown on Exhibit; "A"; attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting District

There are 206 Assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights. The streetlights only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibit; "A"; attached hereto and made a part of this Engineer's Report. The District is generally located:

- North of Hatch Road
- South of Tuolumne River
- West of Carpenter Road

There are 36 streetlights within the District, which are owned and maintained by Turlock Irrigation District (TID). The streetlights are 200-watt high-pressure sodium lights. An anticipated increase is expected in the TID street light rate of 4.0% effective in February 2015. The 36 lights are projected to cost \$10,500 for Fiscal Year 2015-2016.

B. Description of Improvements and Services

The purpose of this lighting District is to ensure the ongoing maintenance, operation and servicing of the District. The special benefit assessments 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 the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

The following services maintain facilities and improvements provided by the District as a special benefit to the parcel owners in the District, the cost of the services is paid entirely by the assessments levied by the District:

- Payment to local utility company for monthly power costs of energizing street lights in the District
- Payment to local utility company for maintenance of street lights in the District that the utility company owns (usually those lights that are mounted on wooden poles)
- Maintenance provided by Stanislaus County Public Works for street lights in the District that are owned by Stanislaus County (usually those lights that are mounted on steel poles)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, and any charges for the repair and/or replacement of the street lights), plus an amount needed to cover administration costs and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the lighting District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the District facilities, infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District.

Each parcel receives equal benefit from the District. The District only provides a special benefit to the parcels within Riverdale Landscape and Lighting District; therefore, no general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015, of \$12,522. Fund balance in the amount of \$1,000 has been reserved for emergency expenditures necessitated by vandalism or accidents.

The assessment for Fiscal Year 2015-2016 is \$59.85, which is the same as the previous year's assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for FY14-15. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment is not collected until December, creating a six-month lag in receiving the money necessary to operate and maintain the streetlights. Funding for the six-month lag time has been included in the assessment calculation.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of parcels within Riverdale Landscape and Lighting District. The formula can be stated as follows:

Amount of Annual Assessment = (Estimated Operation & Maintenance Costs for Current Year + Administration and Operational Reserve – Fund Balance From Previous Year – Estimated Property Tax Revenue For Current Year) / Number of Benefiting Parcels in District.

**PART IV – SERVICE AREA BUDGET
Riverdale**

1877	EXPENSE DESCRIPTION	TOTAL BUDGET
Riverdale		
	<u>ADMINISTRATION</u>	
	County Administration	\$500
	Miscellaneous/Other Admin Fees	\$0
	Total	\$500
	<u>PARKS & RECREATION</u>	
	Parks Labor	\$0
	Parks Utilities	\$0
	Parks Other Supplies	\$0
	Total	\$0
	<u>PUBLIC WORKS</u>	
	Light maintenance/repair	\$0
	Utilities/Street Lights	\$10,500
	Utilities/Landscaping	\$0
	SWRCB Permit Requirement	\$1,030
	Vandalism cleanup and repair	\$1,000
	Total	\$12,530
	Operational Reserve	
	Total Administration, Parks & Rec, Public Works Budget	\$13,030
	<u>Fund Balance Information</u>	
	Beginning Fund Balance (Estimated for 2015-2016)	\$12,552
	Operational Reserve (-)	(\$2,000)
	Available Fund Balance	\$10,552
	<u>Adjustments to Available Fund Balance</u>	
	General Fund (or PW) Loan Repayment/Advance (+)	\$0
	Other Revenues/General Fund (Contributions i.e. Grants) (+)	\$0
	Capital Improvement Expenditure (pumps etc.) (-)	\$0
	6 Months Operating Reserve (-)	(\$6,515)
	Total Adjustments	(\$6,515)
	Remaining Available Fund Balance	\$4,037
	Total Administration, Parks & Rec, Public Works Budget	\$13,030
	Use of Fund Balance (-)	(\$700)
	Balance to Levy	\$12,330
	<u>District Statistics</u>	
	Total Parcels	206
	Assessment per Parcel	\$59.85

PART V - ASSESSMENTS

2015-2016 Assessment = \$12,330 / 206 EBU = \$59.85 per EBU

2014-2015 Assessment = \$12,330 / 206 EBU = \$59.85 per EBU

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

Exhibit "A"

RIVERDALE LANDSCAPE AND LIGHTING DISTRICT

All that portion of Riverdale Park Subdivision as shown on the map filed in Volume 16 of Maps at page 44, Stanislaus County Records, and those portions of the south one-half of Section 1 and the north one-half of Section 12, Township 4 South, Range 8 East, Mount Diablo Meridian, described as follows:

