

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

DEPT: Public Works

BOARD AGENDA #: 9:05 AM

AGENDA DATE: May 23, 2017

SUBJECT:

Public Hearing to Change the Methodology for Calculating Assessments for the County Service Area 8 - Honey Bee Estates, Empire and Conduct an Assessment Ballot Procedure Regarding the Matter

BOARD ACTION AS FOLLOWS:

No. 2017-281

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

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

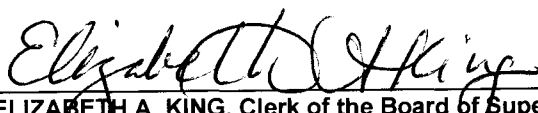
2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Public Works BOARD AGENDA #: 9:05 AM
Urgent Routine  AGENDA DATE: May 23, 2017
CEO CONCURRENCE: 4/5 Vote Required: Yes No

SUBJECT:

Public Hearing to Change the Methodology for Calculating Assessments for the County Service Area 8 - Honey Bee Estates, Empire and Conduct an Assessment Ballot Procedure Regarding the Matter

STAFF RECOMMENDATIONS:

1. Find that the notice of the Public Hearing was given pursuant to Government Code Sections 25211.3(b) and 6061 on May 9 and May 16, 2017
2. Conduct the Public Hearing to receive comments regarding:
 - A. The proposed method of calculating the amount of the annual assessment, and
 - B. The levy of the annual assessment to pay for the county service area.
3. Find that the California Constitution Article XIII D, "Proposition 218," requirements for Public Hearing and Assessment Ballot Procedure have been satisfied upon closure of the Public Hearing regarding this matter on May 23, 2017.
4. Authorize the Clerk of the Board to oversee the tabulation of the sealed ballots upon closure of the public meeting, determine whether a majority protest against the proposed method of calculating the amount of the annual assessment exists, and submit the results to the Board of Supervisors at the June 13, 2017 meeting.
5. Make the County Service Area No. 8 – Annual Engineer’s Report part of the record of this proceeding.

DISCUSSION:

County Service Area 8 – Honey Bee Estates, Empire (CSA 8) was established in October 1990 with 24 parcels and a special benefit assessment fixed at \$82.70 annually, per parcel, to provide extended storm drainage services to the Honey Bee Estates subdivision. The purpose of the County Service Area is to insure the ongoing maintenance, operation, and servicing of the storm drain system. The CSA 8 special benefit assessments are intended to provide a revenue source for all the maintenance and servicing of the storm drain system including materials, equipment, labor, and administrative expenses. The assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

Public Hearing to Change the Methodology for Calculating Assessments for the County Service Area 8 - Honey Bee Estates, Empire and Conduct an Assessment Ballot Procedure Regarding the Matter

The Operations and Maintenance (O&M) services currently provided by CSA 8 are:

- Periodic cleaning and maintenance 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 buildup of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins; and
- Annual repairs and general maintenance to storm drain basin (erosion control, weed spraying, grading/excavation as needed).

In 2003, when CSA 8 had accumulated a fund balance of approximately \$20,902, the fixed annual assessment was reduced to \$31.44 per parcel and CSA 8 began to rely heavily on the fund balance to cover the costs of operation and maintenance. The Fund balance on June 30, 2016 was \$4,974 and is projected to be \$1,786 on June 30, 2017. CSA 8 will not have adequate revenue and fund balance to expenditures in Fiscal Year 2017-2018 or subsequent years. Consequently, an increased assessment is necessary, as well as a new assessment methodology, to adequately cover expenditures, continue to provide services, and ensure sufficient revenues for continued operations and maintenance of CSA 8.

Many County Service Areas have adopted an Assessment formula that allows either increases or decreases to manage the assessment efficiently. Adopting such an Assessment formula for CSA 8 will provide adequate revenue to reflect changes in the cost of the services provided. According to the Engineer's Report (Attachment 1), the proposed formula is as follows: Estimated Operations and Maintenance, plus a 6 month Operational Reserve, minus the use of the Fund Balance, divided by the number of Equivalent Benefit Units (EBU). In CSA 8, one EBU equals one residential parcel. If this methodology is approved, the total amount of the annual assessment for CSA 8 in Fiscal Year 2017-2018 will be \$98.86 per parcel.

