



## **COUNTY SERVICE AREAS**

### **PROPERTY-RELATED FEE REPORT**

**NO. 16 (HOLIDAY ESTATES)  
NO. 21 (LONG ACRES)  
NO. 22 (CIELO VISTA)  
NO. 23 (RANCHO SAN JOAQUIN)  
NO. 24 (SANTA ANA ACRES)  
NO. 28 (HEATHERWOOD)  
NO. 31 (STONEGATE)  
NO. 34 (AUSAYMAS ESTATES)  
NO. 35 (UNIONHEIGHTS)  
NO. 42 (LEMMON ACRES)  
NO. 46 (QUAIL HOLLOW)  
NO. 47 (OAK CREEK)  
NO. 48 (DRY CREEK)  
NO. 50 (DUNNEVILLE)  
NO. 51 (COMSTOCK)  
NO. 53 (RIVERVIEW)  
NO. 54 (PACHECO CREEK ESTATES)  
NO. 55 (CREEKSIDE 5 & 6)**

**FISCAL YEAR 2016/2017**

**August 23, 2016**

**COUNTY SERVICE AREA NOS. 16, 21, 22, 23, 24, 28, 31, 34,  
35, 42, 46, 47, 48, 50, 51, 53, 54 and 55**

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## 1. INTRODUCTION AND BACKGROUND

### 1.1. Introduction

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The purpose of the proposed Property-Related Fees and Special Taxes covered by this report is to provide the recommended Equivalent Dwelling Unit (charge) being levied for 18 County Service Areas in Fiscal Year 2016-17: No. 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, 54 and 55. The recommended Fees, or for CSA 55 the recommended special taxes, provide the funding required for capital improvements (discussed below) and the maintenance and operations of infrastructure. The recommended Fees are property-related fees, authorized pursuant to the County Service Area Law - Government Code beginning with Section 25210 (Section 25215.5 in particular), and the recommended Special taxes are authorized pursuant to the County Service Area law Section 25215.2.

CSA No. 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, 54 and 55 were established by Resolution of the Board of Supervisors ("Board") of the County of San Benito, State of California ("County") pursuant to the County Service Law, as noted below.

Formation Date	Resolution	CSA No.	County Service Area Name	Parcel Count	EDU Count
4/21/1980	80-54	16	Santa Ana/Holiday Estates	84	87.30
4/1/1987	87-42	21	Long Acres	22	22
1/29/1987	87-02	22	Cielo Vista	78	76
4/1/1987	87-44	23	Rancho San Joaquin	30	32
5/15/1987	87-56	24	Santa Ana Acres	27	31
2/1/1988	87-146	28	Heatherwood/Fox Hill	48	49
11/7/1988	88-143	31	Stonegate	74	72.83
11/6/1989	89-156	34	Ausaymas Estates	7	7
9/25/1990	90-117	35	Union Heights	25	20.635
7/12/1994	94-84	42	Lemmon Acres	28	30
2/1/1996	96-02	46	Quail Hollow	110	108
6/25/1996	96-81	47	Oak Creek	90	87.5
7/23/1996	96-75	48	Dry Creek	18	20
1/29/1998	98-01	50	Dunneville	31	30
9/8/1998	98-102	51	Comstock Estates	34	34
7/29/1999	99-2	53	Riverview Estates	59	57
Circa 2000	Unavailable	54	Pacheco Creek Estates	11	6.653
2014	Unavailable	55	Creekside 5 Creekside 6	8 6	14
			<b>18 County Service Areas</b>		<b>784.918</b>

The services provided by each County Service Area ("CSA") vary. However, at the time each CSA was formed, the types of extended County services proposed to be provided generally included, but were not limited to:

- Police<sup>1</sup>
- Fire protection
- Street lighting
- Storm drainage maintenance
- Road maintenance, including sweeping
- Wastewater treatment
- Water treatment
- Landscape maintenance
- Open space maintenance
- Recreation maintenance
- Refuse and garbage collection

## ***1.2. Background***

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The Legislature recognized that unprecedented growth in unincorporated areas in counties created a burden on local government to provide extended services such as police and fire protection, local park, recreation or parkway facilities and services, water service, sewer service, street sweeping, street lighting, landscaping, storm drain maintenance, and road maintenance. Recognizing the duty of counties to adequately meet the needs of such areas for extended governmental services and also recognizing that such areas should pay for the extended services provided, County Service Areas (“CSA’s”) were established as an alternative mechanism to provide the extended governmental services and to collect service fees to cover such services.

Public Works staff estimates each County Service Area budget annually. The estimated annual budget is based on prior year work effort, planned and CSA requested future services, inflationary factors, and includes maintenance, repair, and capital improvements. An analysis is also made of the revenue and reserve balances, to determine the fees and charges, or for CSA 55 the special tax, for the upcoming fiscal year.

The resulting FY2016/2017 recommended budgets are included in this Report and filed with the Clerk of the Board. The Report includes a description of the extended services and the proposed property-related fee or special tax for each Equivalent Dwelling Unit. Notice was also published in the local newspaper regarding the public hearing scheduled for August 23, 2016, upon which time the proposed budget and property-related fee for Fiscal Year 2016/17 will be recommended for approval by the Board of Supervisors.<sup>2</sup>

## ***1.3. Boundaries of the CountyService Areas***

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### **County Service Area No. 16 – Holiday Estates/Santa Ana Estates**

Holiday Estates/Santa Ana Estates is located in the unincorporated area of the County of San Benito north of Santa Ana Road, east of Rosebud Avenue and along Daffodil Drive and Jonquil Lane. The other portion of Holiday Estates/Santa Ana Estates is located south of Sunnyslope Road, east of Sunnyslope Lane and west of Fairview Road. Holiday Estates/Santa Ana Estates has 84 parcels as follows: 83 developed residential and 1 undeveloped.

