

DEPARTMENT: Public Works

By: Marty Allan  
Fleet/Fiscal Manager

Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes \_\_\_ No X)

**PUBLIC HEARING: FY 99/00 FOR SEWER, WATER AND ROAD FEES FOR COUNTY SERVICE AREA (CSA) SPECIAL DISTRICTS AND ZONES OF BENEFIT FEES**

Conduct a public hearing and adopt a resolution to reaffirm fees charged for fire protection and roads in CSA zones of benefit; sewer and water in Yosemite West Maintenance District; sewer in Don Pedro Sewer Zone 1; and sewer charges in Mariposa Pines Sewer District. NO CHANGE IS RECOMMENDED.

Public Works recommends the Board reaffirm the annual standby charges for water and/or sewer in the above special districts at the maximum allowable per Government Code Section 25210.77b, not to exceed \$30 per acre or \$30 per parcel less than one acre. This is an annual fee. NO CHANGE IS RECOMMENDED. Currently, all standby charges are set at \$30 annually and billed accordingly.

Public Works also recommends affirming zone of benefit fees for Mariposa County Road Maintenance and Midpines Fire Equipment zones. The fees in the zones have not been increased recently in the past. Within the Midpines Fire Equipment Zone, the status of some parcels have changed; however, no change in the original fee rate structure is proposed. Attachment No. 3 summarizes these fees. All of these fees are collected as a separate charge on the County property tax roll.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

Annually, the Board holds public hearings to set fees with proper notice to the public. Government Code Section 25210.77a requires that fees are established in time for the fees to be collected on the next tax roll. This action satisfies this requirement.

**LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

Reduce or eliminate fees. Current fees are commensurate with the benefits provided and a reduction would impact services in those districts.

<p><b>COSTS:</b> ( ) Not Applicable</p> <p>A. Budgeted current FY&gt; \$ _____</p> <p>B. Total anticipated Costs&gt; \$ _____</p> <p>C. Required additional funding&gt; \$ _____</p> <p>D. Internal transfers&gt; \$ _____</p> <p><b>COSTS:</b> ( ) 4/5th Vote Required</p> <p>A. Unanticipated revenues&gt; \$ _____</p> <p>B. Reserve for contingencies&gt; \$ _____</p> <p>C. Source description: &gt; _____</p> <p>Balance in Reserve Contingencies, If Approved: \$ _____</p>	<p><b>SPECIAL INSTRUCTIONS:</b> List the attachments and number the pages consecutively:</p> <p><u>1. Notice of Public Hearing (1pg)</u></p> <p><u>2. Current Fee Structure (1pg)</u></p> <p><u>3. Current Zone of Benefit Fees Including Road Maintenance and Midpines Fire Equipment (3pgs)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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CLERK'S USE ONLY

Res. No.: 99-262 Ord. No.: \_\_\_\_\_

Vote - Ayes: 3 Noes: \_\_\_\_\_

Absent: \_\_\_\_\_ Abstained: \_\_\_\_\_

Approved  Denied

Minute Order Attached  No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

MARGIE WILLIAMS, Clerk of the Board

By: \_\_\_\_\_

Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda as:

- Recommended
- Not Recommended
- For Policy Determination
- Submitted with Comment
- Returned for Further Action

Comment: \_\_\_\_\_

C.A.O. Initials: JH/bjg mw

## PUBLIC HEARING NOTICE

PROPOSED ACTION TO RE-ADOPT EXISTING FEES FOR  
COUNTY SERVICE AREAS

On Tuesday, August 24, 1999, at 10:00 a.m., the Mariposa County Board of Supervisors will conduct a public hearing in the Board Room of the new Government Center Building located at 5100 Bullion Street, Mariposa, California, regarding a proposal to fix fees at their current rate for the following County Service Area Zones:

<u>Zone</u>	<u>Type of Fee</u>
Don Pedro Sewer	Sewer Standby Charge
Mariposa Pines Sewer	Sewer Standby Charge
Yosemite West	Sewer Standby Charge
Yosemite West	Water Standby Charge
Don Pedro Sewer	Sewer Charge
Mariposa Pines Sewer	Sewer Charge
Yosemite West	Sewer Charge
Yosemite West	Water Charge
Yosemite West	Road Maintenance Fee
Millbrow Estates	Road Maintenance Fee
Quail Mine Road	Road Maintenance Fee
Ponderosa Way	Road Maintenance Fee
El Toro Road	Road Maintenance Fee
Montana de Paz	Road Maintenance Fee
Little Bear Road	Road Maintenance Fee
Sierra Vista Estates	Road Maintenance Fee
Miami Mountain	Road Maintenance Fee
Usona Ridge Road	Road Maintenance Fee
Black Oak Ridge Road	Road Maintenance Fee
Coyote Court	Road Maintenance Fee
Pagala Springs Road	Road Maintenance Fee
Yosemite View Estates	Road Maintenance Fee
Leichtlin Lane	Road Maintenance Fee
Jordan View Lane	Road Maintenance Fee
Terrace View Lane	Road Maintenance Fee
St. Andrews Road	Road Maintenance Fee
Broncho Hollow Lane	Road Maintenance Fee
Midpines Fire Equipment	Fire Protection Fee

