

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

DEPT: Public Works

BOARD AGENDA: 4.C.1
AGENDA DATE: February 13, 2018

SUBJECT:

Approval to Initiate the Annexation of Palm Estates and Wenstrand Ranch to County Service Area No. 19 - Tuolumne-Gratton and Establish a Zone of Benefit

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0086

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

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

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. CSA-19-4

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

DEPT: Public Works

BOARD AGENDA:4.C.1
AGENDA DATE: February 13, 2018

CONSENT:

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval to Initiate the Annexation of Palm Estates and Wenstrand Ranch to County Service Area No. 19 - Tuolumne-Gratton and Establish a Zone of Benefit

STAFF RECOMMENDATION:

1. Find that the area included in the Legal Description of Palm Estates and Wenstrand Ranch (Zone 3) is located in the unincorporated territory of Stanislaus County and that it is not within the boundary of any other County Service Area.
2. Declare that all services being provided by County Service Area No.19 - Tuolumne-Gratton (CSA No. 19) will be extended fully to the territory included in the Zone 3 annexation; and that said services shall commence after Local Agency Formation Commission (LAFCO) issuance of a Certificate of Completion for the annexation and upon start of the 2018-2019 Fiscal Year.
3. Find that the annexation will not produce a change in the existing assessment methodology for CSA No.19 subdivisions Runyan Country Estates (Zone 1) and Sterling Ranch Units 1-5 (Zone 2) and that parcels in the new Zone 3 shall be subject to that pre-existing methodology.
4. Find that the assessment formula for CSA No.19 is sufficient to adequately assess the annexed parcels in Zone 3 for the cost of services received.
5. Approve the resolution of application to the Stanislaus County Local Agency Formation Commission made pursuant to Government Code sections 56654 and 25217.
6. Order that, subject to LAFCO approval of the annexation, Assessor Parcel Numbers (APNs) 024-050-016 and 024-032-023 and any subsequent subdivided parcel numbers shall be added to the Fiscal Year 2018-2019 annual assessments.

DISCUSSION:

The areas proposed for annexation to Community Service Area (CSA) No.19 include two future subdivisions known as Palm Estates and Wenstrand Ranch. Palm Estates (APN 024-050-016) is 4.03 acres located on the east side of Lester Road just north of the intersections of Lester Road and Jerry Lane in the southwest Denair area.

Wenstrand Ranch (APN 024-032-023) is 12.24 acres located on the north side of East Monte Vista Avenue just east of the intersections of Lester Road and East Monte Vista Avenue in the Denair area. The APN is 024-032-023, and it is 12.24 acres. Attachments illustrate the proposed boundary and include its legal description.

The proposal is being made to meet a condition of approval for Tentative Map Application No. 2006-01 for Palm Estates, and a condition of approval for General Plan Amendment Application No. 2005-10, Rezone Application No. 2005-11, and Vesting Tentative Subdivision Map Application No. 2005-06 for Wenstrand Ranch. The Stanislaus County Board of Supervisors gave their approval to the application for Palm Estates on August 26, 2006. The following condition of approval was included in the Board's action:

"Prior to the final map being recorded, a County Service Area (CSA) shall be formed or the property shall annex into the existing CSA No.19 to provide funds to ensure future maintenance of the unpaved right-of-way just west of Parcel 13 and the storm drain system including the landscaped open space storm drain basin. The developer shall provide all necessary documents and pay all fees associated with the formation of or the annexation into CSA."

The approved Tentative Map and Development Plan sub-divides parcel 024-050-016 into twelve single-family residential lots and a drainage basin situated on the corner of Derr Road and St. Simon Way. The roads will have two storm water catch basins on each side of the St Simon Way near intersection of St. Simon Way and Derr Road. The elevation of the subdivision is designed to direct storm water runoff towards these two catch basins, and they in turn, will be tied into the new storm drain basin on lot #6 of the subdivision located on the corner of St. Simon Way and Derr Rd. Installation of this infrastructure will be at the developer's expense and to county standards.

The Stanislaus County Board of Supervisors gave their approval to the application for Wenstrand Ranch on December 6, 2005. The following condition of approval was included in the Board's action:

"Prior to the final map being recorded, a County Service Area (CSA) shall be formed or the property shall annex into the existing CSA No.19 to provide funds to ensure future maintenance of the storm drain system including the landscaped open space storm drain basin and any other landscaping that maybe required within county right-of-way. The developer shall provide all necessary documents and pay all fees associated with the formation of the/annexation into CSA."

The approved Tentative Map and Development Plan sub-divides parcel 024-032-023 into forty five single-family residential lots and a drainage basin situated on the corner of East Monte Vista, Lester Road, and Main Street. The proposed names of the roads are Valkommen Drive and Kalmar Drive. The proposed name of cul-de-sac is Kingsburg Court. The roads will have nine storm water catch basins and manholes. The elevation of the subdivision is designed to direct storm water runoff towards these catch basins and they, in turn, will be tied into the new storm drainpipes system and a new storm

drain basins located on the lot A of the subdivision. Installation of this infrastructure will be at the developer's expense and to county standards.

If this annexation is approved, the fifty nine residential lots will become part of CSA No. 19. The parcels within Zone 3 (Palm Estates and Wenstrand Ranch subdivisions) will be assessed using the existing formulas and methodology approved by the County Service Area's property owners in 2002, but they will have a separate budget and assessment rate that will not affect the budget and the assessment for the parcels within the existing CSA 19. Further explanation of the budget and the assessment rates for each zone can be found on the attached 2018-2019 Engineer's report for CSA No.19. The existing formula proposes a higher assessment level for undeveloped properties when applied to Zone 3, in comparison to developed properties in Zones 1 and 2, in the amount of \$247.08 per EBU. As of January 1, 2017, Parks' costs have increased as a result of the increase of labor costs over the past several years and cutoff in the Alternative Work Program (AWP) labor. This will affect the cost of the assessment of this proposed Zone 3 in CSA 19, under the existing formula Assessments for the new Zone 3 will commence with Budget Year 2018-2019. The existing formulas for CSA No. 19 use Equivalent Benefit Units (EBUs) and are as follows:

Parcel EBU = Parcel Type EBU x Acres or Units.

Levy Per EBU = Total Balance to Levy / Total EBU's.

Parcel Levy Amount = Levy per EBU x Parcel EBU.

A detailed explanation of the assessment formula and methodology can be found on the attached 2018-2019 Engineer's Report for CSA No. 19. This formula and methodology has been found to be sufficient to cover ongoing operational and maintenance costs for this CSA.

The services to be extended by CSA No.19 to the Zone 3 annexation will be the same as those extended to all other parcels within the County Service Area and include the following:

- CSA administration
- Parks and streetscape maintenance
- Storm Drain System Maintenance

Further explanation of these services can be found on the 2018-2019 Engineer's report for CSA No.19. The Stanislaus County Public Works and Parks Departments will perform all maintenance activities. Ongoing annual maintenance and operating costs are funded entirely through the County Service Area's proposed assessments.

POLICY ISSUE:

State of California Government Code, section 25212 authorizes the Board of Supervisors to be the governing body for County Service Areas within their county.

FISCAL IMPACT:

These projects included conditions of approval that stipulates the developer/subdivider shall pay all costs associated with the annexation. The condition of approval was prescribed on August 3, 2006 for Palm Estates and on December 1, 2005 for Wenstrand Ranch.

Ongoing operation and maintenance costs associated with CSA No. 19 will be borne by the County Service Area once the properties are annexed. Initial annexation costs are estimated total \$21,140, including the first year's utilities and maintenance cost of \$7,338 and State Board of Equalization filing fee of \$350 for Palm Estates. For Wenstrand Ranch, the first year's utilities and maintenance are \$12,652 and the State Board of Equalization filing fee is \$800. These initial costs will be covered by the developer/subdivider. The Public Works Department costs are expected to be minimal.