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<sup>1</sup>Police and fire protection services are currently provided to the public at large and are not funded through a CSA fee.

<sup>2</sup> The budget will be adopted for the purposes of establishing the fee only. The budgets for the CSA are formally adopted in the County’s annual budget process.

**County Service Area No. 21 – Long Acres**

Long Acres is located in the unincorporated area of the County of San Benito south of Santa Ana Acres, west of Fairview Road and east of Santa Ana Court. Long Acres has 22 parcels all of which are developed residential.

**County Service Area No. 22 – Cielo Vista**

Cielo Vista is located in the unincorporated area of the County of San Benito north of Airline Highway and west of Fairview Road. Cielo Vista has 78 parcels as follows: 76 developed residential, 1 treatment plant facility and 1 detention pond.

**County Service Area No. 23 – Rancho San Joaquin**

Rancho San Joaquin is located in the unincorporated area of the County of San Benito north of Spring Grove Road, south of Comstock Road and east of Fairview Road. Rancho San Joaquin has 30 parcels, all of which are developed residential.

**County Service Area No. 24 – Santa Ana Acres**

Santa Ana Acres is located in the unincorporated area of the County of San Benito north of Santa Ana Road, south of Franny Brick Lane and west of Rosebud Avenue. Santa Ana Acres has 27 parcels, all of which are developed residential.

**County Service Area No. 28 – Heatherwood**

Heatherwood is located in the unincorporated area of the County of San Benito south of John Smith Road, north of Airline Highway east of Fairview Road and west of Best Road, a portion of Heatherwood is located east of Best Road, north of Airline Highway and south of John Smith Road. Heatherwood has 48 parcels, all of which are developed residential.

**County Service Area No. 31 – Stonegate**

Stonegate is located in the unincorporated area of the County of San Benito east of Airline Highway and north of Quien Sabe Road. Stonegate has 74 parcels as follows: 72 developed, 1 undeveloped, and 1 communal lot with tennis courts and a community park area.

**County Service Area No. 34 – Ausaymas**

Ausaymas is located in the unincorporated area of the County of San Benito south of Comstock Road, east of Rockie Road and along Ausaymus Court. Ausaymas has 7 parcels, all of which are developed residential.

**County Service Area No. 35 – Union Heights**

Union Heights is located in the unincorporated area of the County of San Benito northeast of Union Road, west of Riverside Road and along Union Heights Drive. Union Heights has 25 parcels as follows: 20 developed residential, 2 vacant residential and 3 open space.

**County Service Area No. 42 – Lemmon Acres**

Lemmon Acres is located in the unincorporated area of the County of San Benito north of Santa Ana Road, west of Fairview Road and east of Prater Way. Lemmon Acres has 28 parcels, all of which are developed residential.

**County Service Area No. 46 – Quail Hollow**

Quail Hollow is located in the unincorporated area of the County of San Benito south of Enterprise Road, north of Donald Drive and east of Oak Creek Drive. Quail Hollow has 110 parcels as follows: 108 developed residential and 2 open space.

**County Service Area No. 47 – Oak Creek**

Oak Creek is located in the unincorporated area of the County of San Benito north of Quail Ridge Way, south of Enterprise Road and west of Quail Hollow Drive. Oak Creek has 90 parcels as follows: 87 developed residential, 2 undeveloped and 1 open space.

**County Service Area No. 48 – Dry Creek**

Dry Creek is located in the unincorporated area of the County of San Benito north of Sunnyslope Road, south of Hillcrest Road and east of Clearwater Drive. Dry Creek has 18 parcels as follows: 16 developed and 2 roads.

**County Service Area No. 50 – Dunneville**

Dunneville is located in the unincorporated area of the County of San Benito north of Fairview Road, east of San Felipe Road and along Dunneville Road. Dunneville has 31 parcels as follows: 30 developed residential and 1 detention pond.

**County Service Area No. 51 – Comstock**

Comstock is located in the unincorporated area of the County of San Benito north of Comstock Road, south of Los Viboras Road and east of Arroyo Seco Drive. Comstock has 34 parcels as follows: 34 developed residential single family including a large lot with a single family residence but zoned for a future subdivision of 7 homes.

**County Service Area No. 53 – Riverview Estates**

Riverview Estates is located in the unincorporated area of the County of San Benito southeast of Hospital Road and west of Southside Road. Riverview Estates has 59 parcels as follows: 56 developed residential and 3 open space.

**County Service Area No. 54 – Pacheco Creek Estates**

Pacheco Creek Estates is located in the unincorporated area of the County of San Benito east of State Highway 156, south of State Highway 152 and north of Fairview Road. Pacheco Creek Estates has 11 parcels as follows: 6 developed and 3 undeveloped and 2 open space/common areas.

**County Service Area No. 55 – Creekside 6**

County Service Area Creekside 55 is comprised of the Creekside 5 and Creekside 6 subdivisions, both located in the unincorporated area of the County of San Benito.

Creekside 5 is located at the extension of Cypress Street, north of Sunnyslope Road. Creekside 6 has 8 parcels as follows: 8 developed residential and 1 open space.

Creekside 6 is located on Los Altos Drive, just south of Hillcrest Road. Creekside was authorized to be developed with up to nine residential parcels with an open space area. However, only six parcels have been developed at the present time.

## **2. DESCRIPTION OF IMPROVEMENTS & SERVICES<sup>3</sup>**

### **County Service Area No. 16 – Holiday Estates**

#### Utilities

The payment of utilities to PG&E for street lighting.

#### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Holiday Estates. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter

#### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### **County Service Area No. 21 – Long Acres**

#### Utilities

The payment of utilities to PG&E for street lighting.

#### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Long Acres. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter

#### Road Maintenance

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<sup>3</sup> Notwithstanding the descriptions contained herein, the described fees/special taxes only propose a funding mechanism for the types of services and improvements listed. The proposal or approval of the fee/special tax described shall not constitute approval of, or commitment to, to any specific project.



Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### **County Service Area No. 22 – Cielo Vista**

#### **Utilities**

The payment of utilities to PG&E for operation of the waste water treatment plant. Additionally, telephone services are maintained for alarm systems.

#### **Storm Drainage**

The HOA assumed responsibility for the storm drainage maintenance services. Oversight to be provided by the County.

#### **Wastewater Treatment**

Wastewater treatment services include a contracted payment to consultant for operations and maintenance of the wastewater treatment plant. Additional costs include payments for operations and maintenance services provided by the County.

### **County Service Area No. 23 – Rancho San Joaquin**

#### **Storm Drainage**

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Rancho San Joaquin. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation and maintain chain link fence surrounding the detention pond
- Remove trees and brush
- Remove trash and litter

#### **Road Maintenance**

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### **County Service Area No. 24 – Santa Ana Acres**

#### **Utilities**

The payment of utilities to PG&E for street lighting.

### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Santa Ana Acres. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation and maintain chain link fence surrounding the detention pond
- Remove trees and brush
- Remove trash and litter

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

## **County Service Area No. 28 – Heatherwood/Fox Hill**

### Utilities

The payment of utilities to PG&E for street lighting.

### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Heatherwood/Fox Hill. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

## **County Service Area No. 31 – Stonegate**

### Utilities

The payment of utilities from PG&E for operation of the water treatment plant. Additionally, telephone services are maintained for alarm systems.

## Water

Water services include the payment to Bracewell Engineering for operations and maintenance of the existing water treatment plant, payment to San Benito County Water District for water usage, and operations and maintenance services provided by the County associated with water provision, including necessary capital improvements.

## **County Service Area No. 34 – Ausaymas Estates**

### Utilities

The payment of utilities to PG&E for street lighting.

### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Ausaymas Estates. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

## **County Service Area No. 35 – Union Heights**

### Utilities

The payment of utilities to PG&E for street lighting.

### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Ausaymas Estates. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### **County Service Area No. 42 – Lemmon Acres**

#### Utilities

The payment of utilities to PG&E for street lighting.

#### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Lemmon Acres. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, sidewalk repair, and repair of street signs (graffiti and other vandalism).

### **County Service Area No. 46 – Quail Hollow**

#### Utilities

The payment of utilities to PG&E for street lighting and irrigation controls and basketball courts.

#### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Quail Hollow. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Maintain creek
- Remove trees and brush
- Remove trash and litter

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### Landscape Maintenance

Landscape maintenance is contracted to a third party. The scope of the service may include mowing of lawns, edging, trimming, irrigation, removal of debris, pest control, aeration of soil, and maintaining bedding and planted areas; irrigation systems; foot paths, and semi-improved areas.

### General Maintenance

County performs repairs on County owned light poles.

## **County Service Area No. 47 – Oak Creek**

### Utilities

The payment of utilities to PG&E for street lighting.

### Storm Drainage

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Oak Creek. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Maintain creek
- Remove trees and brush
- Remove trash and litter
- Set squirrel bait

### Road Maintenance

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### Landscape Maintenance

Landscape maintenance is contracted to a third party. The scope of the service may include mowing of lawns, edging, trimming, irrigation, removal of debris, pest control, aeration of soil, and maintaining bedding and planted areas; irrigation systems; foot paths, and semi-improved areas.

### General Maintenance

County performs repairs on County owned light poles.

## **County Service Area No. 48 – Dry Creek**

### **Storm Drainage**

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Dry Creek. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Remove trees and brush
- Remove trash and litter

### **Road Maintenance**

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

## **County Service Area No. 50 – Dunneville**

### **Utilities**

The payment of utilities to PG&E for street lighting and water treatment facility.

### **Storm Drainage**

The homeowners have assumed responsibility for the storm drainage maintenance services. Oversight to be provided by the County.

### **Road Maintenance**

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### **Water Treatment**

Water services include the payment to a consultant for operations and maintenance of the water treatment plant. Additional costs include payments for operations and maintenance.

### **Landscape Maintenance**

There is no fee currently approved for maintenance of the walking path and the CSA is not providing this service at the present time.

### **Water System Capital Improvements and Reserve**

This fee was July 23, 2013 to establish funding for current and future capital improvement needs to the water system, including equipment repair & replacement costs, as such improvements become necessary. This fee also creates a reserve sufficient for future capital improvements. The basic components of the water system include, but are not limited to: two wells, a filtration system, two main pumps, four booster pumps, piping, related electrical system, and the storage tank. This fee may also be used to reimburse staff costs (i.e. administrative costs) related to administering the capital improvement projects.

## **County Service Area No. 51 – Comstock**

### **Storm Drainage**

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Comstock. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor (to be provided by CSA)
- Trim weeds roadside (to be provided by CSA)
- Clean inlets and outlets
- Grade to restore flow-lines
- Remove trees and brush (to be provided by CSA)
- Remove trash and litter (to be provided by CSA)

### **Road Maintenance**

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

## **County Service Area No. 53 – Riverview Estates**

### **Utilities**

The payment of utilities to PG&E for street lighting and the City of Hollister for irrigation water.