Information on the fees will be available at the office of the Clerk of the Board. All interested citizens are invited to provide written and/or oral comment.

James J. Petropulos  
Assistant Director of Public Works

Publication Dates: 8/12, 8/19

Revised 08/05/99

**COUNTY SERVICE AREAS  
WATER, SEWER AND ROAD MAINTENANCE FEES &  
WATER AND SEWER STANDBY FEES  
AS OF JULY 1, 1999**

**MARIPOSA PINES SEWER**

<b>Sewer Hook-up Fee</b>	\$1,700.00	flat rate
<b>Sewer User Fee/Monthly</b>	\$22.00	flat rate
<b>Sewer Standby Fee/Annual</b>	\$30.00	per parcel

**YOSEMITE WEST MAINTENANCE DISTRICT**

<b>Water and Sewer Hook-up Fee</b>	\$2,650.00	flat rate
<b>Water User Fee/Monthly</b>	\$18.70	base rate plus:
	\$3.50	per 1000 gallons for 0-5,000 gallons
	\$3.75	per 1000 gallons for 5,001-10,000 gallons
	\$4.00	per 1000 gallons for 10,001-15,000 gallons
	\$4.25	per 1000 gallons for 15,001-20,000 gallons
	\$4.50	per 1000 gallons for 20,001 and over
<b>Water Standby Fee/Annual</b>	\$30.00	per parcel
<b>Sewer User Fee/Monthly</b>	\$16.20	flat rate plus:
	\$1.90	per 1000 gallons for 0-5,000 gallons
	\$2.00	per 1000 gallons for 5,001-10,000 gallons
	\$2.10	per 1000 gallons for 10,001-15,000 gallons
	\$2.20	per 1000 gallons for 15,001-20,000 gallons
	\$2.30	per 1000 gallons for 20,001 and over
<b>Sewer Standby Fee/Annual</b>	\$30.00	per parcel
<b>Road Maintenance Fee/Annual</b>	\$96.00	flat rate
<b>Sewer Standby Fee/Annual</b>	\$30.00	per parcel

**DON PEDRO SEWER ZONE I**

<b>Sewer Hook-up Fee</b>	\$1,700.00	flat rate
<b>Sewer User Fee/Monthly</b>	\$37.95	flat rate
<b>Sewer Standby Fee/Annual</b>	\$30.00	per parcel
<b>Clubhouse</b>	\$297.00	monthly plus
	\$4.25	per 1000 gallons over 70,000
<b>Hotel (Townhouses)</b>	\$462.00	=30 rooms @ \$15.40/Month

**EXHIBIT "E9"****Zones of Benefit Assessment Rates:**

The following table indicates the assessment rates being adopted by the Mariposa County Board of Supervisors at the public fee hearing in 1999, for zones of benefit within Countywide County Service Area No. 1. Said assessments are billed through the tax roll of Mariposa County. The adopted rates are as follows:

**SECTION I.:**

<b>Name of Zone</b>	<b>Area</b>	<b>No. Parcels</b>	<b>Zone Total</b>	<b>Per Parcel</b>
Millbrow Estates	All	12	\$1,320.00	\$110.00
Greeley Hill Estates:	* See Note 1	37	\$1,334.00	Varies
> Water Service Only	Water Only	19	\$228.00	\$12.00
> Quail Mine Road	Quail Mine Rd	11	\$792.00	\$72.00
> Ponderosa Way	Ponderosa Way	5	\$180.00	\$36.00
> Unnamed Easement	Unnamed Rd	2	\$134.00	\$67.00
El Toro Road	All	12	\$2,042.57	\$170.21
Montana de Paz	All	16	\$4,029.00	\$251.81
Little Bear Road	* See Note 2	12	\$4,158.00	\$346.50
Sierra Vista Estates	All	16	\$4,000.00	\$250.00
Miami Mtn Snow Plowing	All	12	\$300.00	\$25.00
Usona Ridge Road	All	8	\$800.00	\$100.00
Black Oak Ridge Road	All	6	\$600.00	\$100.00
Coyote Court	All	3	\$730.20	\$243.40
Pagala Springs Road	All	4	\$1,421.75	\$355.44
Yosemite View Estates	All	16	\$6,725.28	\$420.33
Leichtlin Lane	All	4	\$400.00	\$100.00
Jordan View Lane	All	6	\$60.00	\$10.00
Terrace View Lane	All	24	\$2,628.00	\$109.50
St. Andrews Road	All	2	\$1,590.00	\$795.00
Midpines Fire Equipment	* See Note 3	795	\$20,160.00	Varies
▶ This zone is divided according to the level of improvements.	Unimproved	228		\$20.00
	Improved	488		\$30.00
	Commercial	16		\$60.00

**\*\*NOTES:** The notes referenced in the table above are found at the end of Page 2.

# EXHIBIT "E9"

**SECTION I.: (continued)**

Name of Zone	Area	No. Parcels	Zone Total	Per Parcel
Broncho Hollow Lane ZOB	* See Note 4	74	\$10,956.91	Varies
Annual Maintenance Assessment Rates	Parent, C-6	17	\$1,041.25	\$61.25
	C-1, C-2	42	\$7,790.16	\$185.48
	C-3, C-4, C-5	15	\$2,125.50	\$141.70

**\*\*NOTES:** The notes referenced in the table above are found at the end of Page 2.

**SECTION II.:** Said fees have been apportioned according to the rates or formulas adopted by the Mariposa County Board of Supervisors, at the times of formation. Said fees shall be collected through the tax roll and billed to each owner within said zones. Said fees shall be adjusted, according to said rates or formulas, whenever a change in the number of properties existing within the boundaries of said zones, necessitates such adjustment. Said fees shall be reviewed annually and adjusted by the Board of Supervisors.

**\*\*Notes:** The following notes are the notes referenced in the table above, on Pages 1 & 2.

1. When created, the Greeley Hill Estates Zone of Benefit was formed with a "parent" area, covering all thirty seven (37) lots in the Greeley Hill Estates Major Subdivision, which provided emergency water service to all lots. Additionally, three (3) "child" road maintenance areas were formed, to provide separate accounting for the three (3) private roads within the subdivision. The assessment rates in the "child" areas are composed of the base rate within the subdivision for water service, plus the additional apportioned cost of road maintenance, within a specific road area. The areas are composed as follows:

- Water Service:           Lots 1-37
- Quail Mine Road:       Lots 27-37
- Ponderosa Way:         Lots 11, 12, 19, 20, and 21
- Unnamed Easement Road:   Lots 7 and 8.

2. The number of parcels within Little Bear Road Maintenance Zone of Benefit being assessed the rate shown in the preceding table, is twelve (12), pursuant to a Resolution No. 95-141, adopted on April 4, 1995. Parcel C of that certain parcel map for Peter Bradbury, recorded February 11, 1993, in Book 26 of Parcel Maps at Page 4, was affected by the reorganization, and will not be assessed during the fiscal year 1999-2000. The other twelve (12) parcels now existing within the boundaries of the zone shall be assessed the rate shown on the preceding page.

3. The rates in this table, for the Midpines Fire Equipment Zone of Benefit, are as approved and adopted by the Mariposa County Board of Supervisors, on December 7, 1993, following a duly noticed public hearing on said date. The rates were adopted by Resolution No. 93-606. The approved rate schedule provided a varying rate, depending upon the improvements on the property. The areas and improvement rates (per year) provided for were: 1) Unimproved Property, rate = \$20.00; 2) Improved Property, rate = \$30.00; 3) Commercial Property, rate = \$60.00; and 4) Exempt Government Property, rate = \$0. Determinations have been made based upon values contained in the Mariposa County assessment records for each property. Determinations were reviewed by the Planning Director and the County Fire Chief. Property owners may appeal the determinations to the Board of Supervisors. The County

# EXHIBIT "E9"

Fire Chief has recommended that no changes be made for this, the final year of assessments. At the time of formation, the Board of Supervisors directed that this zone be automatically dissolved after six years, unless a petition is filed to continue said zone for an additional fixed term of years. At this time, having received no such petition, the zone will be automatically dissolved at the end of fiscal year 1999-2000.