BOARD OF SUPERVISORS' PRIORITY:

This action is consistent with the Board's priority of Supporting Strong & Safe Neighborhoods, and Delivering Efficient Public Services & Community Infrastructure by initiating the process to annex into CSA No.19, thereby allowing the developers to comply with County storm drainage system and landscape standards and the conditions of approval for their projects.

STAFFING IMPACT:

Staffing impact is limited to the time required to prepare this agenda item and coordinate the projects with the Local Agency Formation Commission.

CONTACT PERSON:

Matt Machado, Public Works Director

Telephone: (209) 525-4153

ATTACHMENT(S):

1. Resolution CSA 19 Tuolumne-Gratton
2. 2018-2019 Engineer's Report of CSA No.19 - Tuolumne-Gratton Subdivisions, Denair
3. Exhibit D - Parcels Count CSA 19
4. Legal Description and Boundary - Palm Estates
5. Legal Description and Boundary - Wenstrand Ranch
6. Consent Form-Palm Estates
7. Consent Form-Wenstrand Ranch

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

2018-0086

Date: February 13, 2018

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

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

Item # 4.C.1

THE FOLLOWING RESOLUTION WAS ADOPTED:

**RESOLUTION OF APPLICATION FOR THE ANNEXATION OF PALM ESTATES AND
WENSTRAND RANCH TO COUNTY SERVICE AREA NO. 19 - TUOLUMNE-GRATTON**

BE IT RESOLVED, that the Board of Supervisors, of the County of Stanislaus, State of California, hereby finds and determines as follows:

WHEREAS, the proposal for the annexation of two future subdivisions known as Palm Estates and Wenstrand Ranch to County Service Area No. 19 – Tuolumne Gratton (CSA No. 19) is being made pursuant to Government Code sections 56654 and 25217; and

WHEREAS, the County of Stanislaus desires to initiate proceedings pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code § 56000 et seq.) for the annexation of territory to County Service Area No.); and

WHEREAS, the purpose of the proposal is to allow the subject territories to receive the extended county services offered by CSA No. 19, including streetscape maintenance, parks maintenance, and storm drainage services; and

WHEREAS, the proposed annexation consists of 16.27 acres in Denair, as shown on the attached legal description and map; and

WHEREAS, upon annexation, the territory will be identified as a newly established zone of benefit within CSA No. 19, known as Zone 3; and

WHEREAS, there is a need to provide ongoing funding through the assessments, to support the provision of the special benefit of a storm drain system, streetscape, and parks maintenance in the proposed Zone 3 and doing so will promote health, safety and welfare of the residential area; and

WHEREAS, the proposed annexation of territory to CSA No. 19 has the consent of all the property owners within the annexation as shown in Consent #1 and #2 attachments; and

WHEREAS, improvement plans for all facilities to be operated and maintained for the County Service Area are being prepared; and

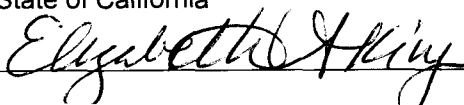
WHEREAS, the proposed annexation will include a simultaneous expansion of the CSA No. 19 sphere of influence in order to maintain consistency; and

WHEREAS, this proposal includes an Engineer's Report, satisfying the plan for service requirement pursuant to Section 56653; and

WHEREAS, the Board has reviewed the Engineer's Report and approves the method and the amount of the assessment.

NOW, THEREFORE, BE IT RESOLVED that the Local Agency Formation Commission of Stanislaus County shall hereby be requested to commence proceedings for the annexation of territory as described in attached legal description and map into County Service Area No. 19 (Tuolumne-Gratton) as authorized in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

ATTEST: ELIZABETH A. KING, Clerk
Stanislaus County Board of Supervisors,
State of California



Elizabeth A. King

COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT

TUOLUMNE-GRATTON SUBDIVISIONS, DENAIR

FISCAL YEAR 2018-2019

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ENGINEER'S REPORT AFFIDAVIT

County of Stanislaus, State of California

CSA NO. 19 – TUOLUMNE-GRATTON SUBDIVISIONS

This report describes the CSA and all relevant zones therein including the budget(s), parcels and assessments to be levied for the Fiscal Year 2018-2019. 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 5TH day of FEBRUARY, 2018



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



**COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2018-2019**

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 25210.77a(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 329 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) (all unified in Zone 2), Runyan Country Estates (20 lots) (Zone 1), and Palm Estates (1 lot) and Wenstrand Ranch (1 lot) (unified in Zone 3). Palm Estates and Wenstrand Ranch lots are potential subdivisions, which eventually will be sub-divided into total of 57 residential lots and 2 landscape open space drainage basins. Assessor map attached hereto as Exhibit "B". This residential development encompasses an area of land totaling approximately 105.69 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 Main Street
- West of North Gratton Road

B. Description of Improvements and Services

The purpose of this CSA 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 CSA 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 maintenance, operation, and servicing of the storm drain system are funded entirely or partially through the service area assessments and generally described as:

- Periodic cleaning and maintenance (as needed) on 4,145 linear feet 18 inch pipe,

3,472 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 34 catch basins and 36 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (26,913 linear feet of curb and gutter; 107,333 square feet of sidewalk);
- Periodic streets 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 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).

CSA 19 maintains a drainage system used exclusively by the parcels within the Sterling Ranch units (Zone 2). Palm Estates and Wenstrand Ranch subdivisions have its own drainage system, separate from other storm drain systems in CSA 19. It will also continue to provide the same level of service and be identified as a separate zone (Zone 1).

The assessment method used for the Sterling Ranch units is based on total budget divided by total Equivalent Benefit Units (EBU). As the budget did not change this past year and there was no change in parcels in the units, the Sterling Ranch assessment remains the same as the last year.

The parcels within Zone 3 subdivisions are assessed using the existing formulas and methodology approved by the district's property owners in 2002, but they have the different budget and assessment rate that does not affect the budget and the assessment for the parcels within the existing CSA 19 (Zones 1 and 2). The differences in the budget and the assessment are due to higher costs of the surge drain of the storm water under the sidewalks and the landscape basin and the landscape strips that Parks will maintain. The higher budget and assessment for Zone 3 is also due to Parks' budget increase as a result of the increase of labor costs over the past several years and cutoff in the Alternative Work Program (AWP) labor.

Runyan Country Estates (Zone 1) 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 (Zone 1) 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 (Zone 1) 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 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.

Runyan Country Estates (Zone 1) 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.

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 CSA. 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 CSA.

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 Edition). 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 or other publicly owned properties that are part of the CSA 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 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)
	0.75	Per unit for the first 5 units
Multi-Family Residential	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, 2018, of \$173,708 for Sterling Ranch (Zone 2) and \$11,319 for Runyan Estates (Zone 1), and \$11,643 for Palm Estates and Wenstrand Ranch (Zone 3) for a total of \$ 196,670 for the CSA. This amount has been generated in order to have funds available for future capital improvements in the storm drain system, landscaped park, and streetscapes. 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 2018-2019. 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, \$31,202 (\$21,860 for Sterling Ranch (Zone 2), \$1,435 for Runyan Estates (Zone 1), and \$7,907 for Palm Estates and Wenstrand Ranch (Zone 3)) of available fund balance will be carried forward to cover costs from July 1st to December 31st.

