

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

DEPT: Public Works *slm*

BOARD AGENDA # 9:25 a.m.

Urgent Routine

AGENDA DATE July 31, 2007

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider the Approval of the 2007/2008 Annual Assessments for County Service Area Nos. 4 through 14, 16 through 25 and Landscape and Lighting Districts Including Riverdale, Riverview, and Shackelford

STAFF RECOMMENDATIONS:

1. Find that 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 2007/2008 annual assessments.

(Continued on page 2)

FISCAL IMPACT:

There will be no impact to the General Fund. Annual assessments will be charged to each parcel to pay for their respective services. These annual assessments will generate approximately \$674,049 in Fiscal Year 2007/2008 to provide extended County services within the CSA's and to operate the LLD's.

BOARD ACTION AS FOLLOWS:

No. 2007-608

On motion of Supervisor Grover, Seconded by Supervisor Mayfield
and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Public Hearing to Consider the Approval of the 2007/2008 Annual Assessments for County Service Area Nos. 4 through 14, 16 through 25 and Landscape and Lighting Districts Including Riverdale, Riverview, and Shackelford

3. Set the 2007/2008 annual assessments as shown on Exhibits "A" through "X" for the following county service areas and landscape and lighting districts:

- CSA NO. 4 - Bristol Glen (Salida)
- CSA NO. 5 - Starlite Place (Keyes)
- CSA NO. 6 - Raymond Tract (Keyes)
- CSA NO. 7 - Modesto Auto Center (north Modesto)
- CSA NO. 8 - Honey Bee Estates (Empire)
- CSA NO. 9 - River/Souza (north Ceres)
- CSA NO. 10 - Salida (Salida)
- CSA NO. 11 - Gilbert Road (Oakdale)
- CSA NO. 12 - Peach Blossom Estates (Oakdale-Riverbank)
- CSA NO. 13 - La Jolla (Keyes)
- CSA NO. 14 - United Pallet (north Modesto)
- CSA NO. 16 - Olive Ranch Estates (east Oakdale)
- CSA NO. 17 - Sunray Estates (Keyes)
- CSA NO. 18 - Atlas Park (east Oakdale)
- CSA NO. 19 - Tuolumne-Gratton (Denair)
- CSA NO. 20 - Summit (north Modesto)
- CSA NO. 21 - Riopel (Denair)
- CSA NO. 22 - Old School North (Denair)
- CSA NO. 23 - Hillsborough-Schutz (east Oakdale)
- CSA NO. 24 - Hideaway Terrace (Denair)
- CSA NO. 25 - Suncrest II (Denair)
- Riverdale Landscape and Lighting District (south Modesto)
- Riverview Landscape and Lighting District (south Modesto)
- Shackelford Landscape and Lighting District (south Modesto)

4. Make the Engineer's Reports a part of the record of this proceeding.

5. Authorize the Auditor-Controller to add the annual assessments to the 2007/2008 Tax Roll.

DISCUSSION:

The above County Service Areas (CSA) and Landscape and Lighting Districts (LLD) were formed by resolutions of the Board of Supervisors. CSA Nos. 4 through 9, 11 through 14, and 20 provide only extended storm drainage maintenance. CSA No. 10 provides sheriff protection; park and landscape maintenance and storm drain maintenance. CSA Nos. 16, 22, and 24 provide extended maintenance services for the storm drain system and landscaping at the storm drain basin. CSA Nos. 17 through 19 and 21 provide extended maintenance services of park landscape and storm drain systems. CSA No. 23 provides extended storm drainage maintenance services, including the maintenance of a river outfall facility. CSA No. 25 provides extended maintenance services for a storm drain system, landscaping at the storm drain basin, and landscaping at an adjacent lot located west of the basin. Riverdale LLD, Riverview LLD and Shackelford LLD provide extended services for street lighting.

Public Hearing to Consider the Approval of the 2007/2008 Annual Assessments for County Service Area Nos. 4 through 14, 16 through 25 and Landscape and Lighting Districts Including Riverdale, Riverview, and Shackelford

Government Code Section 25210.77(A) requires that an Engineer's Report ("Report") containing a description of each parcel of real property receiving a 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. The Department of Public Works has studied the above CSA's and LLD's to estimate the annual cost of the extended services provided and filed the Reports with the Clerk of the Board on July 10, 2007. The Reports shall become a part of the record of this proceeding.

On July 10, 2007, the Board of Supervisors approved setting the public hearing date for July 31, 2007 to consider these annual assessments. 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 assessments.

Each parcel within a specific CSA or LLD is being assessed at an equal rate based on the type of land use. Annual assessments are not the same for all CSA's or LLD's due to different maintenance services provided.

The 2007/2008 annual assessments will remain the same as the 2006/2007 annual assessments for fourteen (14) special districts: CSA Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 22, and 23. These proposed assessments are in conformance with Proposition 218 requirements.

The 2007/2008 annual assessment for six (6) special districts: CSA No. 17, 18, 19, 20, Riverdale LLD, and Shackelford LLD, are proposed with reductions from the 2006/2007 annual assessment. The reasons for the reductions are provided as follows:

CSA No. 17

Assessment was lowered \$119.22 per Equivalent Dwelling Unit (E.D.U.). The lowering of the assessment for CSA No. 17 is due to elimination of the \$5,000 that was budgeted each year in the Storm Drain Maintenance Account to build a reserve of \$60,000 for eventual replacement of the outfall pump. The \$60,000 reserve objective has now been met. In addition a \$30,000 offset was applied to reduce the total revenue required for Fiscal Year 2007/2008 due to the availability of a cash surplus carryover from Fiscal Year 2006/2007.

CSA No. 18

Assessment was lowered \$39.02 per parcel. The lowering of the assessment for CSA No. 18 is the result of sufficient fund balance being carried over from Fiscal Year 2006/2007 to allow for an offset to be applied for Fiscal Year 2007/2008 thereby decreasing the assessment per parcel.

CSA No. 19

The assessment for the Sterling Ranch portion of the County Service Area was decreased by \$32.38 per parcel as the result of sufficient fund balance being carried over from Fiscal Year 2006/2007 to allow for an offset to be applied for Fiscal Year 2007/2008 thereby decreasing the assessment per parcel.

Public Hearing to Consider the Approval of the 2007/2008 Annual Assessments for County Service Area Nos. 4 through 14, 16 through 25 and Landscape and Lighting Districts Including Riverdale, Riverview, and Shackelford

The assessment for the Runyan Country Estates portion of the County Service Area was decreased by \$7.60 per parcel as the result of sufficient fund balance being carried over from Fiscal Year 2006/2007 to allow for an offset to be applied for Fiscal Year 2007/2008 thereby decreasing the assessment per parcel.

CSA No. 20

The assessment in Fiscal Year 2007/2008 for CSA No. 20 is lowered by \$214.82 from Fiscal Year 2006/2007 to \$0 per net acre. This is the result of the availability of sufficient fund balance to completely fund anticipated expenditures in Fiscal Year 2007/2008.

Riverdale LLD

The assessment in Fiscal Year 2007/2008 for Riverdale LLD is lowered by \$0.56 per parcel due to the addition of one parcel to the District in Fiscal Year 2006/2007 thereby increasing the number of parcels being divided into the revenue required for Fiscal Year 2007/2008 and correspondingly decreasing the assessment per parcel.

Shackelford LLD

The assessment for the Shackelford LLD was decreased by \$8.62 per parcel as the result of sufficient fund balance being carried over from Fiscal Year 2006/2007 to allow for an offset to be applied to the revenue requirement for Fiscal Year 2007/2008 thereby decreasing the assessment per parcel.

Because a method to calculate the annual assessments has been approved for these County Service Areas and Lighting and Landscape Districts, no ballot procedure will be required in the future in order to increase the assessments, if necessary. As proposed, the assessments are in conformance with Proposition 218 requirements.

The 2007/2008 annual assessments for three (3) special districts will require increases as shown in the Engineer's Reports. These districts include: CSA No. 21, 24, and the Riverview LLD. Since these three (3) special districts have an approved method to calculate the annual assessment, no ballot procedure is required. The reasons for the proposed increase in assessments are as follows:

CSA No. 21

The Fiscal Year 2007/2008 assessment for CSA No. 21 is an increase of \$233.67 per parcel as this is the first year that the District assessment is being levied per parcel. This is due to the fact that the previous year's assessment was paid by the developer on the original parcel(s) of the development, prior to the recording of the subdivision serviced by the CSA. The subdivision was subsequently recorded prior to January 1, 2007, thereby allowing the split of the original parcel(s) into the legal parcels specified in the subdivision plan, and allowing for assessment of each of the new parcels in Fiscal Year 2007/2008.

Public Hearing to Consider the Approval of the 2007/2008 Annual Assessments for County Service Area Nos. 4 through 14, 16 through 25 and Landscape and Lighting Districts Including Riverdale, Riverview, and Shackelford

CSA No. 24

The Fiscal Year 2007/2008 assessment for CSA No. 24 is an increase of \$322.94 per parcel as this is the first year that the District assessment is being levied per parcel. This is due to the fact that the previous year's assessment was paid by the developer on the original parcel(s) of the development, prior to the recording of the subdivision serviced by the CSA. The subdivision was subsequently recorded prior to January 1, 2007, thereby allowing the split of the original parcel(s) into the legal parcels specified in the subdivision plan, and allowing for assessment of each of the new parcels in Fiscal Year 2007/2008.

Riverview LLD

The Fiscal Year 2007/2008 assessment for Riverview LLD is an increase of \$0.34 per parcel as three parcels were accidentally double counted last year. This error was caught this year, which reduced the number of parcels that could be divided into the revenue requirement for Fiscal Year 2007/2008, thereby slightly increasing the assessment per parcel.

CSA No. 25

The 2007/2008 annual assessment for one (1) special district: CSA No. 25 is reduced to \$0. The funds required to operate the CSA will be completely offset by existing fund balance. The assessment for Fiscal Year 2006/2007 was prior to the recording of the final map. Due to the timeline of the final map being recorded, there were no operating costs for Fiscal Year 2006/2007. Therefore, assessments collected in Fiscal Year 2006/2007 are sufficient to fund Fiscal Year 2007/2008. As proposed, this assessment is in conformance with Proposition 218 requirements.

The annual assessments for all of the CSA's and LLD's are levied without regard to property valuation.

POLICY ISSUES:

The Board should determine if this action is consistent with the Board's priorities of providing a safe community, a healthy community and a well-planned infrastructure system.

STAFFING IMPACT:

There is no staffing impact associated with this item.

DG:lc

H:\SERVICES\Fiscal Year\Board Items\2007_2008\Hold Public Hearing\7_31_07 Hold Public Hearing\CSA & LLD 2007_2008 PUBLIC HEARING.BS.July 31 Hearing.dg.wpd

**NOTICE OF HEARING REGARDING FISCAL YEAR 2007/2008 ASSESSMENTS
FOR VARIOUS COUNTY SERVICE AREAS AND LANDSCAPE AND LIGHTING
DISTRICTS**

NOTICE IS HEREBY GIVEN that on Tuesday, July 31, 2007, at the hour of 9:25 a.m., or as soon thereafter as the matter may be heard, in the Chambers located in the basement of the County/City Administration Building, 1010 10th Street, Modesto, California, the Board of Supervisors of Stanislaus County will hold a Public Hearing regarding the proposed Fiscal Year 2007/2008 assessments for the following County Service Areas and Landscape and Lighting Districts:

CSA NO. 4 - BRISTOL GLEN (Salida)
CSA NO. 5 - STARLITE PLACE (Keyes)
CSA NO. 6 - RAYMOND TRACT (Keyes)
CSA NO. 7 - MODESTO AUTO CENTER (north Modesto)
CSA NO. 8 - HONEY BEE ESTATES (Empire)
CSA NO. 9 - RIVER/SOUZA (north Ceres)
CSA NO.10 - SALIDA
CSA NO.10 - LANDMARK BUSINESS CENTER NO.2 (Salida)
CSA NO. 11 - GILBERT ROAD (Oakdale)
CSA NO. 12 - PEACH BLOSSOM ESTATES (Oakdale-Riverbank)
CSA NO. 13 - LA JOLLA (Keyes)
CSA NO. 14 - UNITED PALLET (north Modesto)
CSA NO. 16 - OLIVE RANCH ESTATES (east Oakdale)
CSA NO. 17- SUNRAY ESTATES (Keyes)
CSA NO. 18 - ATLAS PARK (east Oakdale)
CSA NO. 19 – TUOLUMNE-GRATTON (Denair)
CSA NO. 20 - SUMMIT (north Modesto)
CSA NO. 21 - RIOPEL (Denair)
CSA NO. 22 - OLD SCHOOL NORTH (Denair)
CSA NO. 23 – HILLSBOROUGH-SCHUTZ (east Oakdale)
CSA NO. 24 – HIDEAWAY TERRACE (Denair)
CSA NO. 25 – SUNCREST II (Denair)
RIVERDALE LANDSCAPE AND LIGHTING DISTRICT (south Modesto)
RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT (south Modesto)
SHACKELFORD LANDSCAPE AND LIGHTING DISTRICT (south Modesto)

NOTICE IS FURTHER GIVEN that, at the above time and place, all persons will be afforded an opportunity to speak for or against the proposed Fiscal Year 2007/2008 assessments. For additional information, call David Gein in the Department of Public Works at (209) 525-7594.

DATED: July 10, 2007

ATTEST: CHRISTINE FERRARO TALLMAN,
Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

BY: Elizabeth King, Assistant Clerk of the Board



Matt Machado, PE
Director

1010 10TH Street, Suite 3500, Modesto, CA 95354
Phone: 209.525.6550

**COUNTY SERVICE AREA NO. 4
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 4 (CSA 4) was established in October, 1989, to provide extended storm drainage to the Bristol Glen subdivision. The boundary of CSA 4 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 137 parcels within CSA 4, 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 4, therefore, no general benefit has been assigned.

The method 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 4. This is the same method that has been used since CSA 4 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$88,523.57. This amount has been generated in order to have funds available for future capitol improvements in the storm drain system. Maintenance personnel have stated that this fund balance needs to be earmarked for the replacement of the two existing pumps at the storm drain basin. It is estimated each pump will cost \$50,000 for labor and materials for a total replacement cost of \$100,000. Due to this anticipated capitol outlay within the next few years, the fund balance will be set aside to pay for these improvements. If maintenance costs for the fiscal year are less than the budgeted amount, any excess will be added to this fund balance. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced such that no increase in the annual assessment will be necessary to cover these costs.

The CSA 4 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Pump electrical cost	\$ 350.00
Budget Item #2: Basin maintenance	\$ 2,500.00
Budget Item #3: Collection system maintenance	\$ 1,250.00
Budget Item #4: Administration	\$ 200.00
Total Operation & Maintenance Cost	\$ 4,300.00



**COUNTY SERVICE AREA NO. 4
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>\$ 4,300.00</u>
Total Costs	\$ 4,300.00

2007/2008 Assessment = \$4,300.00 ÷ 137 parcels = \$31.38 per parcel (rounded to even number)
2006/2007 Assessment = \$31.38 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the annual assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

May 31, 2007



COUNTY SERVICE AREA NO.4-BRISTOL GLEN

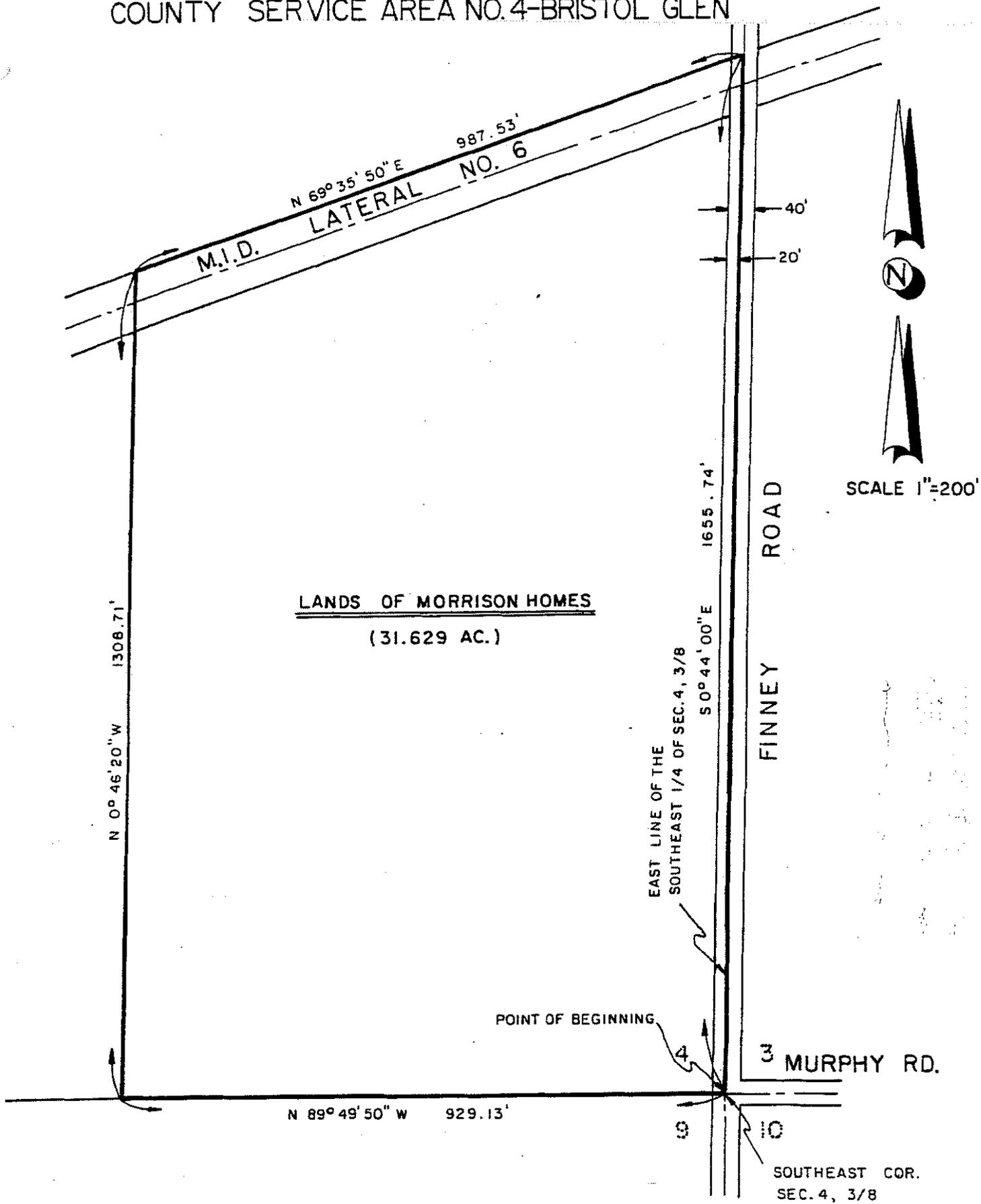


EXHIBIT "A"

Exhibit "B"

**COUNTY SERVICE AREA NO. 4
FISCAL YEAR 2007/2008**

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

135-021-001 thru 056 (inclusive)	\$31.38
135-022-001 thru 081 (inclusive)	\$31.38

Matt Machado, PE
Director

1010 10TH Street, Suite 3500, Modesto, CA 95354
Phone: 209.525.6550



**COUNTY SERVICE AREA NO. 5
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 5 (CSA 5) was established in March, 1990, to provide extended storm drainage. The boundary of CSA 5 is shown on Exhibits "A1" and "A2" that are attached hereto and made a part of this Engineer's Report.

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 192 parcels within CSA 5, and each parcel receives benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 5, therefore, no general benefit has been assigned. The basis of benefit for CSA 5 was determined to be equal for all Equivalent Dwelling Units within CSA 5. The method used to calculate the assessment is as follows:

Levy per E.D.U. = Total Balance to Levy ÷ Total E.D.U.
Service Charge = Levy per E.D.U. x E.D.U. per Acre or Lot

PROPERTY TYPE	E.D.U. PER ACRE OR LOT	TOTAL E.D.U.
Single Family Residential (190 lots)	1.00 Per Lot	190.00
Industrial/Storm Drain Property (3.31 acres)	3.5 Per Acre	11.59
	Total	201.59

It is estimated there will be a fund balance on June 30, 2007, of \$132,655.53. This amount has been generated in order to have funds available for future capitol improvements in the storm drain system. Maintenance personnel have stated that this fund balance needs to be earmarked for the replacement of the two existing pumps at the storm drain basin. It is estimated each pump will cost \$50,000 for labor and materials for a total replacement cost of \$100,000. Due to this anticipated capitol outlay within the next few years, the fund balance will be set aside to pay for these improvements. This fiscal approach is aimed at guaranteeing a sufficient reserve is available by the time the pumps are replaced such that no increase in the annual assessment will be necessary to cover these costs.

**COUNTY SERVICE AREA NO. 5
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2006/2007**

The CSA 5 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Pump electrical cost	\$ 350.00
Budget Item #2: Basin maintenance	3,000.00
Budget Item #3: Collection system maintenance	2,950.00
Budget Item #4: Administration	<u>200.00</u>
Total Cost of Storm Drain Maintenance	\$6,500.00

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>6,500.00</u>
Total Costs	\$6,500.00

2007/2008 Assessment = \$6,500.00 ÷ 201.59 E.D.U. = \$32.24/E.D.U.

Single Family Residential: 1.00 E.D.U./parcel x \$32.24/E.D.U. = \$32.24/parcel

Industrial Property: 3.50 E.D.U./acre x \$32.24/E.D.U. = \$112.85/acre

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

Storm Drain Basin calculated @ industrial property rate: .79acre x \$112.85/acre = \$89.14

2006/2007 Assessment = \$32.24/E.D.U.

Proposition 218 took-effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

May 31, 2007



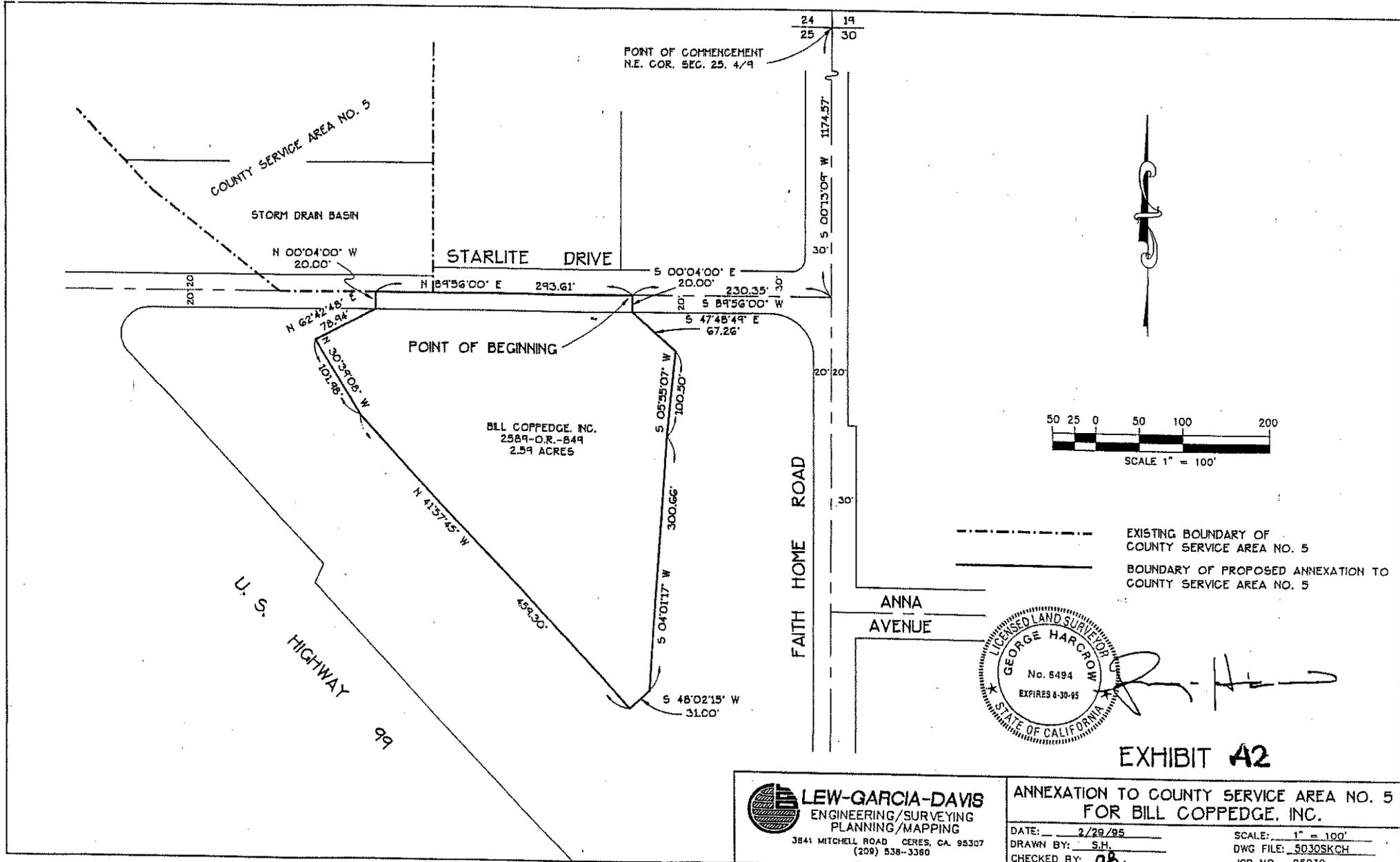


EXHIBIT A2

LEW-GARCIA-DAVIS
 ENGINEERING/SURVEYING
 PLANNING/MAPPING
 3841 MITCHELL ROAD CERES, CA. 95307
 (209) 538-3360

**ANNEXATION TO COUNTY SERVICE AREA NO. 5
 FOR BILL COPPEDGE, INC.**

DATE: 2/29/95 SCALE: 1" = 100'
 DRAWN BY: S.H. DWG FILE: 9030SKCH
 CHECKED BY: gk. JOB NO. 95030

Exhibit "B"

COUNTY SERVICE AREA NO. 5
FISCAL YEAR 2007/2008

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

041-040-009	(2.52 ac)	\$284.38
041-059-007	thru 039 (inclusive)	\$ 32.24
041-059-044	thru 056 (inclusive)	\$ 32.24
041-059-058		\$ 32.24
041-060-003	thru 036 (inclusive)	\$ 32.24
041-061-001	thru 036 (inclusive)	\$ 32.24
041-061-040	thru 072 (inclusive)	\$ 32.24
041-062-001	thru 004 (inclusive)	\$ 32.24
041-062-008	(0.79 ac)	\$ 89.14
041-062-012	thru 028 (inclusive)	\$ 32.24
041-062-031		\$ 32.24
041-062-035	thru 052 (inclusive)	\$ 32.24



Matt Machado, PE
Director

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Phone: 209.525.6550

**COUNTY SERVICE AREA NO. 6
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 6 (CSA 6) was established in May, 1990, to provide extended storm drainage to the Raymond Tract subdivision. The boundary of CSA 6 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 44 parcels within CSA 6, 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 6, therefore, no general benefit has been assigned.

The method 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 6. This is the same method that has been used since CSA 6 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$37,508.07. This amount was generated in order to have funds available for capitol improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capitol needs, and it is proposed that \$1,000 per year from the fund balance be used to offset costs for the next several years. This proposal to utilize the fund balance to offset costs was initiated with Fiscal Year 2004/2005 budget.

The CSA 6 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Basin maintenance	\$1,200.00
Budget Item #2: Collection system maintenance	600.00
Budget Item #3: Administration	<u>200.00</u>
Total Cost of Storm Drain Maintenance	\$2,000.00

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>2,000.00</u>
Total Costs	\$2,000.00
Proposed offset from fund balance to pay costs:	<u>-1,000.00</u>
Total revenue required	\$1,000.00

**COUNTY SERVICE AREA NO. 6
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$1,000.00 ÷ 44 parcels = \$22.72 per parcel
2006/2007 Assessment = \$22.72 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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

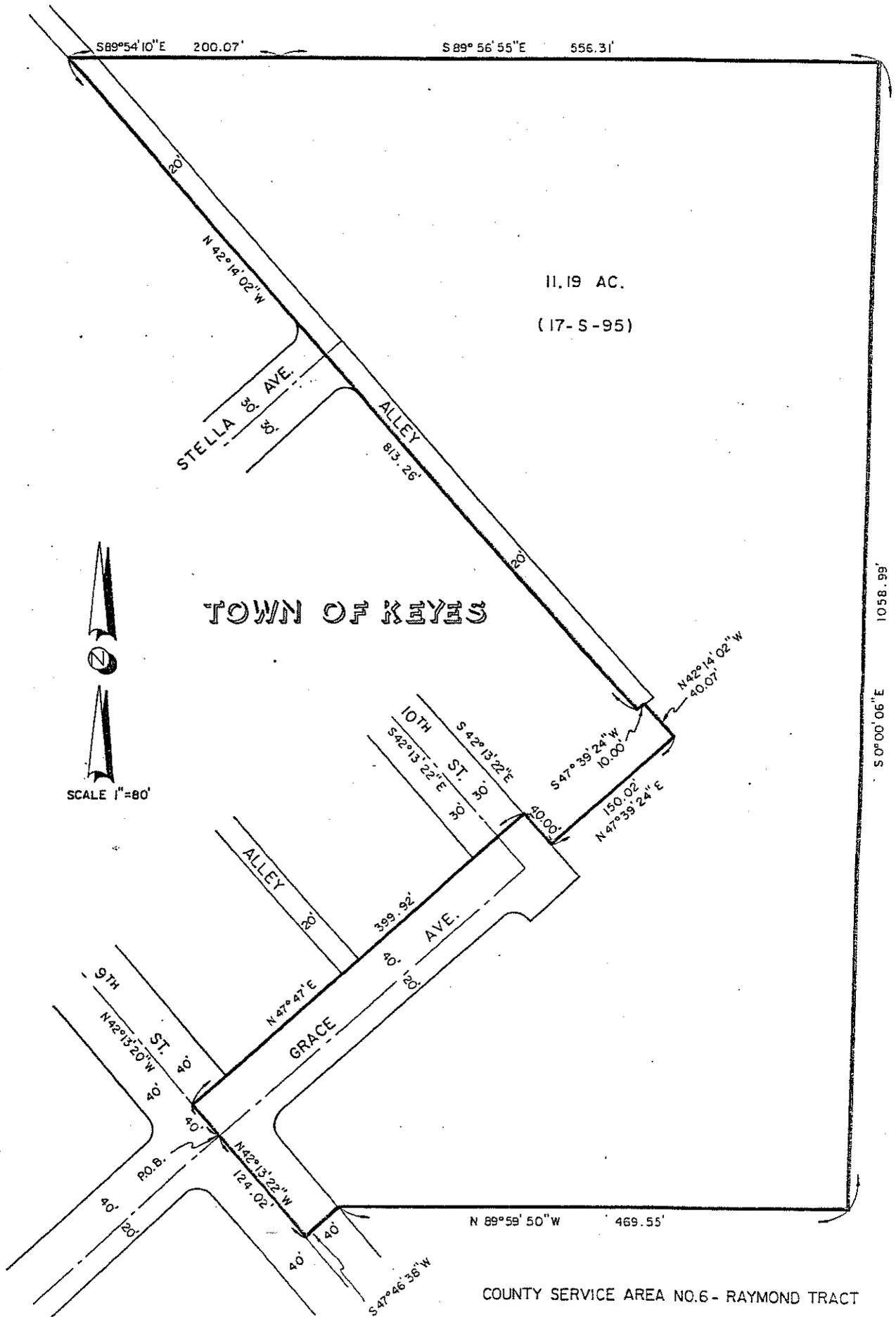


MATT MACHADO, DIRECTOR
Stanislaus County Department of Public Works

May 31, 2007



EXHIBIT "A"



TOWN OF KEYES

11.19 AC.

(17-S-95)

SCALE 1"=80'

COUNTY SERVICE AREA NO.6 - RAYMOND TRACT

SEC.30, T4S., R10E., M.D.M

Exhibit "B"

COUNTY SERVICE AREA NO. 6
FISCAL YEAR 2007/2008

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

045-065-003 thru 046 (inclusive)	\$22.72
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Matt Machado, PE
Director

1010 10TH Street, Suite 3500, Modesto, CA 95354
Phone: 209.525.6550

**COUNTY SERVICE AREA NO. 7
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 7 (CSA 7) was established in July, 1990, to provide extended storm drainage. The boundary of CSA 7 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 7 parcels within CSA 7, and each parcel receives benefit from the extended storm drainage based on the parcel's net acreage. The extended storm drainage only provides a special benefit to the parcels within CSA 7, therefore, no general benefit has been assigned.

The method 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 net acres within CSA 7. This is the same method that has been used since CSA 7 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$54,968.52. This amount has been generated in order to have funds available for future capitol improvements in the storm drain system. Maintenance personnel have stated that this fund balance needs to be earmarked for the replacement of the two existing pumps at the storm drain basin. It is estimated each pump will cost \$50,000 for labor and materials for a total replacement cost of \$100,000. Due to this anticipated capitol outlay within the next few years, the fund balance will be set aside to pay for these improvements. If maintenance costs for the fiscal year are less than the budgeted amount, any excess will be added to this fund balance. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced such that no increase in the annual assessment will be necessary to cover these costs.