Ballot Procedure

Proposition 218 was a statewide initiative approved by the voters in November 1996. It requires that the property owners of the CSA, through a ballot procedure, approve any change in the methodology for calculating the special benefit assessment. The assessment ballot is mailed out with a notice of the proposed change to the assessment methodology, the basis upon which the amount of the proposed assessment will be calculated, together with the date, time and location of the public hearing.

If the ballot measure to change the methodology for calculating the special assessment fails, the only recourse is to reduce expenditures by reducing the level of service. This may include reducing the number of street sweepings annually, fewer repairs to existing infrastructure, and reducing overall maintenance efforts.

On January 19, 2017, a community meeting was held at the Empire Elementary School to seek input on property owners' expectations and to gather suggestions regarding increasing

Public Hearing to Change the Methodology for Calculating Assessments for the County Service Area 8 - Honey Bee Estates, Empire and Conduct an Assessment Ballot Procedure Regarding the Matter

assessments or decreasing expenditures through reductions in services. Turnout at the meeting was light, as was subsequent property owners' feedback. A clear preference for a possible course of the action was not established; therefore staff recommends proceeding with the ballot procedure, and setting a public hearing to approve the use of the formula beginning in Fiscal Year 2017-2018, and adopt an assessment of \$98.86 for 2017-2018.

Upon voter approval of the use of the assessment formula and adopting an assessment of \$98.86, the ongoing operation and maintenance costs of the service area will be borne by the County Service Area 8 – Honey Bee Estates, Empire (CSA 8) through the assessments estimated to generate approximately \$2,281 annually. These funds will be used for ongoing operating and maintenance of the CSA's storm water drainage system. The approval of the formula beginning in Fiscal Year 2017-2018, and adopting an assessment of \$98.86 for 2017-2018 will help to adequately cover expenditures, continue to provide services, and ensure sufficient revenues for continued operations and maintenance of CSA 8.

POLICY ISSUE:

Government Code Section 25215 authorizes the Board of Supervisors to raise revenues for a CSA. Proposition 218 requires that the Board hold a hearing prior to modifying the methodology for calculating the special benefit assessment.

FISCAL IMPACT:

Costs associated with the ballot procedure are estimated to be \$1,281 and will be paid by existing available fund balance for CSA 8.

Cost of recommended action:		\$ 1,281
Source(s) of Funding:		
CSA 8 Fund Balance	\$ 1,281	
Funding Total:		<u>1,281</u>
Net Cost to County General Fund		<u>\$ -</u>

Cost of recommended action:	
Fiscal Year:	2016/2017
Budget Adjustment/Appropriations needed:	No

Fund Balance as of February 28, 2017	
CSA 8 - Honey Bee Estates	\$ 3,394

BOARD OF SUPERVISORS' PRIORITY:

This action is consistent with the Board's priorities of a safe community and a well-planned infrastructure system by maintaining the storm drainage system for the Empire Community.

Public Hearing to Change the Methodology for Calculating Assessments for the County Service Area 8 - Honey Bee Estates, Empire and Conduct an Assessment Ballot Procedure Regarding the Matter

STAFFING IMPACT:

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

CONTACT PERSON:

Matt Machado, Public Works Director

Telephone: (209) 525-4153

ATTACHMENT(S):

1. County Service Area No. 8 Annual Engineer's Report for 2017-2018
2. Notice of Public Hearing Letter

ATTACHMENT 1

County Service Area No. 8 Annual Engineer's Report for 2017-2018

**COUNTY SERVICE AREA NO. 8
ANNUAL ENGINEER'S REPORT**

HONEY BEE ESTATES, EMPIRE

FISCAL YEAR 2017-2018

SET HEARING: April 4, 2017
PUBLIC HEARING: May 23, 2017

TABLE OF CONTENTS

ENGINEER'S REPORT AFFIDAVIT	3
INTRODUCTION	4
PART I – PLANS AND SPECIFICATIONS	4
A. Description of the Service Area	4
B. Description of Improvements and Services	4
PART II – METHOD OF APPORTIONMENT	5
A. Benefit Analysis	5
B. Assessment Methodology	5
PART III – BUDGET ANALYSIS	8
A. Fund Balance	8
B. Budget Formula	9
PART IV – SERVICE AREA BUDGET	10
PART V – ASSESSMENTS	11
EXHIBIT A – BOUNDARY MAP	
EXHIBIT B – ASSESSOR MAP	
EXHIBIT C – CSA MAP	
EXHIBIT D – PARCEL LIST	