Commencing at the south one-quarter of said Section 1; thence South $0^{\circ}25'30''$ East 30.00 feet to the south line of Hatch Road and the POINT OF BEGINNING; thence South $89^{\circ}44'$ West on said south line 1234.41 feet; thence North $0^{\circ}16'$ West 10.00 feet; thence South $89^{\circ}44'$ West 17.62 feet; thence leaving said south line North $0^{\circ}16'$ West 50.00 feet; thence North $25^{\circ}28'$ West on the line between Lots 2 & 3 of Riverdale Park 115.00 feet; thence following the northerly boundary of Riverdale Park Subdivision the following eight (8) courses: (1) North $64^{\circ}32'$ East 1435.48 feet, (2) North $0^{\circ}25'30''$ West 300.30 feet, (3) South $80^{\circ}43'15''$ East 649.69 feet, (4) South $62^{\circ}12'$ East 221.44 feet, (5) South $61^{\circ}42'$ East 220.00 feet, (6) South $60^{\circ}24'30''$ East 300.06 feet, (7) South $55^{\circ}43'30''$ East 369.72 feet, (8) South $52^{\circ}32'30''$ East 1328.91 feet to the east line of Lot 20 of the Riverdale Park; thence South $0^{\circ}17'30''$ East on the east line of said Lot 20 and its southerly extension 124.94 feet to the south line of Hatch Road as shown on the map of Riverdale Park Subdivision; thence North $62^{\circ}48'$ West on said south line 997.58 feet; thence South $68^{\circ}03'35''$ West 13.22 feet; thence North $62^{\circ}48'$ West 180.92 feet; thence South $89^{\circ}44'$ West 463.70 feet; thence North $0^{\circ}16'$ West 10.00 feet; thence South $89^{\circ}44'$ West 180.00 feet; thence South $0^{\circ}16'$ East 10.00 feet; thence South $89^{\circ}44'$ West 940.64 feet to the point of beginning.

Containing 50.43 Ac.

g:\survey\rivdale.ck

KEY MAP
SEE SHEETS 2 & 3
FOR DETAILS.

