

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

DEPT: PUBLIC WORKS  
Urgent \_\_\_\_\_ Routine         
CEO Concurs with Recommendation YES \_\_\_\_\_ NO \_\_\_\_\_  
(Information Attached)

BOARD AGENDA # 9:30 A.M.  
AGENDA DATE FEBRUARY 27, 2001  
4/5 Vote Required YES        NO       

SUBJECT: PUBLIC HEARING TO SET THE 2001//2002 ASSESSMENT FOR COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES

STAFF RECOMMENDATIONS:

1. FIND THAT THE NOTICE OF THE PUBLIC HEARING WAS PUBLISHED IN COMPLIANCE WITH SECTION 6066 OF THE GOVERNMENT CODE;
2. CONDUCT A PUBLIC HEARING TO RECEIVE COMMENTS REGARDING THE 2001/2002 ASSESSMENT FOR COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES;

(CONTINUED ON PAGE 2)

FISCAL IMPACT:

There will be no impact to the General Fund. An annual assessment in the amount of \$225.00 per parcel will be levied upon all taxable property within the boundaries of County Service Area No. 16 - Olive Ranch Estates to pay for the requested services and to generate a reserve account.

BOARD ACTION

No. 2001-154

On motion of Supervisor Blom, Seconded by Supervisor Caruso, and approved by the following vote, Mayfield, Blom, Simon, Caruso, and Chair Paul  
Ayes: Supervisors: \_\_\_\_\_  
Noes: Supervisors: \_\_\_\_\_  
Excused or Absent: Supervisors: \_\_\_\_\_  
Abstaining: Supervisor: \_\_\_\_\_

- 1)   X   Approved as recommended
  - 2) \_\_\_\_\_ Denied
  - 3) \_\_\_\_\_ Approved as amended
- Motion:

SUBJECT: PUBLIC HEARING TO SET THE 2001/2002 ASSESSMENT FOR COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES

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**STAFF  
RECOMMEN-  
DATIONS**

**(Continued):**

3. SET THE 2001/2002 ASSESSMENT AS SHOWN ON EXHIBIT "A" FOR COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES;
4. MAKE THE "ENGINEER'S REPORT FOR COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES FISCAL YEAR 2001/2002" A PART OF THE RECORD OF THIS PROCEEDING; AND,
5. AUTHORIZE THE AUDITOR-CONTROLLER TO ADD THE ANNUAL ASSESSMENT TO THE 2001/2002 TAX ROLL.

**DISCUSSION:** On August 22, 2000, the Board of Supervisors authorized proceedings to institute the formation of County Service Area No. 16 - Olive Ranch Estates. On September 27, 2000, the Local Agency Formation Commission approved the formation of County Service Area No. 16. This county service area (CSA) was formed to provide and pay for the operation and maintenance of a landscaped storm drainage basin for Olive Ranch Estates subdivision.

Government Code Section 25210.77(A) requires that a written report containing a description of each parcel of real property receiving a particular extended service and the amount of the annual assessment for each parcel be prepared once a year and filed with the Clerk of the Board of Supervisors. The Department of Public Works prepared an Engineer's Report ("Report") and filed it with the Clerk of the Board on January 30, 2001. The annual assessment set forth in the Report applies to the 2001/2002 tax year. The Report shall become a part of the record of this proceeding.

At the time the county service area was formed there was 1 parcel within the CSA. Since that time, the parcel has been subdivided into 20 parcels (19 lots and a Remainder). The property owner of the 20 parcels has cast a majority vote on the assessment ballots supporting the formula to calculate the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 16. The 2001/2002 Assessment = \$225.00 per parcel for the operation and maintenance of the landscaped storm drainage basin and to generate a reserve account. The annual assessment is levied without regard to property valuation.

Exhibit "B" shows the area contained within CSA 16 - Olive Ranch Estates after the entire area is subdivided. The final map of Olive Ranch Estates Phase 2 will subdivide the Remainder into Lots 7 through 17. If this final subdivision map is recorded this year, there will be a total of 30 lots within CSA 16. If this occurs prior to the Auditor-Controller's tax roll deadline, the annual assessment levied will become \$4,500 divided by 30 = \$150.00 per parcel based on the formula to calculate the annual assessment.