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 2017-2018. 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 _____ day of _____, 2017

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

**COUNTY SERVICE AREA NO. 8
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2017-2018**

INTRODUCTION:

County Service Area No. 8 – Honey Bee Estates (CSA 8) was established by the Stanislaus County Board of Supervisors on August 7, 1990 by the Resolution 90-1122. The formation was initiated pursuant to a petition and request submitted by the parcel owners within the boundaries of the CSA 8. The CSA 8 was formed to finance the operation and maintenance of the storm drain system for 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.

When CSA 8 was formed in 1990, a fixed assessment amount of \$83 per year was adopted. The assessment was reduced by using a portion of the fund balance to offset the annual costs. The current annual assessment is \$31.24. CSA 8 remains one of a few CSAs that have not adopted a formula that adjusts annually to changes in expenses. CSA 8 operates under the original assessment methodology of a fixed amount, per parcel basis. After Proposition 218 was approved by California voters in November 1996, many County Service Areas adopted an Assessment formula that allows either increases or decreases to manage the assessment efficiently. Proposition 218 requires an assessment ballot procedure before a new or increased assessment may be levied. Because a new assessment and method to calculate that assessment are proposed, a ballot procedure is required to obtain property owner's approval. Adopting an Assessment formula will provide adequate revenue to reflect changes in the cost of the services provided.

An approved budget and assessment is currently in place for Fiscal Year 2016-2017. Expenditures are estimated to be \$3,937 with funding from assessments of \$749.76 resulting in a shortfall of approximately \$3,187. Because the assessment rate is frozen at \$31.24 per parcel, the fund balance will be almost depleted during Fiscal Year 2016-2017. Consequently, an increased assessment is necessary, as well as a new assessment methodology, to adequately cover expenditures, continue to provide services, and ensure sufficient revenues for continued operations and maintenance of the CSA 8.

Proposition 218, approved by California voters in November 1996, requires an assessment ballot procedure before a new or increased assessment may be levied. Because a new assessment and method to calculate that assessment are proposed, a ballot procedure is required to obtain property owner's approval. Adopting an Assessment formula will provide adequate revenue to reflect changes in the cost of the services provided.

If the ballot measure to increase assessment fails, the only recourse will be to reduce expenditures by reducing level of services. The number of street sweeping maybe reduced to bring the fund balance declining under control.

On January 19, 2017 a community meeting was held at the Empire Elementary School to

seek input on property owners` expectations and to gather suggestions regarding increasing assessments or decreasing expenditures through reductions in services. Turnout at the meeting was light, as was subsequent property owners` feedback. A clear preference for a possible course of the action was not established; therefore staff recommends proceeding with the ballot procedure to approve the use of the formula beginning in Fiscal Year 2017-2018.

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 CSA 8 special benefit assessments are intended to provide a revenue source for all the maintenance and servicing of the storm drain system including materials, equipment, labor, and administrative expenses. The assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

The Operating and Maintenance (O&M) services provided by the County Service Area are:

- 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 – PROPOSED METHOD OF APPORTIONMENT

A. Benefit Analysis

The proposed method of apportionment described in this report for allocation of special benefit assessments utilizes commonly accepted engineering practices. The proposed formula used for calculating assessments for the CSA 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 CSA 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. Proposed Assessment Methodology

The proposed 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

C. Proposed Assessment Formulas

The following formula to be 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.

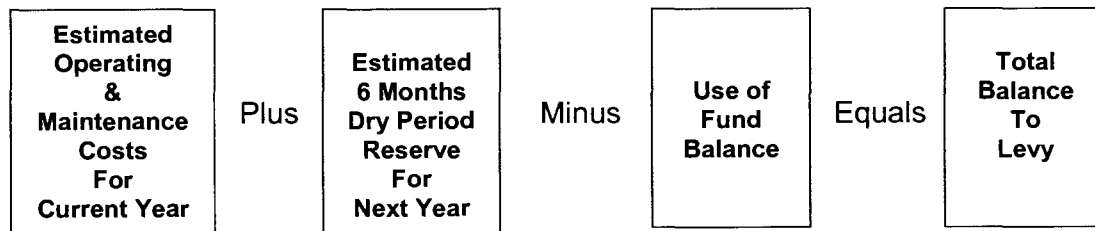
$$\text{Sum of All Individual Parcel EBUs} = \text{Total EBUs}$$

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.