### **Storm Drainage**

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Riverview Estates. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter
- Set squirrel bait

### **Road Maintenance**

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

### **Landscape Maintenance**

Landscape maintenance is contracted to a third party. The scope of the service may include mowing of lawns, edging, trimming, irrigation, removal of debris, pest control, aeration of soil, and maintaining bedding and planted areas; irrigation systems; foot paths, and semi-improved areas.

## **County Service Area No. 54 – Pacheco Creek Estates**

### **Storm Drainage (Funded From Reserved Only, Not from the Fee)**

Storm drainage improvements and services may include, but not be limited to, the maintenance of drainage ditches and detention ponds, and the cleaning of storm drainage boxes within Pacheco Creek Estates. Maintenance activities may include, but not be limited to:

- Mow weeds seasonally using beater tractor
- Trim weeds
- Clean inlets and outlets
- Grade to restore flow-lines
- Rip detention ponds for improved percolation
- Remove trees and brush
- Remove trash and litter
- Set squirrel bait

### **Wastewater Treatment**

Pacheco Creek Estates consist of nine parcels served, or potentially served, by septic tanks. County staff maintains the community leach field and septic tank, servicing as needed.

## **County Service Area No. 55 – Creekside 5 and 6**

**Street Lighting** - The payment of utilities to PG&E for street lighting.

### **Drainage/Storm Drainage**

Storm drainage improvements and services may include, but not be limited to, the maintenance of and clearing of drainage areas (such as ditches, detention ponds, and drainage boxes, as may be applicable). Maintenance activities may include, but not be limited to:

- Mow weeds seasonally
- Trim weeds
- Clean inlets and outlets
- Maintain open space
- Remove trees and brush
- Remove trash and litter
- Set squirrel bait

### **Road Maintenance**

Road maintenance may include asphalt patching, chip or slurry seal as required, and repair of street signs (graffiti and other vandalism).

**Street Sweeping** (will be performed once a contract is entered into)

### **Open Space and Landscaping Improvements**

The scope of the service may include basic maintenance of open space areas, including weed control, removal of debris, pest control, and maintaining bedding and planted areas (if any).



### **3. ESTIMATE OF COSTS**

The purpose of the proposed Fees and Special Taxes covered by this report is to provide the resources for the FY2015/2016 recommended annual budget.

#### **3.1 Definitions**

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Annual Under Collection – In County Service Areas with an annual under collection of funds as compared to the total annual budget for the applicable County Service Area, the shortfall shall be handled as follows:

- All non-essential services and maintenance of improvements provided by the applicable County Service Area will be curtailed or eliminated due to the lack of adequate funding. Furthermore, the County and the County Service Area may pursue the replenishment of funds through any methods authorized by law.

County Administrative Charge – County direct and indirect costs related to the ongoing administration of the fees<sup>4</sup> and services, including but not limited to, the administration of funds, budgets, tracking, calculation and collection of the fee on the property tax bill or any other manner, any related or incidental costs and fees, legal counsel, auditors, accountants, consultants and any other agents of the County.

County Service Area Internal Service Fund Contingency Reserve Draw – In County Service Areas with a draw of funds from the contingency reserve within the County Service Area fund after the payment of all expenses, the funding of chip/slurry seal, other capital projects, and the funding of operating and capital reserves, the additional draw of funds needed from the County Service Area internal service fund contingency, to avoid negative fund balances, shall be handled as follows:

- If a replacement property-related fee has been approved by the property owners, the replacement property-related fee for the applicable County Service Area has been structured to provide for the replenishment of all funds over a period of five (5) years, or ten (10) years if specifically approved by the Board of Supervisors. Additional funding from the County Service Area internal service fund contingency transfer, as adopted by at least a 4/5ths vote of the Board of Supervisors, may be necessary to avoid negative fund balances. These inter-fund contingency transfers shall charge, the County Service Area requiring additional funding, interest at the same rate that the County Service Area internal service fund accrues interest.
- If a replacement property-related fee has not been approved by the property owners, all non-essential services and maintenance of improvements provided by the applicable County Service Area will be curtailed or eliminated due to the lack of funding and these CSAs shall not be eligible for funding from the County Service Area internal service fund contingency. Furthermore, the County and the County Service Area may pursue the replenishment of funds through any methods authorized by law.

Essential Services – Services performed for the purpose of health and safety, including potable water and sewer services, and if determined by the Board of Supervisors on a case by case basis, storm drainage maintenance.

Immediate Funding of Reserves – If a replacement property-related fee has been approved by the property owners, the reserves for the applicable County Service Area shall be immediately funded from all available County Service Area funds, including a draw of funds from the contingency reserve, as follows:

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<sup>4</sup> When Section 3 generically refers to a “fee”, it shall include the tax collected in CSA 55.

- At full and goal levels, in accordance with the guidelines set herein, the capital projects, operating contingency, replacement, and special replacement reserves, including an extra year's worth of funding of the capital projects reserve in accordance with the schedule of capital projects, particularly chip/slurry seal, maintained by the Public Works Department.

Interest – Interest is calculated on individual CSA fund balances and allocated annually. Any interest that a CSA earns will be captured as an increase to the CSA fund balance in the annual budget.

Reserves – Capital Projects – The purpose of the capital projects reserve is to provide funding for the ongoing need to reinvest in program infrastructure such as road chip or slurry seal. The annual cash contribution to a capital projects reserve can be used to pay for the costs of immediate capital improvement projects or it can be saved and accumulated over several years to pay for future projects. The annual budget shall allow for the funding of a capital projects reserve at a rate of 20% per year with the goal of accumulating 100% of the capital project cost over a period of five (5) years. This amount may be increased in those CSA's that have approved a fee necessary to fund capital improvements at a greater level.