The fiscal year 2018-2019 assessment for Sterling Ranch Units 1-5 (Zone 2) is \$110.24 per EBU, for Runyan Country Estates (Zone 1) is \$45.60 per EBU, and for Palm Estates and Wenstrand Ranch (Zone 3) is \$247.08. The Fiscal Year 2018-2019 assessments for Zone 1 and 2 are the same as the previous year, which is in compliance with Proposition 218. The proposed budget includes the use of \$9,948 of existing fund balance for Sterling Ranch (Zone 2), \$1,887 for Runyan County Estate (Zone 1), and \$7,000 for Palm Estates and Wenstrand Ranch (Zone 3) to offset operating costs thereby keeping the annual assessment in the same level.

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.

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 EBUs within the CSA 19. 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.

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

PART IV - SERVICE AREA BUDGET CSA 19

CSA 19	EXPENSE DESCRIPTION	RUNYAN (Zone 1)	STERLING (Zone 2)	Palm Estates and Wenstrand Ranch (Zone 3)
	Tuolumne/Runyan	6.08%	93.31%	0.61%
	ADMINISTRATION			
	County Administration	\$ 48	\$ 737	\$ 5
	Miscellaneous/Other Admin Fees	\$ -	\$ -	\$ -
	Total	\$ 48	\$ 737	\$ 5
	PARKS & RECREATION			
	Parks Labor	\$ 1,199	\$ 18,301	\$ 6,450
	Parks Vandalism/Graffiti	\$ 18	\$ 251	\$ 47
	Parks Utilities	\$ 702	\$ 9,798	\$ 4,400
	Parks Other Supplies	\$ 134	\$ 1,874	\$ 1,250
	Total	\$ 2,054	\$ 30,223	\$ 12,147
	PUBLIC WORKS			
	Pond Excavation	\$ -	\$ -	\$ -
	SWRCB Permit Requirement	\$ 100	\$ 1,535	\$ 10
	Pump Replacement	\$ -	\$ -	\$ -
	Cleaning Drainage System (storm and/or catch basins)	\$ 304	\$ 3,646	\$ 1,260
	Street Sweeping	\$ 430	\$ 6,570	\$ 2,350
	Curb & Gutter Repair	\$ -	\$ -	\$ -
	Weed Spraying	\$ -	\$ 1,200	\$ 362
	Erosion Control	\$ -	\$ -	\$ -
	Separator Cleaning	\$ -	\$ -	\$ -
	Utilities	\$ -	\$ 820	\$ 41
	Total	\$ 834	\$ 13,771	\$ 4,023
	Capital Improvement Reserve-Parks			
	Capital Improvement Reserve -Public Works	\$ -		
	General Benefit	\$ (66)	\$ (1,011)	\$ (362)
	Total Administration, Parks & Rec, Public Works Budget	\$ 2,870	\$ 43,721	\$ 15,813
	Fund Balance Information			
	Beginning Fund Balance (Estimated for 2018-19)	\$ 11,319	\$ 173,708	\$ 11,643
	Capital Improvement Reserve Parks (-)	\$ (600)	\$ (5,400)	\$ -
	Capital Improvement Reserve Public Works (-)	\$ -	\$ (54,000)	\$ -
	Available Fund Balance	\$ 10,719	\$ 114,308	\$ 11,643
	Adjustments to Available Fund Balance			
	General Fund (or PW) Loan Repayment/Advance (+)	\$ -	\$ -	\$ -
	Capital Improvement Expenditure -Parks (-)	\$ -	\$ -	\$ -
	Capital Improvement Expenditure (pumps etc.) (-)	\$ -	\$ -	\$ -
	6 Months Operating Reserve (-)	\$ (1,435)	\$ (21,860)	\$ (7,907)
	Use of Fund Balance for FY17/18 (-)	\$ (1,958)	\$ (9,913)	\$ (7,907)
	Total Adjustments	\$ (3,392)	\$ (31,773)	\$ (15,813)
	Remaining Available Fund Balance	\$ 7,326	\$ 82,534	\$ (4,170)
	Total Administration, Parks & Rec, Public Works Budget	\$ 2,870	\$ 43,721	\$ 15,813
	Use of Fund Balance (-)	\$ (1,958)	\$ (9,913)	\$ (7,907)
	Balance to Levy	\$ 912	\$ 33,808	\$ 7,907
	District Statistics			
	Total Parcels	20	307	2
	Parcels Levied	20	307	2
	Total EBU	20.00	306.68	32
	Levy per EBU	\$ 45.60	\$ 110.24	\$ 247.08
	Capital Reserve Target	\$ 600	\$ 59,400	0

*Runyan receives no benefit from Sterling storm drain system and equal benefit from parks.

PART V - ASSESSMENTS

2018-2019 Assessment (Sterling Ranch Units 1-5 (Zone 2)) = \$33,808 / 306.68 EBU = \$110.24 per EBU

2018-2019 Assessment (Runyan Country Estates (Zone 1)) = \$912 / 20 EBU = \$45.60 per EBU

2018-2019 Assessment (Palm Estates/Wenstrand Ranch (Zone 3)) = \$7,907 / 32 EBU = \$247.08 per EBU

2017-2018 Assessment (Sterling Ranch Units 1-5 (Zone 2)) = \$33,843 / 307 EBU = \$110.24 per EBU

2017-2018 Assessment (Runyan Country Estates (Zone 1)) = \$912 / 20 EBU = \$45.60 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 2018-2019 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 "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2018-2019

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			024-057-031	\$110.24	1
	\$912.00	20	024-057-032	\$110.24	1
			024-057-033	\$110.24	1
024-057-001	\$110.24	1	024-057-034	\$110.24	1
024-057-002	\$110.24	1	024-057-035	\$110.24	1
024-057-003	\$110.24	1	024-057-036	\$110.24	1
024-057-004	\$110.24	1	024-057-037	\$110.24	1
024-057-005	\$110.24	1	024-057-038	\$110.24	1
024-057-006	\$110.24	1	024-057-039	\$110.24	1
024-057-007	\$110.24	1	024-057-040	\$110.24	1
024-057-008	\$110.24	1	024-057-041	\$110.24	1
024-057-009	\$110.24	1	024-057-042	\$110.24	1
024-057-010	\$110.24	1			

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2018-2019

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 3.1 (acres)	\$136.70	1.24
024-058-041	\$110.24	1		TOTAL \$7,963.74	72.24
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 2018-2019

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	1.1 (acres)	0.44
024-060-023	\$110.24	1		TOTAL	\$5,891.23
024-060-024	\$110.24	1			53.44
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 2018-2019

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
			024-063-032	\$110.24	1
			024-063-033	\$110.24	1
			024-063-034	\$110.24	1
	TOTAL	\$5,512.00			50

EXHIBIT "D"
PARCEL COUNT FOR
COUNTY SERVICE AREA NO. 19
TOULUMNE - GRATTON SUBDIVISION, DENAIR
FISCAL YEAR 2018-2019

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	024-050-016	\$1,914.87	7.75
024-063-036	\$110.24	1	024-032-023	\$5,991.69	24.25
024-063-037	\$110.24	1	Palm Estates/Wenstrand	\$7,906.56	32.00
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	\$33,808.40	306.68
			Palm Estates/Wenstrand	\$7,906.56	32.00
			CSA TOTAL	\$42,626.96	358.68

EXHIBIT "A"
Legal Description
Palm Estates Annexation to Denair Highway Lighting District

All that certain property being Parcel 3, as shown on the Parcel Map filed for record on June 27, 1966 in Book 2 of Parcel Maps, at Page 5, Stanislaus County Records, located in the northeast quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, County of Stanislaus, State of California, more particularly described as follows:

COMMENCING at the center quarter corner of said Section 7; thence along the centerline of Lester Road, North 0°01'30" West 658.02 to the westerly extension of the south line of said Parcel 3 and the true **POINT OF BEGINNING** of this description;

- 1) thence continuing along said centerline of Lester Road, North 0°01'30" West 177.00 feet to the westerly extension of the northerly line of said Parcel 3;
- 2) thence along said westerly extension and said northerly line of Parcel 3, North 89°30'44" East 267.95 feet;
- 3) thence along the westerly line of said Parcel 3, North 0°01'30" West 162.57 feet;
- 4) thence along the northerly line of said Parcel 3, North 89°30'44" East 394.23 feet to the westerly boundary of the Tuolumne-Gratton Annexation to the Denair Highway Lighting District, per Document Number 2002-0123229;
- 5) thence along said westerly boundary of the Tuolumne-Gratton Annexation, South 0°01'23" East 339.31 feet to the southeast corner of said Parcel 3;
- 6) thence along the southerly line and the westerly prolongation thereof, South 89°29'24" West 662.17 to the **POINT OF BEGINNING**.