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

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

The formula to arrive at the total annual assessment for the District:



PART III – BUDGET ANALYSIS

A. Fund Balance

It is estimated there will be a fund balance on June 30, 2017, of \$1,020.

The proposed assessment for Fiscal Year 2017-2018 is \$98.86 per Equivalent Benefit Unit (EBU). There is an increase of \$67.62 per EBU from the previous year's assessment. The threat to storm water 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 2017-2018. 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-months 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.

If the ballot measure to increase assessment fails, the only recourse will be to reduce expenditures by reducing level of services. The number of street sweeping may be reduced to bring the declining fund balance under control.

B. Budget Formula

The method that is proposed to be 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 total EBUs within CSA 8.

$$\begin{aligned} & \frac{\text{Total Cost of Operations \& Maintenance - Use of Fund Balance}}{\text{Total EBUs}} \\ & = \text{Assessment per EBU} \end{aligned}$$

PART IV - SERVICE AREA BUDGET

CSA 8
Honey Bee
Estates

EXPENSE DESCRIPTION	TOTAL BUDGET
<u>ADMINISTRATION</u>	
County Administration	\$ 150
Miscellaneous/Other Admin Fees	\$ -
Total	\$ 150
<u>PARKS & RECREATION</u>	
Parks Labor	\$ -
Parks Utilities	\$ -
Parks Other Supplies	\$ -
Total	\$ -
<u>PUBLIC WORKS</u>	
Pond Excavation	\$ -
Pump Replacement	\$ -
SWRCB Permit Requirement	\$ 120
Cleaning Drainage System	\$ 146
Street Sweeping	\$ 2,148
Curb & Gutter Repair	\$ -
Weed Spraying	\$ 47
Erosion Control	\$ -
Separator Cleaning	\$ -
Utilities	\$ -
Total	\$ 2,461
Capital Improvement Reserve	\$ -
General Benefit	\$ (330)
Total Administration, Parks & Rec, Public Works Budget	\$ 2,281
<u>Fund Balance Information</u>	
Beginning Fund Balance (Estimated for 2017-18)	\$ 1,020
Capital Improvement Reserve (-)	\$ -
Available Fund Balance	\$ 1,020
<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 (-)	\$ (1,140)
Use of Fund Balance for FY 2017/18(-)	\$ -
Contingency Reserve (-)	\$ -
Total Adjustments	\$ (1,140)
Remaining Available Fund Balance	\$ (120)
Total Administration, Parks & Rec, Public Works Budget	\$ 2,281
Use of Fund Balance (-)	\$ -
Balance to Levy	\$ 2,281
<u>District Statistics</u>	
Total Parcels	\$ 24.00
Parcels Levied	\$ 24.00
Total EBU	\$ 23.07
Levy EBU	\$ 98.86
Capital Reserve Target	\$ -

PART V - ASSESSMENTS

2017-2018 Assessment = \$2,280.54 / 23.069 EBUs = \$98.86 per EBU

2016-2017 Assessment = \$750 / 24 parcels = \$31.24 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment or change the assessment methodology. Since there is an increase in the assessment, the ballot procedure and Public hearing will take a place on May 23, 2017 to keep the assessment in compliance with Proposition 218 for the Fiscal Year 2017-2018.

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



Professional Corporation
 900 "H" ST., SUITE G • P. O. BOX 816 • MODESTO, CA 95353
 (209) 526-4214 • FAX (209) 526-0803

March 14, 1990

Job No. 70-173-B

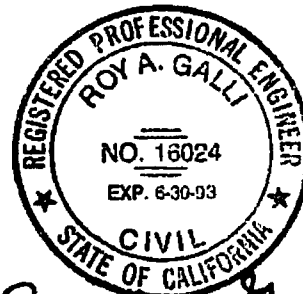
COUNTY SERVICE AREA

"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 Baggett 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"