4. As presently configured, the seventy-four (73) parcels within the Broncho Hollow Lane Zone of Benefit were divided into seven geographical areas indicated as parent, C-1, C-2, C-3, C-4, C-5, and C-6. The seven geographical areas are allocated into three rate areas; Rate Area 1 (17 parcels), consisting of the parent and C-6 geographical areas\*\*; Rate Area 2 (42 parcels), consisting of geographical areas C-1 and C-2; and Rate Area 3 (15 parcels), consisting of geographical areas C-3, C-4, and C-5. The assessor's parcels number allocated to each area are as follows:

### Rate Area 1:

Parent Area: 017-180-019, 017-180-020, 017-180-066, 017-350-015,  
017-350-016, 017-350-018, 017-350-033\*\*  
Area C-6: 017-180-048, 017-180-049, 017-180-054, 017-180-056,  
017-180-057, 017-180-058, 017-180-064, 017-180-067,  
017-180-069

### Rate Area 2:

Area C-1: 017-160-057, 017-160-058, 017-160-059, 017-160-060,  
017-460-016, 017-460-017, 017-460-018, 017-460-019,  
017-460-023, 017-460-025  
Area C-2: 017-590-001, 017-590-002, 017-590-003, 017-590-004,  
017-590-005, 017-590-006, 017-590-007, 017-590-008,  
017-590-009, 017-590-012, 017-590-015, 017-590-016,  
017-590-019, 017-590-022, 017-590-023, 017-590-024,  
017-590-027, 017-590-030, 017-590-031, 017-590-034,  
017-590-035, 017-590-036, 017-590-039, 017-590-042,  
017-590-045, 017-590-046, 017-590-047, 017-590-048,  
017-590-049, 017-590-050, 017-590-067, 017-590-068

### Rate Area 3:

Area C-3: 017-460-012, 017-460-013, 017-460-014, 017-460-015,  
017-460-026  
Area C-4: 017-180-032, 017-460-001, 017-460-002, 017-460-003,  
017-460-004  
Area C-5: 017-180-035, 017-460-005, 017-460-008, 017-460-020,  
017-460-022

**\*\*Note:** APN 017-350-033 is a single Assessor's Parcel Number that was assigned to two (2) legal parcels (APN 017-350-017 and APN 017-460-024) under a single ownership. The parcels have not been legally merged and are still separate legal parcels which should each be separately assessed. Therefore, said parcel, APN 017-350-033 should be assessed double the normal rate for the Parent Area in Rate Area 1.



# COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222



<b>BOB PICKARD, CHAIRMAN</b>	<b>DISTRICT V</b>
<b>GARRY R. PARKER, VICE-CHAIRMAN</b>	<b>DISTRICT IV</b>
<b>PATTI A. REILLY</b>	<b>DISTRICT I</b>
<b>DOUG BALMAIN</b>	<b>DISTRICT II</b>
<b>ROBERT C. STEWART</b>	<b>DISTRICT III</b>

## MARIPOSA COUNTY BOARD OF SUPERVISORS

### MINUTE ORDER

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TO: MIKE EDWARDS, Public Works Director  
Attn: Marty Allan, Fleet/Fiscal Manager

FROM: MARGIE WILLIAMS, Clerk of the Board *MW*

SUBJECT: Reaffirming the Current Fee Structure Charged on CSA Special District for Water, Sewer, Standby Fees, Fire Protection, Road Maintenance and County Zones of Benefit; Res. 99-262

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THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on August 24, 1999

#### ACTION AND VOTE:

**10:29 a.m.** Mike Edwards, Public Works Director;

A) PUBLIC HEARING and Resolution Reaffirming the Current Fee Structure Charged for County Service Area (CSA) and Special District Services Including Water, Sewer, Standby Fees, Fire Protection and Road Maintenance and County Zones of Benefits

**BOARD ACTION:** Mike Edwards presented the staff report, and he advised that the Coulterville County Service Area water and sewer fees will come back as a separate hearing, along with the reaffirmation of the Wawona County Service Area fees for solid waste collection. Staff responded to questions from the Board clarifying the number of parcels within the Broncho Hollow Lane Zone of Benefit; and relative to changes in costs to the remaining parcels served by a zone if a parcel is removed.

Public portion of the hearing was opened. There was no public input. Public portion of the hearing was closed and the Board commenced with deliberation. (M)Balmain, (S)Stewart, Res. 99-262 adopted reaffirming the current fee structure as recommended/Ayes: Unanimous. Hearing was closed.

cc: Jeffrey G. Green, County Counsel  
Ken Hawkins, Auditor  
File