**SUBJECT:** PUBLIC HEARING TO SET THE 2001/2002 ASSESSMENT FOR COUNTY SERVICE  
AREA NO. 16 - OLIVE RANCH ESTATES

**PAGE:** 3

**DISCUSSION**

**(Continued):** The public hearing date was set by the Board of Supervisors on January 30, 2001. Notice of the public hearing was published in accordance with Section 6066 of the Government Code. Said notice stated that all persons will be afforded an opportunity to speak for or against the annual assessment.

**POLICY**

**ISSUE:** This action is consistent with the Board's policy of providing a safe, healthy community.

**STAFFING**

**IMPACT:** There is no staffing impact associated with this item.

RC/la

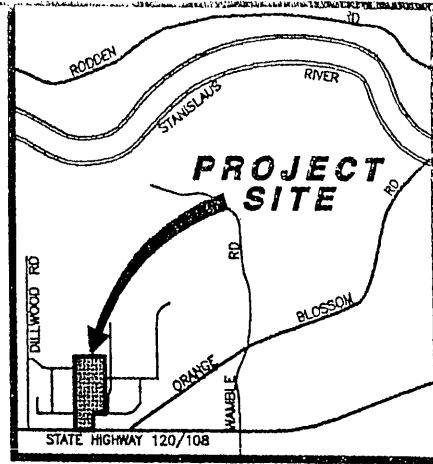
(H:\SERVICES\CSA16-2001.BOS.RC)

**COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES  
FISCAL YEAR 2001/2002**

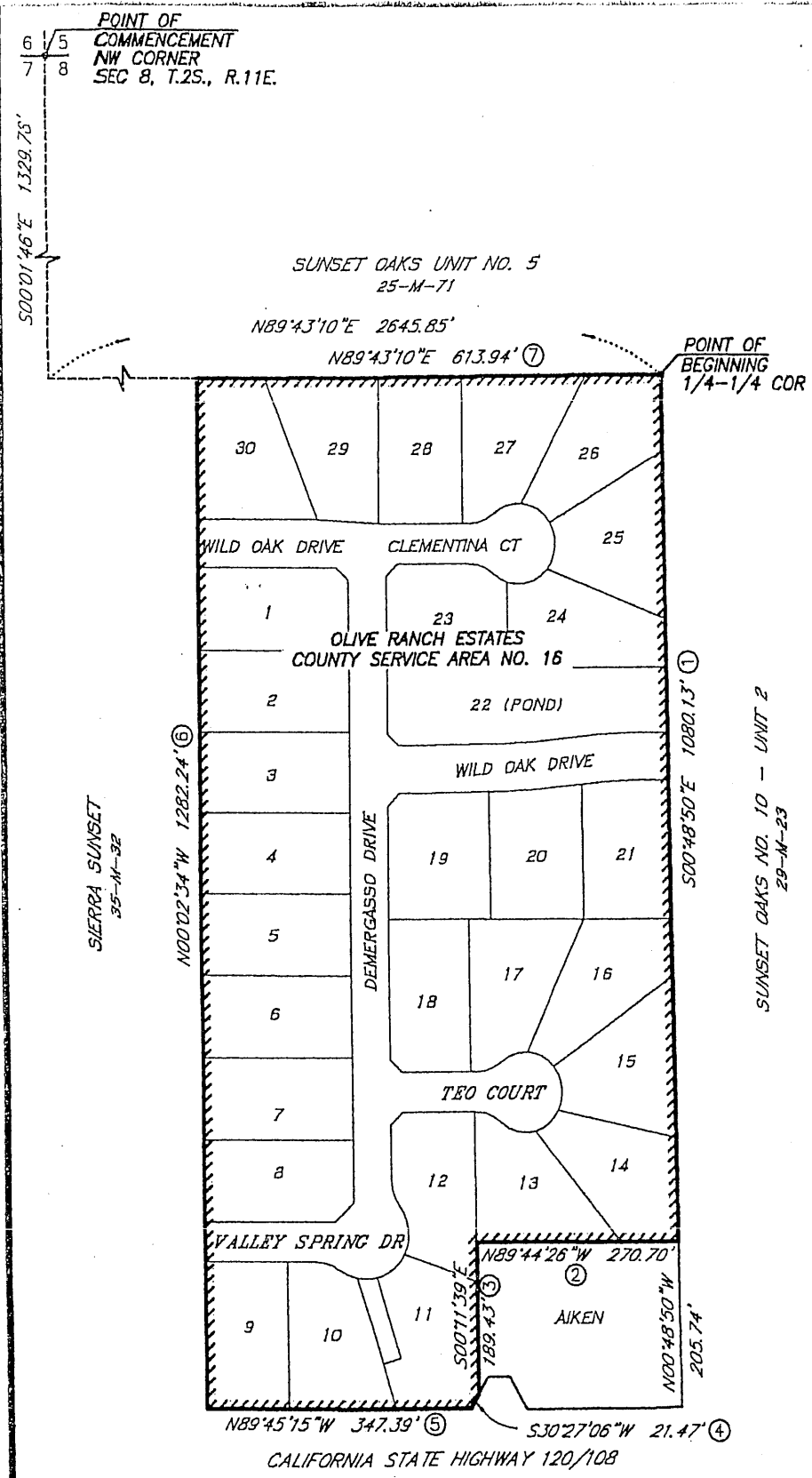
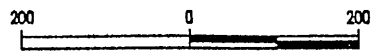
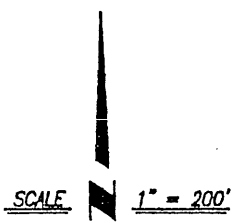
Exhibit A