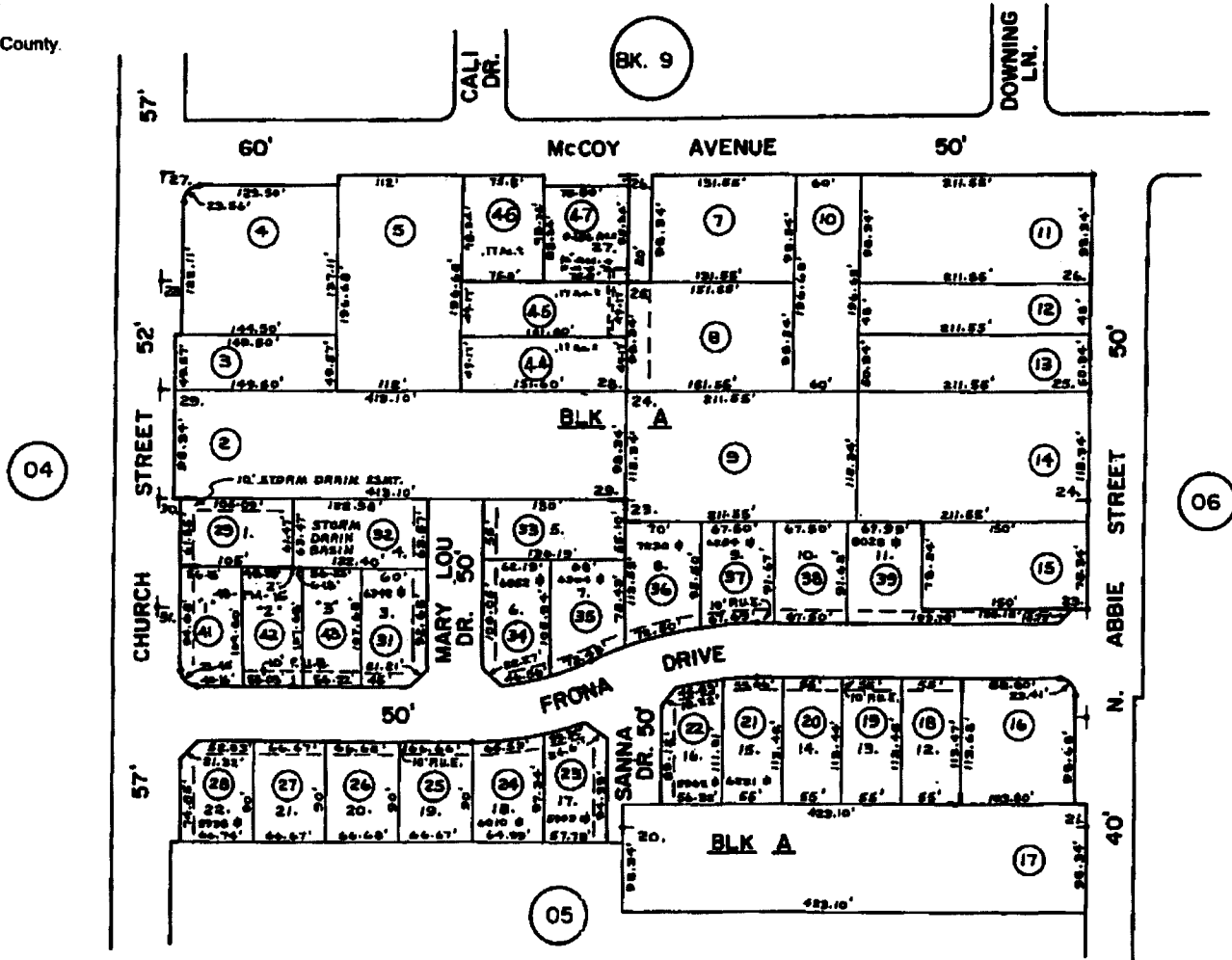
EXHIBIT "B"

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 123-06
 R.M. 6-17, 35-38
 10-24-80
 UPDATE 5-23-96 H.C., 9-15-00 H.B., 7-27-01 M.B.