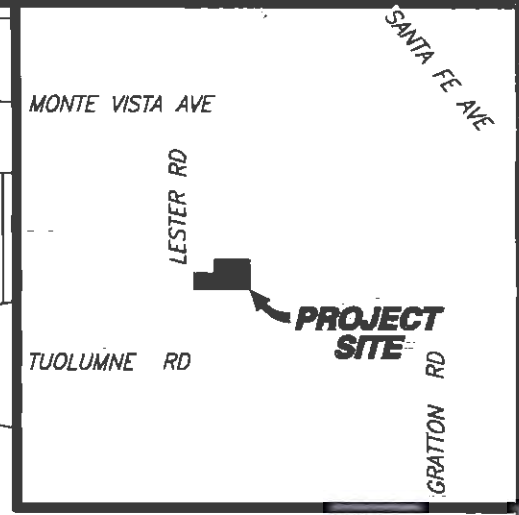
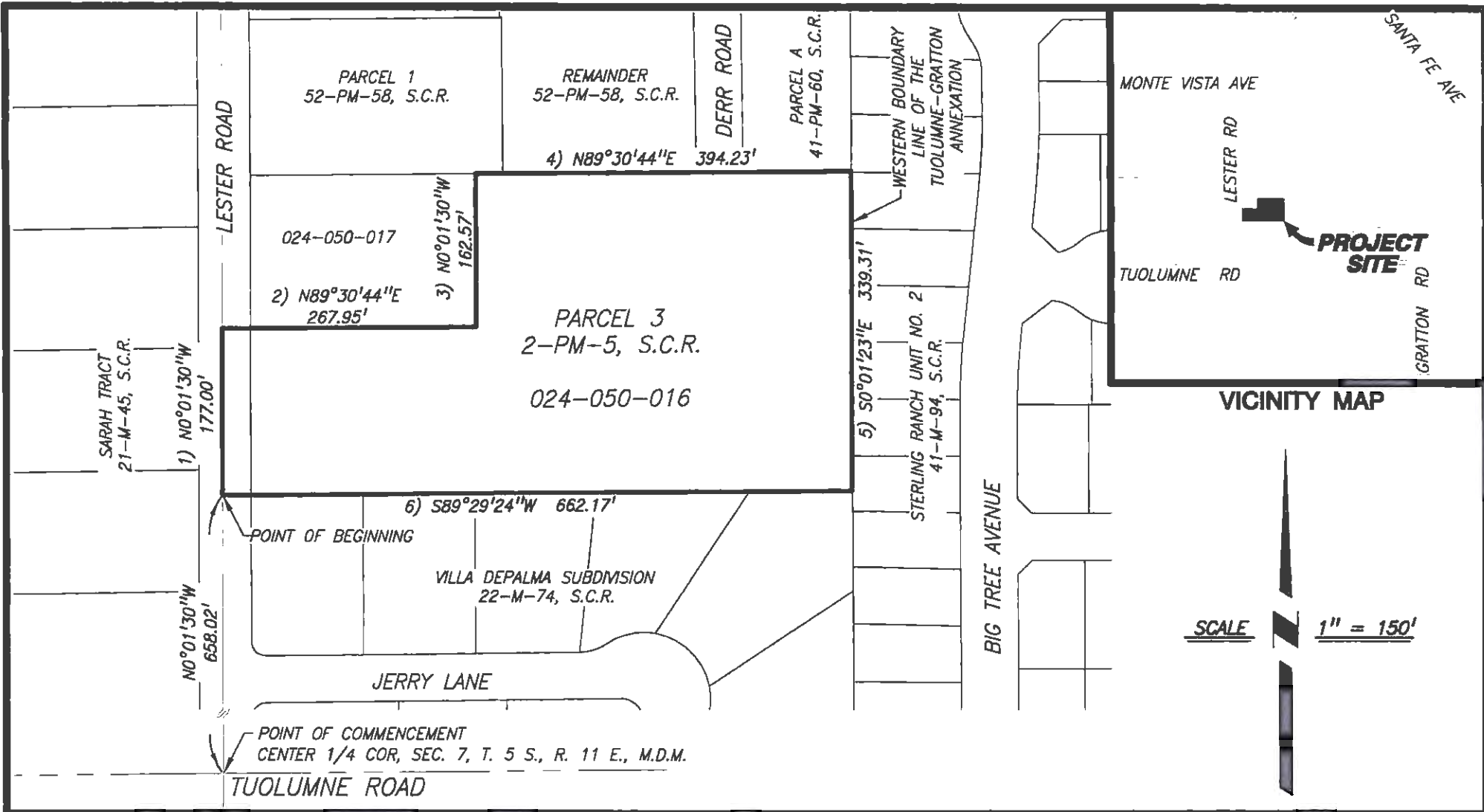
Containing 4.160 acres more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature 
Curtis C. Chappell, PLS 7992

Date: August 21, 2017





VICINITY MAP

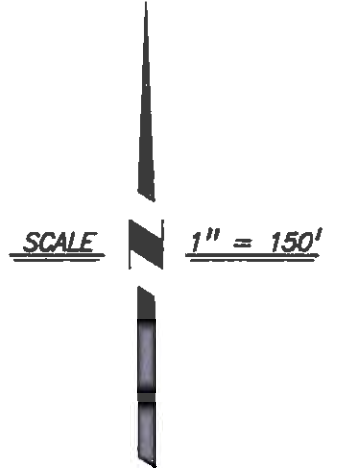


EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PALM ESTATES ANNEXATION TO DENAIR HIGHWAY LIGHTING DISTRICT



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
 (209) 548-9300 FAX: (209) 548-9305

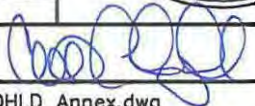
DRAWN BY: TM
CHECKED BY: CCC
SCALE: 1" = 150'
SHEET: 1 OF 1
DATE: 8/21/2017 8:14 AM
SIGNATURE: 
FILE: M:\148601\Survey Drawings\DHLD Annex.dwg



EXHIBIT "A"