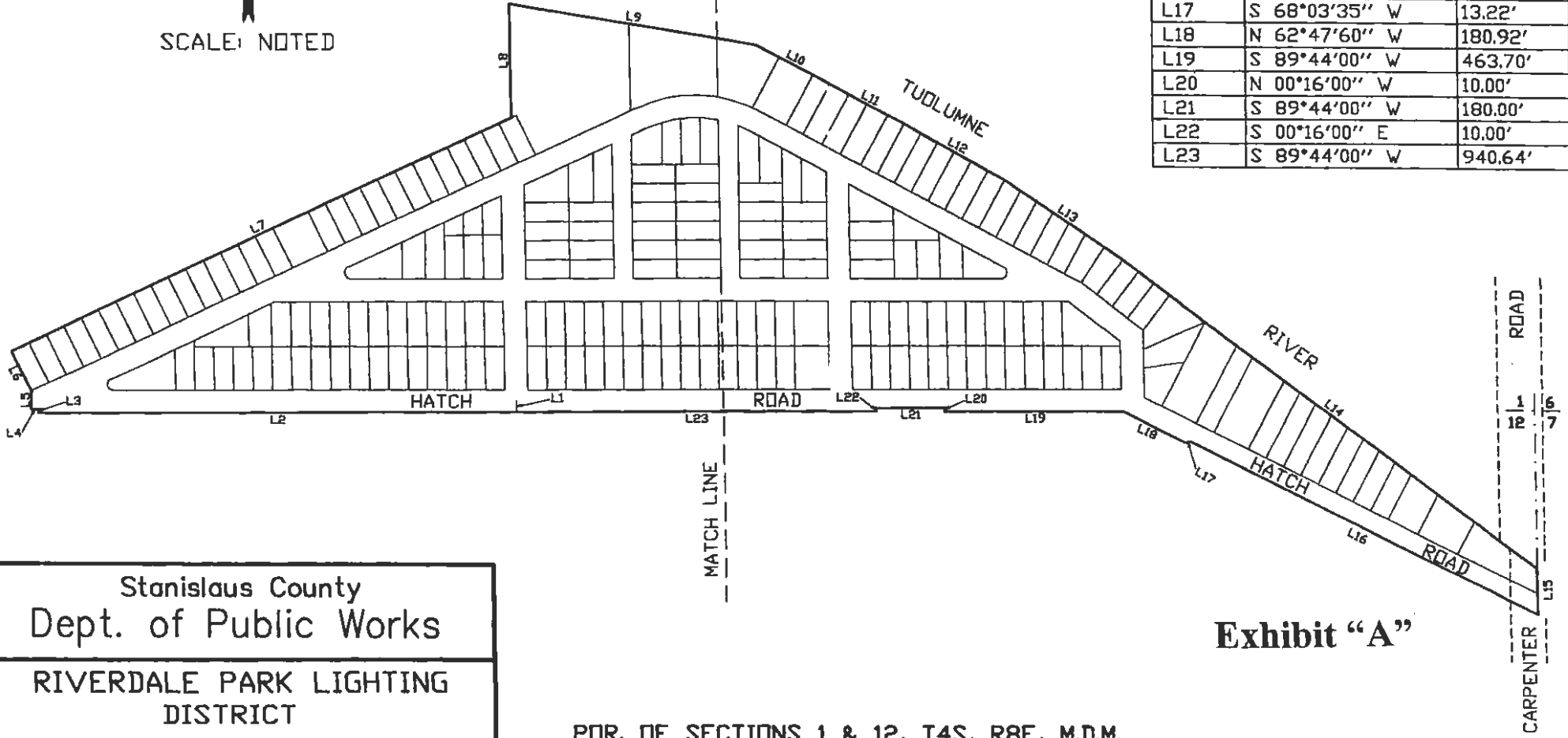


SCALE: NOTED

SEE SHEET 2
SEE SHEET 3

MATCH LINE

NUMBER	DIRECTION	DISTANCE
L1	S 00°25'30" E	30.00'
L2	S 89°44'00" W	1234.41'
L3	N 00°16'00" W	10.00'
L4	S 89°44'00" W	17.62'
L5	N 00°16'00" W	50.00'
L6	N 25°27'60" W	115.00'
L7	N 64°31'60" E	1435.48'
L8	N 00°25'30" W	300.30'
L9	S 80°43'15" E	649.69'
L10	S 62°11'60" E	221.44'
L11	S 61°42'00" E	220.00'
L12	S 60°24'30" E	300.06'
L13	S 55°43'30" E	369.72'
L14	S 52°32'30" E	1328.91'
L15	S 00°17'30" E	124.94'
L16	N 62°47'60" W	997.58'
L17	S 68°03'35" W	13.22'
L18	N 62°47'60" W	180.92'
L19	S 89°44'00" W	463.70'
L20	N 00°16'00" W	10.00'
L21	S 89°44'00" W	180.00'
L22	S 00°16'00" E	10.00'
L23	S 89°44'00" W	940.64'



Stanislaus County
Dept. of Public Works

RIVERDALE PARK LIGHTING
DISTRICT

Date: 4-13-1998 Scale: 1"=400'

PDR. OF SECTIONS 1 & 12, T4S, R8E, M.D.M.

Exhibit "A"

EXHIBIT "B"
PARCEL COUNT FOR
RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
017-022-004	\$59.85	017-022-038	\$59.85
		017-022-039	\$59.85
017-022-007	\$59.85	017-022-040	\$59.85
017-022-008	\$59.85	017-022-041	\$59.85
017-022-009	\$59.85	017-022-042	\$59.85
017-022-010	\$59.85	017-022-043	\$59.85
017-022-011	\$59.85	017-022-044	\$59.85
017-022-012	\$59.85	017-022-045	\$59.85
017-022-013	\$59.85	017-022-046	\$59.85
017-022-014	\$59.85	017-022-047	\$59.85
017-022-015	\$59.85	017-022-048	\$59.85
017-022-016	\$59.85	017-022-049	\$59.85
017-022-017	\$59.85	017-022-050	\$59.85
017-022-018	\$59.85	017-022-051	\$59.85
017-022-019	\$59.85	017-022-052	\$59.85
017-022-020	\$59.85	017-022-053	\$59.85
017-022-021	\$59.85	017-022-054	\$59.85
017-022-022	\$59.85	017-022-055	\$59.85
017-022-023	\$59.85	017-022-056	\$59.85
017-022-024	\$59.85	017-022-057	\$59.85
017-022-025	\$59.85	017-022-058	\$59.85
017-022-026	\$59.85	017-022-059	\$59.85
017-022-027	\$59.85	017-022-060	\$59.85
017-022-028	\$59.85	017-022-061	\$59.85
017-022-029	\$59.85	017-022-062	\$59.85
017-022-030	\$59.85	017-022-063	\$59.85
017-022-031	\$59.85	017-022-064	\$59.85
017-022-032	\$59.85		
017-022-033	\$59.85	017-022-067	\$59.85
017-022-034	\$59.85		
017-022-035	\$59.85		
017-022-036	\$59.85		
017-022-037	\$59.85		
		TOTAL	\$3,591.00

EXHIBIT "B"
PARCEL COUNT FOR
RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
017-023-001	\$59.85	017-024-001	\$59.85
		017-024-002	\$59.85
017-023-008	\$59.85	017-024-003	\$59.85
017-023-009	\$59.85	017-024-004	\$59.85
017-023-010	\$59.85	017-024-005	\$59.85
017-023-011	\$59.85	017-024-006	\$59.85
017-023-012	\$59.85	017-024-007	\$59.85
017-023-013	\$59.85	017-024-008	\$59.85
017-023-014	\$59.85	017-024-009	\$59.85
017-023-015	\$59.85	017-024-010	\$59.85
017-023-016	\$59.85	017-024-011	\$59.85
		017-024-012	\$59.85
017-023-019	\$59.85	017-024-013	\$59.85
017-023-020	\$59.85	017-024-014	\$59.85
017-023-021	\$59.85	017-024-015	\$59.85
017-023-022	\$59.85	017-024-016	\$59.85
017-023-023	\$59.85	017-024-017	\$59.85
017-023-024	\$59.85	017-024-018	\$59.85
017-023-025	\$59.85	017-024-019	\$59.85
017-023-026	\$59.85	017-024-020	\$59.85
017-023-027	\$59.85	017-024-021	\$59.85
017-023-028	\$59.85	017-024-022	\$59.85
017-023-029	\$59.85	017-024-023	\$59.85
017-023-030	\$59.85	017-024-024	\$59.85
017-023-031	\$59.85	017-024-025	\$59.85
		017-024-026	\$59.85
017-023-033	\$59.85	017-024-027	\$59.85
017-023-034	\$59.85	017-024-028	\$59.85
017-023-036	\$59.85	017-024-032	\$59.85
017-023-037	\$59.85	017-024-033	\$59.85
017-023-038	\$59.85		
		TOTAL	\$1,795.50
TOTAL	\$1,675.80		