Reserves – County Service Area Internal Service Fund Contingency Reserve – The purpose of the County Service Area internal service fund contingency reserve is to provide an added cushion for County Service Area administration. County Service Areas that have exhausted all funds from the contingency reserve within the County Service Area fund after the payment of all expenses, the funding of slurry seal, other capital projects, replacement of equipment and facilities, and the funding of operating, capital and replacement reserves shall be eligible for contingency funding from the internal service fund. These inter-fund contingency transfers shall charge, the County Service Area requiring additional funding, interest at the same rate that the County Service Area internal service fund accrues interest.

Reserves – Operating Contingency – The purpose of the operating contingency reserve is to provide an added cushion against poor financial performance when compared to budget, either due to reduced revenues or increased expenditures actually incurred. The annual budget shall allow for the funding of an operating contingency reserve at a rate of 2% per year with the goal of accumulating 10% of the annual operating budget, excluding administrative fees, over a period of five (5) years.

Resolution Guiding Reserves and Funds – Reference is made and incorporated herein to the resolution establishing guidelines for the funding of reserves, the handling of surplus funds and the establishment of a contingency reserve within each County Service Area and the County Service Area internal service fund.

Surplus Funds – In County Service Areas with a surplus of funds after the payment of all expenses, the funding of chip or slurry seal, other capital projects, replacement of facilities, and the funding of operating and capital reserves, the surplus of funds shall be applied as follows:

- If a replacement property-related fee has not been approved by the property owners, the surplus funds will be held by the applicable County Service Area for the continuance of essential services until the depletion of funds.

### **3.2 Annual Budget**

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The Recommended Annual Budgets included in this Report for each CSA, is a calculation of the annual costs estimated for the services to be provided in Fiscal Year 2016/17. The CSA budget is recalculated annually and used as the basis for the calculation of the annual Fee for Equivalent Dwelling Unit, which shall not exceed the Maximum Per Parcel Fee, or for the annual special tax to be imposed for CSA 55. The Annual Maximum Fee, or Special Tax, for each CSA was approved by the property owners, as follows:

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CSA Nos. 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, and 54 FY2016-17 Property-Related Fee  
 CSA No. 55 FY2016-17 Special Tax

**Fees:**

- CSA No. 31: Majority Protest Hearing, February 10, 2009, Resolution No. 2009-15
- CSA Nos. 24 and 35: Mail Ballot Election, August 25, 2009
- CSA Nos. 16, 21, 22, 23, 28, 34, 42, 46, 47, 48, 50, 51, and 53: Majority Protest Hearing, March 9, 2010, Resolution No. 2010-27; Mail Ballot Election (CSA Nos. 16, 21, 23, 28, 42, 47, 48, 50, and 51), May 4, 2010; Mail Ballot Election (CSA No. 34): August 31, 2010; and, Mail Ballot Election (CSA No. 53): May 3, 2011.
- CSA No. 54: Majority Protest Hearing, March 9, 2010.

**Special Tax:**

The Annual Maximum Special Tax for CSA 55 was approved by the property owners (developer), as follows:

- Creekside 5: Mail Ballot Election, February 18, 2014
- Creekside 6: Mail Ballot Election December 2, 2014

The following pages represent the annual maximum and fiscal year 2016-17 budgets for each CSA.

Note: The CSA Fund Balances are unaudited, and updated as of June 30, 2016.

#### 4. FEE SCHEDULE

##### County Service Area No. 16 Fee Schedule

All parcels within the boundaries of County Service Area No. 16 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 16. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Eighty-four (84) parcels currently make up the area designated as County Service Area No. 16:

Parcel Count	Development Status	County Use Code
83	Developed	Residential
1	Undeveloped	Vacant Land Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Undeveloped parcels are assigned a different share than assigned to developed parcels because not all of the improvements and services will be used while the parcel is undeveloped.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Land Residential (.25 EDU)
2010/11	N/A	213.66	53.42
2011/12	1.5%	216.86	54.22
2012/13	2.9%	223.15	55.79
2013/14	2.2%	228.06	57.02
2014/15	2.6%	233.99	58.50
2015/16	N/A	233.99	58.50
2016/17	N/A	233.99	58.50

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 21  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 21 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 21. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Twenty-two (22) parcels currently make up the area designated as County Service Area No. 21:

Parcel Count	Development Status	County Use Code
22	Developed	Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)
2010/11	N/A	424.58
2011/12	1.5%	430.95
2012/13	2.9%	443.45
2013/14	2.2%	453.21
2014/15	2.6%	464.99
2015/16	N/A	464.99
2016/17	N/A	464.99

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

## County Service Area No. 22 Fee Schedule

All parcels within the boundaries of County Service Area No. 22 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 22. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Seventy-eight (78) parcels currently make up the area designated as County Service Area No. 22:

Parcel Count	Development Status	County Use Code
76	Developed	Residential
1	Developed	Treatment Plant
1	Undeveloped	Detention Pond

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Any share of the costs assigned to the treatment plant or detention pond parcels are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Developed Land Treatment Plant (0.0 EDU)	Undeveloped Land Detention Pond (0.0 EDU)
2010/11	N/A	879.84	0.00	0.00
2011/12	1.5%	893.04	0.00	0.00
2012/13	2.9%	918.94	0.00	0.00
2013/14	2.2%	939.16	0.00	0.00
2014/15	2.6%	963.57	0.00	0.00
2015/16	N/A	963.57	0.00	0.00
2016/17	N/A	963.57	0.00	0.00

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 23  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 23 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 23. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Thirty (30) parcels currently make up the area designated as County Service Area No. 23:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
30	Developed	Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>
2010/11	N/A	992.66
2011/12	1.5%	1,007.55
2012/13	2.9%	1,036.70
2013/14	2.2%	1,059.58
2014/15	2.6%	1,087.13
2015/16	N/A	1,087.13
*'2016/17	N/A	730.88

\*' Annual Maximum Fee Reduced by \$356.25 after payoff of Contingency Draw per original fee report.