LEGAL DESCRIPTION

COUNTY SERVICE AREA

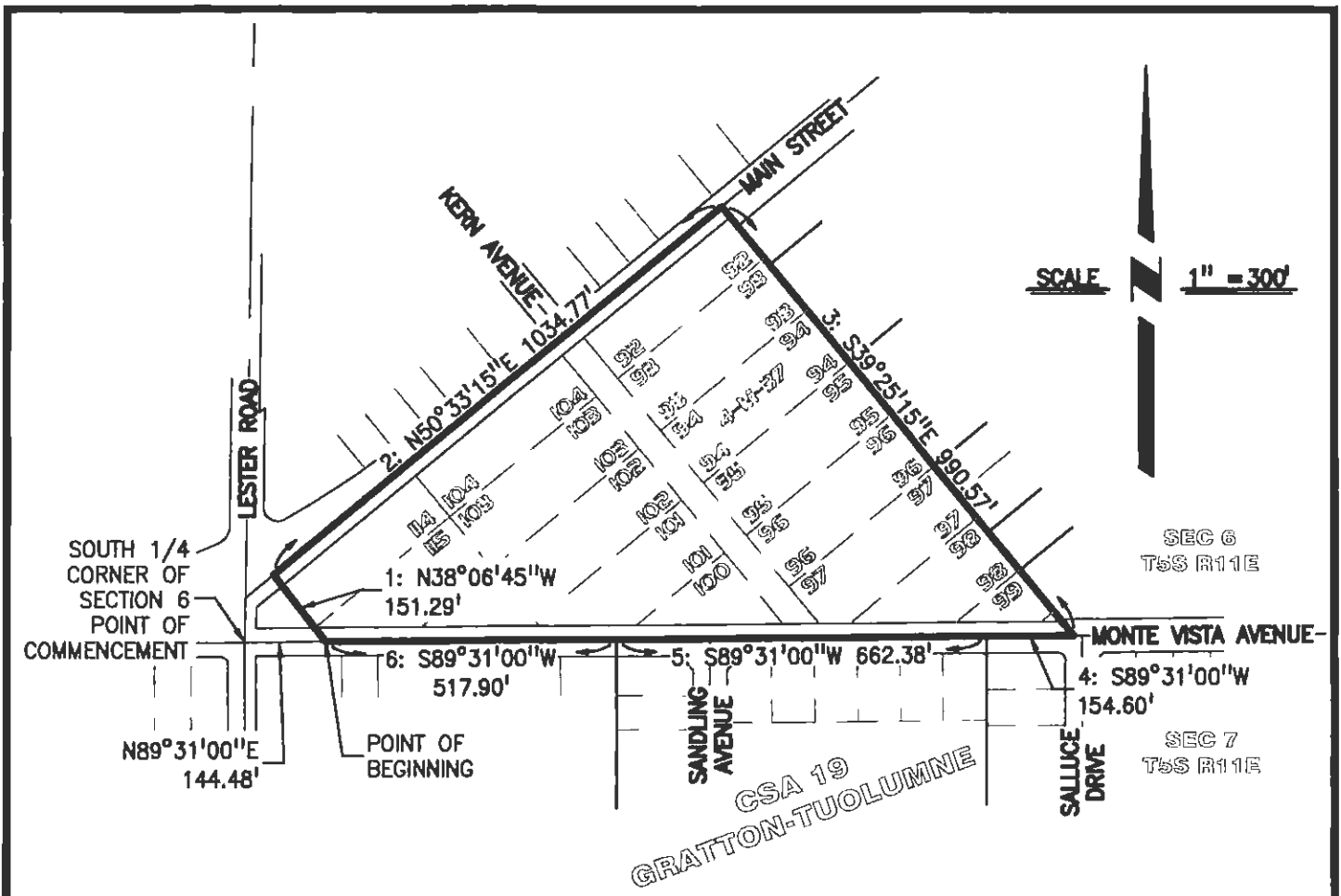
All that certain real property being a portion of the unincorporated area of the County of Stanislaus, State of California, lying in a portion of the southeast quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Meridian, being more particularly described as follows:

COMMENCING at the South 1/4 Corner of said Section 6; thence North 89°31'00" East 144.48 feet, along the south line of said Section 6, to the POINT OF BEGINNING of this description; thence, the following six (6) courses:

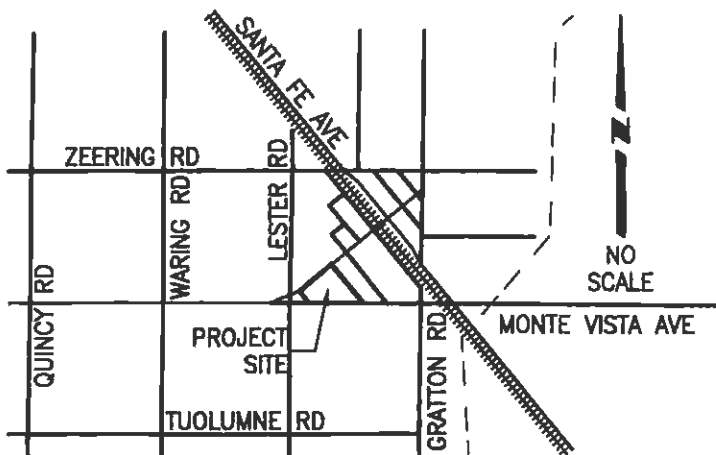
- 1) North 38°06'45" West 151.29 feet, to a point on the centerline of Main Street; thence
- 2) North 50°33'15" East 1034.77 feet, along the centerline of Main Street, to a point on the northwesterly extension of the northeast line of Lot 92 of the "J.D. Subdivision" filed for record in Book 4 of Maps, at Page 37, Stanislaus County Records; thence
- 3) South 39°25'15" East 990.57 feet, along the northeast line of Lots 92 through 99, and the northwesterly and southeasterly extensions thereof, to a point on the south line of said Section 6; thence
- 4) South 89°31'00" West 154.60 feet, along said south line, to a point on the north line of County Service Area 19, Gratton-Tuolumne; thence
- 5) South 89°31'00" West 662.38 feet, along the north line of said County Service Area 19; thence
- 6) South 89°31'00" West 517.90 feet, along the aforementioned south line of said Section 6, to the point of beginning.

Containing a total of 12.24 acres, more or less.

EXHIBIT "B"



VICINITY MAP



COUNTY SERVICE AREA

TOTAL AREA 12.24 ACRES

DATE: 9/12/2017 11:35 FILE: M:\165700\Survey Drawings\CSA plat\CSA plat.dwg



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 1121 ONDALE ROAD • SUITE 1 • MOCASTO, CALIFORNIA • 95825
 (209) 646-8800 FAX: (209) 646-8805

COUNTY SERVICE AREA
WENSTRAND RANCH
 STANISLAUS COUNTY, CALIFORNIA

DRAWN BY: SYD
 DATE: 2017-09-12
 SHEET:
 JOB: 165700

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO 19 – TUOLUMNE – GRATTON
SUBDIVISIONS, DENAIR
(PALM ESTATES ANNEXATION)

Alfred A. Karam and Vicenta Karam, hereinafter referred to as "Owners", own and have title to all of the property located in Stanislaus County, California as described on Exhibits "A" and "B" attached hereto and hereinafter referred to as "Property".

Owners hereby consent to the annexation of the Property to County Service Area No. 19 – Tuolumne-Gratton Subdivisions, Denair for the purpose of receiving extended county services to or within the Property and to pay the Fiscal Year 2018/2019 parcel assessment in the amount of \$1,914.87 calculated using the County Service Area Assessment Formula: 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 Numbers of Equivalent Benefit Units.

Owners acknowledge that the extended county services are park and streetscape maintenance and storm drainage control and the annexation will be pursuant to Government Code Section 25210 et seq.

Owners declare under penalty of perjury that the foregoing is true and correct and that the Consent For Annexation Of Territory To County Service Area No. 19 was executed this 1 day of 24, 2018.

