

County Service Area Update



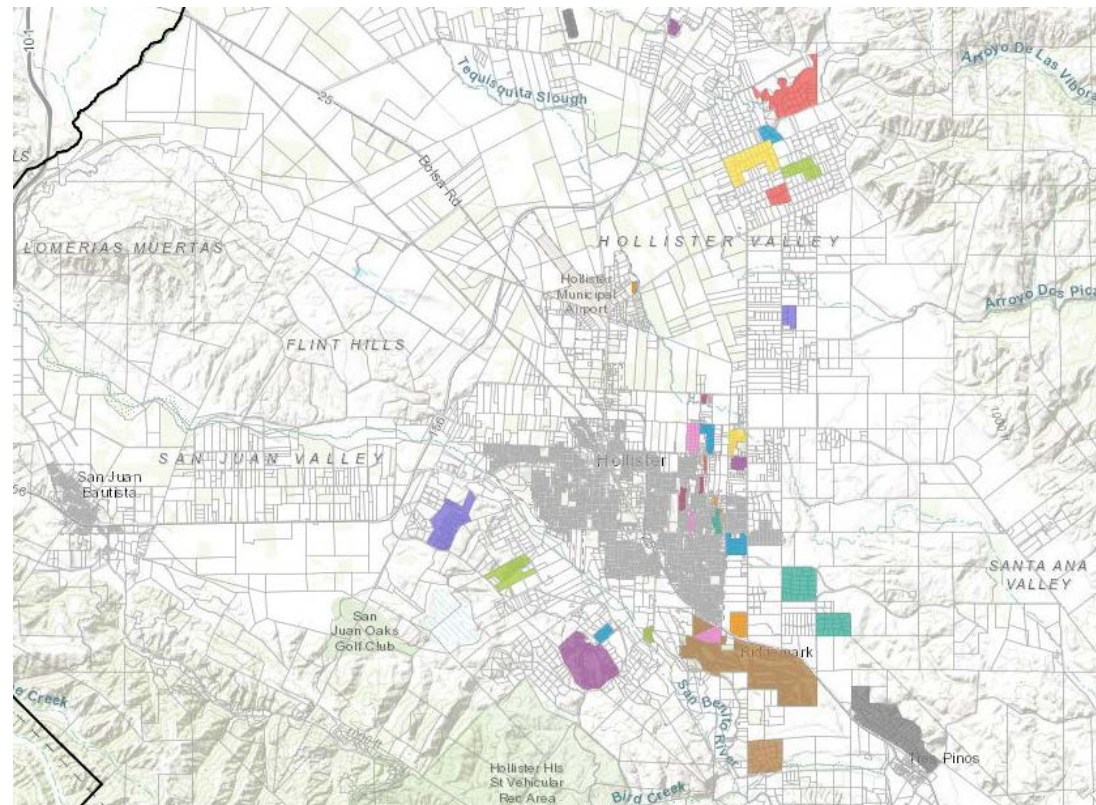
August 6, 2019

Introduction

☞ The County of San Benito currently has 32 active County Service Areas (CSAs).

☞ The services provided to each vary, but include:

- Irrigation
- Landscape maintenance
- Water services
- Road maintenance
- Sewage management
- Street lighting
- Street sweeping
- Storm drainage



Recent Accomplishments & Developments

FY 2019/2020 Fee Report

- The annual fee report was presented to the Board at this meeting (August 6).

Provision of Services

- Resolution memorializing the County's policy on the provision of services to CSAs and a license agreement with Ridgemark Homes Association (CSA #9) to provide services have been completed.

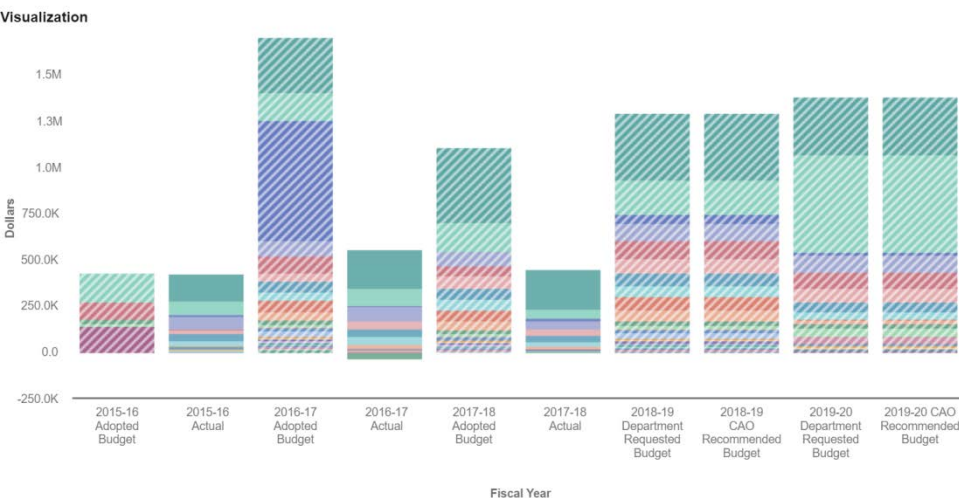
Budgets

- The budgets for each CSA are available at: <https://sanbenitocountyca.opengov.com/transparency>