The CSA 7 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Pump electrical cost	\$ 250.00
Budget Item #2: Basin maintenance	1,000.00
Budget Item #3: Collection system maintenance	550.00
Budget Item #4: Administration	200.00
Total Cost of Storm Drain Maintenance	<u>\$2,000.00</u>

**COUNTY SERVICE AREA NO. 7
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

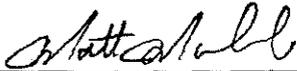
FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>2,000.00</u>
Total Costs	\$2,000.00

2007/2008 Assessment = \$2,000.00 ÷ 7.88 net acres = \$253.81 per net acre
2006/2007 Assessment = \$253.81 per net acre

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

May 31, 2007

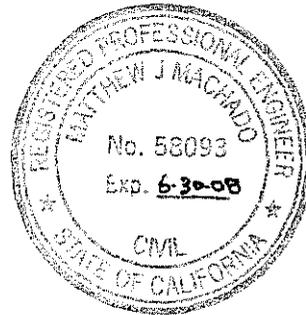
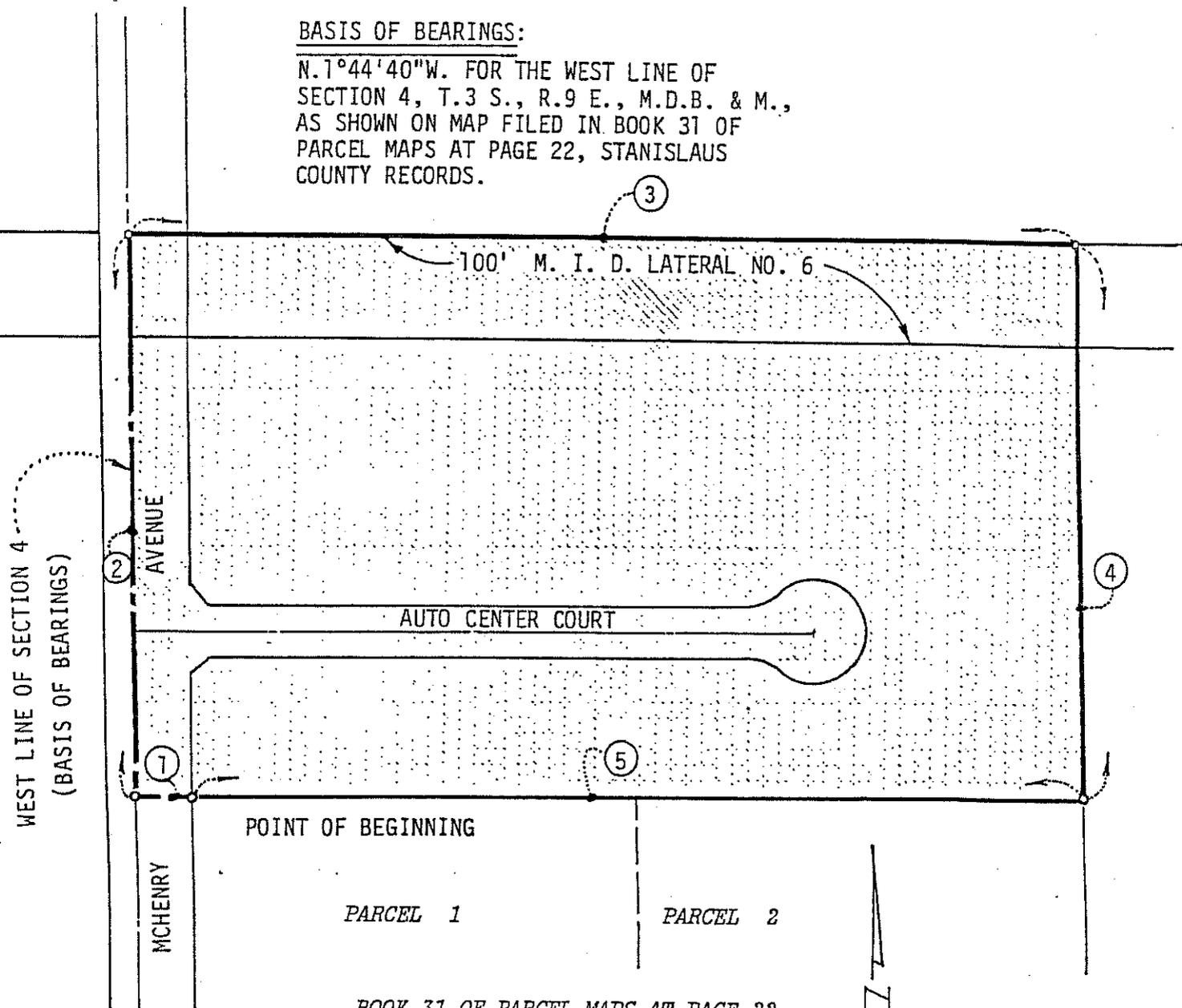


EXHIBIT "A"

BASIS OF BEARINGS:

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



WEST LINE OF SECTION 4
(BASIS OF BEARINGS)

AVENUE

MCHENRY

AUTO CENTER COURT

100' M. I. D. LATERAL NO. 6

POINT OF BEGINNING

PARCEL 1

PARCEL 2

BOOK 31 OF PARCEL MAPS AT PAGE 22

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

SCALE 1" = 150'

CSA No. 7 - MODESTO AUTO CENTER

Exhibit "B"

COUNTY SERVICE AREA NO. 7
FISCAL YEAR 2007/2008

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

082-009-020 (0.80 acres)	\$203.04
082-009-023 (1.85 acres)	\$469.54
082-009-024 (1.93 acres)	\$489.84
082-009-025 (1.74 acres)	\$441.62
082-009-026 (0.31 acres)	\$ 78.68
082-009-027 (0.44 acres)	\$111.68
082-009-028 (0.81 acres)	\$205.58



**COUNTY SERVICE AREA NO. 8
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 8 (CSA 8) was established in October, 1990, to provide extended storm drainage to the Honey Bee Estates subdivision. The boundary of CSA 8 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 24 parcels within CSA 8, 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 8, therefore, no general benefit has been assigned.

The method 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 8. This is the same method that has been used since CSA 8 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$30,607.36. This amount was generated in order to have funds available for capitol improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capitol needs. Therefore, it is proposed that \$750 per year from the fund balance be used to offset costs for the next several years. This proposal to utilize the fund balance to offset costs was initiated with Fiscal Year 2004/2005 budget.

The CSA 8 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Basin maintenance	\$ 900.00
Budget Item #2: Collection system maintenance	400.00
Budget Item #3: Administration	<u>200.00</u>
Total Cost of Storm Drain Maintenance	\$1,500.00

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

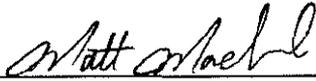
Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>1,500.00</u>
Total Costs	\$1,500.00
Proposed offset from fund balance to pay costs	<u>- 750.00</u>
Total revenue required	\$ 750.00

**COUNTY SERVICE AREA NO. 8
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$750.00 ÷ 24 parcels = \$31.24 per parcel
2006/2007 Assessment = \$31.24 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

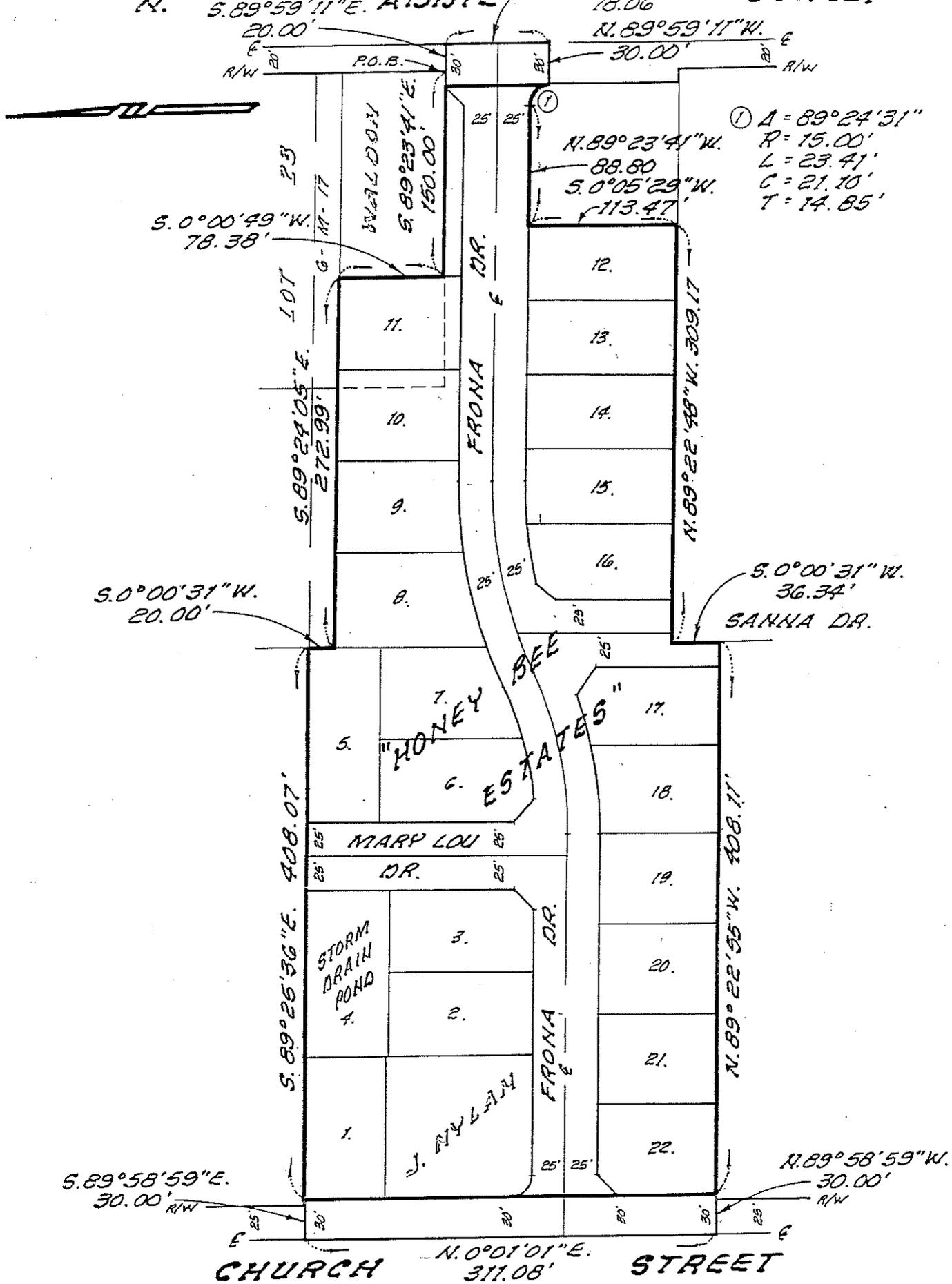
The parcels subject to the assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.



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

May 31, 2007





① $A = 89^{\circ}24'31''$
 $R = 15.00'$
 $L = 23.41'$
 $C = 21.10'$
 $T = 14.85'$

Exhibit A

CSAN_o. 8 - HONEY BEE ESTATES

Exhibit "B"

COUNTY SERVICE AREA NO. 8
FISCAL YEAR 2007/2008

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

133-021-018 thru 029 (inclusive)	\$31.24
133-021-031 thru 039 (inclusive)	\$31.24
133-021-041 thru 043 (inclusive)	\$31.24



**COUNTY SERVICE AREA NO. 9
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 9 (CSA 9) was established in December, 1990, to provide extended storm drainage to the Garden Grove, Golden Best, and Pine Ridge Plaza subdivisions. The boundary of CSA 9 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 74 parcels within CSA 9, 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 9, therefore, no general benefit has been assigned.

The method 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 9. This is the same method that has been used since CSA 9 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$71,951.83. This amount was generated in order to have funds available for capitol improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capitol needs. Therefore, it is proposed that \$1,500 per year from the fund balance be used to offset costs for the next several years. This proposal to utilize the fund balance to offset costs was initiated with Fiscal Year 2004/2005 budget.

The CSA 9 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Basin maintenance	\$1,700.00
Budget Item #2: Collection system maintenance	1,100.00
Budget Item #3: Administration	200.00
Total Cost of Storm Drain Maintenance	<u>\$3,000.00</u>

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

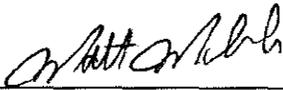
Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>3,000.00</u>
Total Costs	\$3,000.00
Proposed offset from fund balance to pay costs	<u>-1,500.00</u>
Total revenue required	<u>\$1,500.00</u>

**COUNTY SERVICE AREA NO. 9
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$1,500.00 ÷ 74 parcels = \$20.26 per parcel
2006/2007 Assessment = \$20.26 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

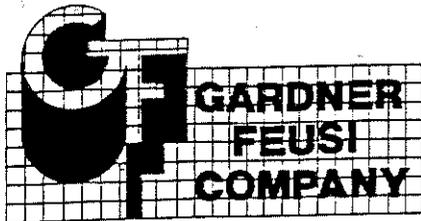
The parcels subject to the assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.



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

May 31, 2007





**GARDNER
FEUSI
COMPANY**

1722 PROFESSIONAL DRIVE
SUITE C
SACRAMENTO, CA 95825

(916) 482-5177

JOB NO. 87-32

SCALE 1"=200'

DRAWN BY A.F.

CHECKED BY S.G.

DATE APRIL 1990

STORM DRAIN MAINTENANCE SERVICE AREA EXHIBIT

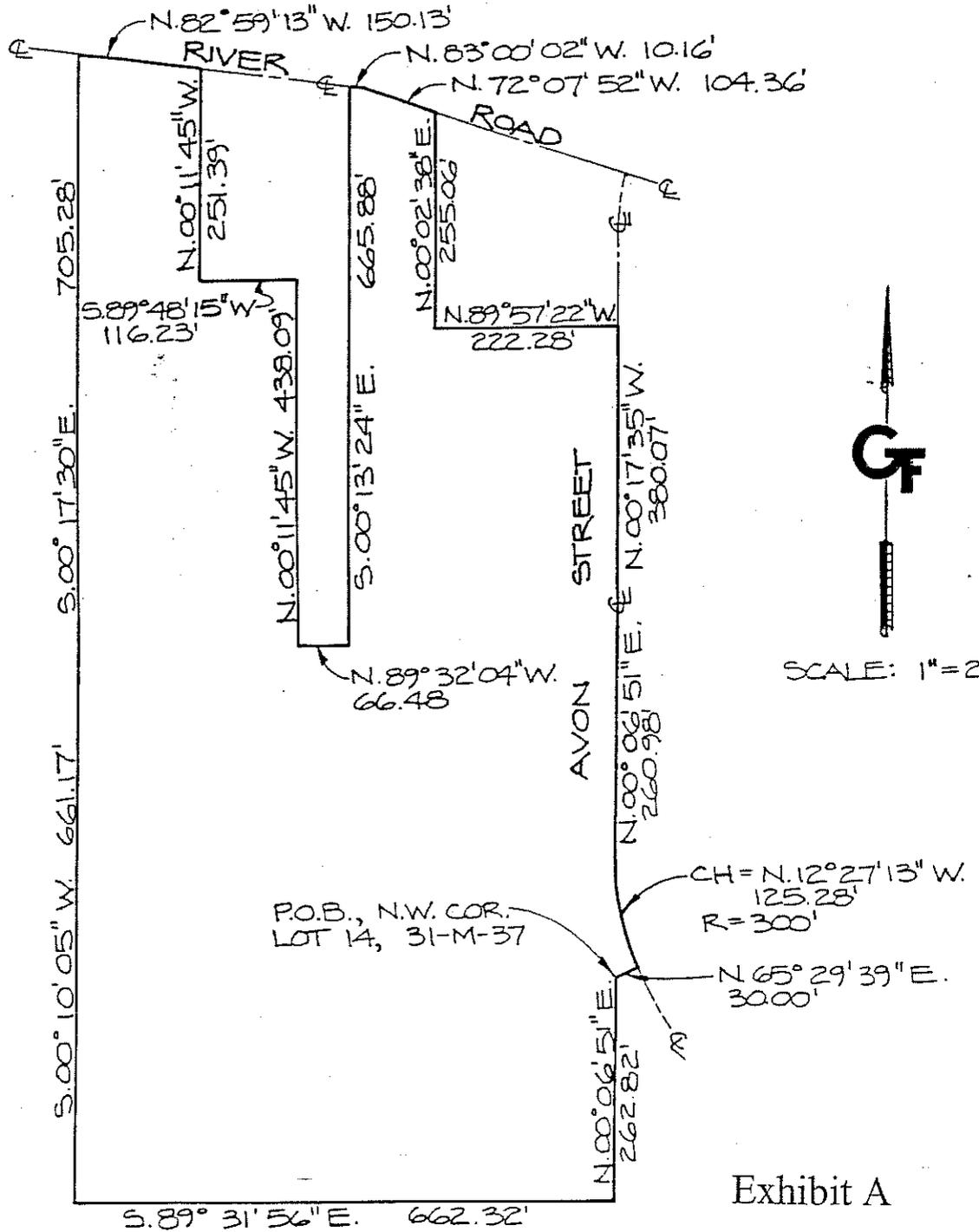


Exhibit A

Exhibit "B"

COUNTY SERVICE AREA NO. 9
FISCAL YEAR 2007/2008

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

038-008-041 thru 058 (inclusive)	\$20.26
038-011-039 thru 059 (inclusive)	\$20.26
038-051-001	\$20.26
038-051-004 thru 037 (inclusive)	\$20.26



COUNTY SERVICE AREA NO. 10

ANNUAL ENGINEER'S REPORT FISCAL YEAR 2007/2008

Prepared by:

**STANISLAUS COUNTY
DEPARTMENT OF PUBLIC WORKS**

June 25, 2007

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Introduction

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

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

Three years ago the Department of Parks and Recreation proposed a budget that required an increase in the assessments in order to maintain the streetscapes and parks at the proper level within CSA 10. That budget included restoring irrigation, plant material, and addressing deferred maintenance over a three-year period going forward. In compliance with Proposition 218, a ballot procedure was held in order to obtain property owners' approval of the proposed increase. Approximately 57 % of the countable ballots received supported the proposed increase in assessments. Since a simple majority was obtained, the property owners approved the proposal and the Board of Supervisors set the annual assessments based on this approval. As part of the ballot proposal, the property owners also approved a revised method to calculate the assessment to more equitably spread the assessment between residential lots and developed commercial/industrial property. As part of the budget proposal, the County agreed that it would not seek an increase in the assessment amount for three years.

Fiscal Year 2007/2008 is the fourth year after the three year budget plan for CSA 10 was approved in Fiscal Year 2004/2005 . Because of this, the existing assessments do not have to remain the same. However, two of the three County departments that provide services to CSA 10, the Parks and Recreation Department and the Public Works Department, have chosen for Fiscal Year 2007/2008 to keep their budgets at the same level as last year. The third department, the Sheriff Department has submitted a reduced budget from last year's budget.

However, the assessment for the Sheriff Department remains the same this year as last year's budget, since their budget, as with last year's budget, exceeds the total revenue from CSA 10 assessments that can be allocated to the Sheriff Department, based on the current approved CSA assessment percentages for each department contributing services to CSA 10. The difference between the CSA 10 assessment allocation and the total Sheriff budget for CSA 10 is made up from either using accumulated funds or the General Fund, or reduced services, absent the first two options.

Each year some changes in the number of parcels in the County Service Area can be anticipated. This year, a parcel in the Landmark Business Center No. 2 was spit into two parcels. This increased the total parcels in the business center from 22 to 23. The business center is a separate budget center in the overall CSA 10 budget, since only storm drain system maintenance services are needed for the

center. The business center's assessment method is based on total budget divided by total acreage. As the budget did not change this year and the parcel split did not change the total acreage, the Landmark Business Center No. 2 assessment remains the same as last year. Since last year, two parcel numbers for developed commercial/industrial property were replaced by two new parcel numbers, due to map changes in the Assessor's office. Since the total acreage remained the same, there was no change in assessment resulting from that parcel change either.

Sometimes undeveloped commercial/industrial parcels are converted during the year to developed commercial industrial parcels, changing the assessment rate for those properties. However, none of the current four undeveloped commercial/industrial parcels in CSA 10 changed status during this last year.

The net change from Fiscal Year 2006/2007 to Fiscal Year 2007/2008 is an increase of one parcel in the Landmark Business Center No. 2, which did not change the total acreage in the business park. The business park is assessed on the basis of acreage, so the total assessment for CSA 10 did not change from last Fiscal Year to this Fiscal Year.

Last Fiscal Year 2006/2007, there was an increase in assessment of \$2,584.66 from Fiscal Year 2005/2006. This additional revenue of \$2,584.66 was earmarked to address the negative Administration fund balance created by the cost of the ballot procedure from the three years ago. This year, as last, this additional revenue will be used to decrease the negative Administration fund balance. In addition, in last year's engineering report, it was approved that the assessments for 6 parcels that were reverted from public use back to the developer, were to be also used to reduce the negative Administration fund balance. As the parcels were all single family residence parcels assessed at the rate of \$139.29 per parcel, the total additional revenue from the parcels is \$835.92. This amount will be used to reduce the negative Administration fund balance. In last year's engineering report, it was stated that any additional revenue generated by an annexation or change of land from undeveloped to developed commercial/industrial use, would also be earmarked for reducing the negative Administration fund balance. As no annexation to CSA 10 occurred and no undeveloped commercial/industrial parcels were changed to developed, no additional funds will be generated from these sources to be applied to the Administration fund balance.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the Stanislaus County Assessor's Office. The Stanislaus County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Effect of Proposition 218

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

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

Description of CSA 10

CSA 10 consists of 2,803 total parcels including: 2,695 residential parcels, 4 undeveloped commercial/industrial parcels, 68 developed commercial/industrial parcels, 13 public parcels, and 23 commercial/industrial parcels in the Landmark Business Center No. 2. CSA 10 generally encompasses the area of Salida including the following residential and commercial developments:

- Astoria Sound
- Country View Estates Unit 1 & 2
- Countrystone Unit 2, 3 & 4
- Fattoria Manor
- Glenwood Place
- Landmark Business Center No.2
- Gold Valley
- Murphy's Landing Unit 1, 2, 3 & 4
- Parkhaven Place Unit 1 & 2
- Parkside Plaza Unit 2
- Salida Secured Self Storage (PI 16)
- Planned Industrial No. 19
- Planned Industrial No. 21
- Planned Development No. 257
- Planned Development No. 258
- Planned Development No. 260
- Planned Development No. 267
- Planned Development No. 279
- Planned Development No. 287
- Planned Development No. 295
- Pirrone Estates
- Salida Haciendas Unit 1, 2, 3 & 4
- Salida Self Storage
- Somerset Estates Phase 1, 2 & 3
- Sun Ridge West
- Sun Ridge West #2, Phase 1, 2 & 3
- Vella Estates Unit 1, 2, 3, 4, 5 & 6
- Vintner Estates Unit 1, 2 & 3
- Vizcaya Unit 1 & 2
- Whitfield Park Unit 1, 2 & 3
- Whitfield Park Unit 4, Phase A & B
- Whitfield Park Unit 5, 6 & 7

A Boundary Map of CSA 10 is provided in Section 4 of this Report.

Services Provided by CSA 10 and the Special versus General Benefits Received

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

Maintenance of the streetscapes, storm drain system and the administration of CSA 10 are services that the properties within CSA 10 receive that would otherwise not be provided if CSA 10 did not exist. The County does not generally provide these services on a countywide basis. Therefore, these extended services are considered to be 100% special benefits with no general benefits received. On a countywide basis, the County does provide sheriff services and maintenance of parks for property owners of unincorporated areas. For this reason, a portion of the Sheriff services and parks maintenance that is provided within CSA 10 can be attributed as a general benefit. The portion or ratio of this general benefit for these particular services is discussed in detail within the Sheriff's Services Section and the Park and Streetscape Maintenance Section of this report. As defined, the special benefit portion of services for Sheriff protection and park maintenance are above and beyond what is normally provided to countywide property owners. The special benefit portion of these services to the properties within CSA 10 are also discussed in each respective section of the report.

Sheriff's Services

CSA 10 provides extended Sheriff's Services within CSA 10 which services are specifically authorized under the *County Service Area Law (Government Code, Section 25210.40 et seq.)*. Such extended services which are paid for from the levy of assessments within CSA 10 are provided within CSA 10 and provide a level of Sheriff's Services within CSA 10 that is above and beyond the general level of Sheriff's Services provided within Salida.

When CSA 10 was formed, the standard for Sheriff's services was defined with the following parameters:

- The general benefit associated with Sheriff's staffing would provide for 0.84 officers per 1,000 population.
- The special benefit associated with CSA 10 would increase the Sheriff's staffing to 1.19 officers per 1,000 population.

Currently, the Sheriff's budget is based on the following additional parameters:

- The estimated residences per household in Salida is 3.03, based on census data.
- The number of residential parcels is 2,695.
- Parcels times average number of residents per household yields 8,166 estimated residents.
- Sheriff staffing including CSA 10 special benefit at 1.19 officers per 1,000 residents less sheriff staffing prior to CSA 10 at .84 officers per 1,000 residents results in a difference of staffing of .35 officers per thousand residents. This additional staff is the difference in staffing to be paid by CSA 10 for the special benefits.
- With estimated residents at 8,166 persons multiplied by .35 officers per thousand residents, the result is 2,858 persons covered by CSA 10.
- At 1.19 officers per 1,000 residents, with CSA 10 special benefits included, multiplied by 2,858 residents, yields 3.4 officers; rounded down, results in 3.0 additional officers needed for CSA 10.
- 3.0 officers multiplied by current salary and benefits per officer yields a cost of \$342,261.00.
- The Sheriff's office estimates a need of \$38,228.35 in overtime costs and \$19,114.17 extra-help costs for FY 2007/2008 CSA 10 budget. These costs added to the officer staffing costs results in a total estimated budget of \$399,603.52.

Based upon these parameters, the CSA 10 area with 3 additional officers would require a total annual revenue of \$399,604 to pay for the special benefit of extended Sheriff services in CSA 10.

Since Proposition 218 took effect, the total CSA 10 revenue for Sheriff's services has been limited by the existing assessment rate which has generated a maximum revenue of approximately \$180,439 annually. This leaves \$219,165 in funding that will not be provided by revenue collected from assessments for the 2007/2008 fiscal year. This must be made up by either reducing the level of service, using accumulated funds or by assistance from the County General Fund. The Sheriff anticipates that he will be able to maintain staffing through Fiscal Year 2006-2007 by use of accumulated funds or with the assistance of the County General Fund.

Last year's Sheriff Department budget for CSA 10 was \$545,000 with staffing at 5.0 additional officers. While this year's budget staffing is at 3.0 additional officers, the difference between the budget and the available CSA 10 assessment that has to be made up by the Sheriff Department or the General Fund is reduced from last year's difference of \$364,049 to this year's difference of \$219,165.

Park and Streetscape Maintenance

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

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

A. Parks Maintenance

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

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

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

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

The portion of the special benefits can be calculated by comparing the CSA 10 park acreage service level to the countywide level, as measured by acres of existing neighborhood parks per 1,000 residents. Countywide, the level is 0.39 acres of existing neighborhood parks per 1,000 residents. In CSA 10, there are 2,695 residential parcels. Based on census data, it is projected that residential units have an average of 3.03 residents. At 3.03 residents per parcel multiplied by 2,695 parcels, an estimated CSA 10 population of 8,166 residents is determined. By applying the 0.39 acres per 1,000 residents to the projected CSA 10 population of 8,166 persons, it is determined that 3.18 acres of the total CSA 10 parks acreage are related to the countywide parks service level. These 3.18 acres, representing 14.53% of the total CSA 10 parks acreage of 21.87, are considered to be a general benefit and not subject to assessment because this is the level of service that would normally be provided by the County through other funding sources.

The remaining 18.69 acres, representing 85.47% of the total 21.87 acres of parks, are considered a special benefit and provide the basis for this assessment.

B. Streetscape Maintenance

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

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

The streetscapes are amenities that project developers provided to improve the quality of life in the subdivisions they were developing. Instead of establishing homeowners' associations, the developers established a mechanism whereby streetscape maintenance would be provided by the County and paid for by the property owners through parcel assessments. On a countywide basis, the county does not provide streetscapes to property owners in unincorporated areas and, as such, 100% of the 5.4 miles of streetscape maintenance is considered to be a special benefit. There is a total of 47 subdivisions within CSA 10 with a total of 5.4 miles of streetscape that are maintained.

The parks maintenance expenses have increased this last three years substantially with electrical utility rate increases. Consequently, the Parks and Recreation Department has requested a \$10,000 increase in the budget line item for Utilities - Water and Power, for the Parks Budget and also the Streetscape Maintenance Budget, for a total of \$20,000. The CSA 10 Parks and Recreation fund balance for June 30, 2007, is estimated to be \$25,453.98. With this amount available, \$20,000 of this fund balance will be used to offset the utility budget increase, keeping the Parks and Recreation assessment requirement exactly the same as last year.

Storm Drain Maintenance

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

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

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

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

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

Administration

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

- Prepare Annual Engineer's Report
- Prepare Annual Budget
- Prepare Agenda Items for Board to set annual assessments
- Provide annual assessment information to the Auditor-Controller
- Attend Municipal Advisory Committee meetings
- Coordinate Ballot Procedures as needed

ESTIMATE OF COSTS**Sheriff's Services Budget**

The extended Sheriff's Services Budget for Fiscal year 2007/2008 is as follows.

DESCRIPTION	AMOUNT
3 Full Time Officers	\$342,261
Estimated Overtime	\$ 38,229
Estimated Extra-Help	\$ 19,114
Total Cost of Extended Sheriff's Service	\$399,604
Total Revenue From CSA 10 Assessments	\$180,439
Difference of CSA 10 Revenue & Total Cost of Services	*\$219,165

*Note: The Sheriff will make up the above difference from either using accumulated funds or the General Fund or reduced services, absent the first two options.

Parks and Streetscape Maintenance Budget

The Parks and Streetscape Maintenance Budget for Fiscal year 2007/2008 is as follows.

DESCRIPTION	PARKS	STREETSCAPE
Labor	\$17,155	\$17,155
Landscaping Contract	\$38,000	\$57,000
Services and Supplies	\$3,300	\$26,700
Utilities - Water and Power	\$50,000	\$30,000
Offset with CSA 10 - Parks Fund Balance	-\$10,000	-\$10,000
Total Cost	\$98,455	\$120,855
General Benefit Percentage Received	14.53 %	0.00
General Benefit Portion of Budget	\$14,306	\$0
Special Benefit Portion of Budget	\$84,149	\$120,855
Total Cost for Parks & Streetscape	\$205,000 Rounded Down	

Storm Drain Maintenance Budget

The Storm Drain Maintenance Budget for Fiscal Year 2007/2008 is as follows.

DESCRIPTION	AMOUNT
North Basin	\$3,500.00
South Basin	\$3,500.00
Pirrone Road Pump Station	\$1,500.00
Collection System	\$4,822.00
General Reserve	<u>\$3,000.00</u>
Total Cost of Storm Drain Maintenance	\$16,322.00

Currently, the Storm Drain component of CSA 10 shows a fund balance of approximately \$200,000. This amount is presently earmarked for future capitol improvements in the storm drain system.

Administration Budget

Staff time spent on administration of CSA 10 varies based on the level of activity within the district. If the CSA is in a "status quo" mode, staff time and charges are minimal. However, when a ballot procedure is needed, such as two years ago, the staff time increases correspondingly.

On June 30, 2007, it is estimated that the CSA 10 Administration fund will have a negative balance of -\$33,389.29. This negative balance reflects charges of \$33,338.87 to the administration fund for the cost of conducting the ballot procedure three year's ago. The breakdown of these charges includes the following expenses: \$28,506.61 for staff time; \$443.52 for temporary help; \$1,738.58 for materials, printing, and advertising; and \$2,650.16 for postage. Revenue from annual assessments is approximately \$8,463.00, with average expenditures of \$4,583.00 during non ballot years. As part of a plan to retire this negative fund balance, it was specified in last year's approved engineering report that the additional revenue of \$2,584.66 being generated by the annexation of two parcels to the CSA and the relinquishment of 6 public properties to the developer will be earmarked to address this situation. This also will be the case this year. In addition, any unused portion of the administration budget will be allocated for the purpose of reducing this negative fund balance. Last year's approved engineering report also stated that any additional revenue generated by an annexation or change of land from undeveloped to developed commercial/industrial use, will also be earmarked for this purpose. As there were no annexations to CSA 10 in FY 2006/2007 and none of the undeveloped commercial/industrial parcels were converted to developed commercial/industrial parcels, no additional funds from these sources will be available to reduce the negative Administration fund balance.

CSA 10 Budget _____

The CSA 10 Budget for Fiscal Year 2007/2008 is as follows.