EXHIBIT "B"
PARCEL COUNT FOR
RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
017-025-004	\$59.85	017-025-040	\$59.85
017-025-005	\$59.85	017-025-041	\$59.85
017-025-006	\$59.85	017-025-042	\$59.85
		017-025-043	\$59.85
017-025-010	\$59.85	017-025-044	\$59.85
017-025-011	\$59.85		
017-025-012	\$59.85	017-025-050	\$59.85
017-025-013	\$59.85	017-025-051	\$59.85
017-025-014	\$59.85	017-025-052	\$59.85
017-025-015	\$59.85	017-025-053	\$59.85
		017-025-054	\$59.85
017-025-017	\$59.85	017-025-055	\$59.85
017-025-018	\$59.85		
017-025-019	\$59.85	017-025-057	\$59.85
017-025-020	\$59.85		
017-025-021	\$59.85	017-025-061	\$59.85
017-025-022	\$59.85	017-025-062	\$59.85
017-025-023	\$59.85	017-025-063	\$59.85
017-025-024	\$59.85	017-025-064	\$59.85
017-025-025	\$59.85	017-025-065	\$59.85
017-025-026	\$59.85	017-025-066	\$59.85
017-025-027	\$59.85	017-025-067	\$59.85
017-025-028	\$59.85	017-025-068	\$59.85
017-025-029	\$59.85	017-025-069	\$59.85
017-025-030	\$59.85	017-025-070	\$59.85
017-025-031	\$59.85		
017-025-032	\$59.85	017-025-072	\$59.85
017-025-035	\$59.85	017-025-076	\$59.85
017-025-036	\$59.85		
017-025-037	\$59.85	017-025-080	\$59.85
017-025-038	\$59.85	017-025-081	\$59.85
017-025-039	\$59.85	017-025-082	\$59.85

EXHIBIT "B"
PARCEL COUNT FOR
RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
017-025-083	\$59.85	017-026-001	\$59.85
		017-026-002	\$59.85
017-025-085	\$59.85		
017-025-086	\$59.85	017-026-004	\$59.85
017-025-087	\$59.85		
		017-026-007	\$59.85
017-025-090	\$59.85	017-026-008	\$59.85
017-025-091	\$59.85	017-026-009	\$59.85
017-025-092	\$59.85	017-026-010	\$59.85
017-025-093	\$59.85	017-026-011	\$59.85
017-025-094	\$59.85		
017-025-095	\$59.85	017-026-013	\$59.85
017-025-096	\$59.85		
017-025-097	\$59.85	017-026-020	\$59.85
017-025-098	\$59.85		
TOTAL	\$4,189.50	017-026-022	\$59.85
		017-026-023	\$59.85
		017-026-025	\$59.85
		017-026-026	\$59.85
		017-026-027	\$59.85
		017-026-028	\$59.85
		017-026-029	\$59.85
		017-026-030	\$59.85
		TOTAL	\$1,077.30
		LLD TOTAL	\$12,329.10



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Construction/Roads/Bridges

Colt Esenwein, PE
Deputy Director - Engineering/Survey/Fleet

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Assistant Director - Finance/GIS/HR/Transit

www.stancounty.com/publicworks

**RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT**

FISCAL YEAR 2015-2016

**SET HEARING:
PUBLIC HEARING:**

**June 30, 2015
July 28, 2015**

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT

This report describes the District and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2015-2016. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Riverview Landscape and Lighting District (LLD).

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

Dated this 21st day of MAY, 2015



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



**RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2015-2016**

INTRODUCTION:

The Riverview Landscape and Lighting District (hereinafter referred to as "District") was established July 13, 2000, by Board Resolution No. 2000-532, following a ballot procedure conforming to the requirements of Proposition 218. The District was created to install and maintain street lights to deter crime, promote traffic safety, and help law enforcement officers. The boundary of the District is shown on Exhibit "A"; attached hereto and made a part of this Engineer's Report.

Streets and Highways Code Sections 22565 through 22574 require that a written report containing a description of each parcel of real property receiving the particular extended service and the amount of the assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Lighting District

There are 334 Assessor's parcels within the District. Unless otherwise determined, it is assumed each parcel receives equal benefit from the streetlights. The streetlights only provide a special benefit to the parcels within the District; therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation. The boundary of the District is shown on Exhibit "A"; attached hereto and made a part of this Engineer's Report. The District is generally located:

- North of John Street.
- South of Robertson Road
- East of Carpenter Road

There are 40 streetlights within the District. The streetlights are 200-watt high-pressure sodium and are owned and maintained by Modesto Irrigation District (MID). The 40 lights are projected to cost \$13,000 for Fiscal Year 2015-2016.