OWNERS



Alfred A. Karam Trustee



Vicenta Karam

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO 19 – TUOLUMNE – GRATTON
SUBDIVISIONS, DENAIR
(WENSTRAND RANCH ANNEXATION)

Janet M. Wenstrand, Donald E. Wenstrand and Alison J. Wenstrand, Gerald J. Wenstrand and Carol A. Wenstrand, Donald E. Wenstrand and Mary Ann Moore, hereinafter referred to as "Owners", own and have title to all of the property located in Stanislaus County, California as described on Exhibits "A" and "B" attached hereto and hereinafter referred to as "Property".

Owners hereby consent to the annexation of the Property to County Service Area No. 19 – Tuolumne-Gratton Subdivisions, Denair for the purpose of receiving extended county services to or within the Property and to pay the Fiscal Year 2018/2019 parcel assessment in the amount of \$5,991.69 calculated using the County Service Area Assessment Formula: 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 Numbers of Equivalent Benefit Units.

Owners acknowledge that the extended county services are park and streetscape maintenance and storm drainage control and the annexation will be pursuant to Government Code Section 25210 et seq.


Owners declare under penalty of perjury that the foregoing is true and correct and that the Consent For Annexation Of Territory To County Service Area No. 19 was executed this 30 day of JANUARY, 2018.

OWNERS

Janet M. Wenstrand
Trustee, Wenstrand Family Trust



Donald E. Wenstrand and
Trustees, D & A Wenstrand 1998 Trust



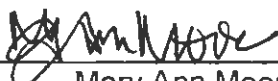
Alison J. Wenstrand

Gerald J. Wenstrand and
Trustees, Gerald and Carol Wenstrand Trust

Carol A. Wenstrand



Donald E. Wenstrand and
Trustees, M. Moore 2004 Separate Property Trust



Mary Ann Moore

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO 19 – TUOLUMNE – GRATTON
SUBDIVISIONS, DENAIR
(WENSTRAND RANCH ANNEXATION)

Janet M. Wenstrand, Donald E. Wenstrand and Alison J. Wenstrand, Gerald J. Wenstrand and Carol A. Wenstrand, Donald E. Wenstrand and Mary Ann Moore, hereinafter referred to as "Owners", own and have title to all of the property located in Stanislaus County, California as described on Exhibits "A" and "B" attached hereto and hereinafter referred to as "Property"

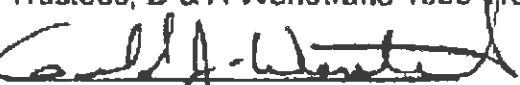
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Owners acknowledge that the extended county services are park and streetscape maintenance and storm drainage control and the annexation will be pursuant to Government Code Section 25210 et seq.


Owners declare under penalty of perjury that the foregoing is true and correct and that the Consent For Annexation Of Territory To County Service Area No 19 was executed this 30 day of JANUARY, 2018.

OWNERS

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Trustee, Wenstrand Family Trust

Donald E. Wenstrand and
Trustees, D & A Wenstrand 1998 Trust


Gerald J. Wenstrand and
Trustees, Gerald and Carol Wenstrand Trust

Alison J. Wenstrand


Carol A. Wenstrand

Donald E. Wenstrand and
Trustees, M. Moore 2004 Separate Property Trust

Mary Ann Moore

CONSENT FOR ANNEXATION OF
TERRITORY TO COUNTY SERVICE AREA NO 19 – TUOLUMNE – GRATTON
SUBDIVISIONS, DENAIR
(WENSTRAND RANCH ANNEXATION)

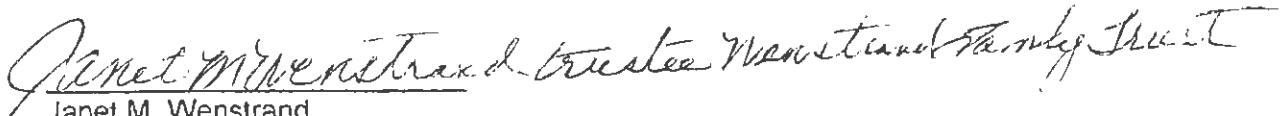
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Gerald J. Wenstrand and
Trustees, Gerald and Carol Wenstrand Trust

Carol A. Wenstrand

Donald E. Wenstrand and
Trustees, M. Moore 2004 Separate Property Trust

Mary Ann Moore

RECORDING REQUESTED OF:
SARA LYTLE-PINHEY
LAFCO EXECUTIVE OFFICER
NO FEE

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2018-0029896-00

Tuesday, MAY 01, 2018 09:45:49
Ttl Pd \$0.00 Rcpt # 0004119808
JMS/R2/1-9

WHEN RECORDED, MAIL TO:
NAME: STANISLAUS LAFCO
ADDRESS: 1010 10th STREET, SUITE 3600
TOWN & STATE: MODESTO, CA
ZIP CODE: 95354

CERTIFICATE OF COMPLETION

**PALM ESTATES & WENSTRAND RANCH
CHANGE OF ORGANIZATION TO
COUNTY SERVICE AREA (CSA) NO. 19 (TUOLUMNE-GRATTON)**

956

DATE: May 1, 2018

SUBJECT: **CERTIFICATE OF COMPLETION**

This CERTIFICATE OF COMPLETION has been prepared and filed pursuant to Section 57200 et. seq. of the California Government Code.

1. Name of Proposal: Palm Estates & Wenstrand Ranch Change of Organization to County Service Area (CSA) No. 19 (Tuolumne-Gratton)
2. Name of each district or city for which the Change of Organization was ordered: County Service Area 19
3. Name of each county within which any of such districts or cities are located: Stanislaus
4. Type or kind of action ordered for each district or city: Change of Organization consisting of annexation of territory to County Service Area 19.
5. Terms or conditions of the reorganization: See attached Resolution No. 2018-03
6. Date of adoption of the resolution ordering the reorganization: March 28, 2018
7. Territory involved is uninhabited.
8. The effective and recording date of the reorganization is: May 1, 2018

Stanislaus LAFCO



Sara Lytle-Pinhey
Executive Officer

Attachments: Resolution No. 2018-03
Map & Legal Description

**STANISLAUS COUNTY LOCAL AGENCY
FORMATION COMMISSION**

RESOLUTION

DATE: March 28, 2018

NO. 2018-03

SUBJECT: LAFCO Application No. 2018-01 & SOI Modification No. 2018-01 - Palm Estates & Wenstrand Ranch Change of Organization to County Service Area No. 19 (Tuolumne-Gratton)

On the motion of Commissioner Dunlop, seconded by Commissioner Berryhill, and approved by the following:

Ayes: Commissioners: Berryhill, DeMartini, Dunlop, Van Winkle and Withrow
Noes: Commissioners: None
Absent: Commissioners: Chiesa and Hawn
Ineligible: Commissioners: Bublak

THE FOLLOWING RESOLUTION WAS ADOPTED:

WHEREAS, a request has been submitted to modify the Sphere of Influence and simultaneously annex approximately 16.27 acres to County Service Area (CSA) No. 19 (Tuolumne-Gratton);

WHEREAS, there are less than 12 registered voters within the area and it is thus considered uninhabited;

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Stanislaus Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code);

WHEREAS, the proposal was initiated by a Resolution of Application from the Stanislaus County Board of Supervisors as a Condition of Approval for a County approved subdivision and all of the owners of land within the affected territory have consented in writing to the sphere of influence modification and change of organization (annexation) into CSA No. 19 (Tuolumne-Gratton);

WHEREAS, the purpose of the proposal is to allow the subject territory to receive the extended county services offered by County Service Area No. 19 (Tuolumne-Gratton), including park and streetscape maintenance and storm drainage services;

WHEREAS, proceedings for adoption and amendment of a Sphere of Influence are governed by the Cortese-Knox-Hertzberg local Government Reorganization Act, Section 56000 et seq. of the Government Code;