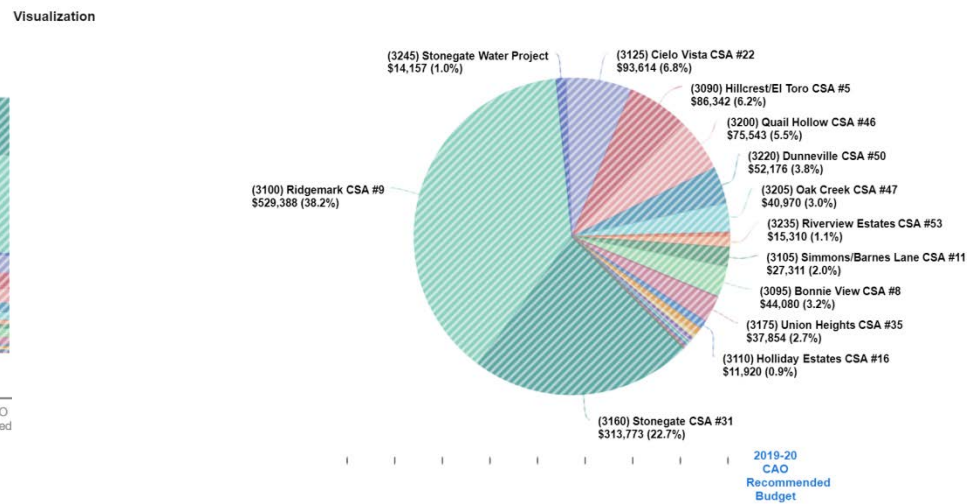
Succession Planning

- Created a central database with BOS and LAFCO resolutions of formation, current contracts, contact information, and other background documentation specific to each CSA.

CSA Expenses - Bar Graph



CSA Expenses - Pie Chart



Recent Accomplishments & Developments (Continued)

CSA #31 – Stonegate

• *Cross Connection Control*

- Cross Connection Control Survey (CCCS) identified backflow prevention devices (BPDs) that need to be repaired/replaced.
- A Cross Connection Control Program (CCCP) was established to ensure that procedures are in place to maintain the backflow devices properly.

• *Well*

- A video survey showed that the perforations in Stonegate's well casing were plugged.
- On July 8 – 12, the well casing was cleaned and swabbed to remove the mineral build up and airlifted to remove any debris from the bottom of the well.



189.7 feet –
open
perforations



289.9 feet –
plugged
perforations

Recent Accomplishments & Developments

(Continued)

CSA #35 – Union Heights

- There were concerns about the weed abatement at Union Heights. Staff ensured that this was addressed.
- The detention pond was mowed by the County's crew in July. It is scheduled to be ripped later in the year as well.

CSA #50 - Dunneville

- Replaced a defective backwash valve on the #2 greensand filter media tank.
- The pump house needs to be repainted and new gravel needs to be put in before winter.



CSA #46 – Quail Hollow

- Staff received reports of leaks in both the Quail Hollow and Oak Creek irrigation systems that were affecting residents. Both were quickly addressed.
- The watering system at Quail Hollow is not providing sufficient coverage and parts of the grass are dying.
- The Board authorized bids for the park slope reconstruction, but there were no bidders.

CSA #47 – Oak Creek

- Staff is currently working on addressing issues with the Oak Creek park irrigation system so that a new controller can be put in.