B. Description of Improvements and Services

The purpose of this District is to insure the ongoing maintenance, operation and servicing of the District. The special benefit assessments 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 the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

The following services maintain facilities and improvements provided by the District as a

special benefit to the parcel owners within the District; the cost of the services is paid entirely by the assessments levied by the District:

- Payment to local utility company for monthly power costs of energizing street lights in the District
- Payment to local utility company for maintenance of streetlights in the District that the utility company owns (usually those lights that are mounted on wooden poles)
- Maintenance provided by Stanislaus County Public Works for streetlights in the District that are owned by Stanislaus County (usually those lights that are mounted on steel poles)

PART II - METHOD OF APPORTIONMENT

A. Benefit Analysis

The method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The formula used for calculating the annual assessment (hereinafter referred to as the Method), is the total cost to operate and maintain the street lights (Modesto Irrigation District energy charges, and any charges for the repair and/or replacement of the street lights), plus an amount needed to cover administration costs and to create and maintain an operational reserve (which would be used to pay for unexpected or emergency expenses incurred by the District during the year which were neither contemplated nor estimated as part of the District operation and maintenance costs), divided equally by the number of benefiting parcels within the District. The annual assessment calculated using the Method is proportional to the special benefit derived by each identified parcel in relationship to all of the cost of the service being provided by the District. Unless otherwise determined, it is assumed that each parcel benefits equally by the services provided. Therefore, the total cost to operate the District will be divided equally among all the parcels within the District. The formula used for calculating assessments for the District reflects the composition of the parcels and improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the California Constitution Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All the improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the District facilities, infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District.

Each parcel receives equal benefit from the District. The District only provides a special benefit to the parcels within Riverview Landscape and Lighting District; therefore, no

general benefit has been assigned.

PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2015 of \$14,909.

The assessment for Fiscal Year 2015-2016 is \$43.92, which is the same as the previous year's assessment. An amount of \$2,500 was used from available fund balance to offset operation and maintenance costs, thereby lowering the assessment.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for FY14-15. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment is not collected until December, creating a six-month lag in receiving the money necessary to operate and maintain the streetlights. There are sufficient funds available to cover expenditures during this period.

B. Budget Formula

The method that is being used to calculate the assessment is the total cost to operate and maintain the landscape and lighting District divided equally by the number of parcels within Riverview Landscape and Lighting District. (Total Costs/ Parcels= Assessment)

PART IV – SERVICE AREA BUDGET

Riverview

1879

Riverview

EXPENSE DESCRIPTION	TOTAL BUDGET
ADMINISTRATION	
County Administration	\$500
Miscellaneous/Other Admin Fees	\$0
Total	\$500
PARKS & RECREATION	
Parks Labor	\$0
Parks Utilities	\$0
Parks Other Supplies	\$0
Total	\$0
PUBLIC WORKS	
Light maintenance/repair	\$0
Utilities/Street Lights	\$13,000
Utilities/Landscaping	\$0
	\$1,670
Vandalism cleanup and repair	\$2,000
Total	\$16,670
Operational Reserve	\$0
Total Administration, Parks & Rec, Public Works Budget	\$17,170
Fund Balance Information	
Beginning Fund Balance (Estimated for 2015-16)	\$14,909
Operational Reserve (-)	(\$3,000)
Available Fund Balance	\$11,909
Adjustments to Available Fund Balance	
General Fund (or PW) Loan Repayment/Advance (+)	\$0
Other Revenues/General Fund (Contributions I.e. Grants) (+)	\$0
Capital Improvement Expenditure (pumps etc.) (-)	\$0
6 Months Operating Reserve (-)	(\$8,585)
Total Adjustments	(\$8,585)
Remaining Available Fund Balance	\$3,324
Total Administration, Parks & Rec, Public Works Budget	\$17,170
Use of Fund Balance/Operational Reserve (-)	(\$2,500)
Balance to Levy	\$14,670
District Statistics	
Total Parcels	334
Assessment per Parcel	\$43.92

PART V - ASSESSMENTS

2015-2016 Assessment = \$14,670 / 334 EBU = \$43.92 per EBU

2014-2015 Assessment = \$14,670 / 334 EBU = \$43.92 per EBU

Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2015-2016 assessment is in compliance with Proposition 218.

The parcels subject to the annual assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.

NUMBER	DIRECTION	DISTANCE			
L1	S 89°54'06"W	2091.27'			
L2	S 00°26'06"W	104.99'			
L3	S 89°54'06"W	610.74'			
L4	N 00°31'36"E	175.41'			
C1	Δ = 35°17'50"	R=163.20'	L=100.54'	C=98.96'	CH= N 17°21'25"W
L5	N 89°56'44"W	657.37'			
L6	N 00°17'06"E	114.57'			
L7	N 89°56'44"W	30.00'			
L8	N 00°17'06"E	174.99'			
L9	N 89°58'24"W	618.24'			
C2	Δ = 01°26'14"	R=3440.00'	L=86.30'	C=86.29'	CH= N 02°19'01"E
L10	N 02°57'24"E	299.24'			
L11	N 07°02'20"E	60.77'			
L12	S 89°58'24"E	154.32'			
L13	S 00°04'15"E	10.00'			
L14	S 89°58'24"E	463.97'			
L15	S 89°56'44"E	525.83'			
L16	N 01°08'18"W	10.00'			
L17	S 89°56'44"E	164.89'			
L18	S 01°08'18"E	30.00'			
L19	N 89°54'05"E	1377.47'			
L20	N 89°54'05"E	1529.96'			
L21	S 00°14'57"W	259.88'			
L22	S 89°54'19"W	209.60'			
L23	S 00°13'34"E	609.96'			