DESCRIPTION	AMOUNT
Extended Sheriff's Services	\$180,439.00
Parks and Streetscape Maintenance	\$205,000.00
Storm Drain Maintenance	\$16,322.00
Administrative Costs	<u>\$8,463.00</u>
Total Balance to Levy - CSA 10	\$410,224.00

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

Sheriff's Department	43.9846 %	=	\$180,439.00
Department of Parks and Recreation	49.9737 %	=	*\$205,008.00
Department of Public Works (Storm Drain)	3.9787 %	=	\$ 16,322.00
Department of Public Works (Administration)	<u>2.0630 %</u>	=	<u>\$ 8,463.00</u>
	100.0000 %	=	\$410,232.00

*Note: The proposed assessment of \$139.32 will generate approximately \$8.00 more than the total balance to levy due to rounding numbers. As last fiscal year, this extra amount will be earmarked for the Department of Parks and Recreation and is reflected in the above table.

Landmark Business Center No. 2 Budget _____

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

The Storm Drain Maintenance Budget for Landmark Business Center No. 2 for Fiscal Year 2007/2008 is as follows:

DESCRIPTION	AMOUNT
Basin Maintenance	\$750.00
Collection System	<u>\$750.00</u>
Total Balance to Levy - Landmark Business Center No. 2	\$1,500.00

Method of Apportionment - CSA 10

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

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

Only special benefits are assessed, including special benefits to public property, and any general benefits have been separated from the special benefits for purposes of this report. For such purposes, the special benefits are derived from the assignment of Equivalent Dwelling Units to the various land use types within CSA 10. The basis of benefit for CSA 10 was determined to be equal for all Equivalent Dwelling Units within CSA 10. However, the special benefits received varies for types of land uses. These special benefits are quantified in terms of the Benefit Unit Factor (B.U.F.). The method used to calculate the assessments is as follows:

$$\text{Levy per E.D.U.} = \text{Total Balance to Levy} / \text{Total E.D.U.}$$

$$\text{Parcel Levy Amount} = \text{Parcel B.U.F.} \times \text{Acres or Units} \times \text{Levy per E.D.U.}$$

To determine the *Equivalent Dwelling Units (E.D.U.)* for final mapped residential parcels, the *Benefit Unit Factor (B.U.F.)* is multiplied by the number of approved residential units on the parcel. All the residential property within CSA 10 has a final map. Therefore, there is no residential property that falls into the category of having a tentative map associated with it. To determine the E.D.U. for non-residential parcels, the *Benefit Unit Factor (B.U.F.)* is multiplied by the acreage. The *Benefit Unit Factor* for non-residential parcels was determined by a County team after reviewing the information developed by the NBS consultants. This team concluded that NBS's *Benefit Unit Factor* of 3.5 per acre for developed commercial/industrial property was appropriate, while the *Benefit Unit Factor* of 2.0 for public property was slightly lower than the team's recommendation of 2.2 per acre. The *Benefit Unit Factor* for developed commercial/industrial property is higher than undeveloped commercial/industrial land and public property due to its increase generation of storm runoff and sheriff services received. Undeveloped commercial/industrial property has a *Benefit Unit Factor* of 1.0 per acre. These B.U.F.'s are listed in the table titled "Land Use Benefit Factors - CSA 10". The above method to calculate the annual assessment was approved as part of the ballot procedure by the property owners in 2004. This method was supported in order to more equitably spread the assessment between residential lots and developed commercial/industrial land and public properties.

Land Use Benefit Factors - CSA 10

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

Assessment by Land Use - CSA 10

PROPERTY TYPE	TOTAL E.D.U.	TOTAL ASSESSMENT
Single Family Residential (2,695 units)	2,695.00	\$375,467.40
Commercial/Industrial Property - Undeveloped (19.83 Acres)	19.83	\$2,762.71
Commercial/Industrial Property - Developed (40.21 Acres)	140.73	\$19,607.20
Public Property (40.43 Acres)	88.95	\$12,392.51
Totals:	2,944.51	* \$410,229.82

* Varies from Total Amount to be collected by \$5.82 due to rounding adjustments.

Assessment Per E.D.U. - CSA 10

DESCRIPTION	AMOUNT
Total Balance to Levy - CSA 10	\$410,229.82
Total Equivalent Dwelling Units	2,944.51
Calculated Assessment Per Equivalent Dwelling Unit	\$139.32

Based on the approved assessment of \$139.32 per Equivalent Dwelling Unit, the following are the existing CSA 10 Fiscal Year 2007/2008 Annual Assessments by land use type:

<u>Land Use Type</u>	<u>2006/2007 Assessment</u>	<u>2007/2008 Assessment</u>
Single Family Residential Lot	\$139.32 per parcel	\$139.32 per parcel
Undeveloped Commercial/Industrial	\$139.32 per acre	\$139.32 per acre
Developed Commercial/Industrial	\$487.62 per acre	\$487.62 per acre
Public Property	\$306.50 per acre	\$306.50 per acre

Method of Apportionment - Landmark Business Center No. 2 _____

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

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

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

Assessment Per Acre -Landmark Business Center No. 2 _____

DESCRIPTION	AMOUNT
Total Balance to Levy - Landmark Business Center #2	\$1,500.00
Total Acreage	35.43
Calculated Assessment Per Acre	\$42.34

2007/2008 Assessment = \$42.34 per acre

2006/2007 Assessment = \$42.34 per acre

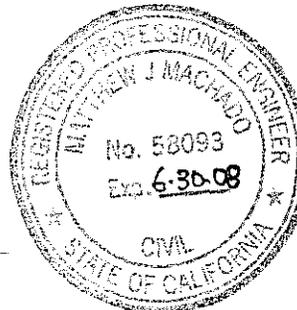
Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessments for CSA 10, including Landmark Business Center No. 2, the Fiscal Year 2007/2008 assessments are in compliance with Proposition 218.

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

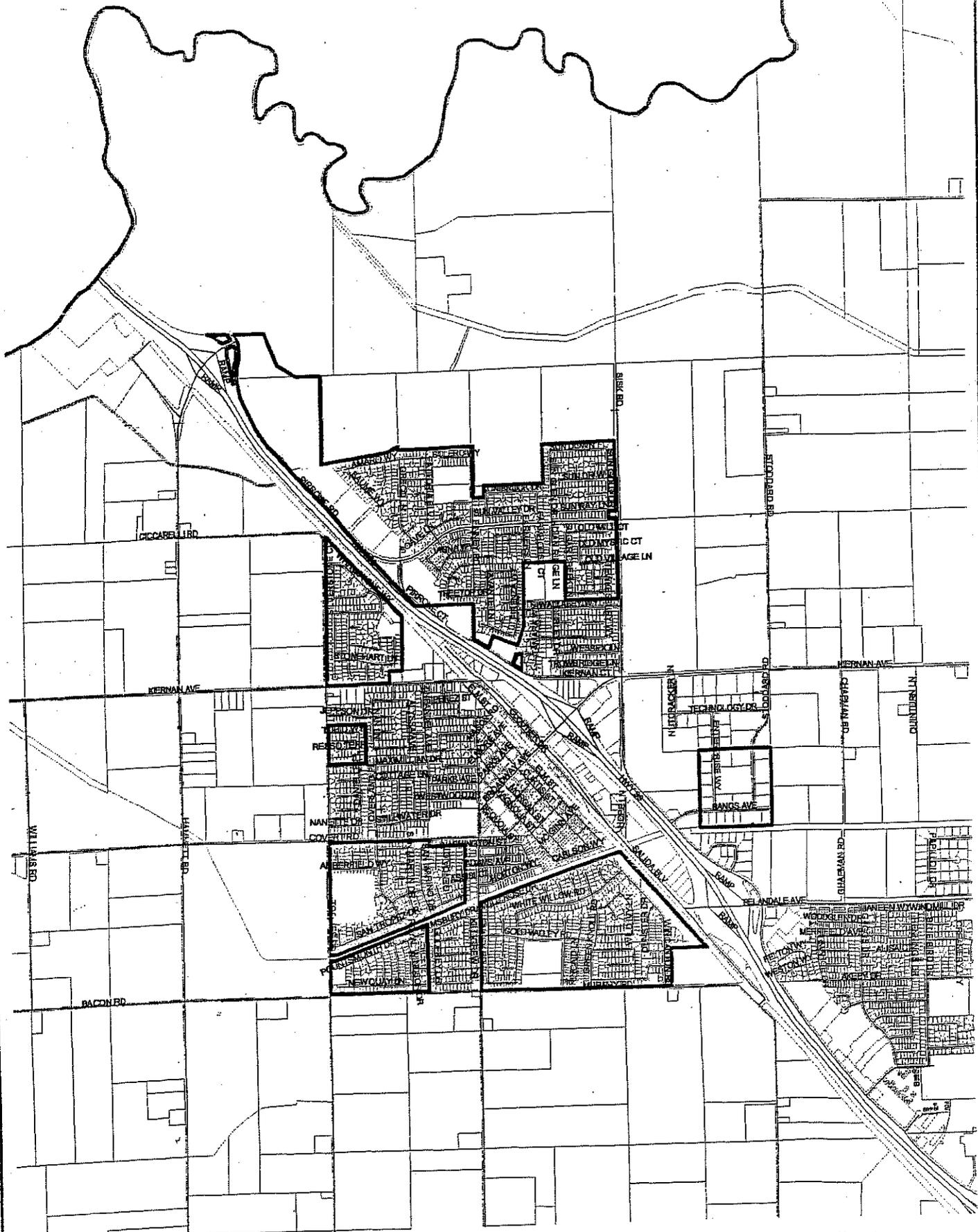


MATT MACHADO, DIRECTOR, PE
Stanislaus County Department of Public Works

June 25, 2007



The following page, EXHIBIT "A", provides a facsimile of the Boundary Map for the CSA 10. The lines and dimensions shown on maps of the County Assessor of Stanislaus County for the current year are incorporated by reference herein and made part of this Report.



COUNTY SERVICE AREA NO. 10
BOUNDARY MAP

Exhibit "A"



PARCEL LISTING

The parcel listing of assessments is provided on the following pages. The description of each lot or parcel as part of the records of the County Assessor of Stanislaus County are, by reference, made part of this Report.

EXHIBIT "B"

COUNTY SERVICE AREA NO. 10 - SALIDA
FISCAL YEAR 2007/2008

The Assessor's parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

* Inclusive

003-014-007	\$1,337.46	135-043-008	\$44.02	136-014-092	\$139.32
003-014-008	\$190.86	135-043-009	\$44.46	136-014-093	\$139.32
003-014-009	\$117.02			136-015-001 thru 070*	\$139.32
135-001-032 thru 081*	\$139.32	135-043-020	\$107.54	136-016-001 thru 048*	\$139.32
135-011-001	\$139.32	135-043-021	\$60.96	136-018-002	\$648.54
135-011-002	\$139.32	135-043-024	\$60.96	136-018-003 thru 064*	\$139.32
135-011-005	\$139.32	135-043-025	\$60.54	136-019-002	\$492.50
135-011-007	\$139.32	135-043-026	\$0.42	136-023-002 thru 098*	\$139.32
135-011-008	\$139.32	135-043-027	\$49.10	136-024-001 thru 073*	\$139.32
135-011-010 thru 015*	\$139.32	135-043-028	\$121.94	136-026-001 thru 009*	\$139.32
135-011-017 thru 051*	\$139.32	135-043-030	\$30.48	136-026-011 thru 020*	\$139.32
135-011-053 thru 057*	\$139.32	135-043-031	\$96.54	136-026-023 thru 079*	\$139.32
135-011-058	\$9.20	135-043-032	\$303.14	136-026-081	\$139.32
135-012-001 thru 058*	\$139.32	135-043-033	\$152.42	136-027-001 thru 053*	\$139.32
135-013-001 thru 074*	\$139.32	135-043-036	\$41.48	136-027-055 thru 097*	\$139.32
135-015-001 thru 023*	\$139.32	135-043-039	\$24.98	136-028-001 thru 090*	\$139.32
135-015-028 thru 068*	\$139.32	135-043-040	\$22.44	136-028-092	\$139.32
135-015-071 thru 074*	\$139.32	135-043-041	\$44.46	136-029-001	\$139.32
135-016-001 thru 049*	\$139.32	135-043-042	\$38.95	136-029-004 thru 079*	\$139.32
135-018-001 thru 058*	\$139.32	135-043-043	\$49.11	136-029-082	\$139.32
135-019-001	\$139.32	135-054-001 thru 055*	\$139.32	136-029-083	\$139.32
135-019-003 thru 073*	\$139.32	136-003-001	\$1,085.00	136-030-001 thru 019*	\$139.32
135-020-001 thru 048*	\$139.32	136-004-001 thru 048*	\$139.32	136-030-022 thru 061*	\$139.32
135-020-050 thru 094*	\$139.32	136-005-002	\$487.34	136-030-063	\$139.32
135-023-001 thru 088*	\$139.32	136-005-004 thru 053*	\$139.32	136-030-064	\$139.32
135-024-003	\$2,764.62	136-005-057	\$827.54	136-031-001 thru 056*	\$139.32
135-024-004	\$1,310.90	136-006-001 thru 047*	\$139.32	136-034-001 thru 066*	\$139.32
135-025-001 thru 065*	\$139.32	136-009-004 thru 013*	\$139.32	136-035-001	\$117.02
135-026-001 thru 079*	\$139.32	136-009-016 thru 018*	\$139.32	136-035-002	\$112.14
135-027-001 thru 045*	\$139.32	136-009-022 thru 040*	\$139.32	136-035-003	\$482.74
135-028-001	\$2,120.98	136-009-043 thru 048*	\$139.32	136-035-004	\$121.90
135-028-005	\$67.42	136-010-001 thru 045*	\$139.32	136-035-005	\$102.40
135-031-001 thru 040*	\$139.32	136-010-050 thru 075*	\$139.32	136-035-006	\$219.42
135-032-001 thru 095*	\$139.32	136-010-077 thru 079*	\$139.32	136-035-008	\$497.36
135-033-001 thru 018*	\$139.32	136-010-081	\$139.32	136-035-015	\$151.16
135-033-019	\$708.02	136-011-002	\$1,397.64	136-035-016	\$107.28
135-034-001 thru 037*	\$139.32	136-011-008	\$1,468.14	136-035-017	\$53.64
135-035-001 thru 064*	\$139.32	136-011-009 thru 030*	\$139.32	136-035-018	\$53.64
135-036-001 thru 052*	\$139.32	136-012-001 thru 037*	\$139.32	136-035-019	\$29.26
135-037-001 thru 057*	\$139.32	136-013-001 thru 046*	\$139.32	136-035-020	\$29.26
135-043-004	\$38.94	136-014-001 thru 003*	\$139.32	136-035-021	\$29.26
135-043-005	\$38.94	136-014-006 thru 014*	\$139.32	136-035-022	\$82.90
135-043-006	\$33.86	136-014-037 thru 053*	\$139.32	136-035-023	\$82.90
135-043-007	\$33.86	136-014-070 thru 089*	\$139.32	136-035-024	\$29.26

EXHIBIT "B" (continued)

COUNTY SERVICE AREA NO. 10 - SALIDA
FISCAL YEAR 2006/2007

136-035-025	\$29.26	136-040-025	\$29.26
136-035-026	\$29.26	136-040-026	\$58.50
136-035-027	\$53.64	136-041-001	\$975.24
136-035-028	\$53.64	136-041-002	\$721.66
136-035-029	\$107.28	136-041-003	\$2,842.82
136-035-030	\$151.16	136-041-004	\$2,174.78
136-035-034	\$2,477.10		
136-036-001 thru 088*	\$139.32		
136-036-089	\$79.68		
136-036-091	\$134.58		
136-036-092	\$103.38		
136-036-093	\$144.82		
136-036-094	\$147.26		
136-036-095	\$149.70		
136-037-001	\$1,117.34		
136-038-002 thru 050*	\$139.32		
136-039-001	\$551.00		
136-039-002	\$360.84		
136-039-003	\$619.28		
136-039-004	\$273.06		
136-039-005	\$268.18		
136-039-006	\$760.68		
136-039-007	\$911.84		
136-039-008	\$702.16		
136-039-009	\$67.42		
136-040-002	\$843.58		
136-040-003	\$58.50		
136-040-004	\$29.26		
136-040-005	\$29.26		
136-040-006	\$14.62		
136-040-007	\$14.62		
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136-040-018	\$14.62		
136-040-019	\$14.62		
136-040-020	\$14.62		
136-040-021	\$14.62		
136-040-022	\$14.62		
136-040-023	\$14.62		
136-040-024	\$29.26		

Matt Machado, PE
Director

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Phone: 209.525.6550



**COUNTY SERVICE AREA NO. 11
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 11 (CSA 11) was established in April, 1991, to provide extended storm drainage to the Gilbert Road subdivision. The boundary of CSA 11 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 nine parcels within CSA 11, but only those six parcels with Gilbert Road frontage receive benefit from the extended storm drainage. The extended storm drainage only provides a special benefit to the parcels within CSA 11, therefore, no general benefit has been assigned.

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

It is estimated there will be a fund balance on June 30, 2007, of \$8,076.37. At this time it is proposed to retain this fund balance as a reserve to be used in the future to offset maintenance costs, if and when they exceed the budget amount.

The CSA 11 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Shoulder grading (1,807 lineal feet)	\$300.00

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>300.00</u>
Total Costs	\$300.00

2007/2008 Assessment = \$300.00 ÷ 1,807 lineal feet = \$0.166 per lineal foot

2006/2007 Assessment = \$0.166 per lineal foot

**COUNTY SERVICE AREA NO. 11
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

May 31, 2007



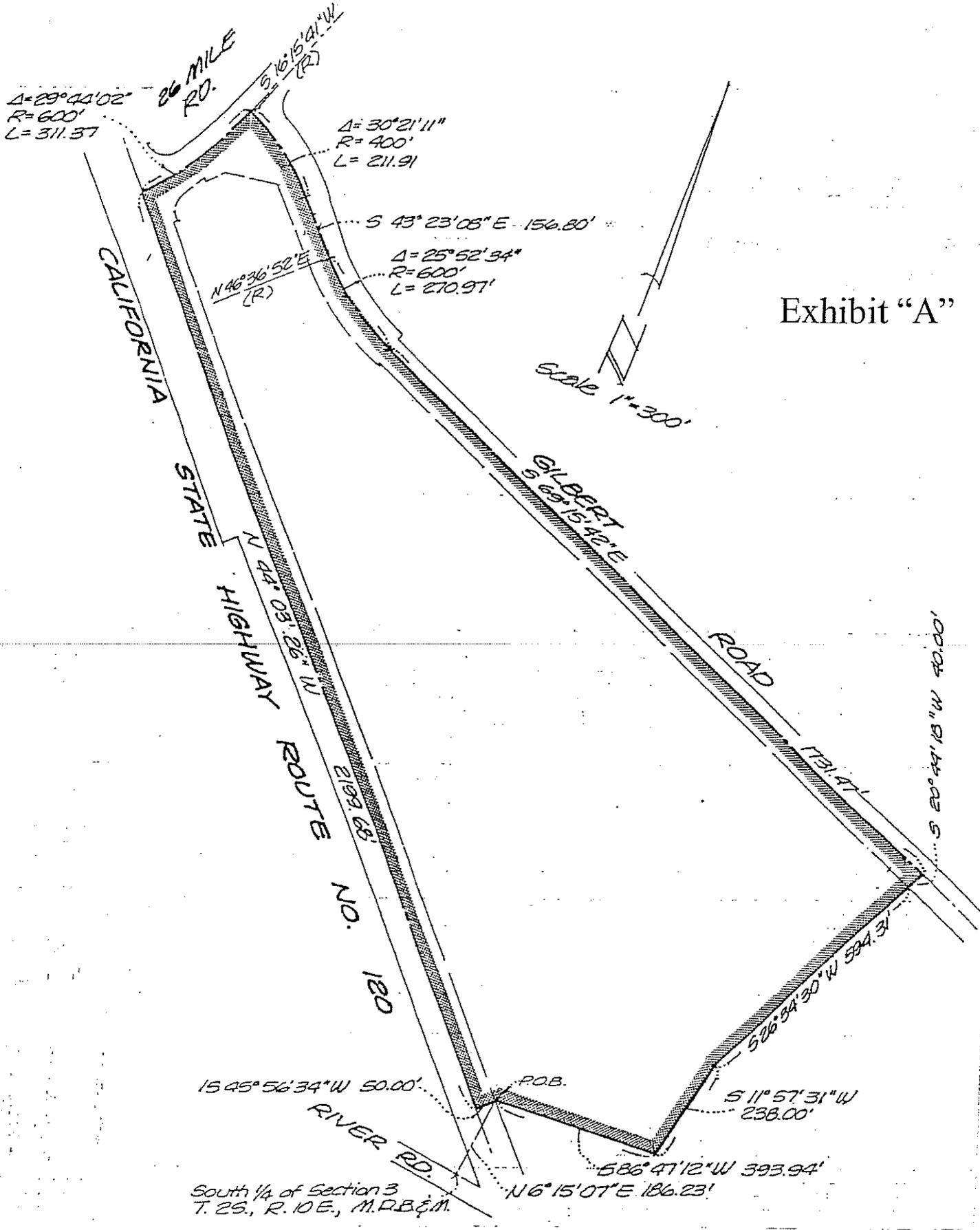


Exhibit "A"

CSA No. 11- GILBERT ROAD

Exhibit "B"

COUNTY SERVICE AREA NO. 11
FISCAL YEAR 2007/2008

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

006-083-037 (411 lineal feet)	\$ 68.22
006-083-040 (150 lineal feet)	\$ 24.90
006-083-041 (150 lineal feet)	\$ 24.90
006-083-043 (283 lineal feet)	\$ 46.98
006-083-046 (0 lineal feet)	\$ 0.00
006-083-048 (613 lineal feet)	\$101.76
006-083-050 (200 lineal feet)	\$ 33.20
006-083-051 (0 lineal feet)	\$ 0.00
006-083-052 (0 lineal feet)	\$ 0.00

Matt Machado, PE
Director

1010 10TH Street, Suite 3500, Modesto, CA 95354
Phone: 209.525.6550



**COUNTY SERVICE AREA NO. 12
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 12 (CSA 12) was established in November, 1991, to provide extended storm drainage to the Peach Blossom Estates subdivision. The boundary of CSA 12 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 12 parcels within CSA 12, 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 12, therefore, no general benefit has been assigned.

The method 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 12. This is the same method that has been used since CSA 12 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$27,327.42. This amount was generated in order to have funds available for capitol improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capitol needs. Therefore, it is proposed that \$500 per year from the fund balance be used to offset costs for the next several years. This proposal to utilize the fund balance to offset costs was initiated with Fiscal Year 2004/2005 budget.

The CSA 12 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Collection system maintenance	\$1,400.00
Budget Item #2: Administration	100.00
Total Cost of Storm Drain Maintenance	\$1,500.00

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	1,500.00
Total Costs	\$1,500.00
Proposed offset from fund balance to pay costs	-500.00
Total revenue required	\$1,000.00

**COUNTY SERVICE AREA NO. 12
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$1,000.00 ÷ 12 parcels = \$83.34 per parcel

2006/2007 Assessment = \$83.34 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

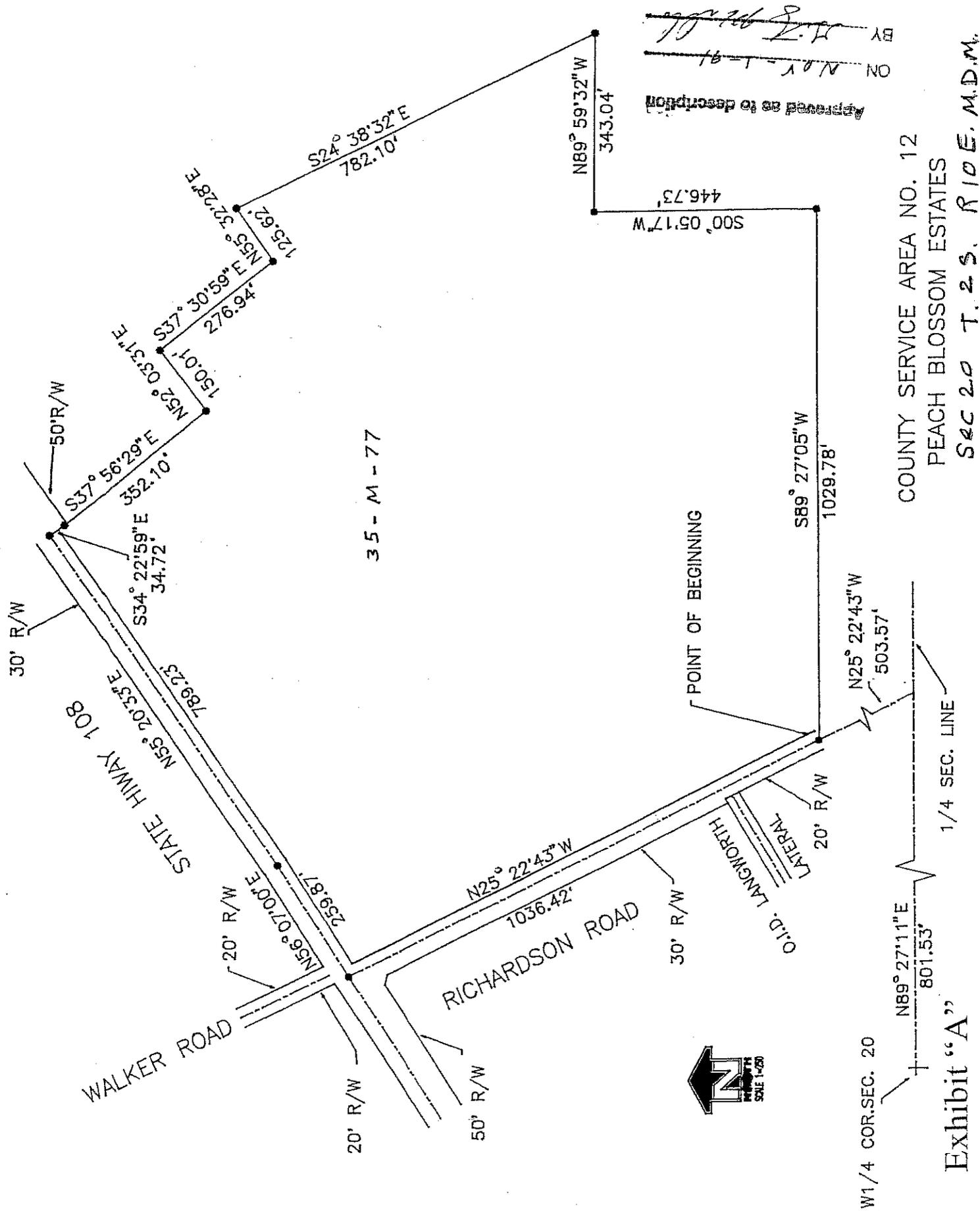
The parcels subject to the assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.



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

May 31, 2007





35 - M - 77



Approved as to description
 ON N.O.P. - 1-91
 BY *[Signature]*

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

Exhibit "A"

Exhibit "B"

COUNTY SERVICE AREA NO. 12
FISCAL YEAR 2007/2008

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

062-033-001 thru 12 (inclusive)	\$83.34
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**COUNTY SERVICE AREA NO. 13
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 13 (CSA 13) was established in November, 1991, to provide extended storm drainage to the La Jolla subdivision. The boundary of CSA 13 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 28 parcels within CSA 13, 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 13, therefore, no general benefit has been assigned.

The method 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 13. This is the same method that has been used since CSA 13 was formed.

It is estimated there will be a fund balance on June 30, 2007, of \$54,369.59. This amount was generated in order to have funds available for capitol improvements in the storm drainage system. Based on operating experience, this fund balance can be reduced while still being adequate for future capitol needs. Therefore, it is proposed that \$1,000 per year from the fund balance be used to offset costs for the next several years. This proposal to utilize the fund balance to offset costs was initiated with Fiscal Year 2004/2005 budget.

The CSA 13 Budget for Fiscal Year 2007/2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Budget Item #1: Basin maintenance	\$1,200.00
Budget Item #2: Collection system maintenance	700.00
Budget Item #3: Administration	100.00
Total Cost of Storm Drain Maintenance	<u>\$2,000.00</u>

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>2,000.00</u>
Total Costs	\$2,000.00
Proposed offset from fund balance to pay costs	<u>-1,000.00</u>
Total revenue required	<u>\$1,000.00</u>

**COUNTY SERVICE AREA NO. 13
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$1,000.00 ÷ 28 parcels = \$35.70 per parcel

2005/2006 Assessment = \$35.70 per parcel

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. Since there is no increase in the assessment, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

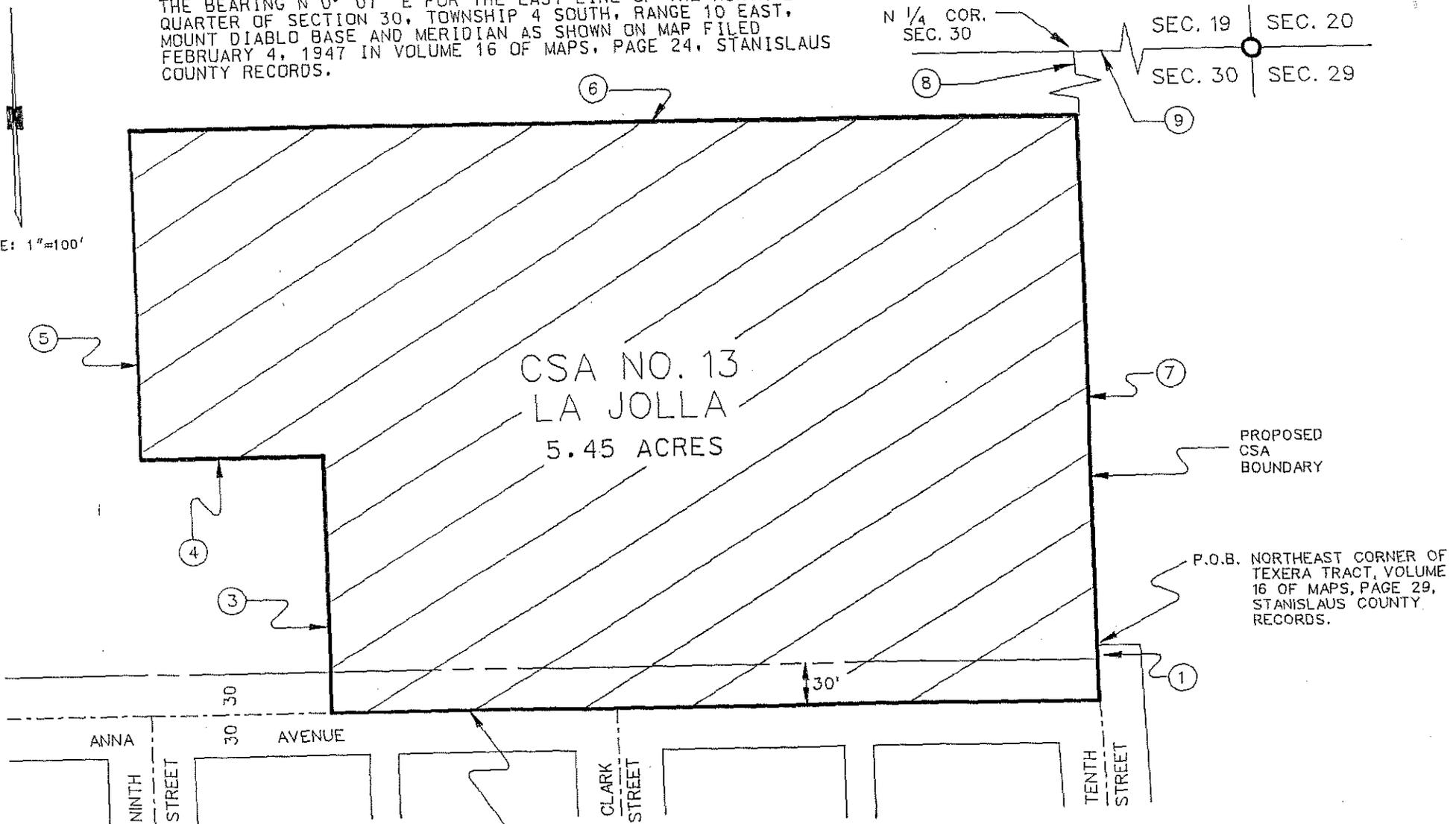
May 31, 2007



BASIS OF BEARING

THE BEARING N 0° 07' E FOR THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON MAP FILED FEBRUARY 4, 1947 IN VOLUME 16 OF MAPS, PAGE 24, STANISLAUS COUNTY RECORDS.