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 24  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 24 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 24. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Twenty-seven (27) parcels currently make up the area designated as County Service Area No. 24:

Parcel Count	Development Status	County Use Code
27	Developed	Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2009/10. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)
2009/10	N/A	269.09
2010/11	2.6%	276.09
2011/12	1.5%	280.23
2012/13	2.9%	288.36
2013/14	2.2%	294.70
2014/15	2.6%	302.36
2015/16	N/A	302.36
2016/17	N/A	302.36

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2010/11, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.



**County Service Area No. 28  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 28 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 28. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Forty-eight (48) parcels currently make up the area designated as County Service Area No. 28:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
48	Developed	Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>
2010/11	N/A	911.38
2011/12	1.5%	925.05
2012/13	2.9%	951.88
2013/14	2.2%	972.83
2014/15	2.6%	998.10
2015/16	N/A	998.10
*2016/17	N/A	615.47

\*' Annual Maximum Fee Reduced by \$372.63 after payoff of Contingency Draw per original fee report.

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 31  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 31 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 31. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Seventy-four (74) parcels currently make up the area designated as County Service Area No. 31:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
72	Developed	Rural Single Family Residential
1	Undeveloped	Rural Vacant Land Residential
1	Tennis Courts and Community Park Area	Rural Common Use

Given the current development it has been determined that all developed rural single family residential parcels receive an equal share of the proportional cost of the improvements and services. The developed rural single family residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Undeveloped parcels are assigned a different share than assigned to developed parcels because not all of the improvements and services will be used while the parcel is undeveloped. Upon examination of each budgeted item, it has been determined that an undeveloped parcel will not be charged for costs related to water consumption. However, an undeveloped parcel will be charged for capital improvements, operating and maintenance, replacement reserves, operating reserves, and utilities, which are costs necessary to ensure the immediate availability of services. Any share of the costs assigned to common area parcels are passed through to property owners as homeowner's association dues, consequently, common area parcels are typically assigned a zero EDU.

The tables below represent the annual maximum fee amount per parcel per unit approved for fiscal year 2009/10, and the updated Annual Maximum Fee based upon the CPI increases. **The actual amount of the annual fee has been determined based on actual budget costs but does not exceed the assigned annual maximum fee as increased by the cost of living inflator.**

**APPROVED FEE FOR OPERATING EXPENSES**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>	<b>Undeveloped Rural Vacant Land Residential (0.83 EDU)</b>	<b>Tennis Courts and Community Park Area Rural Common Use</b>
2009/10	N/A	3,309.88	2,747.20	0.00
2010/11	2.60%	3,395.94	2,818.63	0.00
2011/12	1.5%	3,446.88	2,860.91	0.00
2012/13	2.9%	3,546.84	2,943.88	0.00
2013/14	2.2%	3,624.87	3,008.64	0.00
2014/15	2.6%	3,624.87	3,086.86	0.00
2015/16	N/A	3,624.87	3,086.86	0.00
2016/17	N/A	3,624.87	3,086.86	0.00

**Cost of Living Inflator** - The annual maximum fee approved during the 2008-2009 Proposition 218 process shall be increased annually, starting fiscal year 2010/11, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**2011 APPROVED FEE FOR CAPITAL IMPROVEMENTS/DEBT SERVICE**

<b>County Use Code</b>	<b>EDU</b>	<b>Multiplier</b>	<b>Annual Maximum Fee (Debt Service) 2012/13</b>
Developed Rural Single Family Residential	1.00	Per Unit Assigned by County Use Code	<b>\$2,719.74</b>
Undeveloped Rural Vacant Land Residential	0.83	Per Unit Assigned by County Use Code	<b>\$2,719.74</b>
Rural Common Area	0.00		

**\* The maximum loan payment is fixed and not subject to annual CPI adjustments.**

**County Service Area No. 34  
Fee Schedule**

All parcels within the boundaries of County Service Area No.34 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 34. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Seven (7) parcels currently make up the area designated as County Service Area No. 34:

Parcel Count	Development Status	County Use Code
7	Developed	Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)
2010/11	N/A	362.10
2011/12	1.5%	367.53
2012/13	2.9%	378.19
2013/14	2.2%	386.51
2014/15	2.6%	396.56
2015/16	N/A	396.56
2016/17	N/A	396.56

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

## County Service Area No. 35 Fee Schedule

All parcels within the boundaries of County Service Area No. 35 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 35. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Twenty-five (25) parcels currently make up the area designated as County Service Area No. 35:

Parcel Count	Development Status	County Use Code
20	Developed	Residential
2	Undeveloped	Vacant land Residential
3	Undeveloped	Open Space

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Undeveloped parcels are assigned a different share than assigned to developed parcels because not all of the improvements and services will be used while the parcel is undeveloped. Any share of the costs assigned to open space parcels are passed through to property owners as homeowner's association dues, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2009/10. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Vacant Land Residential (.3175 EDU)	Undeveloped Land Open Space (0.0 EDU)
2009/10	N/A	532.64	133.16	0.00
2010/11	2.6%	546.50	136.62	0.00
2011/12	1.5%	554.70	138.66	0.00
2012/13	2.9%	570.78	142.68	0.00
2013/14	2.2%	583.35	145.82	0.00
2014/15	2.6%	598.50	149.62	0.00
2015/16	N/A	598.50	149.62	0.00
*2016/17	N/A	512.28	128.06	0.00

\* Annual Maximum Fee Reduced by \$86.22 (Developed) and \$21.56 (Undeveloped) after payoff of Contingency Draw per original fee report.