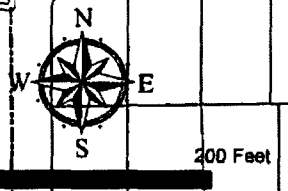
Back To
 Book
 Index



91,98,01

133-21

CSA NO. 8 (HONEY BEE ESTATES)



CHURCH ST

MARY LOUER

FRONAUER

BANKAUER

NABBIE ST

Legend

- roads
- ▭ .csa.no.8

1101-000008

P:\IMAGE\CSA\CSA8 5-22-08 NCW

EXHIBIT "C"

EXHIBIT "D"
PROPOSED ASSESSMENT LIST BY PARCEL NUMBER
COUNTY SERVICE AREA NO. 8
HONEY BEE ESTATES, EMPIRE
FISCAL YEAR 2017-2018

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

A.P.N.	Acres	ASSESSMENT	EBU	A.P.N.	Acres	ASSESSMENT	EBU
133-021-018		\$98.86	1				
133-021-019		\$98.86	1				
133-021-020		\$98.86	1				
133-021-021		\$98.86	1				
133-021-022		\$98.86	1				
133-021-023		\$98.86	1				
133-021-024		\$98.86	1				
133-021-025		\$98.86	1				
133-021-026		\$98.86	1				
133-021-027		\$98.86	1				
133-021-028		\$98.86	1				
133-021-029		\$98.86	1				
133-021-031		\$98.86	1				
133-021-032	0.173	\$6.84	0.07				
133-021-033		\$98.86	1				
133-021-034		\$98.86	1				
133-021-035		\$98.86	1				
133-021-036		\$98.86	1				
133-021-037		\$98.86	1				
133-021-038		\$98.86	1				
133-021-039		\$98.86	1				
133-021-041		\$98.86	1				
133-021-042		\$98.86	1				
133-021-043		\$98.86	1				
TOTAL		\$2,280.62	23.1				

CSA TOTAL \$2,280.62 23.069

ATTACHMENT 2

Notice of Public Hearing Letter



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director – Design/Survey/Fleet Maintenance

Frederic Clark, PE, LS
Deputy Director - Development/Traffic

David Leamon, PE
Deputy Director – Construction
Administration/Operations

Kathy Johnson
Assistant Director - Finance/HR/Transit

www.stancounty.com/publicworks

Dear Property Owner:

NOTICE IS HEREBY GIVEN THAT on Tuesday, May 23, 2017, at the hour of 9:05 a.m. or as soon thereafter as the matter may be heard, in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California the Board of Supervisors will hold a public hearing regarding the proposed change in the methodology for calculating annual assessment for the County Service Area 8 – Honey Bee Estates, Empire and the levy of a proposed assessment for the Fiscal Year 2017/2018.

This letter is to inform you about the proposed change in the methodology for calculating annual assessment of the County Service Area 8 – Honey Bee Estates, Empire. County Service Area 8 – Honey Bee Estates, Empire is being established to provide funding for the extended maintenance, operations, and servicing of the storm drainage system. The proposal includes the adoption of a method for calculating the County Service Area's total amount of annual assessment as follows:

County Service Area's Annual Assessment per Parcel = Total Cost of Operation & Maintenance For Current Year (+ plus) 6 months Operational Reserve for Next Year (– minus) Use of Fund Balance From Previous Year (/divided) By Total Number Of Equivalent Benefit Units.

The express purpose of the assessment is to provide a continued source of funding for services provided by the County Service Area. Use of the proposed method will allow annual assessments to increase or decrease as needed to provide funds to cover operating and maintenance costs. If operation and maintenance costs are less than expected, the County Service Area's fund balance will be carried forward to reduce the amount needed to be collected in the next year.

The assessment to be levied to provide funding for the upkeep and maintenance of the storm drain system will be distributed equally among property owners within the County Service Area's boundaries.

Each parcel may have different assessments levied upon them due to lot size and/or type. Proposition 218 requirements that each parcel pays its proportional benefit within the County Service Area. The use of an **Equivalent Benefit Unit (E.B.U.)** is a value that represents the degree of benefit that each property type receives from the services provided by the County Service Area. This is used because the special benefits vary by property type. Using the formula from above, the total assessment for the proposed County Service Area is estimated at \$2,281.

This will create an **annual assessment per E.B.U of \$98.86**. The fiscal year is the twelve-month period commencing on July 1 and ending on June 30 of the following year. The assessment, if the proposed change in the methodology for calculating assessment is approved, will be added to the parcel's property tax bill **starting July 1, 2017**.

Proposition 218, approved by the constituents of the State of California in November of 1996, requires the governing jurisdiction to notify all the property owners within the County Service Area. This notification is to inform the property owners of the proposal change in the methodology for calculating assessment and the assessments that will be levied to operate the County Service Area.