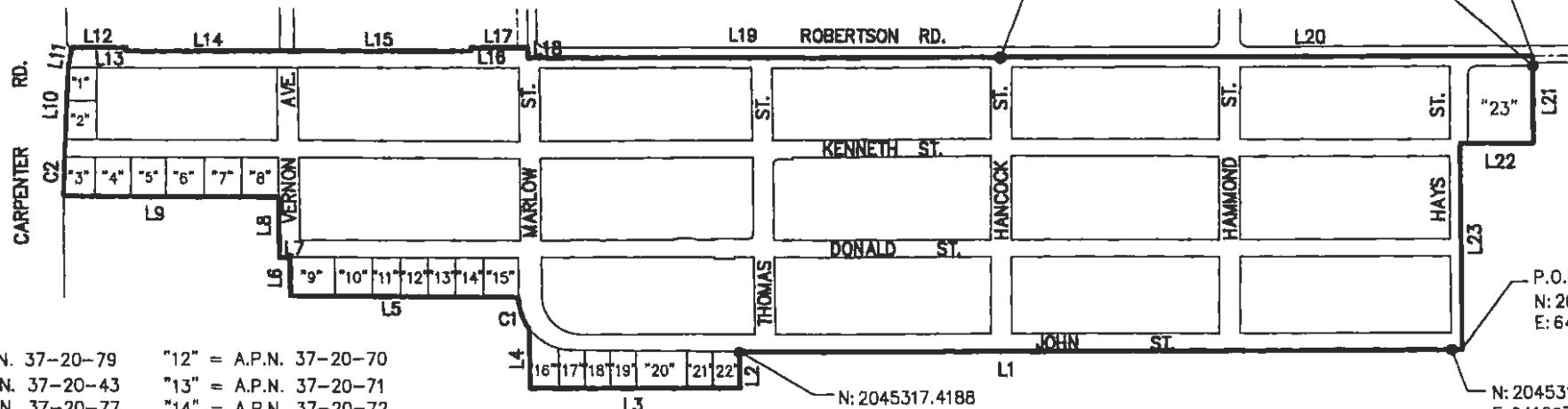


NOTES:
 ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.99993357

N: 2046188.5524
 E: 6410792.9525
 FD. 4x4 REDWOOD POST
 RESET 2" IRON PIPE

N: 2049511.1990
 E: 6413753.9030
 NE COR. PARCEL "B" (2-PM-12)
 FD. 3/4" IRON PIPE

N: 2046191.1874
 E: 6412318.0983



- "1" = A.P.N. 37-20-79
- "2" = A.P.N. 37-20-43
- "3" = A.P.N. 37-20-77
- "4" = A.P.N. 37-20-76
- "5" = A.P.N. 37-20-75
- "6" = A.P.N. 37-20-74
- "7" = A.P.N. 37-20-44
- "8" = A.P.N. 37-20-45
- "9" = A.P.N. 37-20-67
- "10" = A.P.N. 37-20-68
- "11" = A.P.N. 37-20-69
- "12" = A.P.N. 37-20-70
- "13" = A.P.N. 37-20-71
- "14" = A.P.N. 37-20-72
- "15" = A.P.N. 37-20-73
- "16" = A.P.N. 37-25-42
- "17" = A.P.N. 37-25-43
- "18" = A.P.N. 37-25-44
- "19" = A.P.N. 37-25-45
- "20" = A.P.N. 37-25-46
- "21" = A.P.N. 37-25-47
- "22" = A.P.N. 37-25-48
- "23" = A.P.N. 37-23-03

N: 2045317.4188
 E: 6410018.5127
 FD. 3/4" IRON PIPE

N: 2045320.9566
 E: 6412079.7256
 FD. 3/4" IRON PIPE

P.O.B.
 N: 2045321.0081
 E: 6412109.7756

Exhibit "A"

RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT BEING A PORTION OF SECTION, 6 TOWNSHIP 4 SOUTH, RANGE 9 EAST, M.D.M.	COUNTY OF STANISLAUS DEPARTMENT OF PUBLIC WORKS								
	<table border="1" style="width: 100%;"> <tr> <td>DATE: 2-16-2000</td> <td>SCALE: 1"=500'</td> <td>SHEET</td> <td>OF</td> </tr> <tr> <td>FILE: RIVERVIEW. DWG</td> <td>DRAWN:</td> <td>1</td> <td>1</td> </tr> </table>	DATE: 2-16-2000	SCALE: 1"=500'	SHEET	OF	FILE: RIVERVIEW. DWG	DRAWN:	1	1
DATE: 2-16-2000	SCALE: 1"=500'	SHEET	OF						
FILE: RIVERVIEW. DWG	DRAWN:	1	1						