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2010/11, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 42  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 42 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 42. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Twenty-eight (28) parcels currently make up the area designated as County Service Area No. 42:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
28	Developed	Residential

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>
2010/11	N/A	643.14
2011/12	1.5%	652.79
2012/13	2.9%	671.72
2013/14	2.2%	686.50
2014/15	2.6%	704.34
2015/16	N/A	704.34
2016/17	N/A	704.34

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area Number 46  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 46 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 46. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. One hundred ten (110) parcels currently make up the area designated as County Service Area No. 46:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
108	Developed	Residential
2	Undeveloped	Open Space

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Any share of the costs assigned to open space parcels are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>	<b>Undeveloped Land Open Space (0.0 EDU)</b>
2010/11	N/A	446.91	0.00
2011/12	1.5%	453.64	0.00
2012/13	2.9%	466.80	0.00
2013/14	2.2%	477.07	0.00
2014/15	2.6%	489.47	0.00
2015/16	N/A	489.47	0.00
2016/17	N/A	489.47	0.00

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 47  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 47 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 47. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Ninety (90) parcels currently make up the area designated as County Service Area No. 47:

Parcel Count	Development Status	County Use Code
87	Developed	Residential
2	Undeveloped	Vacant Land Residential
1	Undeveloped	Open Space

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Undeveloped parcels are assigned a different share than assigned to developed parcels because not all of the improvements and services will be used while the parcel is undeveloped. Any share of the costs assigned to open space parcels are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Land Vacant Residential (0.25 EDU)	Undeveloped Land Open Space (0.0 EDU)
2010/11	N/A	594.42	148.60	0.00
2011/12	1.5%	603.34	150.82	0.00
2012/13	2.9%	620.82	155.20	0.00
2013/14	2.2%	634.48	158.62	0.00
2014/15	2.6%	650.98	162.74	0.00
2015/16	N/A	650.98	162.74	0.00
2016/17	N/A	650.98	162.74	0.00

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.



**County Service Area No. 48  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 48 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 48. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Twenty-two (22) parcels currently make up the area designated as County Service Area No. 48:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
19	Developed	Residential
3	Undeveloped	Road & Street

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Any share of the costs assigned to road or street parcels are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>	<b>Undeveloped Road &amp; Street (0.0 EDU)</b>
2010/11	N/A	314.08	0.00
2011/12	1.5%	318.79	0.00
2012/13	2.9%	328.03	0.00
2013/14	2.2%	335.25	0.00
2014/15	2.6%	343.97	0.00
2015/16	N/A	343.97	0.00
2016/17	N/A	343.97	0.0

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

## County Service Area No. 50 Fee Schedule

All parcels within the boundaries of County Service Area No. 50 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 50. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Thirty-one (31) parcels currently make up the area designated as County Service Area No. 50:

Parcel Count	Development Status	County Use Code
30	Developed	Residential
1	Undeveloped	Detention Pond

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Any share of the costs assigned to the Detention pond parcel are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

### Existing Fee

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Detention Pond (0.0 EDU)
2010/11	N/A	1,674.60	0.00
2011/12	1.5%	1,699.72	0.00
2012/13	2.9%	1,749.01	0.00
2013/14	2.2%	1,787.49	0.00
2014/15	2.6%	1,833.96	0.00
*2015/16	N/A	1,700.64	0.00
2016/17	N/A	1,700.64	0.00

\*' Annual Maximum Fee Reduced by \$133.32 after payoff of Contingency Draw per original fee report.

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2010/11, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further

CSA Nos. 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, and 54 FY2016-17 Property-Related Fee  
CSA No. 55 FY2016-17 Special Tax

notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

### **New Fee – Adopted 2013/14**

A new fee was established to supplement the existing fee in order to provide adequate funding for the services provided. Specifically, the existing fee does not adequately cover equipment repair and replacement costs for future capital improvement projects for the water system and existing fund balances are not adequate for necessary capital improvements. A public hearing is scheduled for July 23, 2013 to impose a new property related fee. **The approved fee shall have no effect on the existing CSA 50 property related fee.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>	<b>Undeveloped Detention Pond (0.0 EDU)</b>
2013/14	NA	353.22	0.00
2014/15	2.6%	362.40	0.00
2015/16	2.8%	372.55	0.00
2016/17	3.2%	384.47	0.00

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2014/15, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

## County Service Area No. 51 Fee Schedule

All parcels within the boundaries of County Service Area No. 51 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 51. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Thirty-four (34) parcels currently make up the area designated as County Service Area No. 51:

Parcel Count	Development Status	County Use Code
33	Developed	Residential
1	Developed	Agricultural

Given the current development it has been determined that all developed residential and agricultural parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Developed Land Agricultural (1.0 EDU)
2010/11	N/A	424.78	424.78
2011/12	1.5%	431.15	431.15
2012/13	2.9%	443.66	443.66
2013/14	2.2%	453.42	453.42
2014/15	2.6%	465.20	465.20
2015/16	N/A	465.20	465.20
2016/17	N/A	465.20	465.20

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

**County Service Area No. 53  
Fee Schedule**

All parcels within the boundaries of County Service Area No. 53 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 53. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Fifty-nine (59) parcels currently make up the area designated as County Service Area No. 53:

<b>Parcel Count</b>	<b>Development Status</b>	<b>County Use Code</b>
56	Developed	Residential
3	Undeveloped	Open Space

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Any share of the costs assigned to open space parcels are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2011/12. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

<b>Fiscal Year</b>	<b>CPI Increase</b>	<b>Developed Land Residential (1.0 EDE)</b>	<b>Undeveloped Open Space (0.0 EDU)</b>
2011/12	N/A	367.44	0.00
2012/13	2.9%	378.10	0.00
2013/14	2.2%	386.42	0.00
2014/15	2.6%	396.46	0.00
2015/16	2.8%	407.56	0.00
2016/17	3.2%	407.56	0.00

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2012/13, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

## County Service Area No. 54 Fee Schedule

All parcels within the boundaries of County Service Area No. 54 are proposed to be subject to the fee and fee schedule below. The fee applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the fee schedule will not be used for any purpose other than that for which the fee was imposed and shall not exceed the funds required to provide the improvements and services. The fee is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 54. Special consideration has been given to the proportionality of the costs and the immediate availability of the improvements and services applicable to each parcel in the calculation of the fee schedule. Eleven (11) parcels currently make up the area designated as County Service Area No. 54:

Parcel Count	Development Status	County Use Code
6	Developed	Residential
3	Undeveloped	Vacant Land Residential
2	Undeveloped	Open Space & Common Area Recreational

Given the current development it has been determined that all developed residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The developed residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes. Any share of the costs assigned to open space parcels are passed through to property owners as homeowner's association or CSA expenses as applicable, consequently, these parcels are typically assigned a zero EDU.

The table below represents the annual maximum fee amount that can be charged per parcel per unit starting with fiscal year 2010/11. The annual maximum fee shall be increased by the cost of living inflator as described below. **The actual amount of the annual fee will be determined based on actual budget costs but in no case shall the fee amount levied on a parcel exceed the assigned annual maximum fee as increased by the cost of living inflator.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Land Vacant Residential (0.2028 EDU)	Undeveloped Open Space and Common Area (0.0 EDU)
2010/11	N/A	194.87	39.52	0.00
2011/12	1.5%	197.80	40.11	0.00
2012/13	2.9%	203.54	41.27	0.00
2013/14	2.2%	208.02	42.18	0.00
2014/15	2.6%	213.42	43.28	0.00
2015/16	N/A	213.42	43.28	0.00
2016/17	N/A	213.42	43.28	0.00

**Cost of Living Inflator** - The annual maximum fee shall be increased annually, starting fiscal year 2011/12, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area, but the increase shall not exceed 5% in any given year. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>. No further notice or majority protest hearings will be required to implement the cost of living increase for the first five years of the life of the fee.

## County Service Area No. 55 Special Tax Schedule

All parcels within the boundaries of County Service Area No. 55 are proposed to be subject to the special tax and special tax schedule below. The special tax applicable to each type of parcel has been based on the proportional cost of the improvements and services attributable to the parcel. The revenues derived using the special tax schedule will not be used for any purpose other than that for which the special tax was imposed and shall not exceed the funds required to provide the improvements and services. The special tax is being imposed for extended County services not available to the public at large in substantially the same manner as it is to the property owners in County Service Area No. 55. Fourteen (14) parcels currently make up the area designated as County Service Area No. 55:

Parcel Count	Development Status	County Use Code
14	Developed	Residential
2	Undeveloped	Open Space & Common Area Recreational

Given the current development it has been determined that all residential parcels receive an equal share per unit of the proportional cost of the improvements and services. The residential County use code has been assigned a value of one (1) equivalent dwelling unit ("EDU") per unit and used as the benchmark for other use codes.

The table below represents the annual maximum special tax amount that can be charged per parcel per unit starting with fiscal year 2015/16. The annual maximum special tax shall be increased by the cost of living inflator as described below. **The actual amount of the annual special tax will be determined based on actual budget costs but in no case shall the special tax amount levied on a parcel exceed the assigned annual maximum special tax as increased by the cost of living inflator.**

### Creekside 5

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Open Space and Common Area (0.0 EDU)
2014/15	N/A	924.25	0.00
2015/16	2.8%	950.13	0.00
2016/17	3.2%	980.53	0.0

### Creekside 6

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDE)	Undeveloped Open Space and Common Area (0.0 EDU)
2014/15	N/A	n/a	0.00
2015/16	N/A	924.25	0.00
2016/17	6%	980.53	0.0

### Cost of Living Inflator –

For Creekside 5, the annual maximum special tax shall be increased annually, starting fiscal year 2015/16, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>.



For Creekside 6, the annual maximum special tax shall be increased annually, starting fiscal year 2016/17, by the percent change of the year ending December of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area. The first CPI may be increased by the percentage change of year ending December 2014 and December 2015 in order to equalize the special tax with the special tax to be imposed in other areas of CSA 55. The inflator data is typically available in mid-January from this website: <http://www.bls.gov/ro9/pachist.htm>.

## **5. PROPOSITION 218 COMPLIANCE**

The County previously complied with Proposition 218 in the authorization of all fees and special taxes described in this report. The fees and special taxes are not being increased or imposed at a rate greater than previously authorized in any CSA.

## **6. ANNUAL 2016-17 FEE ROLL/ ANNUAL 2016-17 SPECIAL TAX ROLL**

The following page(s) represent the fiscal year 2016-17 fee roll for CSA No.:  
16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, and 54

The following page(s) represent the fiscal year 2016-17 special tax roll for CSA No. 55