SCALE: 1"=100'



①	S 0° 06' 14" W	40.00'
②	N 89° 47' 30" W	525.04'
③	N 0° 07' 10" E	260.00'
④	N 89° 47' 30" W	125.00'
⑤	N 0° 07' 10" E	155.00'
⑥	S 89° 47' 30" E	649.92'
⑦	S 0° 06' 14" W	375.00'
⑧	S 0° 06' 14" W	948.32'
⑨	S 89° 50' 53" E	2645.03'

TEXERA TRACT

LEGEND

- PROPOSED C.S.A. BOUNDARY
- ROADWAY CENTERLINE
- PROPERTY LINE

Exhibit "A"

ROSS G. STEPHENSON ASSOCIATES, Inc.
 ENGINEERING AND SURVEYING
 2801 COFFEE ROAD, SUITE B-1
 MODESTO, CALIFORNIA 95355-3368
 (209) 578-3895
 JOB NO. 17-90

Exhibit "B"

COUNTY SERVICE AREA NO. 13
FISCAL YEAR 2007/2008

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

045-064-068 thru 095 (inclusive)	\$35.70
----------------------------------	---------



Matt Machado, PE
Director

1010 10TH Street, Suite 3500, Modesto, CA 95354
Phone: 209.525.6550

**COUNTY SERVICE AREA NO. 14
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 14 (CSA 14) was established in January, 1993, to provide extended storm drainage. The boundary of CSA 14 is shown on Exhibits "A1", "A2", and "A3" that are 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 84 parcels within CSA 14, and at this time no extended storm drainage services are being provided. Therefore, the 2007/2008 assessment will be \$0.00 for all parcels. The 2006/2007 annual assessment was also \$0.00.

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

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

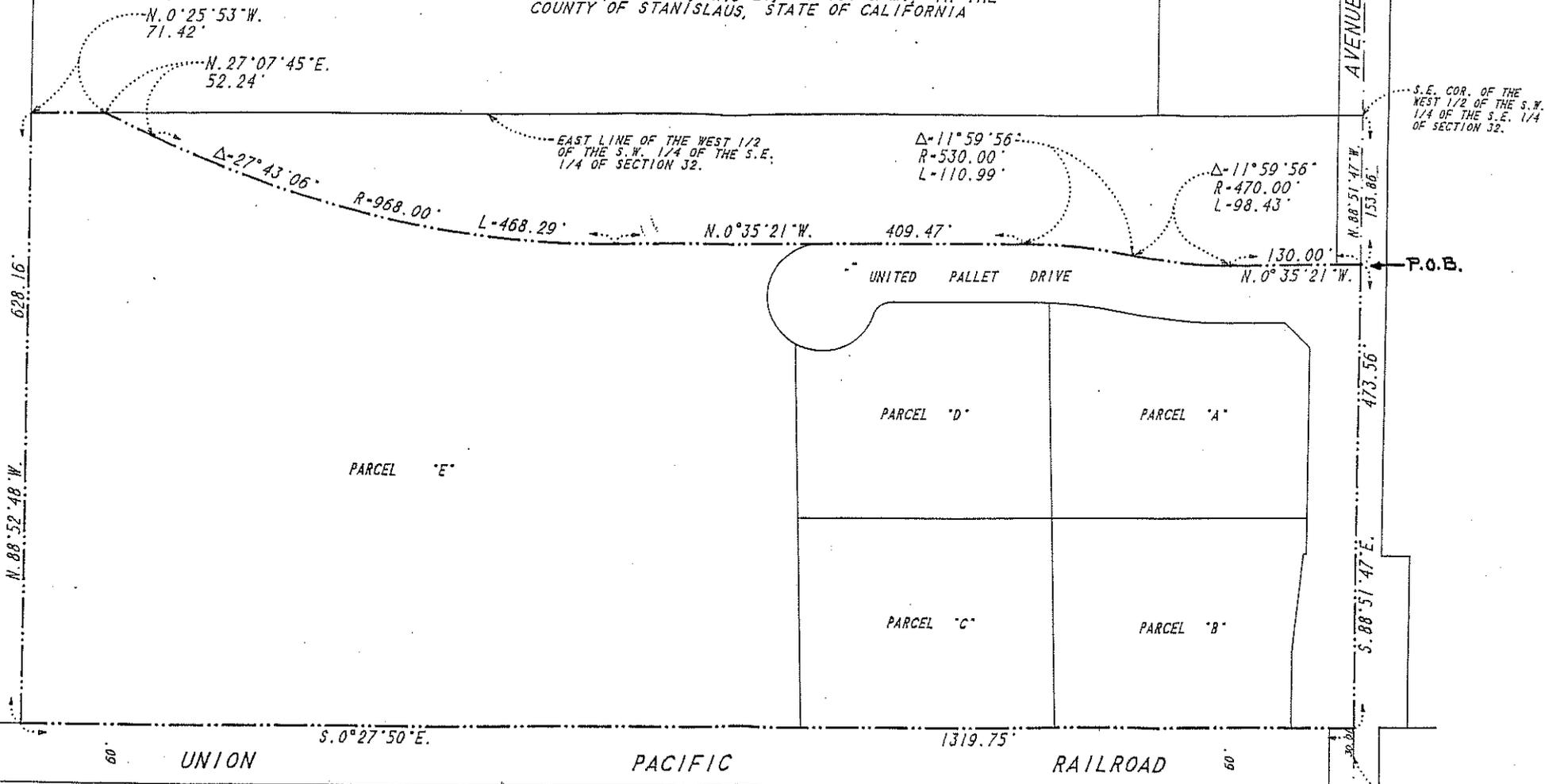
May 31, 2007



Approved as to description
CN
NAK-492

County Service Area No. 14 – United Pallet

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, T.2 S., R.9 E., M.D.B. & M., IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA

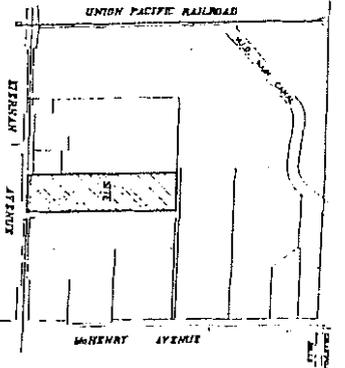
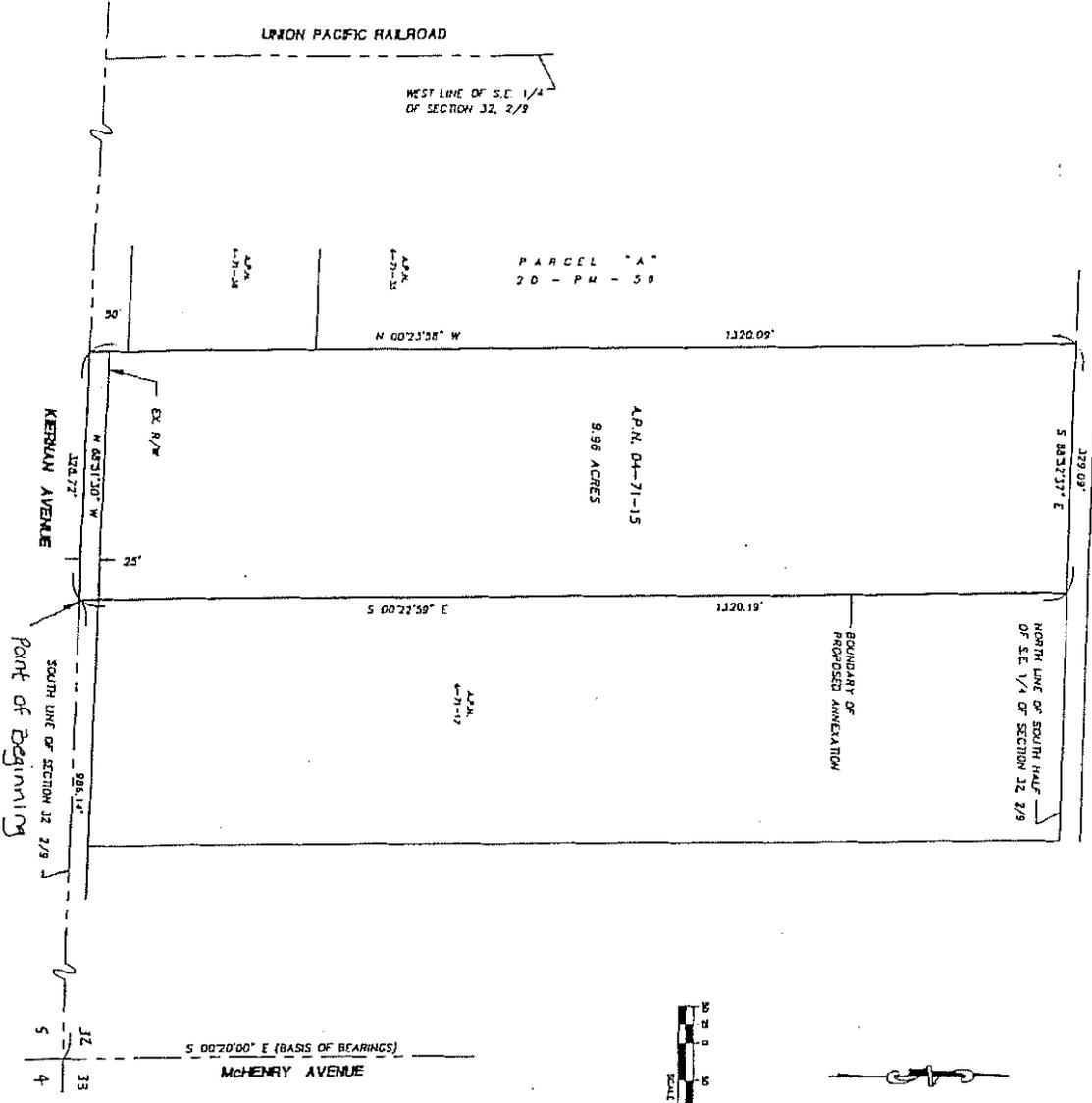


PREPARED BY
DELAMARE-FULTZ
ENGINEERING AND SURVEYING
3421 TULLY ROAD, SUITE "J"
MODESTO, CALIFORNIA 95350
TELEPHONE (209) 529-7450

SCALE 1"=150'

----- INDICATES EXTERIOR BOUNDARY

Exhibit "A1"



VICINITY MAP

BASE OF BEARINGS
 THE BEARING OF SOUTH 00°27'00" EAST FOR THE EAST LINE OF SECTION 12 TOWNSHIP 3 SOUTH, RANGE 9 EAST, CENTERLINE OF McHENRY AVENUE, ALSO BEING THE CENTERLINE OF McHENRY AVENUE, BEARING 70° OF PARCEL 4495 AT PAGE 56, STANISLAUS COUNTY RECORDS.

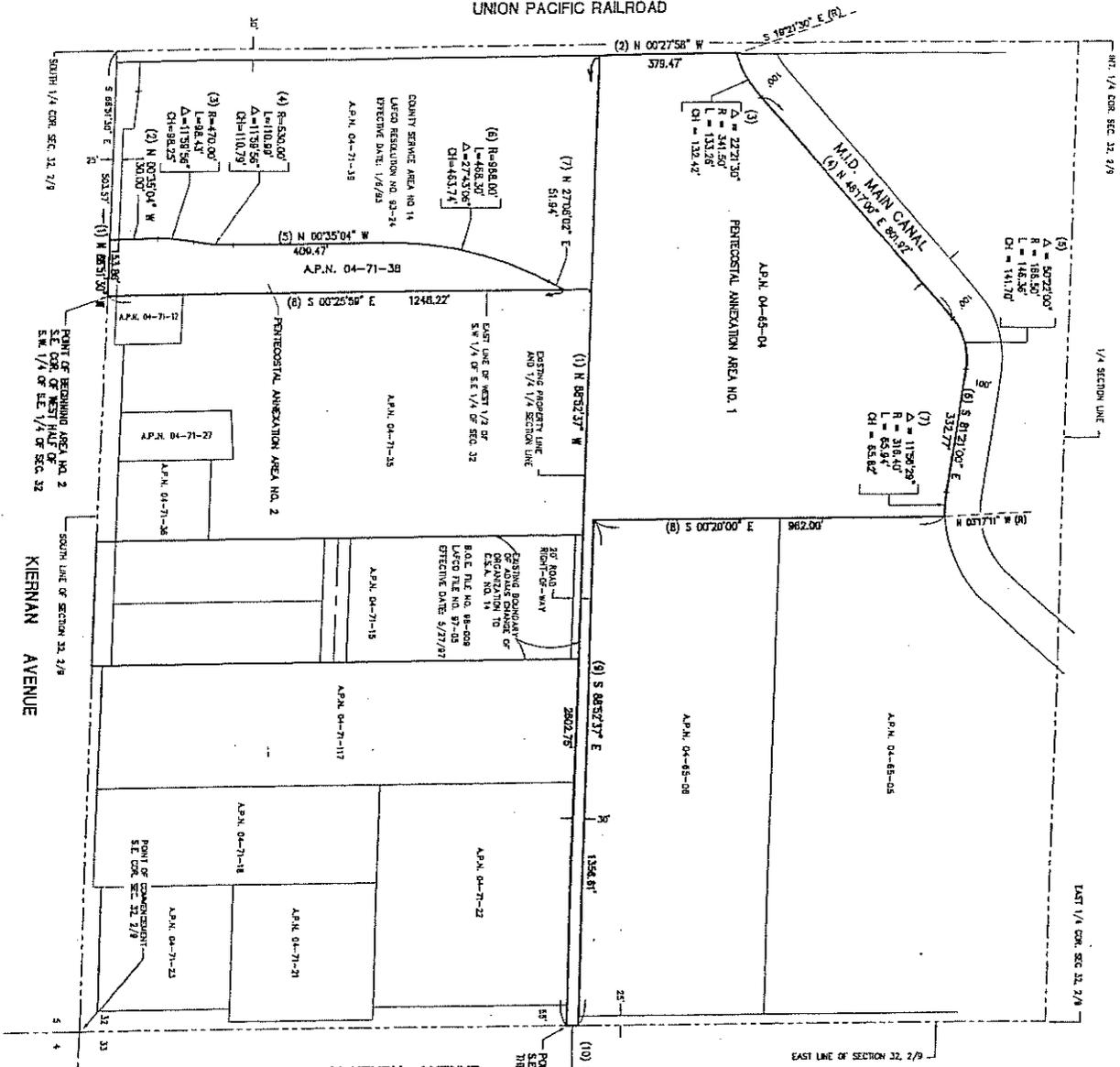
NOTES

LEW-GARCIA-DAVIS
 GEOGRAPHIC INFORMATION SYSTEMS
 ENGINEERING / SURVEYING / PLANNING
 3841 WILSON ROAD, SUITE 0, JALISCO, CALIFORNIA
 TEL: (916) 486-1200 FAX: (916) 486-1770

ANNEXATION TO
 COUNTY SERVICE AREA NO. 14

DATE OF SUBMISSION	DATE
NO. OF SHEETS	OF 1
BY	DATE
BY	DATE

Exhibit "A2"

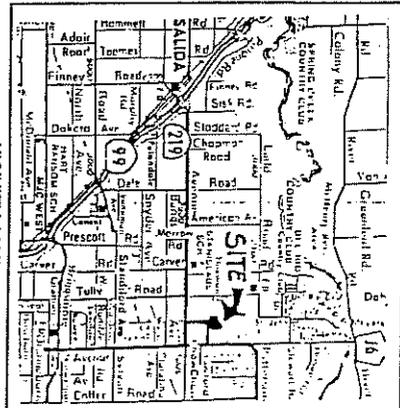


McHENRY AVENUE



POINT OF BEGINNING AREA NO. 1
S.E. COR. OF NORTH HALF OF
THE SE 1/4 OF SEC. 32

LEGEND
(S) COURSE NUMBER
(R) RADIAL BEARING



GARCIA-DAVIS-FINKLER
ENGINEERING
ENGINEERING/SURVEYING/PLANNING

1000 S. GARDEN ST. SUITE 100
TULSA, OKLA. 74106
TELEPHONE: (903) 756-2300 FAX: (903) 756-1500

County of Oklahoma State of Oklahoma

Pentecostal Annexation to
County Service Area No. 14

Scale: 1" = 200'
Date: 05/21/98
Sheet: 1 of 1
Drawing No. 08

Exhibit "B"

COUNTY SERVICE AREA NO. 14
FISCAL YEAR 2007/2008

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

004-065-016 thru 019 (Inclusive)	\$0.00
004-065-021 thru 026 (Inclusive)	\$0.00
004-065-030 thru 032 (Inclusive)	\$0.00
004-094-031 thru 037 (Inclusive)	\$0.00
004-094-039	\$0.00
004-097-001 thru 019 (Inclusive)	\$0.00
004-098-001 thru 032 (Inclusive)	\$0.00
004-099-001 thru 012 (Inclusive)	\$0.00



**COUNTY SERVICE AREA NO. 16
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 16 (CSA 16) was established in September, 2000, to provide extended maintenance of the storm drainage system and landscaping at the storm drain basin within the Olive Ranch Estates Subdivision. 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 30 parcels within CSA 16 (including the storm drain basin), and each parcel receives equal benefit from the extended storm drainage and landscape maintenance. The extended storm drainage and landscape maintenance only provide special benefits to the parcels within CSA 16, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. An assessment ballot procedure occurred during the formation of CSA 16 in 2000. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 16. The property owner cast a majority vote supporting the formula and the levy of an annual assessment to pay for the services provided by CSA 16. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and landscaping divided equally by the number of parcels within CSA 16.

It is estimated there will be a fund balance on June 30, 2007, of \$7,339.76. The fund balance will be carried forward as a general reserve and will not be used to offset the cost to operate the District, unless an emergency arises or power and water rates increase.

The Department of Parks and Recreation's budget remains the same as last year's at \$8,428.35. The Department of Public Work's budget also remains the same as last year's at \$7,500.

**COUNTY SERVICE AREA NO. 16
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The CSA 16 Budget for Fiscal Year 2007/2008 is, and will be distributed, as follows:

STORM DRAINAGE BASIN LANDSCAPE MAINTENANCE (PARKS DEPT)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 4,527.92
Materials/Supplies	1,157.13
Equipment Repairs/Replacement	174.92
Utilities	<u>2,568.38</u>
Operation & Maintenance Subtotal:	\$ 8,428.35

STORM DRAIN MAINTENANCE BUDGET (PUBLIC WORKS DEPT - ROADS)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 5,630.00
Materials/Supplies	<u>1,870.00</u>
Operation & Maintenance Subtotal:	\$ 7,500.00

ADMINISTRATION (PUBLIC WORKS DEPT)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 300.00
Materials/Supplies	<u>0.00</u>
Administration Subtotal:	\$ 300.00

Total Costs: \$16,228.35

Allocations by Department

Parks and Recreation:	\$ 8,428.35 or 51.9% of revenue collected
Public Works: Roads	\$ 7,500.00 or 46.2% of revenue collected
Public Works: Administration	\$ 300.00 or 1.9% of revenue collected

FISCAL YEAR 2006/2007 ASSESSMENT CALCULATION

Improvement costs:	\$ 0.00
Operation & Maintenance costs:	15,928.35
Administrative costs:	<u>300.00</u>
Total Costs:	\$16,228.35

**COUNTY SERVICE AREA NO. 16
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$16,228.35 ÷ 30 parcels = \$540.94 per parcel
2006/2007 Assessment = \$540.94 per parcel

The proposed annual assessment is the same as last year's assessment at \$540.94. Proposition 218 took effect on July 1, 1997, and requires an assessment ballot procedure in order to increase the assessment. A formula or method for calculating the annual assessment has been approved per Proposition 218 for County Service Area 16, such that no ballot procedure is necessary to approve a proposed assessment increase. However, there is no increase in the assessment for Fiscal Year 2007/2008 and the assessment is in compliance with Proposition 218.

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



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

June 8, 2007

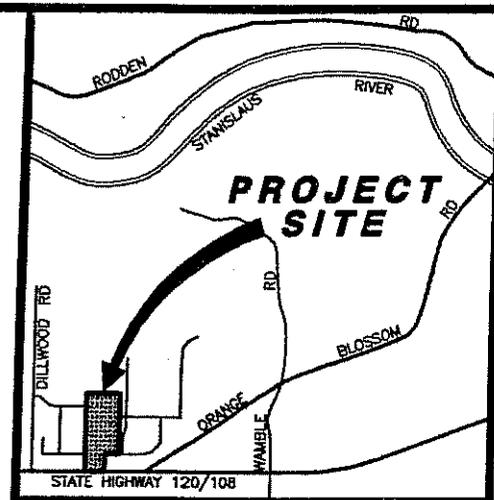


POINT OF COMMENCEMENT
 NW CORNER
 SEC 8, T.2S., R.11E.

S00°01'46"E 1329.76'

SUNSET OAKS UNIT NO. 5
 25-M-71
 N89°43'10"E 2645.85'
 N89°43'10"E 613.94' ①

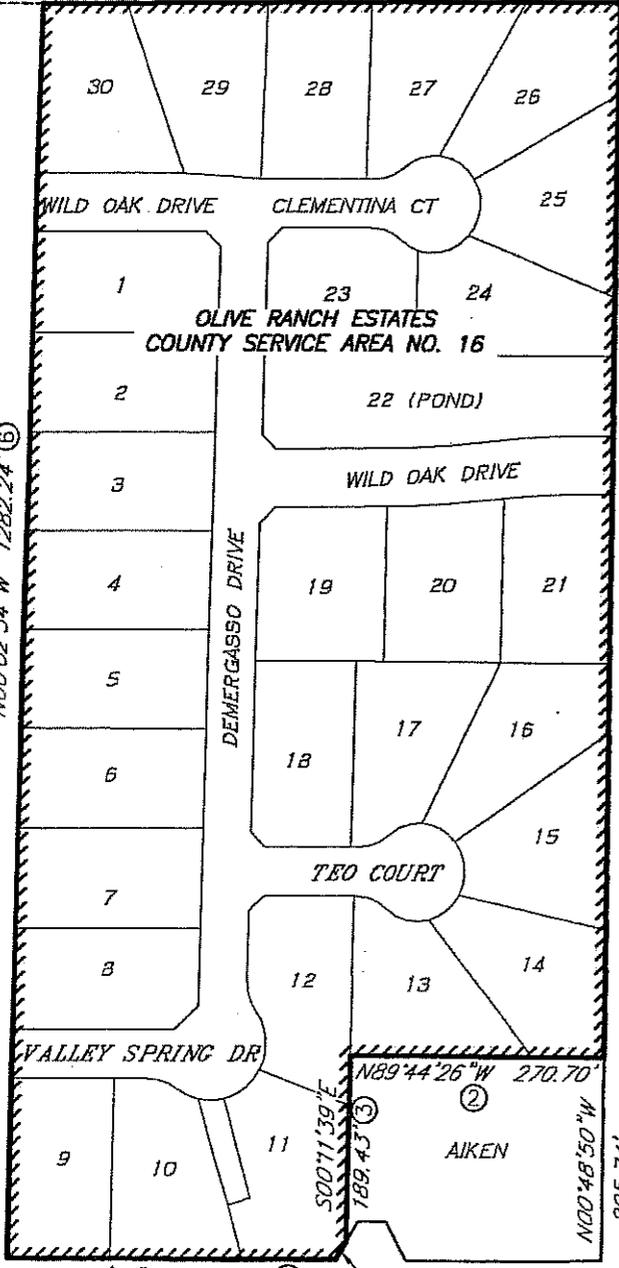
POINT OF BEGINNING
 1/4-1/4 COR



VICINITY MAP

SIERRA SUNSET
 35-M-92

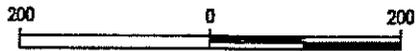
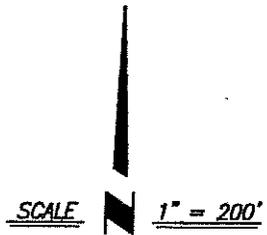
N00°02'34"W 1282.24' ⑥



S00°48'50"E 1080.13' ①

SUNSET OAKS NO. 10 - UNIT 2
 29-M-23

N89°45'15"W 347.39' ⑤
 S30°27'06"W 21.47' ④
 CALIFORNIA STATE HIGHWAY 120/108



BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 1121 OAKDALE ROAD, SUITE 5 • MODESTO, CALIFORNIA • 95355

Exhibit "A"
OLIVE RANCH ESTATES
COUNTY SERVICE AREA NO. 16

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

Exhibit "B"

The Assessor's Parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

010-068-003 thru 032 (inclusive)	\$540.94
----------------------------------	----------



**COUNTY SERVICE AREA NO. 17
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 17 (CSA 17) was established in January, 2003, to provide extended maintenance services for the storm drain system, streetscape along Washington Road, park, and landscaped storm drain retention basin within the Bonita Ranch Subdivision (formerly known as Sunray Estates Subdivision). The boundary of CSA 17 is contained in Exhibit "A1" and "A2" that are 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 281 parcels within CSA 17 consisting of: 278 residential lots, a park, 2 storm drainage basin parcels, 1 public landscape lot, and 2 Remainders that will be developed with later phases. Currently, the 6.82 acre storm drain basin (Lot A2) has been landscaped with grass and trees and the 1.17 acre park (Lot A3) has been completed. Development of the 3.76 acre storm drain basin (Lot A1) has been planned for one of the latter phases of construction. As such, the 3.76 acre storm drain basin is currently undeveloped and does not receive any assessment nor is included in the total parcel count for determining the total equivalent dwelling units, just as the 2 undeveloped Remainders are not included in the parcel count. The storm drain basins and park are treated as separate parcels for assessment purposes. The one public landscape lot, which runs along the west side of Washington Road as part of the Victoria Park Subdivision is classified as a park for assessment purposes. Initially, and throughout the development of all subdivision phases, as more lots are created, the residential lots receive equal benefit from the extended maintenance of the park, landscaping, and storm drain system. The extended maintenance of the park, landscaping and storm drain system only provide a special benefit to the parcels within CSA 17, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

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 17 in January 2003. 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 17. Therefore, a formula for calculating the annual assessment has been approved and is in place. The formula distributes the net amount to be assessed among all parcels in proportion to the estimated special benefit to be received by each such parcel from the services provided and from the maintenance, servicing and operation of the improvements. The amount of special benefit is derived from the assignment of Equivalent Dwelling Units to all property within CSA 17. The formula that is being used to calculate the assessments is as follows:

**COUNTY SERVICE AREA NO. 17
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Levy per Equivalent Dwelling Units = Total Balance to Levy / Total Equivalent Dwelling Units

Parcel Assessment Amount = Parcel Benefit Unit Factor x Acres or Units x Levy per Equivalent Dwelling Units

To determine the Equivalent Dwelling Units (E.D.U.) for residential parcels with a recorded final map, the Benefit Unit Factor (B.U.F.) is multiplied by the number of approved residential units on or for the parcel. To determine the E.D.U. for residential property with an approved tentative map or the undeveloped storm drain basin, the B.U.F. is multiplied by the acreage since no legal residential lots exist. However, with these particular land use types, the B.U.F. is zero since the property is undeveloped and derives no benefit from the CSA. Therefore, the E.D.U. is zero for these land use types. To determine the E.D.U. for public parcels (park, and storm drain basin), the B.U.F. is multiplied by the acreage. The Land Use Benefit Factor is shown below by property type:

LAND USE BENEFIT FACTORS

PROPERTY TYPE	B.U.F. PER UNIT OR ACRE
Single Family Residential - Recorded Final Map	1.0 Per Unit
Single Family Residential - Approved Tentative Map	0.0 Per Acre
Storm Drain Basin - undeveloped	0.0 Per Acre
Public (Park)	0.4 Per Acre
Public (Storm Drain Basin)	0.4 Per Acre
Public (School)	0.4 Per Acre

The three (3) types of public property within the CSA will only receive the benefit of extended storm drainage control. In order to determine the Benefit Unit Factor for public property, the Sunray Estates Detention Basin/Park Study, dated May 25, 2000, prepared by Mid-Valley Engineering, Inc. was utilized. This study determined the coefficient of runoff for each property within the study area, which corresponds to the ultimate boundary of the CSA if the school property and three (3) other residential subdivision properties are annexed to the CSA. The study states the Keyes Middle School site contributes 21% of the total runoff generated while the park/basin property contributes 4% of the total runoff. Based on these percentages, the public land use type would receive approximately 25% of the total benefit of storm drainage control within the CSA. As such, public property is responsible for approximately 25% of the total cost of the budget for storm drainage control, if and when, the particular parcels are developed and annexed to the CSA. Therefore, 0.4 per acre is assigned as the B.U.F. for public property since it closely relates to approximately 25% of the total budget of storm drainage control when multiplied by the acreage to determine the E.D.U.. Currently, the Keyes Middle School property has not been annexed to the CSA.

**COUNTY SERVICE AREA NO. 17
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

On October 22, 2003, the Stanislaus Local Agency Formation Commission (LAFCO) approved the annexation of 5.78 acres for the Victoria Park Subdivision to CSA 17. The final map for Victoria Park was recorded March 11, 2004, which created 27 residential lots. A storm drain line has been constructed and a connection has been made that now allows all storm runoff from Victoria Park Subdivision to be disposed of in the positive storm drain system within the Bonita Ranch Subdivision. The temporary storm drain basin for Victoria Park Subdivision, which consisted of Lots 1,2,3, and 4 from the Victoria Park Subdivision (Volume 41 of Maps at Page 55) has been reconveyed to the subdivider, Valley Investment Properties, LLC, on March 21, 2006, as per Board Resolution No. 2006-201. Since this subdivision benefits from the same extended services provided to Bonita Ranch, Victoria Park Subdivision will be assessed based on the same maintenance budget. The same formula that has been approved will be used for this subdivision and the assessments will be the same as for the parcels within the Bonita Ranch Subdivision.

On May 16, 2006, the County approved the Subdivision Improvement Agreement and the filing and recording of the final map for Bonita Ranch Unit 3 Subdivision as per Resolution No. 2006-357. The final map of Bonita Ranch Unit 3 (Volume 43 of Maps at Page 16) was recorded May 19, 2006. Since this subdivision benefits from the same extended services provided to Bonita Ranch Unit 1, 1A and 2 Subdivisions, Bonita Ranch Unit 3 Subdivision will be assessed based on the same maintenance budget. The same formula that has been approved will be used for this subdivision and the assessments will be the same as for the parcels within the Bonita Ranch Unit 1, 1A and 2 Subdivisions.

Due to the large cash surplus currently in the CSA 17 account, the \$5,000 that was budgeted each year in the Public Works - Road Division Storm Drain Maintenance Budget to build a reserve of \$60,000 for eventual replacement of the outfall pump has been eliminated in FY 2007/2008 as the reserve has been met. In addition, due to the large surplus currently in the CSA 17 account, an offset of \$30,000 will be applied in FY 2007/2008 to reduce the assessment per Equivalent Dwelling Unit. This leaves a Total Revenue Required of \$80,582.45 for the fiscal year.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, one half of the Total Revenue Required, \$40,291.23, will be carried over to the next fiscal year to cover the fiscal year portion of the months July through December. The 2007/2008 budget is based on collecting sufficient funds to provide services for a 12 month period (July through June).

**COUNTY SERVICE AREA NO. 17
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The CSA 17 budget for Fiscal Year 2007-2008 is as follows:

BONITA RANCH PARK / BASIN MAINTENANCE BUDGET (PARKS AND RECREATION DEPARTMENT)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$47,015.22
Materials/Supplies	\$12,016.35
Equipment Repairs/Replacement	\$ 1,816.43
Utilities	<u>\$26,671.68</u>
Operation & Maintenance Subtotal:	\$87,519.68

BONITA RANCH & VICTORIA PARK SUBDIVISIONS STREETScape MAINTENANCE BUDGET (PARKS AND RECREATION DEPARTMENT)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 8,094.93
Materials/Supplies	\$ 1,251.20
Equipment Repairs/Replacement	\$ 460.00
Utilities	<u>\$ 1,256.64</u>
Operation & Maintenance Subtotal:	\$11,062.77

STORM DRAIN MAINTENANCE BUDGET (PUBLIC WORKS - ROAD DIVISION)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 9,000.00
Pump Replacement (prorated over 12 years) * ₁	<u>\$ 0.00</u>
Operation & Maintenance Subtotal:	\$ 9,000.00

*₁ - Pump replacement goal of \$60,000 has already been met in reserve funds.

ADMINISTRATION BUDGET (PUBLIC WORKS - ADMINISTRATION DIVISION)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 1,500.00
Materials/Supplies	<u>\$ 0.00</u>
Administration Subtotal:	\$ 1,500.00

BONITA RANCH & VICTORIA PARK SUBDIVISIONS ESTIMATED FISCAL YEAR 2006/2007 TOTAL BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Improvement costs	\$ 0.00
Operation & Maintenance costs	\$109,082.45
Administrative costs	<u>\$ 1,500.00</u>
Total Costs:	\$110,582.45
Offset available in surplus fund balance	<u>\$ -30,000.00</u>
Total Revenue Required	\$ 80,582.45

**COUNTY SERVICE AREA NO. 17
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Bonita Ranch Assessment Per E.D.U.

DESCRIPTION	AMOUNT
Total Balance to Levy	\$80,582.45
Total Equivalent Dwelling Units - Final Map	278.00
Park / Basin Property/Landscape Parcel (8.25 acres)	3.3
Total Equivalent Dwelling Units	281.3
Calculated Assessment Per Equivalent Dwelling Unit	\$ 286.46

Bonita Ranch Unit 1, 1A, 2 and 3 & Victoria Park Sub. 2007/2008 Assessment = \$286.46 per E.D.U.
 Bonita Ranch Unit 1, 1A, 2 and 3 & Victoria Park Sub. 2006/2007 Assessment = \$405.68 per E.D.U.