EXHIBIT "B"
PARCEL COUNT FOR
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
037-020-003	\$43.92	037-020-036	\$43.92
037-020-004	\$43.92	037-020-037	\$43.92
037-020-005	\$43.92	037-020-038	\$43.92
037-020-006	\$43.92		
037-020-007	\$43.92	037-020-041	\$43.92
037-020-008	\$43.92	037-020-042	\$43.92
037-020-009	\$43.92	037-020-043	\$43.92
037-020-010	\$43.92	037-020-044	\$43.92
037-020-011	\$43.92	037-020-045	\$43.92
037-020-012	\$43.92	037-020-046	\$43.92
037-020-013	\$43.92	037-020-047	\$43.92
037-020-014	\$43.92	037-020-048	\$43.92
037-020-015	\$43.92	037-020-049	\$43.92
037-020-016	\$43.92	037-020-050	\$43.92
037-020-017	\$43.92	037-020-051	\$43.92
037-020-018	\$43.92	037-020-052	\$43.92
037-020-019	\$43.92	037-020-053	\$43.92
037-020-020	\$43.92	037-020-054	\$43.92
037-020-021	\$43.92	037-020-055	\$43.92
037-020-022	\$43.92	037-020-056	\$43.92
037-020-023	\$43.92	037-020-057	\$43.92
037-020-024	\$43.92	037-020-058	\$43.92
037-020-025	\$43.92	037-020-059	\$43.92
037-020-026	\$43.92	037-020-060	\$43.92
037-020-027	\$43.92	037-020-061	\$43.92
037-020-028	\$43.92	037-020-062	\$43.92
037-020-029	\$43.92	037-020-063	\$43.92
037-020-030	\$43.92	037-020-064	\$43.92
037-020-031	\$43.92	037-020-065	\$43.92
037-020-032	\$43.92	037-020-066	\$43.92
037-020-033	\$43.92	037-020-067	\$43.92
037-020-034	\$43.92	037-020-068	\$43.92
037-020-035	\$43.92	037-020-069	\$43.92

EXHIBIT "B"
PARCEL COUNT FOR
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
037-020-070	\$43.92	037-021-023	\$43.92
037-020-071	\$43.92	037-021-024	\$43.92
037-020-072	\$43.92	037-021-025	\$43.92
037-020-073	\$43.92	037-021-026	\$43.92
037-020-074	\$43.92	037-021-027	\$43.92
037-020-075	\$43.92	037-021-028	\$43.92
037-020-076	\$43.92	037-021-029	\$43.92
037-020-077	\$43.92	037-021-030	\$43.92
037-020-079	\$43.92	037-021-031	\$43.92
037-020-080	\$43.92	037-021-032	\$43.92
037-020-081	\$43.92	037-021-033	\$43.92
037-021-001	\$43.92	037-021-034	\$43.92
037-021-002	\$43.92	037-021-035	\$43.92
037-021-003	\$43.92	037-021-038	\$43.92
037-021-004	\$43.92	037-021-039	\$43.92
037-021-005	\$43.92	037-021-040	\$43.92
037-021-006	\$43.92	037-021-041	\$43.92
037-021-007	\$43.92	037-021-042	\$43.92
037-021-008	\$43.92	037-021-043	\$43.92
037-021-009	\$43.92	037-021-044	\$43.92
037-021-010	\$43.92	037-021-045	\$43.92
037-021-011	\$43.92	037-021-046	\$43.92
037-021-012	\$43.92	037-021-047	\$43.92
037-021-013	\$43.92	037-021-048	\$43.92
037-021-014	\$43.92	037-021-049	\$43.92
037-021-015	\$43.92	037-021-050	\$43.92
037-021-016	\$43.92	037-021-051	\$43.92
037-021-017	\$43.92	037-021-052	\$43.92
037-021-018	\$43.92	037-021-053	\$43.92
037-021-019	\$43.92	037-021-054	\$43.92
037-021-020	\$43.92	037-021-055	\$43.92
037-021-021	\$43.92	037-021-056	\$43.92
037-021-022	\$43.92	037-021-057	\$43.92

EXHIBIT "B"
PARCEL COUNT FOR
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
		037-021-090	\$43.92
037-021-058	\$43.92		
037-021-059	\$43.92		
037-021-060	\$43.92		
037-021-061	\$43.92		
037-021-062	\$43.92		
037-021-063	\$43.92		
037-021-064	\$43.92		
037-021-065	\$43.92		
037-021-066	\$43.92		
037-021-067	\$43.92		
037-021-068	\$43.92		
037-021-069	\$43.92		
037-021-070	\$43.92		
037-021-071	\$43.92		
037-021-072	\$43.92		
037-021-073	\$43.92		
037-021-074	\$43.92		
037-021-075	\$43.92		
037-021-076	\$43.92		
037-021-077	\$43.92		
037-021-078	\$43.92		
037-021-079	\$43.92		
037-021-080	\$43.92		
037-021-081	\$43.92		
037-021-082	\$43.92		
037-021-083	\$43.92		
037-021-084	\$43.92		
037-021-085	\$43.92		
037-021-086	\$43.92		
037-021-087	\$43.92		
037-021-088	\$43.92		
037-021-089	\$43.92		
		TOTAL	\$3,821.04
		037-022-001	\$43.92
		037-022-002	\$43.92
		037-022-003	\$43.92
		037-022-004	\$43.92
		037-022-005	\$43.92
		037-022-006	\$43.92
		037-022-007	\$43.92
		037-022-008	\$43.92
		037-022-009	\$43.92
		037-022-010	\$43.92
		037-022-011	\$43.92
		037-022-012	\$43.92
		037-022-013	\$43.92
		037-022-014	\$43.92
		037-022-015	\$43.92
		037-022-017	\$43.92
		037-022-018	\$43.92
		037-022-019	\$43.92
		037-022-020	\$43.92
		037-022-022	\$43.92
		037-022-023	\$43.92
		037-022-024	\$43.92
		037-022-025	\$43.92
		037-022-026	\$43.92
		037-022-027	\$43.92
		037-022-028	\$43.92
		037-022-029	\$43.92
		037-022-030	\$43.92