WHEREAS, Commission policies allow a minor amendment to a sphere of influence of any agency without triggering a new or revised Municipal Service Review (MSR) when a previous MSR has been conducted;

WHEREAS, on February 13, 2018, the Stanislaus County Board of Supervisors adopted Resolution No. 2018-0086 supporting the annexation to County Service Area No. 19 (Tuolumne-Gratton);

WHEREAS, Stanislaus County has prepared an Engineer's Study identifying the assessment formula to be applied to the territory and its compliance with Proposition 218;

WHEREAS, in the form and manner provided by law pursuant to Government Code Sections 56153 and 56157, the Executive Officer has given notice of the public hearing by the Commission on this matter; and


WHEREAS, the Commission has, in evaluating the proposal, considered the report submitted by the Executive Officer, which included determinations and factors set forth in Government Code Sections 56425 and 56668, and any testimony and evidence presented at the meeting held on March 28, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Commission:

1. Finds this proposal to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines.
2. Adopts the written determinations pursuant to Government Code Section 56425, as described and put forth in the staff report dated March 28, 2018, and determines that the sphere of influence for CSA No. 19 (Tuolumne-Gratton) will include the territory and be coterminous with its approved boundaries, as shown in Attachment 1.
3. Approves the proposal subject to the following terms and conditions:
 - (a) The Applicant shall pay the required State Board of Equalization fees and submit a map and legal description prepared to the requirements of the State Board of Equalization and accepted to form by the Executive Officer.
 - (b) The Applicant agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval, and provide for reimbursement or assumption of all legal costs in connection with that approval.
 - (c) In accordance with Government Code Sections 56886(t) and 57330, the subject territory shall be subject to the levying and collection of all previously authorized charges, fees, assessments and taxes of County Service Area No. 19 (Tuolumne-Gratton).
 - (d) The effective date shall be the date of recordation of the Certificate of Completion.
4. Designates the proposal as the "Palm Estates & Wenstrand Ranch Change of Organization to County Service Area No. 19 (Tuolumne-Gratton)".
5. Pursuant to Government Code Section 56662(d), waives protest proceedings and orders the change of organization subject to the requirements of Government Code Section 57000 et seq.

6. Authorizes the Executive Officer to prepare and execute Certificate of Completion upon receipt of a map and legal description prepared to the requirements of the State Board of Equalization and accepted to form by the Executive Officer and payment of any outstanding fees, subject to the specified terms and conditions.

ATTEST:



Sara Lytle-Pinney
Executive Officer

LEGAL DESCRIPTION

AREA 1 WENSTRAND RANCH

All that certain real property being a portion of the unincorporated area of the County of Stanislaus, State of California, lying in a portion of the southeast quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Meridian, being more particularly described as follows:

COMMENCING at the South 1/4 Corner of said Section 6; thence North 89°31'00" East 144.48 feet, along the south line of said Section 6, to the POINT OF BEGINNING of this description; thence, the following six (6) courses:

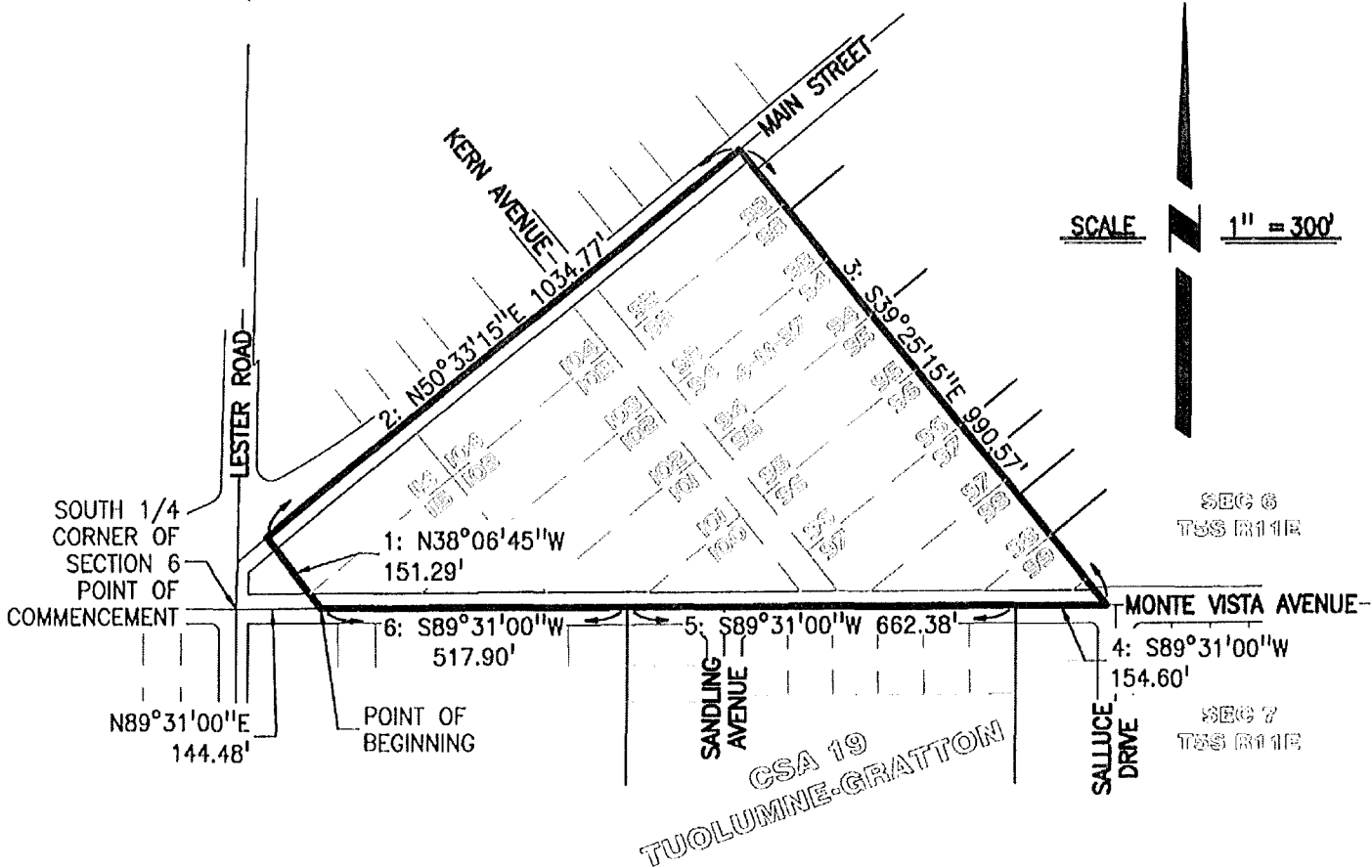
- 1) North 38°06'45" West 151.29 feet, to a point on the centerline of Main Street; thence
- 2) North 50°33'15" East 1034.77 feet, along the centerline of Main Street, to a point on the northwesterly extension of the northeast line of Lot 92 of the "J.D. Subdivision" filed for record in Book 4 of Maps, at Page 37, Stanislaus County Records; thence
- 3) South 39°25'15" East 990.57 feet, along the northeast line of Lots 92 through 99, and the northwesterly and southeasterly extensions thereof, to a point on the south line of said Section 6; thence
- 4) South 89°31'00" West 154.60 feet, along said south line, to a point on the north line of County Service Area 19, Tuolumne-Gratton; thence
- 5) South 89°31'00" West 662.38 feet, along the north line of said County Service Area 19; thence
- 6) South 89°31'00" West 517.90 feet, along the aforementioned south line of said Section 6, to the point of beginning.

Containing a total of 12.24 acres, more or less.