The proposed annual assessment is a decrease of \$119.22 per E.D.U. below last year's amount for the residential lots. The decrease in the annual assessment per E.D.U. is due to the elimination of the \$5,000 that was budgeted each year in the Public Works - Road Division Storm Drain Maintenance Budget to build a reserve of \$60,000 for eventual replacement of the outfall pump and the application of a \$30,000 offset to reduce the total revenue required for FY 2007/2008. The \$5,000 pump set-aside was eliminated since the reserve of \$60,000 for pump replacement has already been met in the current cash account balance. In addition, due to the large cash surplus in the CSA 17 account, an offset of \$30,000 will be applied in FY 2007/2008 to reduce the assessment per Equivalent Dwelling Unit.

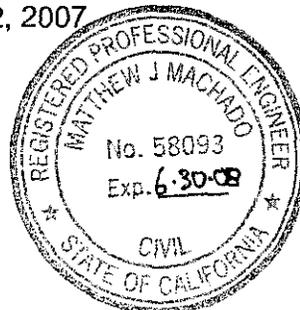
Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed decrease. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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

Matt Machado

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

July 2, 2007



STANISLAUS COUNTY
 LOCATED IN A PORTION OF THE EAST HALF OF SECTION 30,
 T.4 S., R.10 E., M.D.B. & M.
 STANISLAUS COUNTY CALIFORNIA

EXHIBIT "A1"

LA JOLLA
 CHANGE OF ORGANIZATION
 2/12/91

ANNA AVENUE
 STREET
 ESMAIL AVENUE
 TENTH
 LUCINDA AVENUE

ROAD
 WASHINGTON

98.14 ACRES

POINT OF COMMENCEMENT

POINT OF BEGINNING

- ① S. 0°11'15"W. 933.50'
- ② S.89°59'40"E. 30.00'
- ③ S. 0°11'15"W. 1189.64'
- ④ N.89°54'58"W. 726.31'
- ⑤ N. 0°08'45"E. 49.65'
- ⑥ S.89°54'58"E. 6.00'
- ⑦ N. 0°08'45"E. 405.45'
- ⑧ N.89°54'58"W. 785.70'
- ⑨ S. 0°10'26"W. 56.63'
- ⑩ N.89°49'34"W. 422.04'
- ⑪ S. 0°12'45"W. 364.45'
- ⑫ N.42°13'15"W. 777.98'
- ⑬ N. 0°06'20"E. 267.74'
- ⑭ N.89°53'40"W. 160.00'
- ⑮ N. 0°09'32"E. 1322.49'
- ⑯ S.89°50'00"W. 30.00'
- ⑰ N. 0°09'32"E. 374.57'
- ⑱ S.89°47'30"E. 1110.29'
- ⑲ S. 0°04'00"W. 446.81'
- ⑳ S.89°49'20"E. 529.11'
- ㉑ S. 0°11'15"W. 936.43'
- ㉒ S.89°59'40"E. 974.09'

SCALE: 1"=500'



----- DENOTES EXISTING DISTRICT BOUNDARY.

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

BY: *[Signature]* 10-02-02
 L.S. 4895 DATE
 (EXPIRES 9-30-04)

NOTE: BEARINGS, DISTANCES & COORDINATES ARE BASED ON CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE 3.

WASHINGTON ROAD

Approved as to description

ON 11/18/03

APN: 045-21-34 BY H.T.

BONITA RANCH SUBDIVISION

EXISTING BOUNDARY LINE COUNTY SERVICE AREA 17

PARCEL 1
APN: 045-21-28

41-PM-49

VICTORIA PARK

5.78 ACRES

APN: 045-21-27

PARCEL # 2

34-PM-76

APN: 045-21-26

N 2023435.726
E 6445152.778
SOUTHEAST COR.
SEC. 30, 4/10

P.O.B

P.O.C

APN: 045-21-03

APN: 045-21-23

APN: 045-21-24

APN: 045-21-11

SHEET 2 OF 2

EXHIBIT "A2"

NORMA WAY

DRAWN	DL5
DATE	8/7/03
SCALE	1"=100'
JOB #	252a-03

VICTORIA PARK
CHANGE OF ORGANIZATION
(ANNEXATION TO)
COUNTY SERVICE AREA
NO. 17
STANISLAUS COUNTY CALIFORNIA



ASSOCIATED ENGINEERING, INC.
Surveying · Design · Planning
4206 TECHNOLOGY DRIVE
MODESTO, CALIFORNIA 95356
PH: (209) 545-3390 FAX: (209) 545-3875

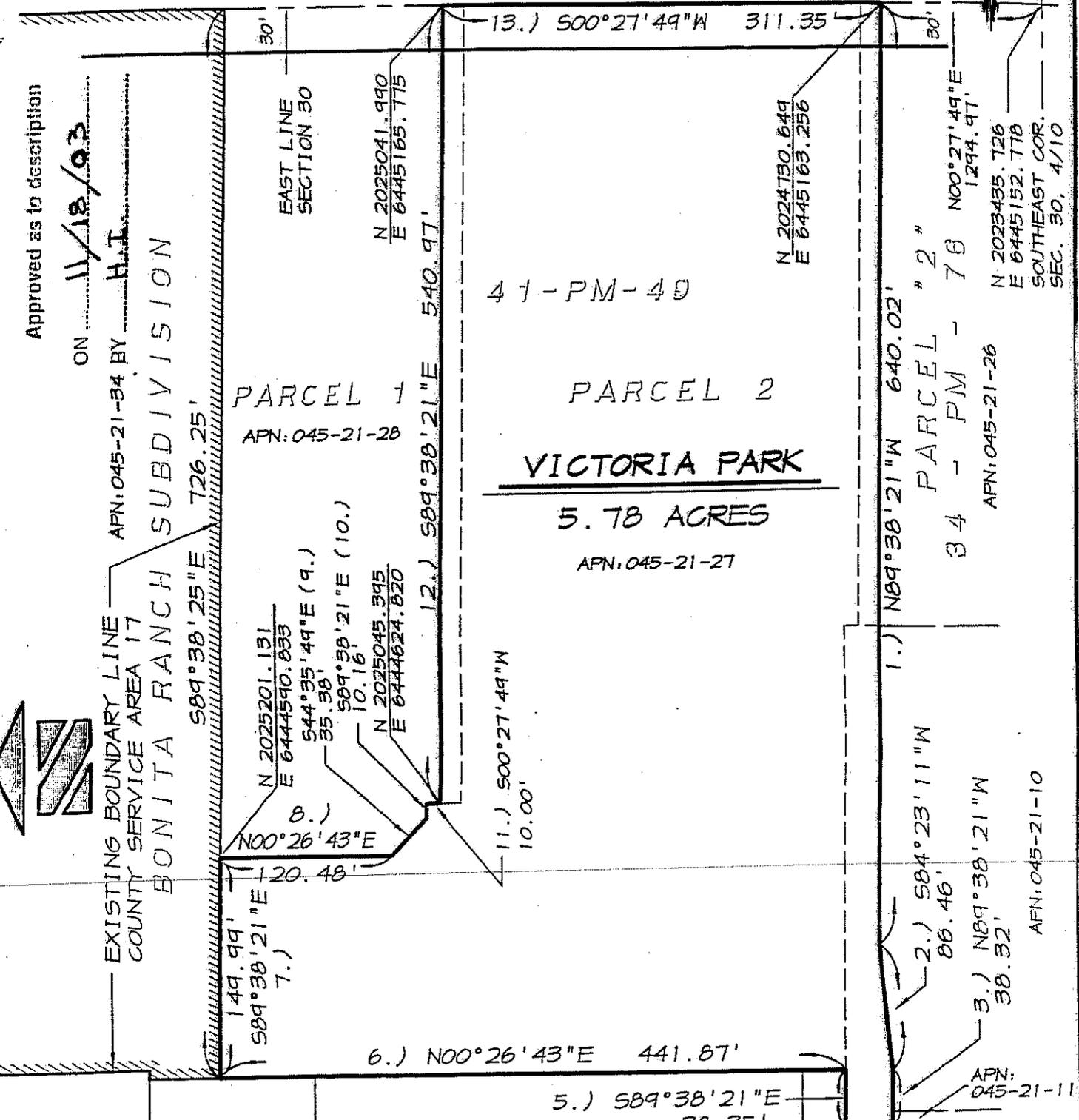


Exhibit "B"

The Assessor Parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

045-021-036	\$	134.08
045-021-037	\$	781.48
045-066-001 thru 058 (Inclusive)	\$	286.46
045-067-001 thru 012 (Inclusive)	\$	286.46
045-067-014 thru 085 (Inclusive)	\$	286.46
045-068-001 thru 007 (Inclusive)	\$	286.46
045-068-009	\$	29.80
045-068-011 thru 079 (inclusive)	\$	286.46
045-069-001 thru 012 (Inclusive)	\$	286.46
045-069-014 thru 034 (Inclusive)	\$	286.46
045-070-001 thru 027 (inclusive)	\$	286.46



**COUNTY SERVICE AREA NO. 18
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 18 (CSA 18) was established in December 2002, to provide extended maintenance services for the storm drain system and landscaping at the park and storm drain basin within the Atlas Park Subdivision. The boundary of CSA 18 is contained 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 16 parcels within CSA 18 consisting of: 14 residential lots, a landscaped park in the middle of the cul-de-sac and a storm drainage basin with some landscaping along the frontages of Atlas Road and State Highway 108/120. The park and storm drain basin are public property and treated as individual parcels. Each of the 16 parcels receives equal benefit from the extended maintenance of the landscaping and the storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the parcels within CSA 18; therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

Proposition 218, a statewide initiative approved by the voters in November 1996, requires an assessment ballot procedure in order to increase an assessment. An assessment ballot procedure occurred during the formation of CSA 18 in 2002. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 18. The property owner cast a majority vote supporting the formula and the levy of an annual assessment to pay for the services provided by CSA 18. Therefore, the formula for calculating the annual assessment has been approved and is in place.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, \$4,191.40 (half of the total costs for FY 2007/2008) from the estimated fund balance, as of June 30, 2007, of \$10,147.29 will be carried over to the next fiscal year to cover a portion of the months July through December. A reserve of the same amount for the second half of the fiscal year, \$4,191.40, will be set aside from the remaining fund balance of \$5,995.89, leaving \$1,764.49 which will be used to offset operating costs for the year and reduce the assessment per parcel required. The Department of Parks and Recreation's budget and the Department of Public Works budget are the same as last year's budgets.

**COUNTY SERVICE AREA NO. 18
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The CSA 18 budget for Fiscal Year 2006-2007 is, and will be distributed, as follows:

PARK AND DRAINAGE BASIN LANDSCAPE MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$2,902.51
Materials/Supplies	\$ 741.75
Equipment Repairs and maintenance	\$ 112.13
Utilities	<u>\$1,646.40</u>
Operation & Maintenance Subtotal:	\$5,402.79

STORM DRAIN MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$1,950.00
Materials/Supplies	<u>\$ 730.00</u>
Operation & Maintenance Subtotal:	\$2,680.00

ADMINISTRATION BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 300.00
Materials/Supplies	<u>\$ 0.00</u>
Administration Subtotal:	\$ 300.00

Total Costs: \$8,382.79

Allocations by Department

Parks and Recreation: \$5,402.79 or 64 % of revenue collected
 Public Works: \$2,980.00 or 36 % of revenue collected

ESTIMATED FISCAL YEAR 2006/2007 ASSESSMENT CALCULATION

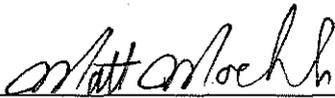
Improvement costs	\$ 0.00
Operation & Maintenance costs	\$8,082.79
Administrative costs	<u>\$ 300.00</u>
Total Costs	\$8,382.79
Offset from existing fund balance	<u>-1,764.49</u>
Total Revenue Required	\$6,618.30

COUNTY SERVICE AREA NO. 18
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2006/2007

2007/2008 Assessment = \$6,618.30 ÷ 16 parcels = \$413.64 per parcel
2006/2007 Assessment = \$7,242.53 ÷ 16 parcels = \$452.66 per parcel

The proposed annual assessment is a decrease of \$39.02 or 8.62% from last year's assessment. This amounts to an approximately \$3.25 per month per parcel decrease. Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed increase. Therefore, the fiscal year 2007/2008 assessments are in compliance with Proposition 218.

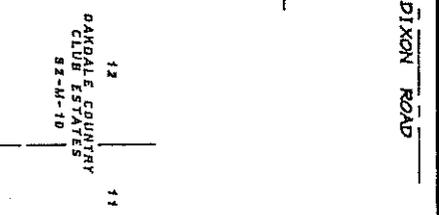
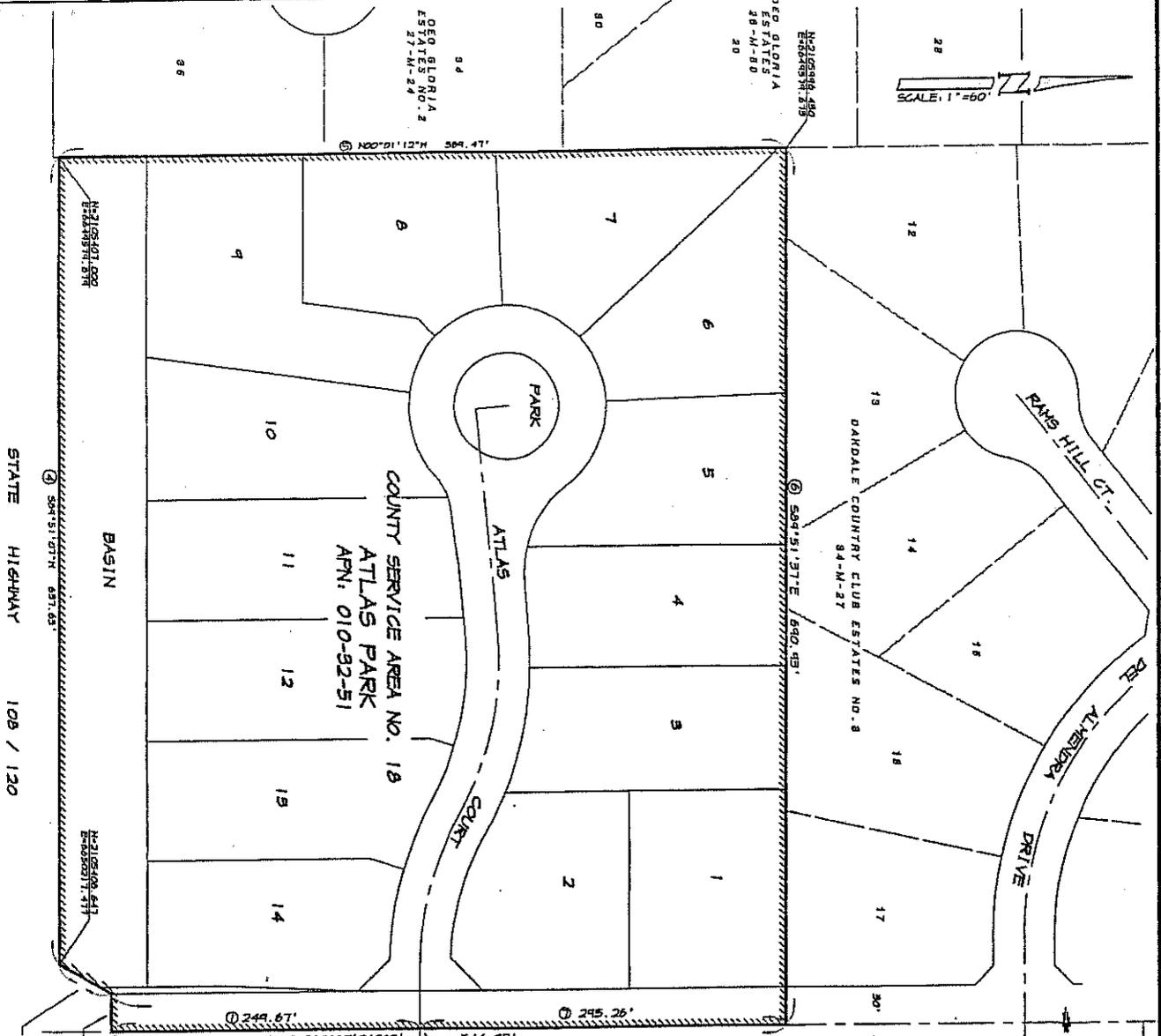
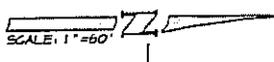
The parcels subject to the assessment are listed on Exhibit "B" that is attached hereto and made a part of this Engineer's Report.



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

June 8, 2007





BASIS OF BEARINGS

0.1 D. UTILITY LOT
 THE BEARING OF NORTH 00°03'00" WEST FOR THE CENTER LINE OF ATLAS ROAD AS SHOWN ON THAT MAP OF COUNTRY CLUB ESTATES NO. 9, 3rd FILED IN VOLUME 34 OF MAPS AT PAGE 21, STANISLAUS COUNTY RECORDS WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
 NOTE: THE COORDINATES SHOWN HEREON ARE SCALED FROM A USGS 7.5' QUADRANGLE MAP

A.P.N.
 010-48-28

47°-PM-81

NEIGHBORING AND ADJACENT POINT OF BEGINNING 5/20' REBAR TAGGED L.S. 5290 IN MONUMENT WELL AT INTERSECTION OF ATLAS ROAD AND RIO SOMBERA COURT.

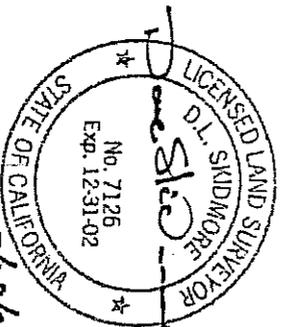


EXHIBIT "A"
 COUNTY SERVICE AREA NO. 1B
 ATLAS PARK
 MARCH, 2002
 ASSOCIATED ENGINEERING, INC.
 4306 TECHNOLOGY DRIVE
 MODESTO, CALIFORNIA 95356
 (209) 545-8940



Exhibit "B"

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

010-032-070 thru 085 (inclusive)	\$413.64
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**COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

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 four (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. The boundary of CSA 19 is shown on Exhibit "A1" and "A2" 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.

As of this writing, there are 325 lots within CSA 19 that receive special benefit. These lots consist 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), 1 parcel that has been approved for 48 residential lots (Sterling Ranch Unit No. 5), and Runyan Country Estates (20 lots). The parcels that receive the FY 2007/2008 assessments are the parcels that existed on January 1, 2007. The final subdivision map for Sterling Ranch Unit No. 5 was recorded on March 17, 2006, which created 48 residential lots from 1 parcel.

Runyan Country Estates does not receive any special services from the storm drain basin within the boundary of CSA 19, and consequently, the residential lots within Runyan Country Estates will not be assessed for any costs associated with the extended maintenance services for the storm drain system and the landscaped storm drain basin. The residential lots within Runyan Country Estates receive equal benefit as with all the lots within CSA 19, from the extended maintenance service being provided for the landscaped park. Initially, and throughout the development of all subdivision phases, as more lots are created, all parcels receive equal benefit from the extended maintenance of the park, landscaping, and storm drain system unless noted otherwise. The extended maintenance of the storm drain system, and the landscaped storm drain basin and park only provides a special benefit to the parcels within CSA 19, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

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

**COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

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 benefitting parcels. A residential parcel with a recorded final map receives the same equal benefit as the number of approved residential properties on or for the parcel.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. It is estimated there will be a fund balance of \$82,811.60 on June 30, 2007. A portion of this fund balance will be used to meet expenses from July to December.

Maintenance personnel have estimated that two pumps located at the storm basin would cost \$25,000 each to replace with life cycle estimated to be 10 years. As a result, a reserve total of \$50,000 will be an objective for setting aside reserve funds for eventual replacement of the pumps. At this time \$30,000 will be reserved for the pumps. To reduce assessments in FY 2007/2008, \$10,000 of the fund balance will be used to offset expenses.

The CSA 19 budget for Fiscal Year 2007-2008 is, and will be distributed, as follows:

PARK LANDSCAPE MAINTENANCE BUDGET (PARKS AND RECREATION DEPARTMENT)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 6,503.03
Equipment Replacement	\$ 1,661.88
Materials/Supplies	\$ 251.22
Utilities	<u>\$ 3,688.73</u>
Operation & Maintenance Subtotal	\$12,104.86

Percentage of Park Landscape O&M Subtotal by Subdivisions

Sterling Ranch Unit 1, 2, 3, 4 and 5 (305 lots):	\$11,360.41 or 93.85% of O&M Subtotal
Runyan Country Estates (20 lots):	\$ 744.45 or 6.15% of O&M Subtotal

**COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

DRAINAGE BASIN LANDSCAPE MAINTENANCE BUDGET (PARKS AND RECREATION DEPARTMENT)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$17,761.99
Equipment Replacement	\$ 4,539.15
Materials/Supplies	\$ 686.15
Utilities	<u>\$10,075.17</u>
Operation & Maintenance Subtotal	\$33,062.46

STORM DRAIN MAINTENANCE BUDGET (PUBLIC WORKS - ROAD DIVISION)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 4,000.00
Materials/Supplies	<u>\$ 700.00</u>
Operation & Maintenance Subtotal	\$ 4,700.00

ADMINISTRATION BUDGET (PUBLIC WORKS - ADMINISTRATION DIVISION)

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 300.00
Materials/Supplies	<u>\$ 0.00</u>
Administration Subtotal	\$ 300.00

Total budget: \$50,167.32

Percentage of Administration Subtotal by Subdivisions

Sterling Ranch Unit 1, 2, 3, 4 and 5 (305 lots):	\$281.55 or 93.85% of Subtotal
Runyan Country Estates (20 lots):	\$ 18.45 or 6.15% of Subtotal

Distribution of Costs by Department

Parks and Recreation:	\$45,167.32 or 90.03% of Total Costs
Public Works:	\$ 5,000.00 or 9.97% of Total Costs

Sterling Ranch Subdivisions Operation and Maintenance costs

Park & Landscape Maintenance	\$11,360.41
Drainage Basin Landscape Maintenance	\$33,062.46
Storm Drain Maintenance	<u>\$ 4,700.00</u>
Operation and Maintenance Total Costs	\$49,122.87

**COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

ESTIMATED FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs		\$ 0.00
Operation & Maintenance costs (Sterling Ranch)		\$49,122.87
Administrative costs (Sterling Ranch)		<u>\$ 281.55</u>
	Subtotal	\$49,404.42
Operation & Maintenance costs (Runyan Country Estates)		\$ 744.45
Administrative costs (Runyan Country Estates)		<u>\$ 18.45</u>
	Subtotal	\$ 762.90
	Total Costs	\$50,167.32

Offset Calculations

Sterling Ranch Operation and Maintenance Costs of \$49,404.42 ÷ Total Operation, Maintenance, and Administrative Costs of \$50,167.32 = 98.48% of Total Costs

Runyan Country Estates Operation and Maintenance Costs of \$762.90 ÷ Total Operation, Maintenance, and Administrative Costs of \$50,167.32 = 1.52% of Total Costs

Total Operation, Maintenance, and Administrative Costs	\$50,167.32
Offset Funds	- <u>\$10,000.00</u>
Total Revenue Required from Assessments	\$40,167.32

Percentage of Total Revenue Required by Subdivisions

Sterling Ranch Units 1, 2, 3, 4, and 5 (305 lots): \$39,556.78 or 98.48% of Total Revenue Required
 Runyan Country Estates (20 lots): \$ 610.54 or 1.52% of Total Revenue Required

2007/2008 Assessment (Sterling Ranch Units 1-5) = \$39,556.78 ÷ 305 parcels = \$129.70 per parcel
 2007/2008 Assessment (Runyan Country Estates) = \$610.54 ÷ 20 parcels = \$ 30.54 per parcel

2006/2007 Assessment (Sterling Ranch Units 1-5) = \$49,404.42 ÷ 305 parcels = \$161.98 per parcel
 2006/2007 Assessment (Runyan Country Estates) = \$762.90 ÷ 20 parcels = \$ 38.14 per parcel

The proposed Sterling Ranch Subdivisions annual assessment is a decrease of \$32.38 per parcel from last year's assessment. The proposed Runyan Country Estates annual assessment is a decrease of \$7.60 per parcel from last year's assessment. Therefore, the proposed assessment is in compliance with Proposition 218. Since a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary next year if an increase in assessment is required at that time.

COUNTY SERVICE AREA NO. 19
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008

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



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

June 26, 2007



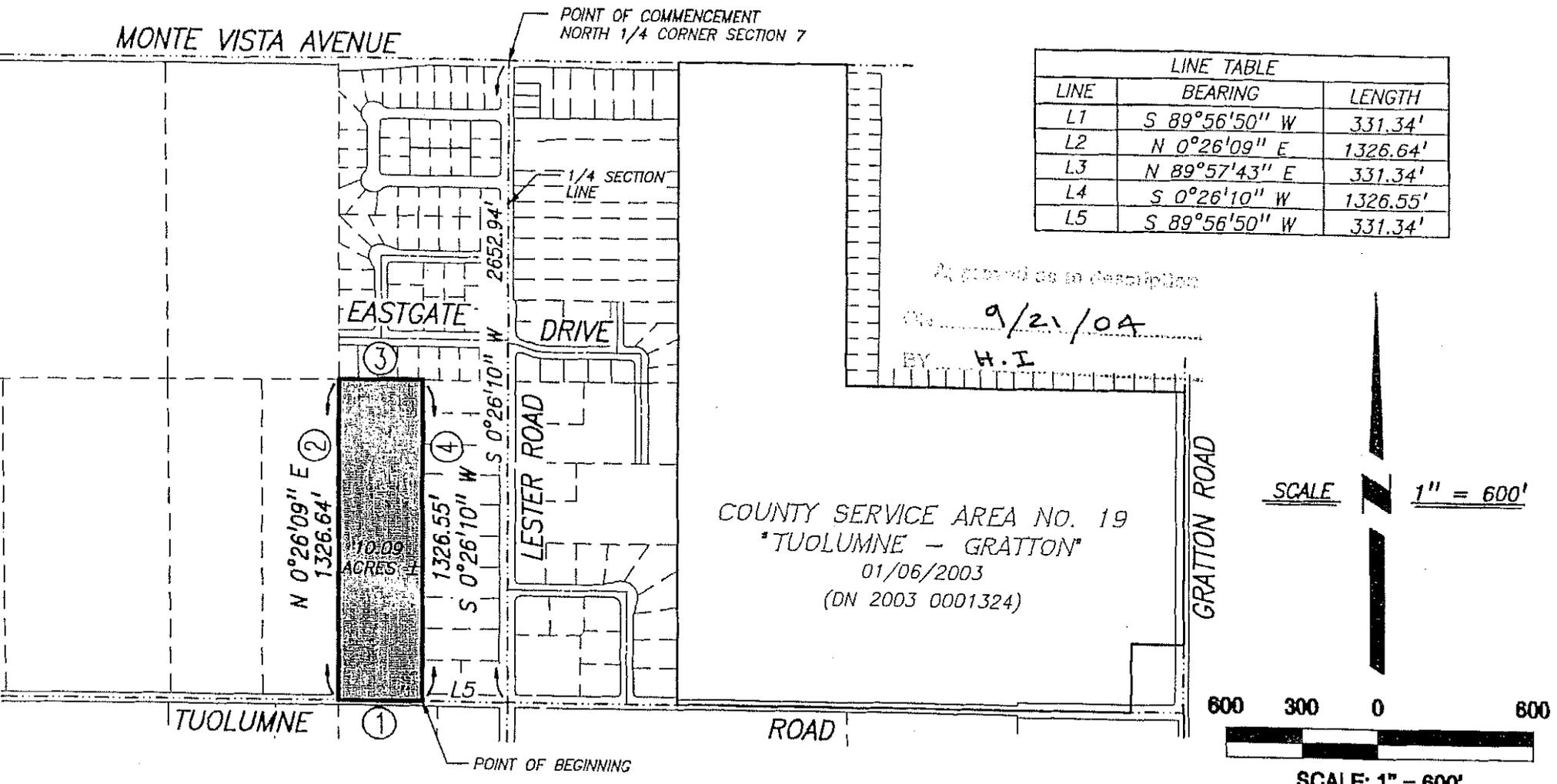


EXHIBIT "A2"
REORGANIZATION TO COUNTY SERVICE AREA NO. 19
"TUOLUMNE - GRATTON"



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 1121 OAKDALE ROAD, SUITE 5 • MODESTO, CALIFORNIA • 95355
 (209) 576-2721 FAX: (209) 576-2756

DRAWN BY: RRM
 CHECKED BY: KWS
 SCALE: 1" = 600'
 SHEET: 1 OF 1
 DATE: 07/30/2004 13:13
 SIGNATURE: *[Signature]*
 FILE: K:\142200\EXHIBITS\ANNEXATION\8X11.dwg



Exhibit "B"

COUNTY SERVICE AREA NO. 19
FISCAL YEAR 2007/2008

The Assessor Parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

024-049-014 thru 033 (Inclusive)	\$ 30.54
024-057-001 thru 081 (Inclusive)	\$129.70
024-058-001 thru 072 (Inclusive)	\$129.70
024-060-001 thru 054 (Inclusive)	\$129.70
024-061-001 thru 050 (Inclusive)	\$129.70
024-063-001 thru 048 (Inclusive)	\$129.70



**COUNTY SERVICE AREA NO. 20
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 20 (CSA 20) was established in January, 2003, to provide extended maintenance service for the storm drain system within the Summit Corporate Center industrial park subdivision. The boundary of CSA 20 is contained in 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 38 parcels within CSA 20 consisting of 37 industrial lots and a storm drain basin (Lot "A"). Each parcel receives benefit from the extended storm drainage based on the parcel's net acreage. The extended storm drainage only provides a special benefit to the parcels within CSA 20, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

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 20. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 20. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessments is as follows:

$$\text{Levy per Acre} = \text{Total Operation \& Maintenance Cost} - \text{Fund Balance} / \text{Total Acreage}$$

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

The subdivision improvements for Phase 1 and 2 were accepted by the County on July 22, 2003 and March 2, 2004, respectively. As a result of these acceptances, the County has been maintaining all of these subdivision improvements including, but not limited to, the storm drain system since 2004. Therefore, the CSA 2007/2008 budget is based on collecting sufficient funds to provide extended storm drain service for the entire fiscal year.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. It is estimated there will be a fund balance on June 30, 2007 of \$17,391.66.

**COUNTY SERVICE AREA NO. 20
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Due to this large fund balance, all of FY 2007/2008 budgeted expenditures can be covered by the carryover in fund balance without having to charge any assessment in FY 2007/2008. At the end of FY 2007/2008, if all \$7,725.00 of the maintenance budget is charged to the CSA 20 fund account, it is estimated that there will still be \$9,674.34 remaining in the account.

CSA 20 budget for Fiscal Year 2007-2008 is as follows:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Collection system maintenance	\$2,000.00
Basin maintenance	5,325.00
Administration	400.00
Total Cost of Storm Drain Maintenance	<u>\$7,725.00</u>

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	<u>7,725.00</u>
Total Costs	\$7,725.00
Proposed offset from fund balance to pay costs	<u>-7,725.00</u>
Total revenue required	\$ 0.00

2007/2008 Assessment = \$0.00 ÷ 35.96 net acres = \$0.00 per net acre
 2006/2007 Assessment = \$214.82 per net acre

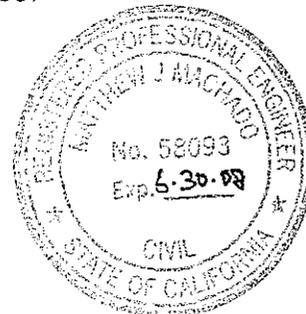
The proposed annual assessment is a decrease of \$214.82 per net acre from last year's assessment. Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed decrease in assessment. Therefore, the fiscal year 2007/2008 assessments are in compliance with Proposition 218.