EXHIBIT "B"
PARCEL COUNT FOR
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
		037-022-063	\$43.92
037-022-031	\$43.92	037-022-064	\$43.92
037-022-032	\$43.92	037-022-065	\$43.92
037-022-033	\$43.92	037-022-066	\$43.92
037-022-034	\$43.92	037-022-067	\$43.92
037-022-035	\$43.92	037-022-068	\$43.92
		037-022-069	\$43.92
037-022-037	\$43.92	037-022-070	\$43.92
037-022-038	\$43.92	037-022-071	\$43.92
		037-022-072	\$43.92
037-022-040	\$43.92	037-022-073	\$43.92
037-022-041	\$43.92	037-022-074	\$43.92
037-022-042	\$43.92	037-022-075	\$43.92
037-022-043	\$43.92	037-022-076	\$43.92
037-022-044	\$43.92	037-022-077	\$43.92
037-022-045	\$43.92	037-022-078	\$43.92
037-022-046	\$43.92	037-022-079	\$43.92
037-022-047	\$43.92	037-022-080	\$43.92
037-022-048	\$43.92	037-022-081	\$43.92
037-022-049	\$43.92	037-022-082	\$43.92
037-022-050	\$43.92	037-022-083	\$43.92
037-022-051	\$43.92	037-022-084	\$43.92
037-022-052	\$43.92		TOTAL
037-022-053	\$43.92		\$3,513.60
037-022-054	\$43.92	037-023-003	\$43.92
037-022-055	\$43.92		TOTAL
037-022-056	\$43.92		\$43.92
037-022-057	\$43.92		
037-022-058	\$43.92		
037-022-059	\$43.92		
037-022-060	\$43.92		
037-022-061	\$43.92		
037-022-062	\$43.92		

EXHIBIT "B"
PARCEL COUNT FOR
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
		037-024-034	\$43.92
037-024-001	\$43.92	037-024-035	\$43.92
037-024-002	\$43.92	037-024-036	\$43.92
037-024-003	\$43.92	037-024-037	\$43.92
037-024-004	\$43.92	037-024-038	\$43.92
037-024-005	\$43.92	037-024-039	\$43.92
037-024-006	\$43.92	037-024-041	\$43.92
037-024-007	\$43.92	037-024-042	\$43.92
037-024-008	\$43.92	037-024-043	\$43.92
037-024-009	\$43.92		
037-024-010	\$43.92		
037-024-011	\$43.92		
037-024-012	\$43.92		
037-024-013	\$43.92		
037-024-014	\$43.92		
037-024-015	\$43.92		
037-024-016	\$43.92		
037-024-017	\$43.92		
037-024-018	\$43.92		
037-024-019	\$43.92		
037-024-020	\$43.92		
037-024-021	\$43.92		
037-024-022	\$43.92		
037-024-023	\$43.92		
037-024-024	\$43.92		
037-024-025	\$43.92		
037-024-027	\$43.92		
037-024-030	\$43.92		
037-024-031	\$43.92		
037-024-032	\$43.92		
037-024-033	\$43.92		
		TOTAL	\$1,668.96

EXHIBIT "B"
PARCEL COUNT FOR
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2014-2015

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

A.P.N.	ASSESSMENT	A.P.N.	ASSESSMENT
		037-025-033	\$43.92
037-025-001	\$43.92	037-025-034	\$43.92
037-025-002	\$43.92	037-025-035	\$43.92
037-025-003	\$43.92	037-025-036	\$43.92
037-025-004	\$43.92		
037-025-005	\$43.92	037-025-038	\$43.92
037-025-006	\$43.92	037-025-039	\$43.92
037-025-007	\$43.92	037-025-040	\$43.92
037-025-008	\$43.92	037-025-041	\$43.92
037-025-009	\$43.92	037-025-042	\$43.92
037-025-010	\$43.92	037-025-043	\$43.92
037-025-011	\$43.92	037-025-044	\$43.92
037-025-012	\$43.92	037-025-045	\$43.92
037-025-013	\$43.92	037-025-046	\$43.92
037-025-014	\$43.92	037-025-047	\$43.92
037-025-015	\$43.92	037-025-048	\$43.92
037-025-016	\$43.92		
037-025-017	\$43.92	037-025-050	\$43.92
037-025-018	\$43.92	037-025-051	\$43.92
037-025-019	\$43.92	037-025-052	\$43.92
037-025-020	\$43.92	037-025-053	\$43.92
037-025-021	\$43.92		
037-025-022	\$43.92		
037-025-023	\$43.92		
037-025-024	\$43.92		
037-025-025	\$43.92		
037-025-026	\$43.92		
037-025-027	\$43.92		
037-025-028	\$43.92		
037-025-029	\$43.92		
037-025-030	\$43.92		
037-025-031	\$43.92		
		LLD TOTAL	\$14,669.28