The lots of Olive Ranch Estates Phase 1 (39-M-45) listed below are subject to the Fiscal Year 2001/2002 annual assessment. As yet, no assessor's parcel numbers have been assigned to these lots.

<u>Lot No. of 39-M-45</u>	<u>2001/2002 Assessment</u>
1	\$225.00
2	\$225.00
3	\$225.00
4	\$225.00
5	\$225.00
6	\$225.00
18	\$225.00
19	\$225.00
20	\$225.00
21	\$225.00
22	\$225.00
23	\$225.00
24	\$225.00
25	\$225.00
26	\$225.00
27	\$225.00
28	\$225.00
29	\$225.00
30	\$225.00
REMAINDER	\$225.00



**VICINITY MAP**



**BENCHMARK ENGINEERING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
 1121 OAKDALE ROAD, SUITE 5 • MODESTO, CALIFORNIA • 95368  
 (209) 576-2721 FAX: (209) 576-2758

**EXHIBIT 'B'**  
**OLIVE RANCH ESTATES**  
**COUNTY SERVICE AREA NO. 16**

DRAWN BY: RRM  
 DATE: 07/31/2000 13:32  
 SHEET: 1 OF 1  
 FILE: 103700

**GEORGE STILLMAN**  
**Director**

Administration  
Engineering  
Development Services  
Transit  
Facilities Services  
Road Maintenance  
Landfill



# Public Works

STANISLAUS COUNTY

## COUNTY SERVICE AREA NO. 16 ANNUAL ENGINEER'S REPORT FISCAL YEAR 2001/2002

County Service Area No. 16 (CSA 16) was established in September, 2000, to provide extended storm drainage to the Olive Ranch Estates subdivision. The boundary of CSA 16 is shown on Exhibit "A" that is attached hereto and made a part of this Engineer's Report.

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

There are 20 parcels within CSA 16, and each parcel receives equal benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 16, therefore, no general benefit has been assigned.

The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system divided equally by the number of parcels within CSA 16.

The CSA 16 Budget for Fiscal Year 2001/2002 is as follows:

DESCRIPTION	AMOUNT
Budget Item #1: Basin maintenance	<u>\$4,500.00</u>
Total Operation & Maintenance Cost	\$4,500.00

### FISCAL YEAR 2001/2002 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>4,500.00</u>
Total Costs	\$4,500.00

2001/2002 Assessment = \$4,500.00 ÷ 20 parcels = \$225.00 per parcel

2000/2001 Assessment = None

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. An assessment ballot procedure has occurred. A majority protest has not been filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 16. The property owner of the 20 parcels has cast a majority vote supporting the formula and the levy of an annual assessment to pay for the services provided by CSA 16.

COUNTY SERVICE AREA NO. 16  
ANNUAL ENGINEER'S REPORT  
FISCAL YEAR 2001/2002

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

  
\_\_\_\_\_  
GEORGE STILLMAN, DIRECTOR  
Stanislaus County Department of Public Works

January 17, 2001



**COUNTY SERVICE AREA NO. 16 - OLIVE RANCH ESTATES  
FISCAL YEAR 2001/2002**

Exhibit A

The lots of Olive Ranch Estates Phase 1 (39-M-45) listed below are subject to the Fiscal Year 2001/2002 annual assessment. As yet, no assessor's parcel numbers have been assigned to these lots.

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29	\$225.00
30	\$225.00
REMAINDER	\$225.00