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



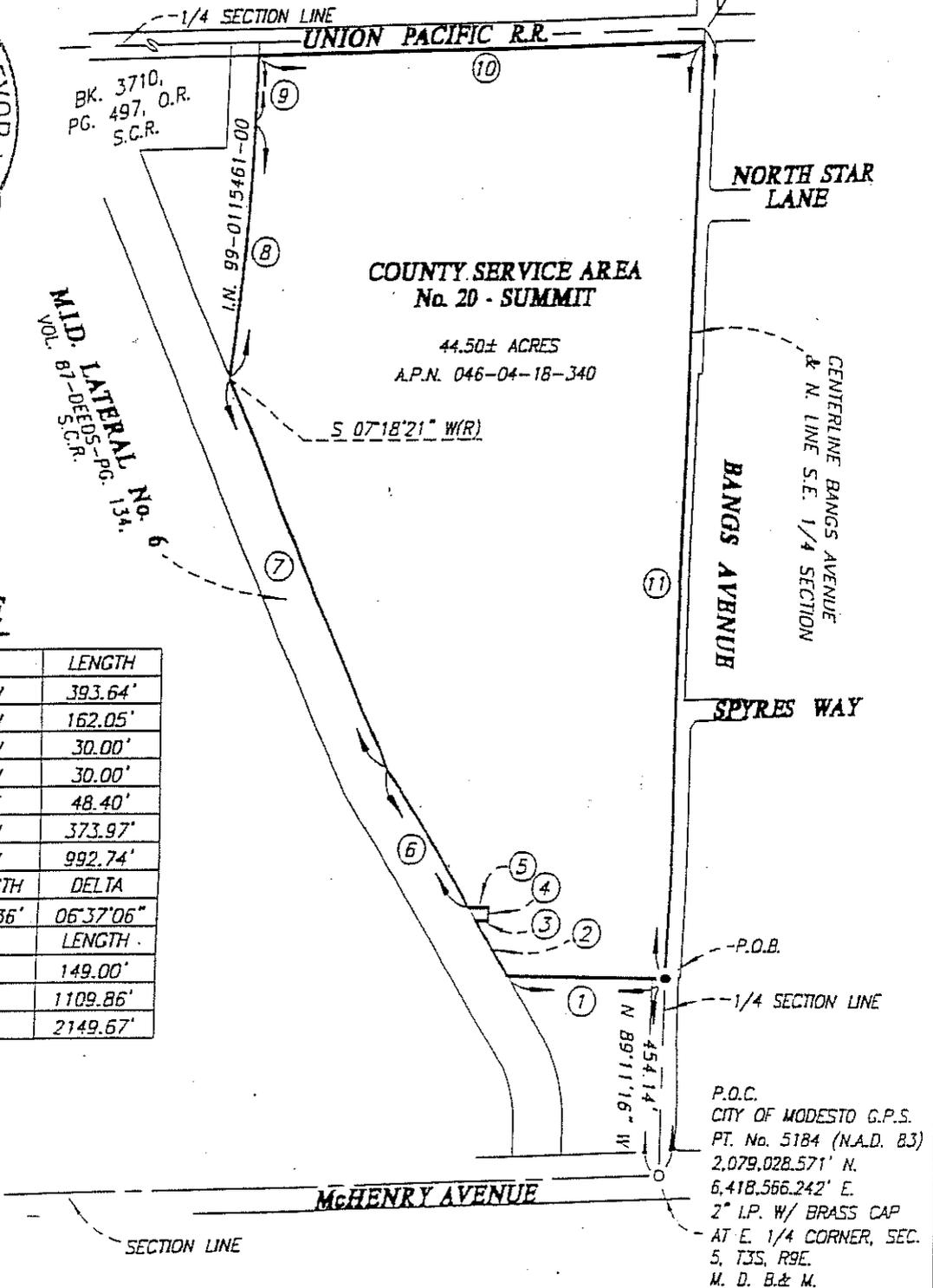
 MATT MACHADO, DIRECTOR, PE
 Stanislaus County Department of Public Works

June 15, 2007



SCALE: 1"=400'

N.W. CORNER OF S.E. 1/4,
SEC 5, T3S, R9E,
M. D. B. & M.



COURSE TABLE

COURSE	BEARING	LENGTH
1	S 00°48'44" W	393.64'
2	S 56°30'58" W	162.05'
3	N 01°37'22" W	30.00'
4	S 88°02'38" W	30.00'
5	S 01°37'22" E	48.40'
6	S 56°30'58" W	373.97'
7	S 65°25'55" W	992.74'
8	RADIUS	LENGTH
	5067.50'	585.36'
8	BEARING	LENGTH
		06°37'06"
9	N 89°18'43" W	149.00'
10	N 01°38'55" W	1109.86'
11	S 89°11'16" E	2149.67'

SCALE: 1"=400'

DESIGNED BY: W. PAUL

FILE: 6410LEG_REV.DWG

DATE: OCTOBER 4, 2002



O'Dell Engineering

1165 Scenic Drive Modesto, CA 95354
(209) 571-1765 FAX: (209) 571-2466

EXHIBIT "A"
COUNTY SERVICE
AREA No. 20 - SUMMIT
PORTION OF THE SOUTHEAST QUARTER,
SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 9 EAST, M.D.B. & M.
STANISLAUS COUNTY CALIFORNIA

**COUNTY SERVICE AREA NO. 20
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Exhibit "B"

COUNTY SERVICE AREA NO. 20
FISCAL YEAR 2007/2008

The Assessor Parcels listed below are subject to the annual assessments

046-004-023	\$0.00
046-004-027	\$0.00
046-004-028	\$0.00
046-004-029	\$0.00
046-004-030	\$0.00
046-004-031	\$0.00
046-004-032	\$0.00
046-004-035	\$0.00
046-004-036	\$0.00
046-004-037	\$0.00
046-004-038	\$0.00
046-004-039	\$0.00
046-004-041	\$0.00
046-004-044	\$0.00
046-004-045	\$0.00
046-004-046	\$0.00
046-004-047	\$0.00
046-004-048	\$0.00
046-004-050	\$0.00
046-004-051	\$0.00
046-004-052	\$0.00
046-004-053	\$0.00
046-004-054	\$0.00
046-004-055	\$0.00
046-004-058	\$0.00
046-004-059	\$0.00
046-004-060	\$0.00
046-004-061	\$0.00
046-004-064	\$0.00
046-004-065	\$0.00
046-004-066	\$0.00
046-004-067	\$0.00
046-004-068	\$0.00
046-004-069	\$0.00
046-004-070	\$0.00
046-004-071	\$0.00
046-004-072	\$0.00
046-004-073	\$0.00



**COUNTY SERVICE AREA NO. 21
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 21 (CSA 21) - Riopel - was established in December 2005, to provide extended maintenance services for the park, storm drain system and landscaping at the storm drain basin within the Riopel Subdivision. The legal description and boundary of CSA 21 are contained on Exhibits "A" and "B", respectively, that are 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.

On January 1, 2006 there were 2 parcels within CSA 21, so the total assessment for Fiscal Year 2006/2007 was divided between the original 2 parcels, based on acreage. The final subdivision map was recorded after this date, on March 9, 2006. It created 55 parcels within CSA 21 consisting of: 53 residential lots, a park, a sewer lift station lot, and a landscaped storm drain basin lot. The park, sewer lift station, and storm drain basin lots are public property and treated as individual parcels. These public properties are being created for the sole purpose of providing benefit (open space, recreation, sewer, and storm drainage control) to the residential lots. Since the public properties do not receive any benefit from the CSA, the park, sewer lift station, and landscaped storm drain basin are exempt from assessments, as per Proposition 218 (Article XIII D, § 4.). The 52 parcels will share the assessment for Fiscal Year 2007/2008.

The sewer lift station will be maintained by the Denair Community Services District. The park and the landscaping in the storm drain basin will be maintained by the Parks and Recreation Department. The storm drain basin's drainage system will be maintained by Public Works/Roads and Bridges Division.

The 52 residential lots will receive equal benefit from the extended maintenance of the park, landscaping, and storm drain system. The extended maintenance of the park, landscaping, and storm drainage only provides a special benefit to the parcels within CSA 21, therefore, no general benefit has been assigned.

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 21 in December 20, 2005. A majority protest was not filed regarding the method for calculating the annual assessment and the levy of the annual assessment to pay for services

**COUNTY SERVICE AREA NO. 21
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

provided by CSA 21. Therefore, a method for calculating the annual assessment has been approved and is in place. The method that is being used to calculate the assessment is the total cost to operate and maintain the park, storm drain system and landscaped storm drain basin minus any fund balance from the previous year divided equally by the number of parcels within CSA 21.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. Consequently, a reserve of one half of the annual operating budget will be carried forward from the fund balance available at the end of FY 2006/2007 (June 30, 2007) to cover costs from July 1st to December 31st, 2007.

It is estimated there will be a fund balance on June 30, 2007, of \$27,840.24. One half of the annual budget, \$13,330.31, will be reserved and carried over to cover costs from July 1st to December 31st, leaving a fund balance from the previous year of \$14,509.93. This amount will be used to offset the total operation and maintenance costs, thereby reducing the proposed annual assessment.

The Fiscal Year 2007/2008 budget for CSA 21 is estimated to be the following:

LANDSCAPE MAINTENANCE BUDGET FOR PARK AND DRAINAGE BASIN

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 9,407.62
Materials/Supplies	\$ 2,838.00
Equipment Repairs and Maintenance	\$ 429.00
Utilities	\$ 6,036.00
Operation & Maintenance Subtotal	\$18,710.62

STORM DRAIN MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 5,320.00
Equipment/Materials/Supplies	\$ 2,230.00
Operation & Maintenance Subtotal	\$ 7,550.00

ADMINISTRATION BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 400.00
Materials/Supplies	\$ 0.00
Administration Subtotal	\$ 400.00

**COUNTY SERVICE AREA NO. 21
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

ESTIMATED FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	\$26,260.62
Administrative costs	<u>\$ 400.00</u>
Total Costs	\$26,660.62
Offset from previous year's fund balance	<u>-14,509.93</u>
Total Revenue Required	\$12,150.69

2007/2008 Assessment :

\$12,150.69 Revenue Required ÷ 52 parcels = \$233.67 per parcel

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



June 15, 2007

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



Exhibit "A"

County Service Area No. 21 Riopel

(APN: 024-021-043)

(APN: 024-020-002)

(PORTION OF APN: 024-022-005)

All that certain real property being all of Parcel 1 and a portion of Zeering Road as shown on the Parcel Map filed for record on September 17, 1986 in Book 38 of Parcel Maps, at Page 73, Stanislaus County Records, and a portion of Lot 7 as shown on the Map of the Elmwood Colony filed for record on April 11, 1905 in Volume 2 of Maps at Page 13, Stanislaus County Records, situate in the West Half of Section 5, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, County of Stanislaus, State of California, more particularly described as follows:

Commencing at the intersection of the centerline of Arnold Road and the centerline of Zeering Road, thence:

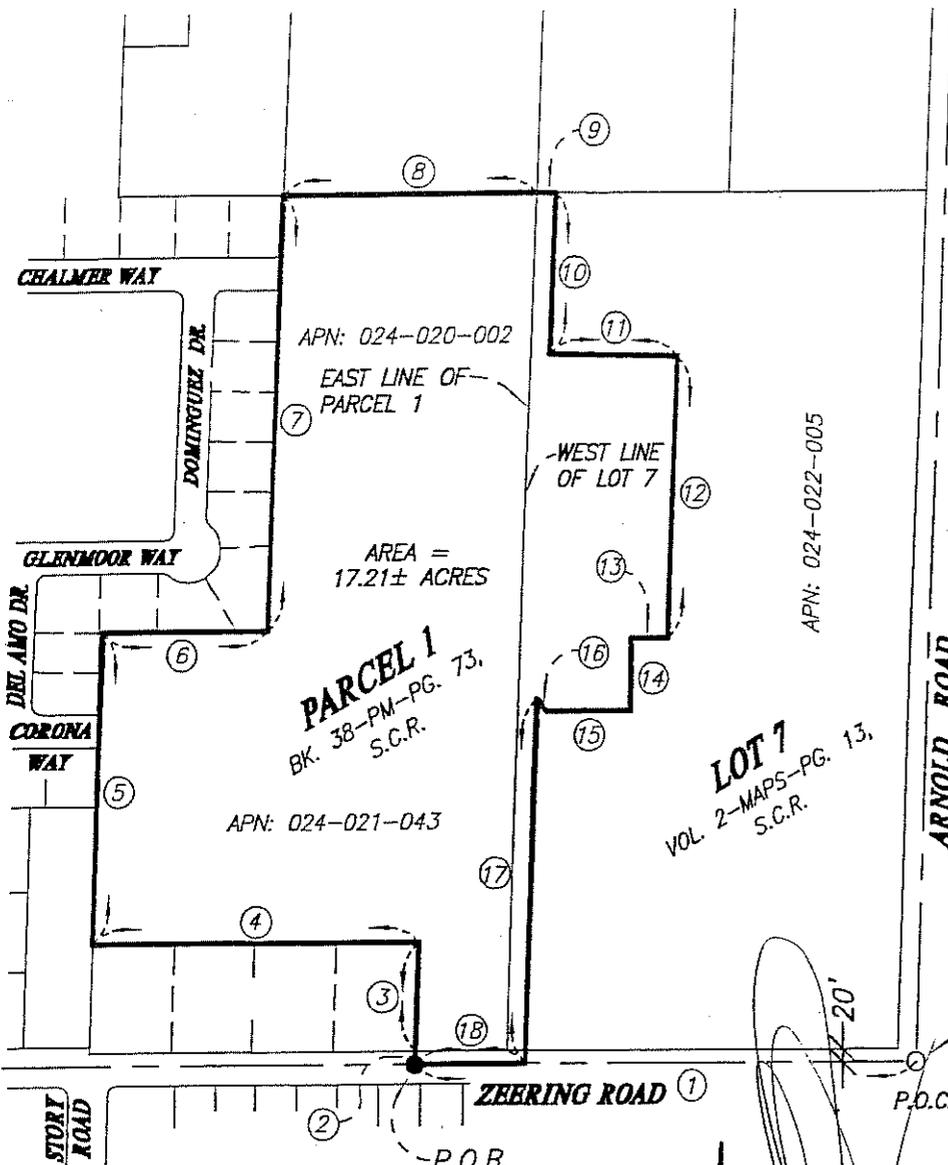
- 1) North 89° 57' 00" West, along the centerline of Zeering Road, a distance of 801.16 feet to the southerly extension of the west line of said Parcel 1 as shown on said Parcel Map and the **Point of Beginning** of the herein described parcel;
- 2) thence North 00° 57' 10" East along the southerly extension of the west line of said Parcel 1 a distance of 20.00 feet, to the southwest corner of Parcel 1 as shown on said Parcel Map, and being a point on the northerly right of way of a 20.00 foot half-width Zeering Road; thence along the westerly lines of said Parcel 1 the following 5 courses;
- 3) North 00° 57' 10" East, 168.11 feet;
- 4) thence North 89° 57' 00" West 518.24 feet;
- 5) thence North 00° 56' 40" East 475.08 feet;
- 6) thence South 89° 58' 44" East 262.92 feet;
- 7) thence North 00° 56' 32" East 663.36 feet to the northwest corner of said Parcel 1;
- 8) thence South 89° 59' 26" East, along the north line of said Parcel 1, a distance of 397.50 feet to the northeast corner of said Parcel 1, said point also being the northwest corner of said Lot 7;
- 9) thence South 89° 59' 31" East, along the north line of said Lot 7, a distance of 30.00 feet;
- 10) thence South 00° 58' 33" West, 30.00 feet east of and parallel with the east line of said Parcel 1, a distance of 244.15 feet;
- 11) thence South 89° 01' 27" East 208.23 feet to a point distant 238.23 feet east of the east line of said Parcel 1;
- 12) thence South 00° 58' 33" West, 238.23 feet east of and parallel with the east line of said Parcel 1, a distance of 430.46 feet;

- 13) thence North 89° 56' 00" West 60.00 feet;
- 14) thence South 00° 04' 00" West 109.99 feet;
- 15) thence North 89° 56' 00" West 134.71 feet;
- 16) thence North 39° 21' 56" West 23.61 feet to a point distant 30.00 feet east of the east line of said Parcel 1;
- 17) thence South 00° 58' 33" West, 30.00 feet east of and parallel with the east line of said Parcel 1, a distance of 557.32 feet to a point on the centerline of a 20.00 foot half-width Zeering Road;
- 18) thence North 89° 57' 00" West, along the centerline of said 20.00 foot half-width Zeering Road, a distance of 171.46 feet to the Point of Beginning of the herein described parcel, and containing 17.21 acres, more or less.

END DESCRIPTION



7-14-05
[Handwritten signature]



LINE TABLE		
LINE	BEARING	LENGTH
1	N 89°57'00" W	801.16'
2	N 00°57'10" E	20.00'
3	N 00°57'10" E	168.11'
4	N 89°57'00" W	518.24'
5	N 00°56'40" E	475.08'
6	S 89°58'44" E	262.92'
7	N 00°56'32" E	663.36'
8	S 89°59'26" E	397.50'
9	S 89°59'31" E	30.00'
10	S 00°58'33" W	244.15'
11	S 89°01'27" E	208.23'
12	S 00°58'33" W	430.46'
13	N 89°56'00" W	60.00'
14	S 00°04'00" W	109.99'
15	N 89°56'00" W	134.71'
16	N 39°21'56" W	23.61'
17	S 00°58'33" W	557.32'
18	N 89°57'00" W	171.46'

APN: 024-020-002

EAST LINE OF PARCEL 1

AREA = 17.21± ACRES

PARCEL 1
BK. 38-PM-PG. 73,
S.C.R.

APN: 024-021-043

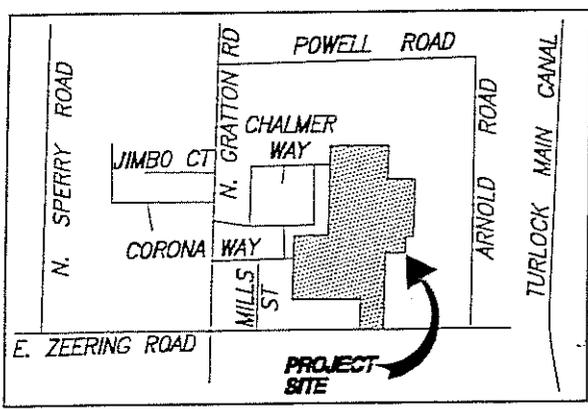
LOT 7
VOL. 2-MAPS-PG. 13,
S.C.R.

APN: 024-022-005

CENTERLINE INTERSECTION OF ZEERING ROAD AND ARNOLD ROAD



7-14-05



Vicinity Map

NOT TO SCALE

SCALE: 1" = 300'

COUNTY SERVICE AREA NO. 21
RIOPEL

(APN: 024-021-043)

(APN: 024-020-002)

(PORTION OF APN: 024-022-005)

North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •

909 14th Street, Modesto, CA 95354
(209) 524-3525 Phons (209) 524-3526 Fax

JOB NO. JO4-220
DATE JULY 14, 2005
SCALE 1" = 300'
DR. BY C. JOHNSON
FILE: Exhibit_CSA_rev1.dwg

EXHIBIT "B"

Exhibit "C"

The Assessor Parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

024-020-059	\$233.67	024-021-062	\$233.67
024-020-060	\$233.67	024-021-063	\$233.67
024-020-061	\$233.67	024-021-064	\$233.67
024-020-062	\$233.67	024-021-065	\$233.67
024-020-063	\$233.67	024-021-066	\$233.67
024-020-064	\$233.67	024-021-067	\$233.67
024-020-065	\$233.67	024-021-068	\$233.67
024-020-066	\$233.67		
024-020-067	\$233.67		
024-020-068	\$233.67		
024-020-069	\$233.67		
024-020-070	\$233.67		
024-020-071	\$233.67		
024-020-072	\$233.67		
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024-021-054	\$233.67		
024-021-055	\$233.67		
024-021-056	\$233.67		
024-021-057	\$233.67		
024-021-058	\$233.67		
024-021-059	\$233.67		
024-021-060	\$233.67		
024-021-061	\$233.67		



**COUNTY SERVICE AREA NO. 22
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 22 (CSA 22) - Old School North - was established in November 2004, to provide extended maintenance services for the storm drain system and landscaping at the storm drain basin within the Old School North Subdivision. The legal description and boundary of CSA 22 are contained on Exhibits "A" and "B", respectively, that are 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 11 parcels within CSA 22 consisting of: 10 residential lots and a landscaped storm drainage basin. The storm drain basin is public property and treated as an individual parcel. Each parcel of the 11 parcels will receive equal benefit from the extended maintenance of landscaping and storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the parcels within CSA 22, therefore, no general benefit has been assigned.

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 22 in November 30, 2004. A majority protest was not filed regarding the method for calculating the annual assessment and the levy of the annual assessment to pay for services provided by CSA 22. Therefore, a formula for calculating the annual assessment has been approved and is in place. The method that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and the landscaped storm drain basin minus any fund balance from previous year divided equally by the number of parcels within CSA 22.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the annual assessment is collected in December and April. This means the fiscal year starts on July 1st but the first installment of the annual assessment will not be collected until December. This creates a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, the estimated fund balance total as of June 30, 2007 of \$4,609.50 will be carried over to the next fiscal year to cover a portion of the months July through December. The 2007/2008 budget is based on collecting sufficient funds to provide services for a 12 month period (July through June).

**COUNTY SERVICE AREA NO. 22
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The Fiscal Year 2007/2008 budget for CSA 22 is estimated to be the following:

LANDSCAPE MAINTENANCE BUDGET FOR DRAINAGE BASIN

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$3,714.39
Materials/Supplies	\$1,106.82
Equipment Repairs and Maintenance	\$ 167.31
Utilities	<u>\$2,354.35</u>
Operation & Maintenance Subtotal	\$7,342.87

STORM DRAIN MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$1,160.00
Materials/Supplies	<u>\$ 378.00</u>
Operation & Maintenance Subtotal	\$1,538.00

ADMINISTRATION BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 400.00
Materials/Supplies	<u>\$ 0.00</u>
Administration Subtotal	\$ 400.00

ESTIMATED FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	\$ 8,880.87
Administrative costs	<u>\$ 400.00</u>
Total Costs	\$ 9,280.87

2007/2008 Assessment = \$9,280.87 ÷ 11 parcels = \$843.72 per parcel

2006/2007 Assessment = \$9,280.87 ÷ 11 parcels = \$843.72 per parcel

The proposed annual assessment is the same as last year's assessment. Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed increase. Therefore, the fiscal year 2007/2008 assessments are in compliance with Proposition 218.

COUNTY SERVICE AREA NO. 22
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008

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



June 15, 2007

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



EXHIBIT A
COUNTY SERVICE AREA NO. 22
OLD SCHOOL NORTH

ALL that certain real property being a portion of the Southeast one quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, State of California, County of Stanislaus, unincorporated area described as follows:

BEGINNING at the interior one quarter corner of said Section 6 in said Township and Range, said point having a coordinate value of Northing = 2015215.729 and Easting = 6473788.814, said one quarter corner bears North $01^{\circ}16'38''$ East, a distance of 2653.66 feet from the South one quarter corner of said Section 6 as shown on that certain map recorded August 19, 1976 and filed for record in Book 23 of Parcel Maps, at Page 46, Stanislaus County Records, with said South one quarter corner having a coordinate value of Northing = 2012562.728 and Easting = 6473729.664, said interior one quarter corner also being located at the centerline intersection of Zeering Road and Lester Road as shown on said Parcel Map and also being the Southwest corner of Lot 23 as shown on that certain map entitled Elmwood Colony recorded April 11, 1905 and filed for record in Volume 2 of Maps, at Page 13, Stanislaus County Records, said interior one quarter corner also bears North $89^{\circ}59'46''$ West, a distance of 1324.61 feet from the Southeast corner of said Lot 23, which corner has a coordinate value of Northing = 2015215.639 and Easting = 6475113.424; thence from said Point of Beginning, 1) South $89^{\circ}59'46''$ East along the centerline of said Zeering Road, 40.00 feet wide, a distance of 264.21 feet; thence perpendicular to said centerline, 2) South $00^{\circ}00'14''$ West, a distance of 20.00 feet to the Southerly right-of-way line of said Zeering Road and the Northeast corner of that certain Lot Line Adjustment as described in Resolution recorded in Book 3055, Page 241 of Official Records of Stanislaus County; thence along the Westerly line of said Lot Line Adjustment, 3) South $01^{\circ}19'45''$ West, a distance of 134.99 feet; thence, 4) South $89^{\circ}59'46''$ East, a distance of 72.00 feet to a point on the Westerly boundary line of Parcel 'A' as shown on that certain map recorded June 6, 1968 and filed for record in Book 5 of Parcel Maps, at Page 86, Stanislaus County Records; thence along said Westerly boundary line and the Westerly boundary line of Parcel 'C', respectively, as shown on said Parcel Map, 5) South $01^{\circ}19'45''$ West, a distance of 254.59 feet to the Northerly boundary Line of Lot 34 as shown on that certain map entitled "Map of J.D. Subdivision" recorded December 3, 1909 and filed for record in Volume 4 of Maps, at Page 37, Stanislaus County Records; thence along said Northerly boundary line, 6) South $50^{\circ}56'58''$ West, a distance of 172.45 feet to the Northeasterly right-of-way line of Fresno Street as shown on said Parcel Map filed in Book 23, of Parcel Maps, at Page 46; thence continuing 7) South $50^{\circ}56'58''$ West, a distance of 25.00 feet to the centerline of said Fresno Street, 50.00 feet wide; thence along said centerline,

8) North $38^{\circ}59'32''$ West, a distance of 287.31 feet to the centerline of said Lester Road, 40.00 feet wide, said centerline intersection having a coordinate value of Northing = 2014905.129 and Easting = 6473781.887; thence along said centerline of Lester Road, also being the West line of said Southeast one quarter of said Section 6, 9) N $01^{\circ}16'38''$ East, a distance of 310.68 feet to the interior one quarter corner of said Section 6 and the Point of Beginning.

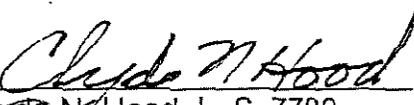
Containing 3.18 acres, more or less,

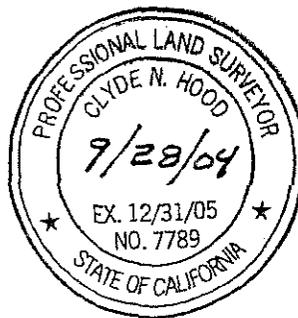
SUBJECT TO all easements and/or rights-of-way of record.

Bearings, distances and coordinates are based on California Coordinate System, NAD83, Zone 3. To obtain ground distances multiply distances given by 1.00006949.

BASIS of bearings for this description is a line between City of Turlock GPS Monuments No. D12 and No. D14 as shown on Record of Survey filed in Book 20 of Surveys, at Page 56, Stanislaus County Records. Said line is taken to bear South $89^{\circ}25'25''$ East.

END OF DESCRIPTION


Clyde N. Hood, L. S. 7789
License Expires 12/31/05





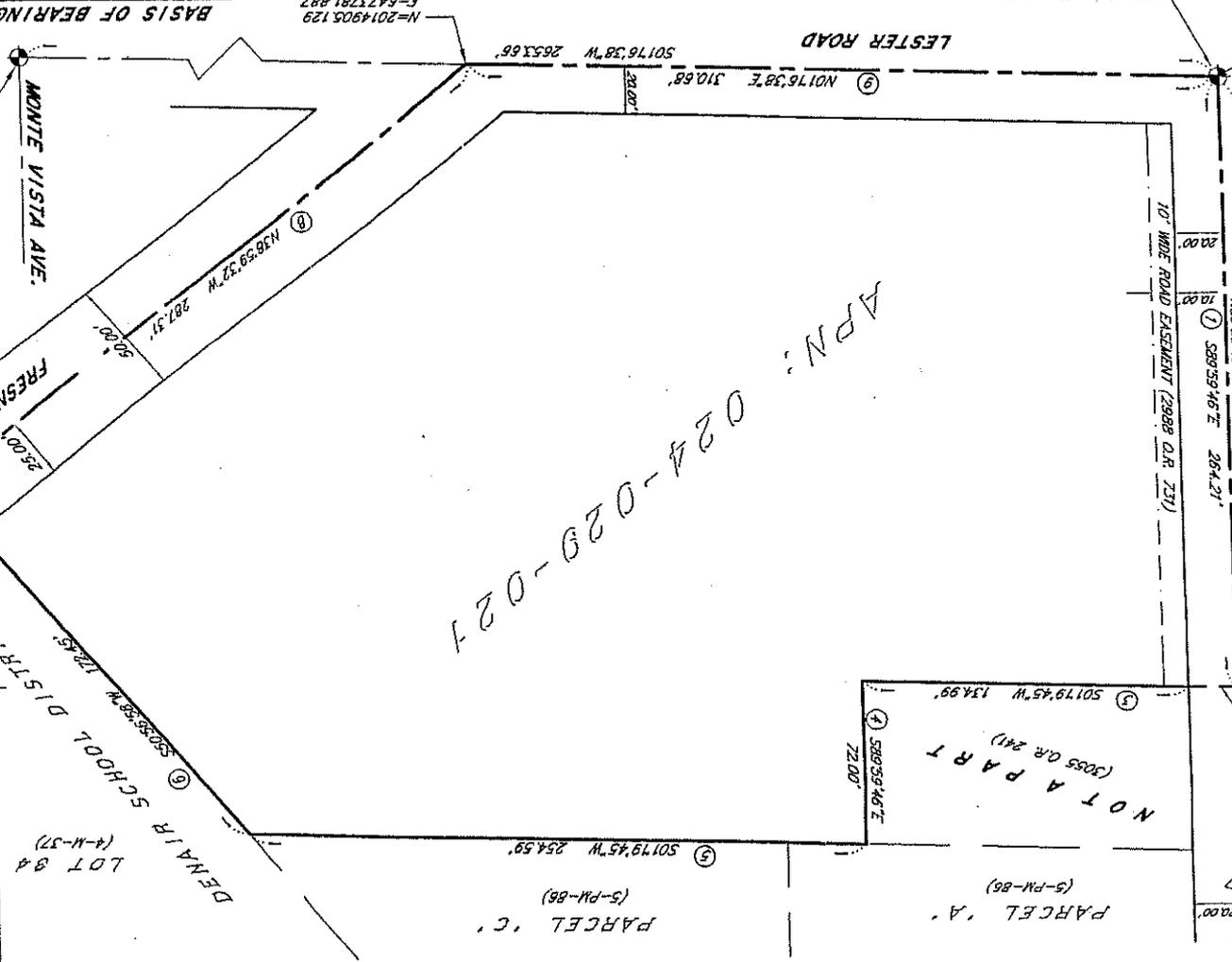
COUNTY SERVICE AREA NO. 22
 OLD SCHOOL NORTH
 BEING A PORTION OF LOTS 28-33 OF THE J.D.
 SUBDIVISION, LYING WITHIN THE SE 1/4 SECTION 6,
 DENAIRE T 5 S, R 11 E, M.D.B. & M.
 CALIFORNIA

Drawn: CMH
 Scale: 1" = 50'
 Job No.: 71-850
 Phone: 209.528.4214
 Fax: 209.528.0803

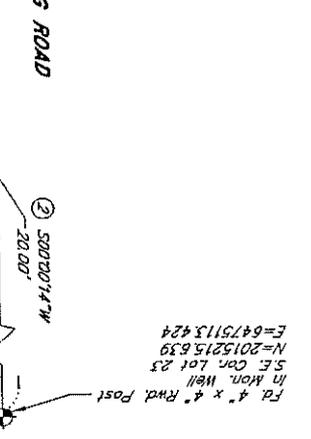
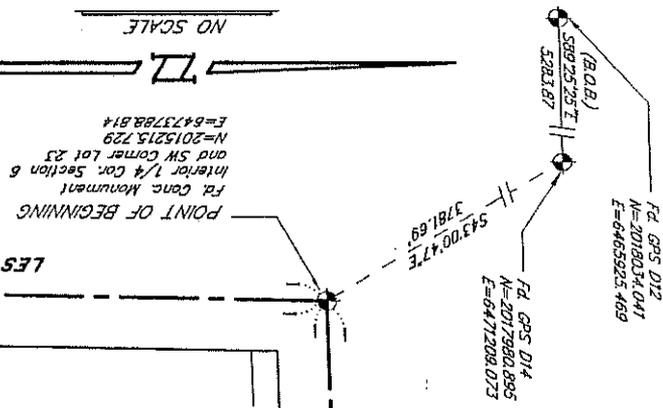
EXHIBIT "B"
 basis for all bearings shown herein.
 20 of Maps, at Page 58, Stanislaus County Records, was used as the
 Turck GPS Monuments No. D12 and D14 as shown on map filed in Book
 The bearing of South 89°25'25" East along a line between City of

BASIS OF BEARINGS:
 N=2014905.129
 E=6473781.887
 N=201562.728
 E=6473729.654
 5 1/4 COR. SEC. 6
 in Mon. Well
 FA 1 1/4" I.P.
 Bearings, distance and coordinates are based
 on California Coordinate System, NAD83, Zone
 1. To obtain ground distances multiply
 distances given by 1.00008949.

NOTE:
 Bearings, distance and coordinates are based
 on California Coordinate System, NAD83, Zone
 1. To obtain ground distances multiply
 distances given by 1.00008949.



APN: 024-029-021



FA 4" x 4" Rwd Post
 in Mon. Well
 S.E. Cor. Lot 23
 N=2015215.639
 E=6475113.424

NOT A PART
 (3055 O.R. 241)

PARCEL 'A'
 (5-PM-86)

PARCEL 'C'
 (5-PM-86)

LOT 84
 (4-M-37)

10' WIDE ROAD EASEMENT (2988 D.R. 731)
 20.00'
 10.00'
 284.21'
 20.00'

LESTER ROAD

MONTIE VISTA AVE.

FRESNO STREET

DENAIRE SCHOOL DISTRICT

NO SCALE



Exhibit "C"

The Assessor Parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

024-059-001 thru 011 (Inclusive) \$ 843.72



**COUNTY SERVICE AREA NO. 23
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 23 (CSA 23) - Hillsborough Schutz - was established in November of 2006 to provide extended maintenance services for the storm drain system including a river outfall facility for two residential subdivisions: Hillsborough Estates 2 and Lands of Schutz. The legal description and boundary of CSA 23 are contained on Exhibits "A" and "B", respectively, that are 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.

