

1. INTRODUCTION AND BACKGROUND

1.1. Introduction

The purpose of the proposed property-related fees and special taxes covered by this report is to provide the recommended Equivalent Dwelling Unit (EDU) charge being levied for 18 County Service Areas in Fiscal Year 2019-20: 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 § 25210, et. seq. (§ 25215.5 in particular), and the recommended special taxes are authorized pursuant to the County Service Area law § 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	87.25
4/1/1987	87-42	21	Long Acres	22	22
1/29/1987	87-43	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	88-10	28	Heatherwood/Fox Hill	48	49
11/7/1988	88-143	31	Stonegate	74	73
11/6/1989	89-156	34	Ausaymas Estates	7	7
9/25/1990	90-117	35	Union Heights	25	22
7/12/1994	94-84	42	Lemmon Acres	28	30
2/1/1996	96-59	46	Quail Hollow	111	1089
6/25/1996	96-81	47	Oak Creek	90	89
7/23/1996	96-94	48	Dry Creek	19	20
1/29/1998	98-85	50	Dunneville	31	30
9/8/1998	98-119	51	Comstock Estates	34	34
7/29/1999	99-105	53	Riverview Estates	59	57
Circa 2001	Unavailable	54	Pacheco Creek Estates	11	9
2014	Unavailable	55	Creekside 5	9	8
			Creekside 6	6	6
TOTAL:			18 County Service Areas	793	791.5790.25

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 developed land treatment plant facility and 1 undeveloped land 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: 73 developed, 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: 22 developed residential, and 3 undeveloped 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 111 parcels as follows: 1089 developed residential and 32 undeveloped 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: 89 developed residential, and 1 undeveloped open space.

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 eleven (111) parcels currently make up the area designated as County Service Area No. 46:

Parcel Count	Development Status	County Use Code
10 89	Developed	Residential
32	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.**

Fiscal Year	CPI Increase	Developed Land Residential (1.0 EDU)	Undeveloped Land Open Space (0.0 EDU)
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
2017/18	N/A	489.47	0.00
2018/19	N/A	489.47	0.00
2019/20	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: https://www.bls.gov/regions/west/data/consumerpriceindex_sanfrancisco_table.pdf. 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.

CSA	APN	MAX FEE	19/20 FEE	EDU	SITE ADDRESS
46	020-840-009-000	\$489.47	\$489.46	1	1125 WILD OAK DR HOLLISTER CA 95023
46	020-840-010-000	\$489.47	\$489.46	1	1135 WILD OAK DR HOLLISTER CA 95023
46	020-840-011-000	\$489.47	\$489.46	1	1145 WILD OAK DR HOLLISTER CA 95023
46	020-840-012-000	\$489.47	\$489.46	1	1100 WILD OAK DR HOLLISTER CA 95023
46	020-840-013-000	\$489.47	\$489.46	1	1080 WILD OAK DR HOLLISTER CA 95023
46	020-840-014-000	\$489.47	\$489.46	1	1050 WILD OAK DR HOLLISTER CA 95023
46	020-840-015-000	\$489.47	\$489.46	1	40 ARROYO CT HOLLISTER CA 95023
46	020-840-016-000	\$489.47	\$489.46	1	30 ARROYO CT HOLLISTER CA 95023
46	020-840-017-000	\$489.47	\$489.46	1	20 ARROYO CT HOLLISTER CA 95023
46	020-840-018-000	\$489.47	\$489.46	1	1000 WILD OAK DR HOLLISTER CA 95023
46	020-840-019-000	\$489.47	\$489.46	1	960 QUAIL HOLLOW DR HOLLISTER CA 95023
46	020-840-020-000	\$489.47 0.00	\$489.46 0.00	01	0 QUAIL HOLLOW DR HOLLISTER CA 95023
46	020-840-020-000	\$0.00	\$0.00	0	0 WILD OAK DR HOLLISTER CA 95023
46	020-840-021-000	\$0.00	\$0.00	0	QUAIL HOLLOW DR LOT "D" HOLLISTER CA
46	020-900-001-000	\$489.47	\$489.46	1	1260 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-002-000	\$489.47	\$489.46	1	1257 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-003-000	\$489.47	\$489.46	1	1247 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-004-000	\$489.47	\$489.46	1	1237 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-005-000	\$489.47	\$489.46	1	1227 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-006-000	\$489.47	\$489.46	1	1217 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-007-000	\$489.47	\$489.46	1	1215 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-900-008-000	\$489.47	\$489.46	1	1205 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-900-009-000	\$489.47	\$489.46	1	1195 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-900-010-000	\$489.47	\$489.46	1	1185 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-900-011-000	\$489.47	\$489.46	1	1175 WILD OAK DR HOLLISTER CA 95023
46	020-900-012-000	\$489.47	\$489.46	1	1165 WILD OAK DR HOLLISTER CA 95023
46	020-900-013-000	\$489.47	\$489.46	1	1155 WILD OAK DR HOLLISTER CA 95023
46	020-900-014-000	\$489.47	\$489.46	1	1150 WILD OAK DR HOLLISTER CA 95023
46	020-900-015-000	\$489.47	\$489.46	1	1190 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-900-016-000	\$489.47	\$489.46	1	1212 BROOK VIEW CT HOLLISTER CA 95023
46	020-900-017-000	\$489.47	\$489.46	1	1232 BROOK VIEW CT HOLLISTER CA 95023
46	020-920-001-000	\$489.47	\$489.46	1	875 QUAIL HOLLOW DR HOLLISTER CA 95023
46	020-920-002-000	\$489.47	\$489.46	1	885 QUAIL HOLLOW DR HOLLISTER CA 95023
46	020-920-003-000	\$489.47	\$489.46	1	901 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-004-000	\$489.47	\$489.46	1	909 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-005-000	\$489.47	\$489.46	1	915 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-006-000	\$489.47	\$489.46	1	921 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-007-000	\$489.47	\$489.46	1	931 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-008-000	\$489.47	\$489.46	1	941 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-009-000	\$489.47	\$489.46	1	951 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-010-000	\$489.47	\$489.46	1	957 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-011-000	\$489.47	\$489.46	1	961 STONE BRIDGE TRAIL HOLLISTER CA 95023
46	020-920-012-000	\$489.47	\$489.46	1	1225 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-920-013-000	\$489.47	\$489.46	1	1235 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-920-014-000	\$489.47	\$489.46	1	1245 QUAIL RIDGE WAY HOLLISTER CA 95023
46	020-920-015-000	\$489.47	\$489.46	1	1244 QUAIL RIDGE WAY HOLLISTER CA 95023