Michael Halterman
19 MAR 2018

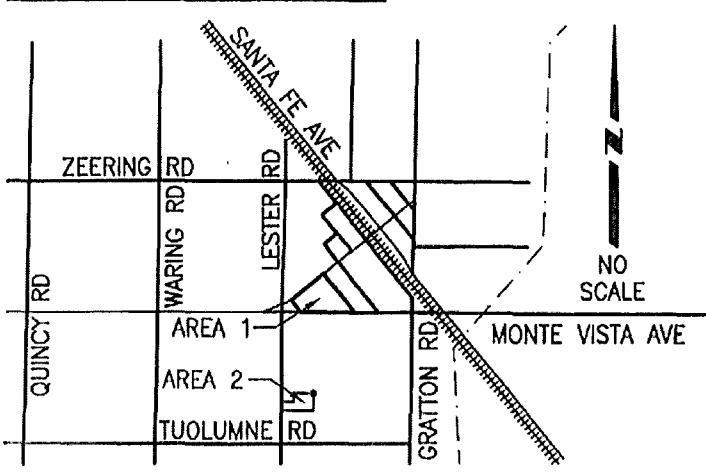
AREA 1 - WENSTRAND RANCH



SCALE 1" = 300'

VICINITY MAP

AREA 1 12.24 ACRES



DATE: 3/16/2018 14:53 FILE: M:\165700\Survey Drawings\CSA plat\CSA plat 1.dwg

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PALM ESTATES & WENSTRAND RANCH
 CHANGE OF ORGANIZATION TO COUNTY
 SERVICE AREA 19, TUOLUMNE-GRATTON
 STANISLAUS COUNTY, CALIFORNIA

DRAWN BY:	SYD
DATE:	2018-03-16
SHEET:	1 OF 2
JOB:	165700/480600

LEGAL DESCRIPTION

AREA 2 PALM ESTATES

All that certain real property being Parcel 3, as shown on the Parcel Map filed for record in Book 2 of Parcel Maps, at Page 5, Stanislaus County Records, located in the unincorporated area of the County of Stanislaus, State of California, lying in a portion of the northeast quarter of Section 7, Township 5 South, Range 11 East, Mount Diablo Meridian, being more particularly described as follows:

COMMENCING at the Center 1/4 Corner of said Section 7; thence, along the centerline of Lester Road, North 0°01'30" East 658.02 feet, to the westerly extension of the south line of said Parcel 3 and the POINT OF BEGINNING of this description; thence, the following six (6) courses:

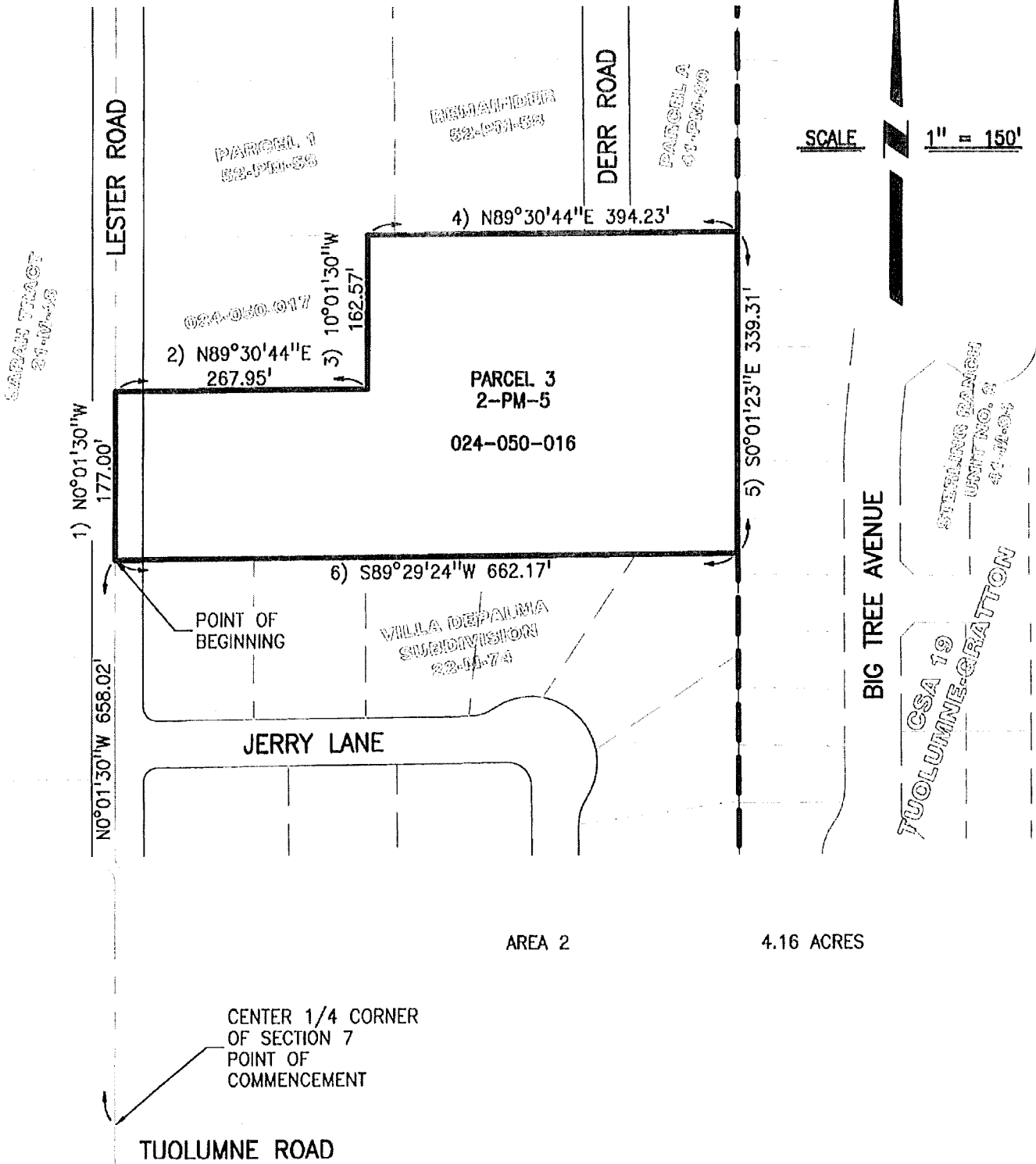
- 1) North 0°01'30" West 177.00 feet, continuing along the centerline of Lester Road, to the westerly extension of the northerly line of said Parcel 3; thence
- 2) North 89°30'44" East 267.95 feet, along said westerly extension and said northerly line of Parcel 3; thence
- 3) North 0°01'30" West 162.57 feet, along the westerly line of said Parcel 3; thence
- 4) North 89°30'44" East 394.23 feet, to the westerly boundary of County Service Area 19, Tuolumne-Gratton; thence
- 5) South 0°01'23" East 339.31 feet, along said westerly boundary, to the southeast corner of said Parcel 3; thence
- 6) South 89°29'24" West 662.17 feet, along the southerly line and westerly prolongation thereof of said Parcel 3, to the point of beginning.

Containing a total of 4.16 acres, more or less.



19 MAR 2018

AREA 2 - PALM ESTATES



DATE: 3/16/2018 14:54 FILE: M:\165700\Survey Drawings\CSA plat\CSA plat 2.dwg



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PALM ESTATES & WENSTRAND RANCH
 CHANGE OF ORGANIZATION TO COUNTY
 SERVICE AREA 19, TUOLUMNE-GRATTON
 STANISLAUS COUNTY, CALIFORNIA

DRAWN BY: SYD
 DATE: 2018-03-16
 SHEET: 2 OF 2
 JOB: 165700/480600