At the time of formation, there were three (3) parcels within CSA 23. These parcels include two parcels for the Hillsborough Estates 2 subdivision and one for Lands of Schutz Subdivision. The final subdivision map for the Lands of Schutz Subdivision (recorded as the Schutz Subdivision) was recorded on June 6, 2007. This created 9 residential parcels within CSA 23. The final subdivision map for the Hillsborough Estates Unit No. 2 subdivision was recorded on June 8, 2007. This created 66 residential parcels and a lot for the river outfall facility, within CSA 23. The two subdivisions combined creates 75 parcels, within CSA 23.

The river outfall facility lot is public property and is treated as an individual parcel. The public parcel is being created for the sole purpose of providing benefit (storm drainage control) to the residential lots. Since this public property does not receive any benefit from the CSA, the river outfall facility lot is exempt from assessments, as per Proposition 218 (Article XIII D, § 4). Each residential parcel of the 74 parcels will receive equal benefit from the extended maintenance of the storm drain system. The extended maintenance of the storm drainage only provides a special benefit to the parcels within CSA 23, therefore, no general benefit has been assigned.

Originally, the storm water drainage system runoff for the Hillsborough Estates subdivision was routed into a temporary storm water retention basin located on lots 37, 38, 39, and 40 of the tentative subdivision map. Since then, with the construction of the river outfall facility for the Hillsborough Estates II and Lands of Schutz Subdivision (recorded as the Schutz Subdivision) provided the opportunity to route the storm water runoff for the Hillsborough Estates subdivision into the river outfall facility, which has alleviated the need for the existing storm retention basin. An agreement was written between Stanislaus County and Stanislaus Development, LLC, which was signed and entered into by the County and Stanislaus Development, LLC on June 5, 2007, that states that since the existing storm water retention basin is no longer needed, the County will relinquish the requirement that lots 37, 38, 39, and 40 of the tentative map be dedicated to the County on the final map for a storm water basin for Hillsborough Estates. At the time of recordation, the final map indicated lots 37, 38, 39, and 40 as residential.

**COUNTY SERVICE AREA NO. 23
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2006/2007**

A hydrology study analysis for a 10 year storm event which was performed by Giuliani & Kull, Inc., of the Hillsborough Estates, Hillsborough Estates II, and Schutz subdivisions, indicated that the Hillsborough Estates proportionate share of the storm water runoff is 28.59% of the total runoff to be handled by the river outfall facility. Based on this, the Hillsborough Estates' share of the maintenance and operation expenses of the river outfall system is estimated by the County to be \$4,800.00 per year. Under California Constitution Article 13D (Proposition 218), the owners of the properties in Hillsborough Estates II and Schutz subdivisions can not be assessed the costs of maintenance and operation expenses of the storm drainage system and river outfall facility greater than their proportionate special benefit. However, Hillsborough Estates was not required to form a County Service Area (CSA) to pay for the annual costs of maintenance of its storm drainage system and the existing storm drain basin and the property owners in that subdivision are not likely to vote for the inclusion of their properties into CSA 23, which has been formed to maintain the Hillsborough Estates II and Schutz subdivisions' storm water drainage system and river outfall facility.

The agreement referred to earlier in this report, the June 5, 2007 agreement between Stanislaus County and Stanislaus Development, LLC, addresses the problem of providing funds contribution for Hillsborough Estates's proportionate share of the storm water drainage system usage. The agreement states that the developer has provided a funding source that has pre-paid Hillsborough Estates' proportionate share of the maintenance and operation of the expenses of the outfall system for a period of ten (10) years in the form of a Certificate of Deposit made payable to the County of Stanislaus. At the end of each year, the County will send the subdivider or its assigns an invoice for the actual costs of the maintenance and operation expenses of the river outfall system. If the subdivider or its assigns does not pay the bill with thirty (30) days, then the County shall be authorized to negotiate the Certificate of Deposit to pay any outstanding balance due for the maintenance and operation expenses of the outfall system. As a result, this arrangement provides a revenue source to CSA 23, in addition to the standard assessment mechanism set up for the CSA.

Because the two subdivisions were recorded after January 1, 2007, the original three parcels within CSA 23 when it was formed in 2006 are subject to the Fiscal Year 2007/2008 assessment. The 74 parcels will be subject to assessment in Fiscal Year 2008/2009.

Proposition 218, a statewide initiative approved by the voters in November 1996 and which took effect July 1, 1997, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 23 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 23. The property owners cast majority votes supporting the formula and levy of annual assessment to pay for the services provided by CSA 23. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system including the river outfall facility minus any fund balance from the previous year divided equally by the number of parcels within CSA 23.

**COUNTY SERVICE AREA NO. 23
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2006/2007**

The CSA 23 Engineer's Report for FY 2006/2007 approved by the Board of Supervisors states that:

"If no services are provided prior to December, 2006, the money collected from the FY 2006/2007 assessment will be retained as a fund balance for two reasons: (1) to pay for services provided during the "dry" period (July to December 2007) when no assessments are collected, and (2) to cover any unforeseen maintenance costs that may arise due to the unique design of the Continuous Deflective Separation (CDS) units (discharge system) [installed with the river outfall facility] and the fact that this will be the first time Public Works staff will be maintaining this type of system. Because the time involved to maintain this outfall structure is unknown, it is important that a fund balance be available for handling contingencies. For these reasons, the first year's unused revenue, if any, will be retained and not used towards the next fiscal year's budget as stated in the method to calculate the annual assessment."

No expenses were incurred in CSA 23 in FY 2006/2007. The estimated fund balance as of June 30, 2007 is \$39,751.38. This fund balance will be carried over to FY 2007/2008 to cover expenses incurred between July and December 2007, and the remaining amount will serve as a contingency to cover unforeseen maintenance costs which may arise with the use of the new river outfall facility.

For Fiscal Year 2007/2008, the Public Works Department/Roads and Bridges Division which provides storm drain maintenance for the two subdivisions in CSA 23 and which maintains the river outfall facility, has decided to keep the same budget for FY 2007/2008 as was stated for FY 2006/2007.

The Fiscal Year 2007/2008 budget for CSA 23 is as follows:

STORM DRAIN MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Collection system (\$500 per CB x 2 per year x 28 CBs) =	\$28,000.00
River outfall facility (\$5,355.96 per unit x 2) =	\$10,711.92
Materials/Supplies	\$ 000.00
Operation & Maintenance Subtotal	\$38,711.92

ADMINISTRATION BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 1,000.00
Materials/Supplies	\$ 0.00
Administration Subtotal	\$ 1,000.00

**COUNTY SERVICE AREA NO. 23
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2006/2007**

ESTIMATED FISCAL YEAR 2006/2007 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	\$38,711.92
Administrative costs	<u>\$ 1,000.00</u>
Total Costs	\$39,711.92

2007/2008 Assessment applied to the three original parcels since the two subdivisions were not recorded prior to January 1, 2007:

Assessment for Hillsborough Estates Unit No.2 parcels:

APN: 010-003-063 = 2.13 acres ÷ 52.44 acres = 4.1%.

APN: 010-003-064 = 45.32 acres ÷ 52.44 acres = 86.4%.

Therefore, \$39,711.92 x 0.041 = \$1,628.18 and \$39,711.92 x .864 = \$34,311.10 respectively.

APN's: 010-003-063 and 010-003-064 = \$35,939.28 Assessment.

Assessment for Lands of Schutz parcel:

APN: 010-021-056 = 4.99 acres ÷ 52.44 acres = 9.5%.

Therefore, \$39,711.92 x 0.095 = \$3,772.62.

APN: 010-021-056 = \$3,772.62 Assessment.

2006/2007 Assessment with no recorded final maps:

Assessment for Hillsborough Estates Unit No.2 parcels:

APN: 010-003-063 = 2.13 acres ÷ 52.44 acres = 4.1%.

APN: 010-003-064 = 45.32 acres ÷ 52.44 acres = 86.4%.

Therefore, \$39,711.92 x 0.041 = \$1,628.18 and \$39,711.92 x .864 = \$34,311.10 respectively.

APN's: 010-003-063 and 010-003-064 = \$35,939.28 Assessment.

Assessment for Lands of Schutz parcel:

APN: 010-021-056 = 4.99 acres ÷ 52.44 acres = 9.5%.

Therefore, \$39,711.92 x 0.095 = \$3,772.62.

APN: 010-021-056 = \$3,772.62 Assessment.

Because a formula or method for calculating the annual assessment has been approved per Proposition 218, and because the assessment has not changed from FY 2006/2007 and FY 2007/2008, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

July 2, 2007



EXHIBIT "A"

LEGAL DESCRIPTION

FORMATION OF COUNTY SERVICE AREA NO. 23 HILLSBOROUGH - SCHUTZ

All that certain lot, piece or parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 5, in the Southeast Quarter of Section 6, and in the North Half of Section 7, Township 2 South, Range 11 East, Mount Diablo Meridian, Stanislaus County, California being more particularly described as follows:

Beginning at a $\frac{3}{4}$ " Iron Pipe at the Southeast Section Corner of said Section 6 with NAD 83 Coordinates: North 2,107,968.3505 and East 6,476,868.0140, and said point being at the Centerline of Dillwood Road (60 feet width), running thence, along the southerly Section Line of said Section 6, (1) South $89^{\circ}30'15''$ West 30.00 feet to the Northeast Corner of Parcel B as shown in Book 20 of Parcel Maps, at Page 47, Stanislaus County Records;

Thence, leaving southerly Section Line of said Section 6 and running along the easterly line of said Parcel B and the westerly right-of-way line of said Dillwood Road, (2) South $00^{\circ}23'00''$ East 131.00 feet to a point of curvature;

Thence, through a non-tangent curve concave to the southwest, whose Radius bears South $89^{\circ}36'00''$ West, (3) having a Radius of 570.00 feet, a Central Angle of $12^{\circ}05'04''$, and an Arc Length of 120.22 feet to a point of tangency;

Thence, (4) North $12^{\circ}29'04''$ West 100.00 feet to a point of curvature;

Thence, through a tangent curve concave to the northeast, (5) having a Radius of 630.00 feet, a Central Angle of $12^{\circ}37'09''$, and an Arc Length of 138.76 feet to a point of tangency;

Thence, (6) North $00^{\circ}08'05''$ East 107.08 feet to a point of curvature;

Thence, through a tangent curve concave to the southeast, (7) having a Radius of 570.00 feet, a Central Angle of $23^{\circ}29'20''$, and an Arc Length of 233.68 feet to a point on the southerly line of Parcel A-1 as shown in Book 21 of Surveys, at Page 22, Stanislaus County Records;

Thence, along the southerly line of said Parcel A-1 the following courses:

(8) South $66^{\circ}44'13''$ West 140.04 feet;

(9) South $58^{\circ}15'35''$ West 133.61 feet;

(10) South $41^{\circ}44'39''$ West 145.56 feet;

(11) South $51^{\circ}49'41''$ East 50.14 feet;

(12) South $41^{\circ}43'30''$ West 248.63 feet;

(13) South $42^{\circ}01'35''$ West 26.37 feet;

(14) South $52^{\circ}00'39''$ West 152.11 feet to a point on the southerly Section Line of said Section 6;

Thence, along the southerly Section Line of said Section 6 and the southerly line of said Parcel A-1 and Parcel B-1 as shown on said Record of Survey, (15) South $89^{\circ}30'15''$ West 890.69 feet to a point;

Thence, (16) South $49^{\circ}45'56''$ West 622.13 feet to a point;

Thence, (17) North $71^{\circ}09'30''$ West 457.70 feet to a point on the easterly line of the Hillsborough Estates Subdivision as shown in Book 39 of Maps, at Page 67, Stanislaus County Records;

Thence, along the easterly line of said Hillsborough Estates Subdivision, (18) North $04^{\circ}28'34''$ East 82.29 feet to a point of curvature;

Thence, through a non-tangent curve concave to the southeast, whose Radius bears South $54^{\circ}44'02''$ East, (19) having a Radius of 400.00 feet, a Central Angle of $48^{\circ}25'51''$, and an Arc Length of 338.11 feet to a point on the southerly Section Line of said Section 6;

Thence, along the southerly Section Line of said Section 6, (20) North $89^{\circ}30'15''$ East 269.90 feet to the Southwest Corner of said Parcel B-1;

Thence, along the westerly line of said Parcel B-1, (21) North $00^{\circ}24'41''$ West 542.20 feet to the Northwest Corner of said Parcel B-1;

Thence, along the northerly line of said Parcel B-1 and said Parcel A-1 the following courses:

(22) North $62^{\circ}08'49''$ East 142.93 feet;

(23) North $66^{\circ}45'49''$ East 233.00 feet;

(24) North $78^{\circ}56'49''$ East 194.00 feet;

(25) North 82°05'19" East 242.00 feet;

(26) North 63°53'19" East 73.65 feet;

(27) North 15°30'49" East 337.09 feet;

(28) North 08°06'11" West 84.00 feet to a point on the approximate Centerline of the Stanislaus River as shown in Book 44 of Parcel Maps, at page 48, Stanislaus County Records;

Thence, continuing along the northerly line of said Parcel A-1 and the said approximate Centerline of the Stanislaus River the following courses:

(29) North 57°34'32" East 202.91 feet;

(30) North 51°40'33" East 229.24 feet;

(31) North 24°52'08" East 118.80 feet;

(32) North 52°26'56" East 175.25 feet;

(33) North 69°15'41" East 222.72 feet;

(34) South 85°46'19" East 82.87 feet;

(35) South 72°29'53" East 175.67 feet;

Thence, (36) South 61°54'04" East 54.00 feet to the Northeast Corner of said Parcel A-1 and the easterly Section Line of said Section 6;

Thence, along the easterly line of said Parcel A-1 and the easterly Section Line of said Section 6, (37) South 00°22'32" East 758.87 feet to a point of curvature;

Thence, through a non-tangent curve concave to the west, whose Radius bears South 00°22'32" East, (38) having a Radius of 50.00 feet, a Central Angle of 180°00'00", and an Arc Length of 157.08 feet to a point on the easterly line of said Parcel A-1 and the easterly Section Line of said Section 6;

Thence, along the easterly line of said Parcel A-1 and the easterly Section Line of said Section 6, (39) South 00°22'32" East 186.01 feet to the Southeast Corner of said Parcel A-1;

Thence, along the southerly line of said Parcel A-1, (40) South 66°44'13" West 72.30 feet to a point of curvature;

Thence, through a non-tangent curve concave to the southwest, whose Radius bears South 66°39'16" West, (41) having a Radius of 630.00 feet, a Central Angle of 23°28'49", and an Arc Length of 258.18 feet to a point of tangency;

Thence, (42) South 00°08'05" West 107.08 feet to a point of curvature;

Thence, through a tangent curve concave to the northeast, (43) having a Radius of 570.00 feet, a Central Angle of 12°37'09", and an Arc Length of 125.54 feet to a point of tangency;

Thence, (44) South 12°29'04" East 100.00 feet to a point of curvature;

Thence, through a tangent curve concave to the southwest, (45) having a Radius of 630.00 feet, a Central Angle of 00°05'05", and an Arc Length of 0.93 feet to a point on the southerly Section Line of said Section 5;

Thence along the southerly Section Line of said Section 5, (46) South 89°50'37" West 16.19 feet to the Point of Beginning.

Containing 52.44 Acres of land more or less.

End Description



William D. Morris
P.L.S. No.: 7795
Exp.: 12/31/05



Exhibit "C"

COUNTY SERVICE AREA NO. 23
FISCAL YEAR 2007/2008

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

010-003-063	\$ 1,628.18
010-003-064	\$ 34,311.10
010-021-056	\$ 3,772.62



**COUNTY SERVICE AREA NO. 24
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 24 (CSA 24) - Hideaway Terrace - was established in September of 2006 to provide extended maintenance services for the storm drain system and landscaping at the storm drain basin within the Hideaway Terrace Subdivision. The legal description and boundary of CSA 24 are contained on Exhibits "A" and "B", respectively, that are 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.

At the time of formation, there was 1 parcel within CSA 24. The final subdivision map was recorded September 21, 2006. This created 16 parcels within CSA 24 consisting of 15 residential lots and a landscaped storm drainage basin lot. The storm drain basin is public property and treated as an individual parcel. This public property is being created for the sole purpose of providing benefit (storm drainage control) to the residential lots. Since the public property does not receive any benefit from the CSA, the landscaped storm drain basin is exempt from assessments, as per Proposition 218 (Article XIII D, § 4.). The 15 residential lots will receive equal benefit from the extended maintenance of landscaping and storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the residential parcels within CSA 24, therefore, no general benefit has been assigned.

Proposition 218, a statewide initiative approved by the voters in November 1996, and which took effect on July 1, 1997, requires an assessment ballot procedure in order to increase the assessment. An assessment ballot procedure occurred during the formation of CSA 24 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 24. The property owner cast a majority vote supporting the formula and levy of annual assessment to pay for the services provided by CSA 24. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system and the landscaped storm drain basin minus any fund balance from the previous year divided equally by the number of parcels receiving a benefit within CSA 24.

While maintenance is performed from July to December, the annual assessments are not due until December. Funds will need to be available to cover expenses from July 1 to December 30, 2007. The estimated CSA 24 fund balance as of June 30, 2007 is \$4,987.38. This fund balance will be used to cover expenses from July to December, 2007. In addition, per the approved method for

**COUNTY SERVICE AREA NO. 24
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

calculating the assessment for Fiscal Year (FY) 2007/2008, the fund balance from FY 2006/2007 will be subtracted from the total projected costs to operate CSA 24 for FY 2007/2008.

The Department of Parks and Recreation, which provides landscape maintenance for the drainage basin, and the Department of Public Works/Roads and Bridges Division, which provides storm drain maintenance, have both decided to submit the same budgets for these services in FY 2007/2008 as was submitted for FY 2006/2007.

The Fiscal Year 2007/2008 budget for CSA 24 is as follows:

LANDSCAPE MAINTENANCE BUDGET FOR DRAINAGE BASIN

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$3,424.97
Materials/Supplies	\$ 875.27
Equipment Repairs and Maintenance	\$ 132.31
Utilities	<u>\$1,942.75</u>
Operation & Maintenance Subtotal	\$6,375.30

STORM DRAIN MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$2,292.00
Materials/Supplies	<u>\$ 764.00</u>
Operation & Maintenance Subtotal	\$3,056.00

ADMINISTRATION BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 400.00
Materials/Supplies	<u>\$ 0.00</u>
Administration Subtotal	\$ 400.00

ESTIMATED FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	\$ 9,431.30
Administrative costs	<u>\$ 400.00</u>
Total Costs	\$ 9,831.30
Total Costs	\$ 9,831.30
Offset from Estimated Fund Balance as of June 30, 2007	<u>\$ 4,987.38</u>
Remaining Amount Required to Operate in FY 2007/2008	\$ 4,843.92

**COUNTY SERVICE AREA NO. 24
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

2007/2008 Assessment = \$4,843.92 ÷ 15 parcels = \$322.94 per parcel
2006/2007 Assessment = \$9,831.30 ÷ 1 parcel = \$9,831.30 per parcel with no recorded map

Since the FY 2007/2008 assessment is based on the 15 residential subdivision parcels as opposed to just one parcel last year, and the funds required to operate the CSA have been decreased by the offset from the last year's fund balance, the assessment has decreased from last year.

Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the decrease in assessment. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

June 25, 2007



EXHIBIT "A"

FORMATION OF
COUNTY SERVICE AREA NO. 24
FOR
HIDEAWAY TERRACE
(APN: 024-012-016)

DESCRIPTION

All that certain real property situate in the west half of Lot 27 of Elmwood Colony filed in Volume 2 of Maps, Page 13, Stanislaus County Records, located in the Southwest Quarter of Section 6, Township 5 South, Range 11 East, Mount Diablo Base and Meridian, in the County of Stanislaus, State of California described as follows:

Parcel 1 of Parcel Maps filed in Book 9 of Parcel Maps, Page 18, Stanislaus County Records, more particularly described as follows:

Beginning at the southwest corner of said Lot 27 at the centerline intersection of Waring Road and Monte Vista Avenue; thence along said centerline of Waring Road,

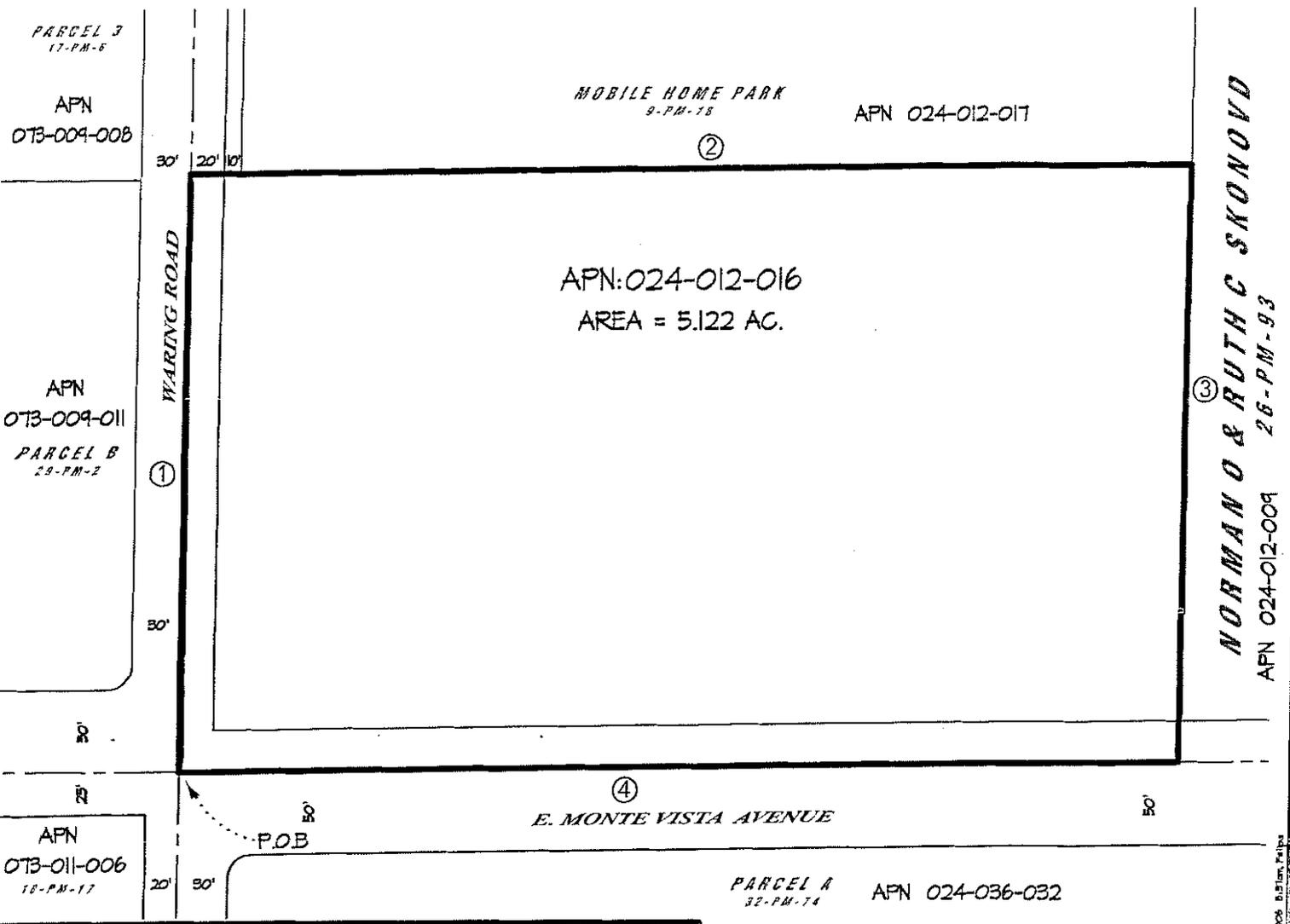
1. North $0^{\circ}01'30''$ West 360.03 feet; thence along the boundary of said Parcel 1,
2. North $89^{\circ}31'30''$ East 621.26 feet and
3. South $0^{\circ}25'15''$ West 359.84 feet; thence along said centerline of Monte Vista Avenue
4. South $89^{\circ}30'30''$ West 618.46 feet to the point of beginning.

Containing: 5.122 Acres

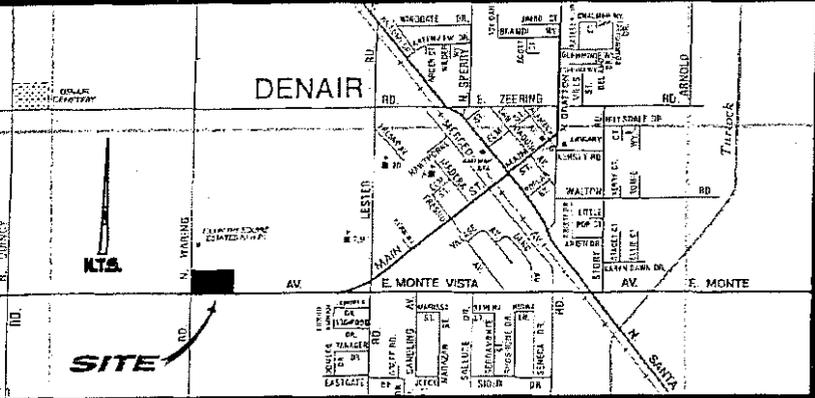


EXHIBIT "B"

FORMATION OF COUNTY SERVICE AREA NO. 24
FOR HIDEAWAY TERRACE
(APN:024-012-016)

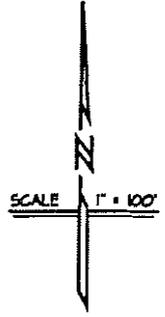


NORMANO & RUTH C SKONOVD
 APN 024-012-009 26-PM-93



VICINITY MAP
NOT TO SCALE

LINE TABLE		
1	N 00° 01' 30" W	360.03'
2	N 89° 31' 30" E	621.26'
3	S 00° 25' 15" W	359.84'
4	S 89° 30' 30" W	618.46'



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

EXHIBIT "B"
FORMATION OF COUNTY SERVICE AREA NO. 24 FOR
HIDEAWAY TERRACE
(APN: 024-012-016)
ELMWOOD COLONY LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,

JOB#	0518
DR. BY	FAM
CK. BY	THD
FB. NO.	---
DATE	May 2006
SHEET	1



PLANNING PRODUCED BY DELAMARE-FULTZ ENGINEERING AND SURVEYING, INC. EXHIBIT "B" July 25, 2006. D:\Plan, P:\pba

Exhibit "C"

The Assessor's Parcels listed below are subject to the Fiscal Year 2007/2008 annual assessment:

024-064-001 thru 015 (inclusive)	\$322.94
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**COUNTY SERVICE AREA NO. 25
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

County Service Area No. 25 (CSA 25) - Suncrest II - was established in November of 2006 to provide extended maintenance services for the storm drain system, landscaping at the storm drain basin, and landscaping at the adjacent lot located west of the basin within the Suncrest II Subdivision. The legal description and boundary of CSA 25 are contained on Exhibits "A" and "B", respectively, that are 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.

At the time of formation, there were 2 parcels within CSA 25. The final subdivision map was recorded December 7, 2006. This created 14 parcels within CSA 25 consisting of: 12 residential lots, a landscaped storm drainage basin lot, and an adjacent landscaped lot dedicated to the county for future road purposes. The storm drain basin and the adjacent lot are public property and treated as individual parcels. These public properties are being created for the sole purpose of providing benefit (storm drainage control & open space) to the residential lots. Since the public property does not receive any benefit from the CSA, the landscaped storm drain basin and the adjacent lot are exempt from assessments, as per Proposition 218 (Article XIII D, § 4.). The 12 residential lots will receive equal benefit from the extended maintenance of landscaping and storm drain system. The extended maintenance of landscaping and storm drainage only provides a special benefit to the residential parcels within CSA 25, therefore, no general benefit has been assigned.

Proposition 218, a statewide initiative approved by the voters in November 1996 and which took effect July 1, 1997, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 25 in 2006. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for the services provided by CSA 25. The property owners cast majority votes supporting the formula and levy of annual assessment to pay for the services provided by CSA 25. Therefore, the formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessment is the total cost to operate and maintain the storm drain system, the landscaped storm drain basin, and the landscaped lot, minus any fund balance from the previous year divided equally by the number of parcels receiving a benefit within CSA 25.

While maintenance is performed from July to December, the annual assessments are not due until December. Funds will need to be available to cover expenses from July 1 to December 30, 2007. The estimated CSA 25 fund balance as of June 30, 2007 is \$18,670.24. This fund balance will be used to cover expenses from July to December, 2007. In addition, per the approved method for

**COUNTY SERVICE AREA NO. 25
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

calculating the assessment, the fund balance from FY 2006/2007 will be subtracted from the total projected costs to operate CSA 25 for FY 2007/2008.

The Department of Parks and Recreation, which provides landscape maintenance for the drainage basin and landscaping at the open space lot, and the Department of Public Works/Roads and Bridges Division, which provides storm drain maintenance, have both decided to submit the same budgets for these services in FY 2007/2008 as was submitted for FY 2006/2007. The budgets for FY 2006/2007 were for 6 months of operating costs, consequently the budgets for FY 2007/2008 are double the FY 2006/2007 budgets.

The Fiscal Year 2007/2008 budget for CSA 24 for the entire year is as follows:

LANDSCAPE MAINTENANCE BUDGET FOR DRAINAGE BASIN

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 2,902.52
Materials/Supplies	\$ 741.75
Equipment Repairs and Maintenance	\$ 112.13
Utilities	<u>\$ 1,646.40</u>
Operation & Maintenance Subtotal	\$ 5,402.80

STORM DRAIN MAINTENANCE BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 4,500.00
Materials/Supplies	<u>\$ 1,500.00</u>
Operation & Maintenance Subtotal	\$ 6,000.00

ADMINISTRATION BUDGET

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Labor	\$ 400.00
Materials/Supplies	<u>\$ 0.00</u>
Administration Subtotal	\$ 400.00

ESTIMATED FISCAL YEAR 2006/2007 ASSESSMENT CALCULATION

Improvement costs	\$ 0.00
Operation & Maintenance costs	\$11,402.80
Administrative costs	<u>\$ 800.00</u>
Total Costs	\$ 12,202.80

**COUNTY SERVICE AREA NO. 25
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Estimated fund balance as of June 30, 2007	\$18,670.24
Offset available to cover FY 2007/2008 total costs	<u>-\$12,202.80</u>
Remaining fund balance to be carried over to FY 2008/2009	\$ 6,467.44
Total Costs FY 2007/2008	\$12,202.80
Offset from estimated fund balance as of June 30, 2007	<u>\$12,202.80</u>
Assessment requirement for FY 2007/2008	\$ 0.00

2007/2008 Assessment = \$0.00 ÷ 12 parcels = \$0.00 per parcel

2006/2007 Assessment with no recorded final map:

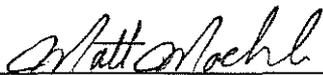
APN: 024-017-021 = 0.16 acres ÷ 4.37 acres = 3.66%.
APN: 024-017-022 = 4.21 acres ÷ 4.37 acres = 96.34%.
Therefore, \$6,101.40 x 0.0366 = \$223.30 and \$6,101.40 x 0.9634 = \$5,878.08 respectively.
APN: 024-017-021 = \$223.30 Assessment.
APN: 024-017-022 = \$5,878.08 Assessment.

Since the FY 2007/2008 assessment is based on the 12 residential subdivision parcels as opposed to just two parcels last year, and the funds required to operate the CSA have been completely offset by the funds available from the estimated fund balance as of June 30, 2007, the assessment required for FY 2007/2008 is \$0.00 and has decreased from last year by \$6,101.40.

The remaining fund balance of \$6,467.44 will be carried over to FY 2008/2009.

Because a formula or method for calculating the annual assessment has been approved per Proposition 218, and because the assessment has decreased rather than increased, no ballot procedure is necessary to approve the change in assessment. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

June 25, 2007

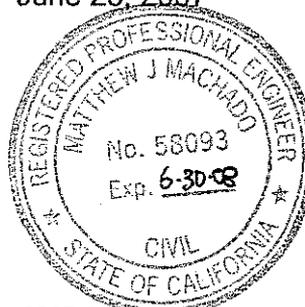


Exhibit "A"
County Service Area No. 25
Suncrest II

All that portion of Lot 24 of Elmwood Colony, as per map filed April 11, 1905 in Volume 2 of Maps, at Page 13, Stanislaus County Records, situated in an unincorporated area, and lying in the Northeast Quarter of Section 6, Township 5 South, Range 11 East, County of Stanislaus, State of California and described as follows:

Commencing at the true southeasterly corner of said Lot 24;

Thence South $88^{\circ}45'30''$ West 589.50 feet along the centerline of Zeering Road to the Point of Beginning;

Thence continuing along said centerline (1) South $88^{\circ}45'30''$ West 199.30 feet;

Thence (2) North $00^{\circ}09'45''$ West 37.37 feet;

Thence (3) North $43^{\circ}42'41''$ East 25.74 feet to the beginning of a non tangent curve concave westerly, having a radius of 275.00 feet to which a radial line bears North $87^{\circ}39'58''$ East;

Thence (4) northerly along the arc of said non tangent curve through a central angle of $11^{\circ}47'00''$, a distance of 56.56 feet to the beginning of a reverse curve concave easterly, having a radius of 325.00 feet;

Thence (5) northerly along the arc of said reverse curve through a central angle of $10^{\circ}23'27''$, a distance of 58.94 feet;

Thence (6) South $88^{\circ}45'30''$ West 150.41 feet;

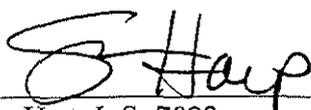
Thence (7) North $00^{\circ}01'17''$ East 453.53 feet;

Thence (8) North $89^{\circ}45'30''$ East 347.30 feet;

Thence (9) South $00^{\circ}09'45''$ East 623.53 feet to the Point of Beginning.