Once approved, the method would be used to calculate the annual assessment to be levied against your property to pay for the County Service Area's services. The use of the method would continue indefinitely. The annual assessment for your parcel may increase or decrease from year to year, depending on the amount of money needed to pay for operation and maintenance costs. If the proposed method is not approved, the annual assessment for the county service area will not be increased and level of services will be decreased. The number of street sweeping will be reduced to the level supported by the assessment revenue.

Included with this notification is your parcel's ballot. The ballot contains specific information for your individual parcel. The specific information included is the following: Legal parcel number, and the name of the legal owner(s), weighted factor of your property, and the total weighted value of your vote. Please see the instructions at the conclusion of this document for filling out and returning your ballot.

Proposition 218 also requires a Public Hearing to be set a minimum of 45 days from the mailing date of this letter. The public hearing will be a forum to hear all protests against the proposed assessments and to tabulate the ballots. At the completion of public hearing all the ballots will be tabulated and the existence of a majority protest will result in the assessment change not being imposed.

The public hearing is set for **May 23, 2017 at 9:05 a.m.** in the Joint Chambers at the basement level of the County building at 1010 10th Street in Modesto.

Please contact me at (209) 525-4190 if you have any questions or concerns regarding the method that would be used to calculate the annual assessment.

Thank you,

Elena Locarnini
Accountant I



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Cols	Lines
341787	0003085756	STANISLAUS COUNTY BOARD OF SUPERVISORS NOTICE C	Public Hearing 5/23 Liz King	3	60

Attention:

CO STAN BOARD OF SUPERVISORS
1010 10TH ST STE 6700
MODESTO, CA 95354

Declaration of Publication
C.C.P. S2015.5

STATE OF CALIFORNIA)
) ss.
County of Stanislaus)

STANISLAUS COUNTY BOARD OF SUPERVISORS
NOTICE OF INTENTION TO RESCHEDULE THE TIME
FOR PUBLIC HEARINGS TO BE HELD ON MAY 23, 2017
NOTICE IS HEREBY GIVEN that the Stanislaus County Chief Executive Officer will recom-
mend that the Board of Supervisors open the scheduled public hearings for the May 23, 2017,
9:00 a.m. regular meeting and continue the hearings to after 12:00 p.m. on May 23, 2017, as list-
ed below, or as soon thereafter as the matters may be heard. These public hearings will be held
in the Basement Chambers, 1010 10th St., in Modesto, CA.
12:05 p.m. Public Hearing to Consider the Change in Methodology for Calculating Assessments
for the County Service Area 8 - Honey Bee Estates, Empire
12:10 p.m. Public Hearing to Consider an Environmental Alternative and Adopt and Certify the
Environmental Impact Report for the Seventh Street Bridge Project
12:15 p.m. Public Hearing to Consider Rezone Application No. PLN2016-0066 Bronco Wine Com-
pany. APN: 041-046-021. A CEQA Mitigated Negative Declaration will be considered.
12:20 p.m. Public Hearing to Consider Appeal of the Planning Commission's Approval of Use
Permit Application No. PLN2015-0130, The Fruit Yard Amphitheater. APN: 009-017-004. A
CEQA Mitigated Negative Declaration will be considered.
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given
the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, peti-
tions, etc.) will be retained by the County. If a challenge to the above matter is made in court,
persons may be limited to raising only those issues they or someone else raised at the public
hearing described in this notice, or in written correspondence delivered to the Board. For fur-
ther information call (209) 525-4494. DATED: May 16, 2017. ATTEST: Elizabeth A. King, Clerk
of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pam Villarreal,
Assistant Clerk.
MOD - 3085756 5/20, 21

I am a citizen of the United States and a
resident of the County aforesaid; I am
over the age of eighteen years, and not a
party to or interested in the above entitled
matter. I am a printer and principal clerk of
the publisher of the The Modesto Bee,
which has been adjudged a newspaper
of general circulation by the Superior
Court of the County of Stanislaus, State of
California, under the date of February 25,
1951 Action No. 46453. The notice of
which the annexed is a printed copy has
been published in each issue thereof on
the following dates, to wit:

May 20, 2017, May 21, 2017

I certify (or declare) under penalty of
perjury that the foregoing is true and
correct and that this declaration was
executed at Modesto, California on:

Date: 22nd, day of May, 2017

Cynthia A. Villarreal

Signature