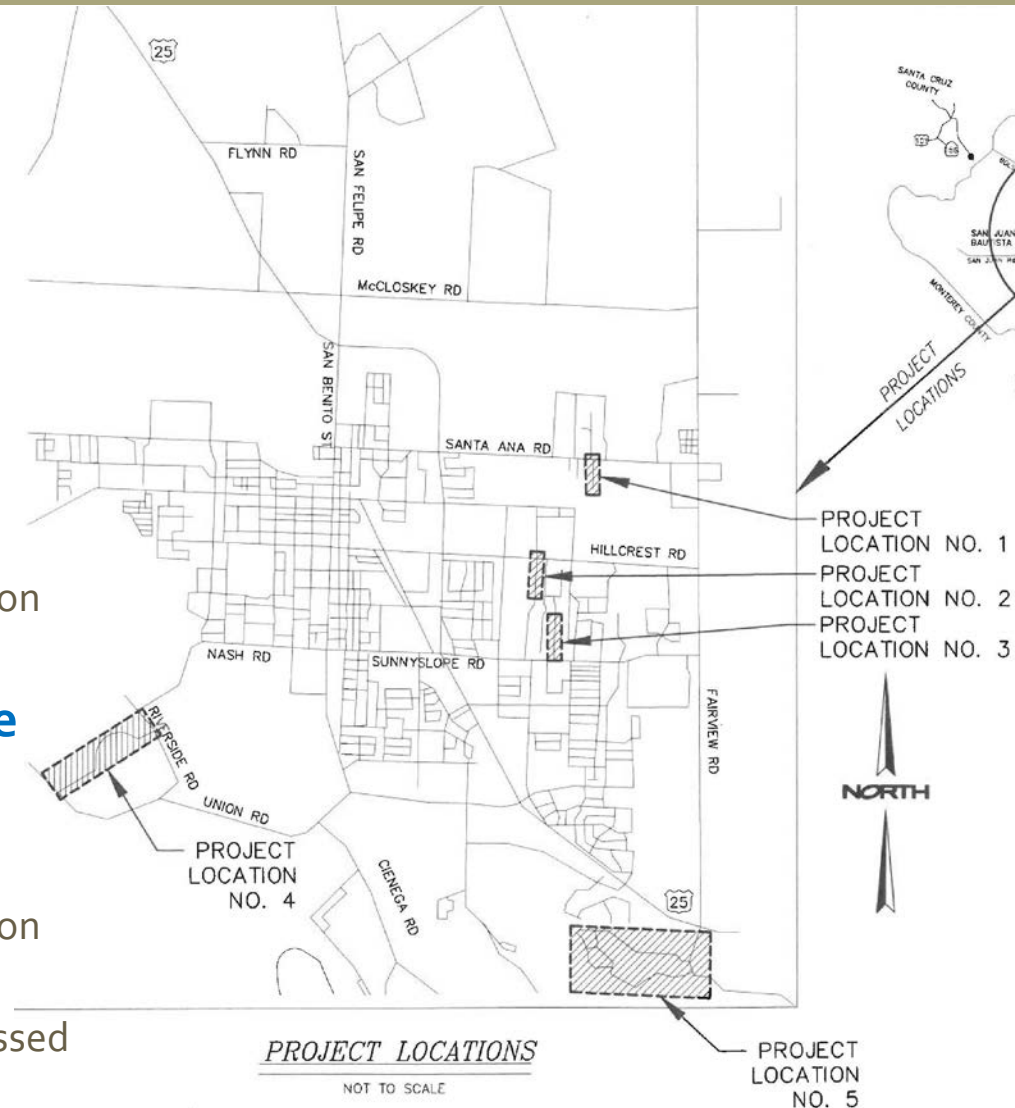
Recent Accomplishments & Developments

(Continued)



Current CSA road maintenance projects include:

- **CSA #5 – Hillcrest/El Toro**
 - Field review has been completed.
- **CSA #8 – Bonnie View**
 - Contract change order: potential installation of speed bumps/signage.
- **CSA #9 – Ridgemark**
 - Pre-construction meeting took place on July 29.
- **CSA #11 – Simmons/Barnes Lane**
 - Field review has been completed.
- **CSA #35 – Union Heights**
 - Pre-construction meeting took place on July 17.
 - Contract change order is being processed to extend the repairs past the gates.



Upcoming Items & Projects

Comprehensive Municipal Services Review (MSR)

- An initial review of the LAFCO and Board of Supervisors Resolutions of Formation for each CSA has revealed that many of the services authorized in the original formation documents are different from the services currently needed and/or currently being provided. For some CSAs, the County is providing more services than originally intended. For others, the County is providing fewer services than originally intended.
- A Municipal Service Review (MSR) will be conducted to determine how to bring the services being provided into alignment with the authorized services.
- Staff is currently researching the MSR process, which is done in consultation with LAFCO.

Upcoming Road Maintenance Projects

- CSA #4 – Santa Rosa Acres
- CSA #16 – Holliday Ranch
- CSA #21 – Long Acres
- CSA #23 – Rancho San Joaquin
- CSA #24 – Santa Ana Acres
- CSA #25 – Vineyard Estates
- CSA #28 – Heatherwood
- CSA #34 – Ausaymas Estates
- CSA #42 – Lemmon Acres
- CSA #46 – Quail Hollow
- CSA #47 – Oak Creek
- CSA #48 – Dry Creek
- CSA #50 – Dunneville
- CSA #51 – Comstock Estates
- CSA #53 – Riverview Estates

Upcoming Items & Projects

Legend

- Hollister City Limit
- CSA 24 - Santa Ana Acres
- Nyugen Subdivision
Proposed Annexation

CSA #24 – Santa Ana Acres Annexations

- The BOS authorized the initiation of proceedings to annex the Nguyen subdivision into CSA #24 at the March 5th meeting. The annexation was approved by LAFCO at the May 9th meeting.
- The BOS authorized the initiation of proceedings to annex the Meadow at Gardenia Lane (Klauer) subdivision into CSA #24 at the April 16th meeting. The annexation now must be approved by LAFCO. It is on the August 21 agenda.

CSA #25 – Vineyard Estates

- County staff has been working on providing estimates to the CSA regarding what their fees might look like if it is reactivated.
- An estimate of the cost of a slurry/chip seal has been completed by the Resource Management Agency.