Containing 4.37 acres more or less.

Subject to rights of way and easements of record.



Sean Harp L.S. 7823
Expires: 12/31/07

6-15-06

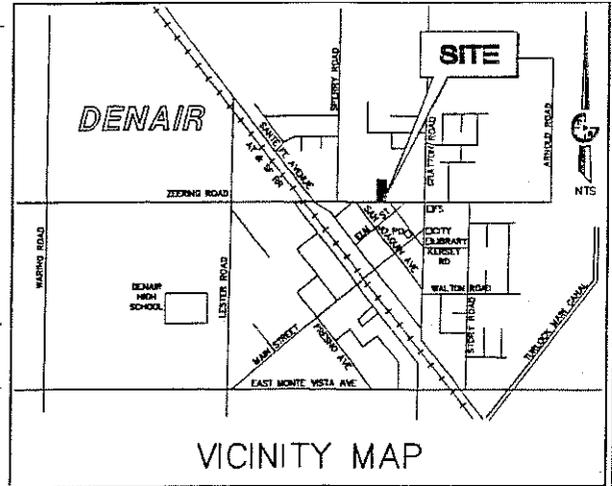


ELMWOOD COLONY
LOT 24

A.P.N.
024-016-004

⑧ N 89°45'30" E
347.30'

A.P.N.
024-016-046



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
(2) L1	N 00°09'45" W	37.37'
(3) L2	N 43°42'41" E	25.74'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
(4) C1	275.00'	56.56'	56.46'	11°47'00"
(5) C2	325.00'	58.94'	58.86'	10°23'27"

A.P.N.
024-016-001

CSA EXHIBIT
4.37 ACRES

A.P.N.
024-017-003

⑦ N 00°01'17" E
453.53'

A.P.N.
024-017-022

⑨ S 00°09'45" E
623.53'

A.P.N.
024-017-012

⑥ S 88°45'30" W
150.41'

(R) S 86°16'25" W

A.P.N.
024-017-008

A.P.N.
024-017-009

A.P.N.
024-017-010

(R) N 75°52'58" E

(R) S 87°39'58" W

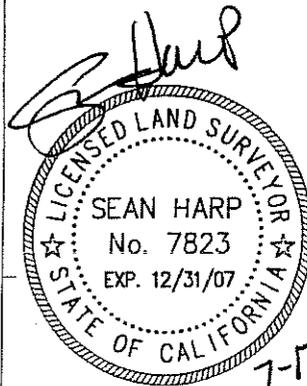
A.P.N.
024-017-021

② L1

① S 88°45'30" W
199.30'

P.O.B.

589.50'



GRATTON ROAD

ZEERING ROAD



SOUTHEAST CORNER LOT 24,
ELMWOOD COLONY EAST 1/4 CORNER,
SECTION 6, T. 5 S., R. 11 E.



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: gdr@gdr-engr.com

Exhibit "B"
County Service Area No. 25
Suncrest II

Date: 06/15/06	Scale: 1"=100'
Drawn: J.J.	Dwg.: 04105 CSA
Checked: S.H.	Job No. 04105

Exhibit "C"

COUNTY SERVICE AREA NO. 25
FISCAL YEAR 2007/2008

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

024-017-026 thru 030 (inclusive)	\$0.00
024-017-033 thru 039 (inclusive)	\$0.00



**RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The Riverdale Landscape and Lighting District (District) was established by the Stanislaus County Board of Supervisors on August 18, 1998, by Board Resolution No. 98-681, following an election conforming with the requirements of Proposition 218. The District was created to install and maintain street lights within the Riverdale Neighborhood to deter crime, promote traffic safety, and aid law enforcement officers. The boundary of the District 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 205 Assessor's parcels within the District, and unless otherwise determined, it is assumed each parcel receives equal benefit from the street lights. The street lights only provide a special benefit to the parcels within the District, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

There are 36 street lights within the District. The street lights are 200 watt high pressure sodium; and the new Turlock Irrigation District Schedule is \$18.82 per month per light. This is a decrease of \$0.05 per month per light above last year's rate.

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

The formula or method used to calculate the annual assessment, approved by the property owners when the District was formed, is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, State surcharge, CA public benefits Charge and any charges for the repair and/or replacement of the street lights) plus (amount needed to replenish operational reserve) divided equally by the number of parcels within the District.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the assessment is collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment will not be collected until December. This creates a six-month lag in receiving the money necessary to operate and maintain the street lights. To overcome this six-month lag, the fund balance will be carried over from the 2006/2007 fiscal year to cover a portion of the \$4,149.36 operating cost of the street lights for the months of July through December, 2007. An amount of \$750 will be added to create an administrative and operational reserve, which will result in a total cost of \$9,048.72 to operate the District.

**RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

Estimated fund balance on June 30, 2007:	\$4,516.35
6 month expenses	-\$4,149.36
Fund balance:	\$ 366.99

The Riverdale Landscape and Lighting District Budget for Fiscal Year 2007/2008 is as follows:

<u>Description</u>	<u>Amount</u>
Power costs:	\$8,298.72
Administration and Operational Reserve:	\$ 750.00
Total Costs:	\$9,048.72

2007/2008 Assessment = $\$9,048.72 \div 205$ parcels = \$44.14 per parcel.
2006/2007 Assessment = \$44.70 per parcel.

The proposed annual assessment is a decrease of \$0.56 per parcel. This amounts to an approximately \$0.05 per month per parcel decrease. Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed change. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

July 2, 2007



KEY MAP

SEE SHEETS 2 & 3
FOR DETAILS.



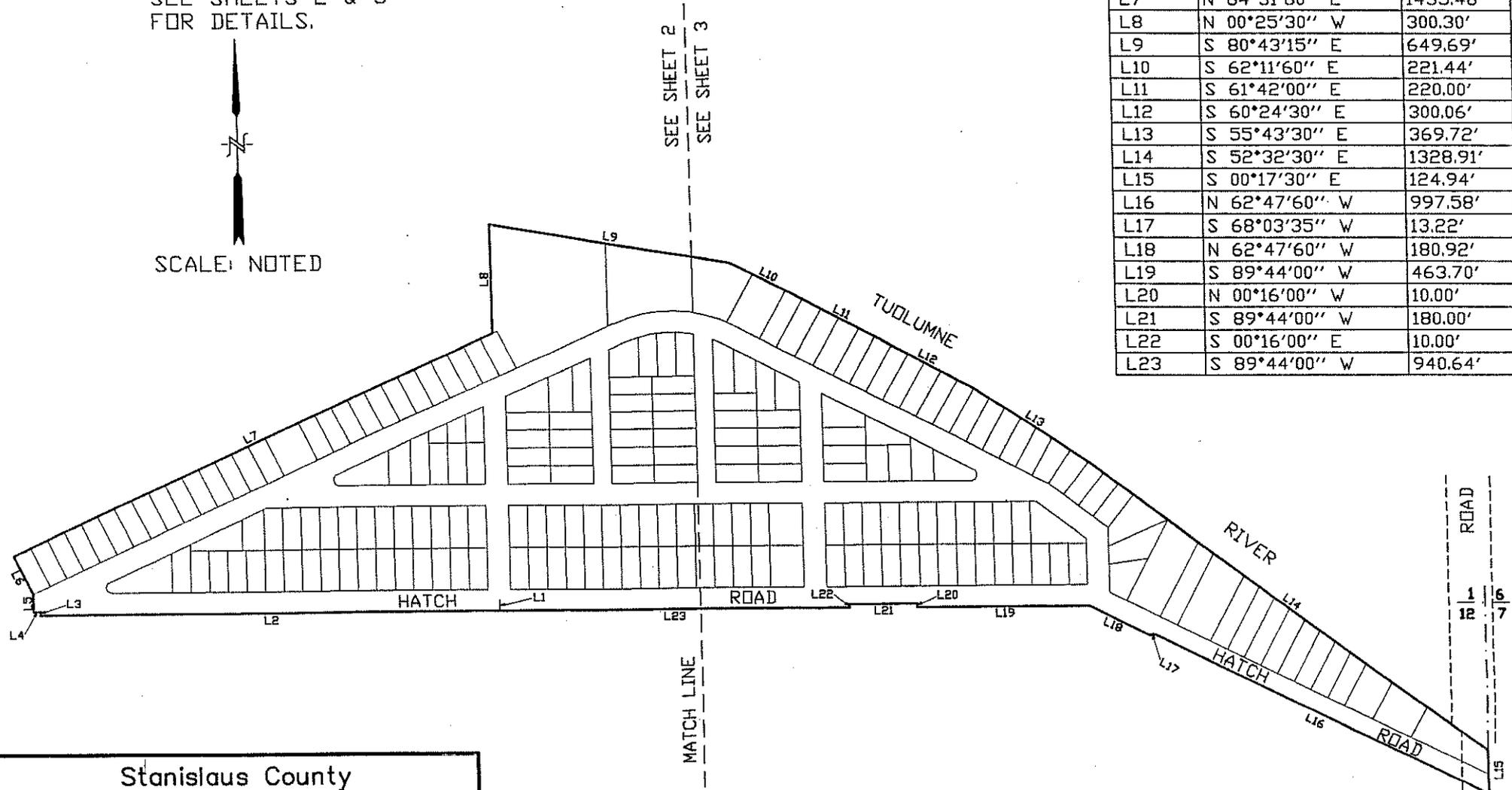
SCALE: NOTED

SEE SHEET 2
SEE SHEET 3

MATCH LINE

ROAD
1/12
6/7
CARPENTER

NUMBER	DIRECTION	DISTANCE
L1	S 00°25'30" E	30.00'
L2	S 89°44'00" W	1234.41'
L3	N 00°16'00" W	10.00'
L4	S 89°44'00" W	17.62'
L5	N 00°16'00" W	50.00'
L6	N 25°27'60" W	115.00'
L7	N 64°31'60" E	1435.48'
L8	N 00°25'30" W	300.30'
L9	S 80°43'15" E	649.69'
L10	S 62°11'60" E	221.44'
L11	S 61°42'00" E	220.00'
L12	S 60°24'30" E	300.06'
L13	S 55°43'30" E	369.72'
L14	S 52°32'30" E	1328.91'
L15	S 00°17'30" E	124.94'
L16	N 62°47'60" W	997.58'
L17	S 68°03'35" W	13.22'
L18	N 62°47'60" W	180.92'
L19	S 89°44'00" W	463.70'
L20	N 00°16'00" W	10.00'
L21	S 89°44'00" W	180.00'
L22	S 00°16'00" E	10.00'
L23	S 89°44'00" W	940.64'



Stanislaus County
Dept. of Public Works
RIVERDALE PARK LIGHTING
DISTRICT

Date: 4-13-1998 Scale: 1"=400'

POR. OF SECTIONS 1 & 12, T4S, R8E, M.D.M.

Exhibit "A"

EXHIBIT "B"

RIVERDALE LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2007/2008

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

017-022-004	\$44.14
017-022-007 thru 017-022-064 (inclusive)	\$44.14
017-022-067	\$44.14
017-023-001	\$44.14
017-023-008 thru 017-023-016 (inclusive)	\$44.14
017-023-019 thru 017-023-031 (inclusive)	\$44.14
017-023-033	\$44.14
017-023-034	\$44.14
017-023-036 thru 017-023-038 (inclusive)	\$44.14
017-024-001 thru 017-024-028 (inclusive)	\$44.14
017-024-032	\$44.14
017-024-033	\$44.14
017-025-004 thru 017-025-006 (inclusive)	\$44.14
017-025-010 thru 017-025-015 (inclusive)	\$44.14
017-025-017 thru 017-025-032 (inclusive)	\$44.14
017-025-035 thru 017-025-044 (inclusive)	\$44.14
017-025-050 thru 017-025-055 (inclusive)	\$44.14
017-025-057	\$44.14
017-025-061 thru 017-025-070 (inclusive)	\$44.14
017-025-072	\$44.14
017-025-076	\$44.14
017-025-080 thru 017-025-083 (inclusive)	\$44.14
017-025-085 thru 017-025-087 (inclusive)	\$44.14
017-025-090 thru 017-025-098 (inclusive)	\$44.14
017-026-001 thru 017-026-002 (inclusive)	\$44.14
017-026-004	\$44.14
017-026-007 thru 017-026-011 (inclusive)	\$44.14
017-026-013	\$44.14
017-026-020	\$44.14
017-026-022 thru 017-026-028 (inclusive)	\$44.14



**RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The Riverview Landscape and Lighting District (District) was established by the Stanislaus County Board of Supervisors on July 13, 2000, by Board Resolution No. 2000-532, following an election conforming with the requirements of Proposition 218. The District was created to install and maintain street lights within the Riverview Neighborhood to deter crime, promote traffic safety, and aid law enforcement officers. The boundary of the District 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 330 Assessor's parcels within the District, and unless otherwise determined, it is assumed each parcel receives equal benefit from the street lights. The street lights only provide a special benefit to the parcels within the District, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

There are 40 street lights within the District. The street lights are 200 watt high pressure sodium; and the rate with Modesto Irrigation District is \$23.10 per month per light, as negotiated on behalf of the Riverview Landscape and Lighting District, wherein Stanislaus County in September, 2001, entered into a long term public agency contract with Modesto Irrigation District. As a result of this agreement, the lighting district receives a 10 percent discount in the monthly energy cost.

FISCAL YEAR 2006/2007 ASSESSMENT CALCULATION

The formula or method used to calculate the assessment, approved by the property owners when the district was formed, is the total cost to operate and maintain the street lights (Modesto Irrigation District energy charges, State surcharge, and any charges for the repair and/or replacement of the street lights) plus (amount needed to replenish operational reserve) divided equally by the number of parcels within the District.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the assessment is collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment will not be collected until December. This creates a six-month lag in receiving the money necessary to operate and maintain the street lights. To overcome this six-month lag, the estimated fund balance as of June 30, 2007, of \$3,893.56 will be carried over from the 2006/2007 fiscal year to be put towards the operating cost of the street lights for the months of July through December, 2007. An amount of \$750 will be

**RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

added to create an administrative and operational reserve, which will result in a total cost of \$11,835.72 to operate the District.

Estimated fund balance on June 30, 2007:	\$3,893.56
6-month expenses based on 10% discount:	-\$5,917.86
Fund balance:	-\$2,024.30

This negative fund balance will be eliminated in December, 2007, when the first installment of assessments are collected.

The Riverview Landscape and Lighting District budget for Fiscal Year 2007/2008 is as follows:

<u>Description</u>	<u>Amount</u>
Power costs:	\$11,085.72
Administration and Operational Reserve:	<u>\$ 750.00</u>
Total Costs:	\$11,835.72

2007/2008 Assessment = $\$11,835.72 \div 330$ parcels = \$35.88 per parcel.
2006/2007 Assessment = $\$11,835.72 \div 333$ parcels = \$35.54 per parcel.

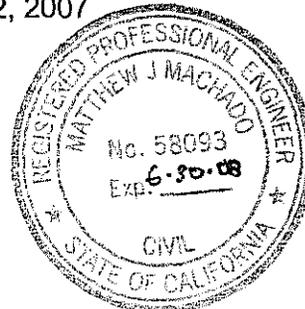
The total cost remains the same as last year. However, three parcels were double counted last year. This error was caught this year, decreasing the total parcel count to 330. This resulted in a slight increase in assessment per parcel. The proposed annual assessment is an increase of \$0.34 per parcel. This amounts to an approximately \$0.03 per month per parcel increase. Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed increase. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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

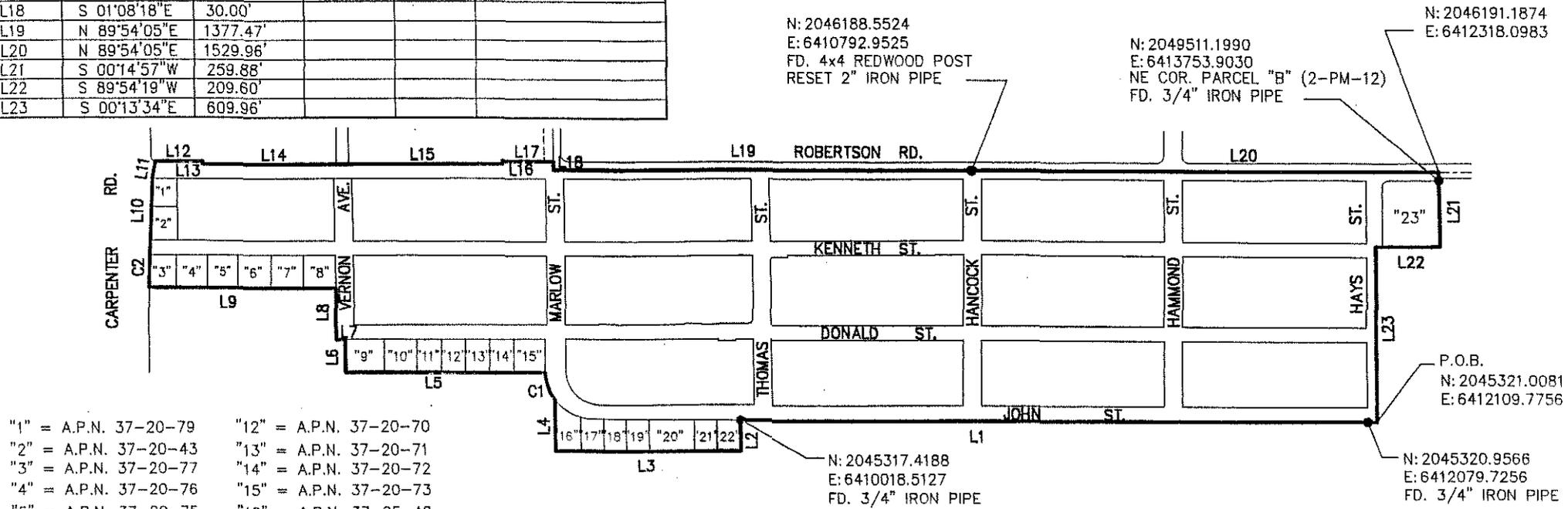
July 2, 2007



NUMBER	DIRECTION	DISTANCE			
L1	S 89°54'06"W	2091.27'			
L2	S 00°26'06"W	104.99'			
L3	S 89°54'06"W	610.74'			
L4	N 00°31'36"E	175.41'			
C1	$\Delta = 35^{\circ}17'50''$	R=163.20'	L=100.54'	C=98.96'	CH= N 17°21'25"W
L5	N 89°56'44"W	657.37'			
L6	N 00°17'06"E	114.57'			
L7	N 89°56'44"W	30.00'			
L8	N 00°17'06"E	174.99'			
L9	N 89°58'24"W	618.24'			
C2	$\Delta = 01^{\circ}26'14''$	R=3440.00'	L=86.30'	C=86.29'	CH= N 02°19'01"E
L10	N 02°57'24"E	299.24'			
L11	N 07°02'20"E	60.77'			
L12	S 89°58'24"E	154.32'			
L13	S 00°04'15"E	10.00'			
L14	S 89°58'24"E	463.97'			
L15	S 89°56'44"E	525.83'			
L16	N 01°08'18"W	10.00'			
L17	S 89°56'44"E	164.89'			
L18	S 01°08'18"E	30.00'			
L19	N 89°54'05"E	1377.47'			
L20	N 89°54'05"E	1529.96'			
L21	S 00°14'57"W	259.88'			
L22	S 89°54'19"W	209.60'			
L23	S 00°13'34"E	609.96'			



NOTES:
 ALL BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 NAD83. TO CONVERT FROM GRID TO GROUND DISTANCE, DIVIDE DISTANCE SHOWN BY 0.99993357



- "1" = A.P.N. 37-20-79
- "2" = A.P.N. 37-20-43
- "3" = A.P.N. 37-20-77
- "4" = A.P.N. 37-20-76
- "5" = A.P.N. 37-20-75
- "6" = A.P.N. 37-20-74
- "7" = A.P.N. 37-20-44
- "8" = A.P.N. 37-20-45
- "9" = A.P.N. 37-20-67
- "10" = A.P.N. 37-20-68
- "11" = A.P.N. 37-20-69
- "12" = A.P.N. 37-20-70
- "13" = A.P.N. 37-20-71
- "14" = A.P.N. 37-20-72
- "15" = A.P.N. 37-20-73
- "16" = A.P.N. 37-25-42
- "17" = A.P.N. 37-25-43
- "18" = A.P.N. 37-25-44
- "19" = A.P.N. 37-25-45
- "20" = A.P.N. 37-25-46
- "21" = A.P.N. 37-25-47
- "22" = A.P.N. 37-25-48
- "23" = A.P.N. 37-23-03

Exhibit "A"

RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT	COUNTY OF STANISLAUS DEPARTMENT OF PUBLIC WORKS						
BEING A PORTION OF SECTION, 6 TOWNSHIP 4 SOUTH, RANGE 9 EAST, M.D.M.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">DATE: 2-16-2000</td> <td style="width: 33%;">SCALE: 1"=500'</td> <td style="width: 33%;">SHEET C</td> </tr> <tr> <td>FILE: RIVERVIEW.DWG</td> <td>DRAWN:</td> <td>1 1</td> </tr> </table>	DATE: 2-16-2000	SCALE: 1"=500'	SHEET C	FILE: RIVERVIEW.DWG	DRAWN:	1 1
DATE: 2-16-2000	SCALE: 1"=500'	SHEET C					
FILE: RIVERVIEW.DWG	DRAWN:	1 1					

Exhibit "B"

RIVERVIEW LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2007/2008

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

037-020-003 thru 038 (inclusive)	\$35.88
037-020-041 thru 077 (inclusive)	\$35.88
037-021-001 thru 035 (inclusive)	\$35.88
037-021-038 thru 090 (inclusive)	\$35.88
037-022-001 thru 015 (inclusive)	\$35.88
037-022-017 thru 020 (inclusive)	\$35.88
037-022-022 thru 035 (inclusive)	\$35.88
037-022-037 and 038	\$35.88
037-022-040 thru 084 (inclusive)	\$35.88
037-023-003	\$35.88
037-024-001 thru 025 (inclusive)	\$35.88
037-024-027	\$35.88
037-024-030 thru 039 (inclusive)	\$35.88
037-024-041 thru 043 (inclusive)	\$35.88
037-025-001 thru 036 (inclusive)	\$35.88
037-025-038 thru 048 (inclusive)	\$35.88
037-025-050 and 051	\$35.88



**SHACKELFORD LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

The Shackelford Landscape and Lighting District (District) was established by the Stanislaus County Board of Supervisors on June 29, 1999, by Board Resolution No. 1999-528, following an election conforming with the requirements of Proposition 218. The District was created to install and maintain street lights within the Shackelford Neighborhood to deter crime, promote traffic safety, and aid law enforcement officers. The boundary of the District 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 495 Assessor's parcels within the District, and unless otherwise determined, it is assumed each parcel receives equal benefit from the street lights. The street lights only provide a special benefit to the parcels within the District, therefore, no general benefit has been assigned. The annual assessment is levied without regard to property valuation.

There are 77 street lights within the District. The street lights are 200 watt high pressure sodium, and the Turlock Irrigation District Schedule LD rate is \$18.82 per month per light. This is the same rate per month per light as last year's rate. With the addition of a State surcharge, a California public benefits charge, and any charges for the repair of and/or replacement of the street lights, the rate for FY 2006/2007 was \$19.21 per month per light.

FISCAL YEAR 2007/2008 ASSESSMENT CALCULATION

The formula or method used to calculate the annual assessment, approved by the property owners when the District was formed, is the total cost to operate and maintain the street lights (Turlock Irrigation District energy charges, State surcharge, CA public benefits charge and any charges for the repair and/or replacement of the street lights) divided equally by the number of parcels within the District. To cover administration costs and continue to maintain a general reserve, an additional \$1.50 assessment will be levied on each parcel.

The fiscal year is the 12-month period commencing on July 1st and ending on the following June 30th. However, the assessment is collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the assessment will not be collected until December. This creates a six-month lag in receiving the money necessary to operate and maintain the street lights. To overcome this six-month lag, six months of expenses \$9,246.27, taken from

**SHACKELFORD LANDSCAPE AND LIGHTING DISTRICT
ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2007/2008**

the estimated fund balance as of June 30, 2007, will be carried over from the 2006/2007 fiscal year to cover this street light operating cost for the months of July through December, 2007.

Estimated fund balance on June 30, 2007:	\$ 14,242.50
6-month expenses	<u>-9,246.27</u>
Fund balance:	\$ 4,996.23

This fund balance amount of \$4996.23 will be used to offset the total operation and maintenance costs, thereby reducing the proposed annual assessment.

The Shackelford Landscape and Lighting District Budget for Fiscal Year 2007/2008 is as follows:

<u>Description</u>	<u>Amount</u>
Improvement costs:	\$ 0.00
Total power costs:	17,750.04
Administration and Operational Reserve:	<u>742.50</u>
Total costs:	\$18,492.54
Offset from fund balance:	<u>4,996.23</u>
Total revenue required:	\$13,496.31

2007/2008 Assessment = \$13,496.31 ÷ 495 parcels = \$27.28 per parcel.

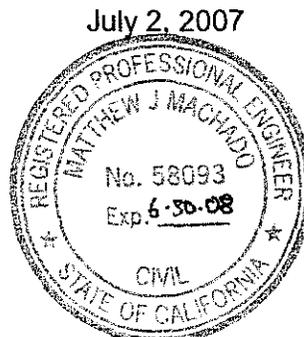
2006/2007 Assessment = \$18,268.83 ÷ 495 parcels = \$36.90 per parcel.

The proposed annual assessment is an decrease of \$8.62 per parcel. This amounts to an approximately \$0.72 per month per parcel decrease. Because a formula or method for calculating the annual assessment has been approved per Proposition 218, no ballot procedure is necessary to approve the proposed decrease. Therefore, the Fiscal Year 2007/2008 assessment is in compliance with Proposition 218.

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



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



SHACKELFORD LANDSCAPE & LIGHTING DISTRICT

(AREA = 133.67 ACRES)

- ① N 0°03'00" W 911.13'
- ② S 89°51'30" E 658.49'
- ③ N 0°02'00" W 497.00'
- ④ N 89°51'00" W 658.85'
- ⑤ N 0°03'00" W 1273.36'
- ⑥ R= 357.04'
Δ= 36°36'00"
T= 118.08'
L= 228.07'
- ⑦ S 80°34'18" E 1923.50'
- ⑧ S 14°02'00" E 1679.24'
- ⑨ R= 2827.90'
Δ= 13°36'00"
T= 337.20'
L= 671.24'
- ⑩ S 0°26'00" E 112.00'
- ⑪ S 89°46'00" W 1291.44'
- ⑫ N 0°02'00" W 15.00'
- ⑬ S 89°46'00" W 1317.27'

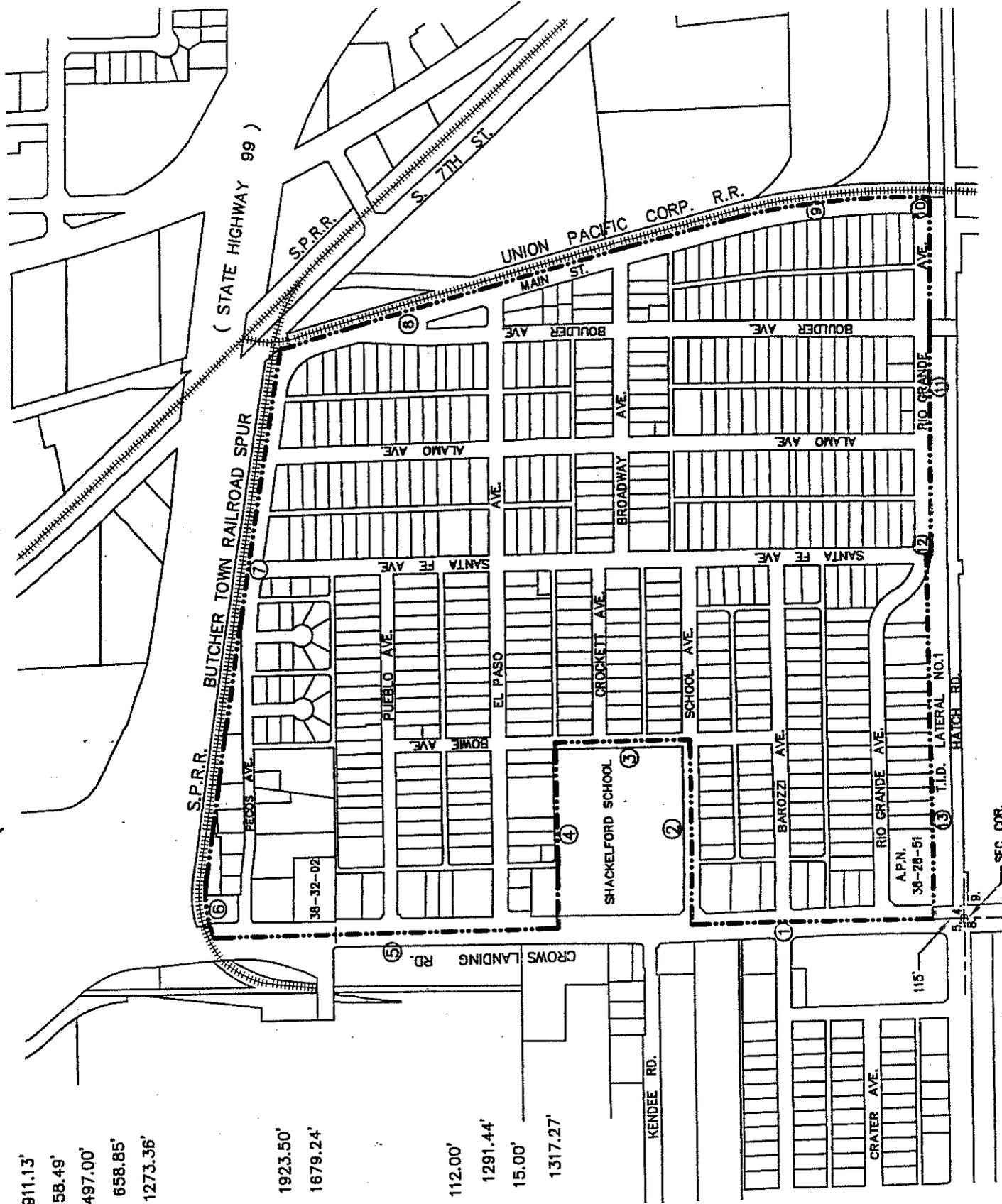


Exhibit "A"



SCALE: 1" = 500'

Exhibit "B"

SHACKELFORD LANDSCAPE AND LIGHTING DISTRICT
FISCAL YEAR 2007/2008

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

038-028-001 thru 038-028-040 (inclusive)	\$27.28
038-028-042	\$27.28
038-028-048	\$27.28
038-028-051	\$27.28
038-029-001 thru 038-029-030 (inclusive)	\$27.28
038-029-033 thru 038-029-076 (inclusive)	\$27.28
038-030-001 thru 038-030-007 (inclusive)	\$27.28
038-030-010 and 038-030-011	\$27.28
038-030-013	\$27.28
038-030-015 thru 038-030-019 (inclusive)	\$27.28
038-030-021 thru 038-030-044 (inclusive)	\$27.28
038-030-046 thru 038-030-052 (inclusive)	\$27.28
038-031-001 thru 038-031-010 (inclusive)	\$27.28
038-031-012 thru 038-031-042 (inclusive)	\$27.28
038-031-045 thru 038-031-070 (inclusive)	\$27.28
038-032-002 thru 038-032-004 (inclusive)	\$27.28
038-032-006 thru 038-032-016 (inclusive)	\$27.28
038-032-018 thru 038-032-024 (inclusive)	\$27.28
038-032-027 and 038-032-028	\$27.28
038-032-031 thru 038-032-034 (inclusive)	\$27.28
038-032-036 and 038-032-037	\$27.28
038-032-039 and 038-032-040	\$27.28
038-033-003 thru 038-033-009 (inclusive)	\$27.28
038-033-011 and 038-033-012	\$27.28
038-035-002 thru 038-035-012 (inclusive)	\$27.28
038-035-015 thru 038-035-030 (inclusive)	\$27.28
038-035-032 thru 038-035-059 (inclusive)	\$27.28
038-035-062 thru 038-035-064 (inclusive)	\$27.28
038-036-001 thru 038-036-010 (inclusive)	\$27.28
038-036-012 thru 038-036-043 (inclusive)	\$27.28
038-037-001	\$27.28
038-037-004 thru 038-037-029 (inclusive)	\$27.28
038-037-032 thru 038-037-089 (inclusive)	\$27.28
038-038-001 thru 038-038-040 (inclusive)	\$27.28