

DEPARTMENT: Public Works

By: Marty Allan

Phone: 966-5356

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

**PUBLIC HEARING: FY 98/99 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 Coulterville Service Area; 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>COSTS: ( X ) 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>COSTS: ( ) 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>SPECIAL INSTRUCTIONS:</p> <p>List the attachments and number the pages consecutively:</p> <p><u>1. Notice of Public Hearing (1 pg)</u> _____</p> <p><u>2. Current Fee Structure (1 pg)</u> _____</p> <p><u>3. Current Zone of Benefit Fees Including Road Maintenance and Midpines Fire Equipment (3 pgs)</u> _____</p> <p><u>4. Midpines ZOB Land Use Determination (2 pgs)</u> _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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**CLERK'S USE ONLY**

Res. No.: 98-270 Ord. No.: \_\_\_\_\_

Vote - Ayes: 5 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:   *M*

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

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TO: MIKE EDWARDS, Public Works Director  
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*  
SUBJECT: Fee Structure Charged on CSA Special Districts; Res. 98-270

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THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on July 7, 1998

**ACTION AND VOTE:**

2:05 p.m. Mike Edwards, Public Works Director;

A) PUBLIC HEARING and Adopt Resolution Reaffirming the Current Fees Charged by County Service Area (CSA) and Special Districts for Water, Sewer, Standby Fees, Fire Protection and Road Maintenance Zones of Benefit

**BOARD ACTION:** Mike Edwards reviewed the current fees charged for fire protection and roads in CSA zones of benefit; sewer and water in Coulterville Service Area; sewer in Don Pedro Sewer Zone 1; and sewer charges in Mariposa Pines Sewer District. He advised that the only changes are in the Midpines Fire Zone where parcels have changed and one significant reduction for the road zone on Leichtlin Lane. He explained that Leichtlin Lane is a small zone of four parcels of which the property owners have done most of the road maintenance, allowing their fund balance to build up substantially. Mike Edwards responded to questions from the Board. Further discussion was held relative to the concern of the Coulterville Special Districts fee being too high for the businesses in that area. Supervisor Balmain asked that this concern be brought to the Coulterville Service Area Advisory Board at a later date. Public portion of hearing was opened. No public input. Public portion of hearing was closed. (M)Pickard, (S)Stewart, Res. 98-270 adopted/Ayes: Unanimous.

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

## PUBLIC HEARING NOTICE

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

On Tuesday, July 7, 1998, at 2:00 p.m., the Mariposa County Board of Supervisors will conduct a public hearing in the Board Room, County Courthouse at 5088 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
Coulterville	Sewer Standby Charge
Coulterville	Water Standby Charge
Don Pedro Sewer	Sewer Charge
Mariposa Pines Sewer	Sewer Charge
Coulterville	Sewer Charge
Coulterville	Water Charge
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.

Michael D. Edwards  
Public Works Director

Publication Dates: 6/18, 6/25, 7/2

**PUBLIC WORKS DEPARTMENT  
SPECIAL DISTRICTS DIVISION  
WATER & SEWER FEES &  
WATER AND SEWER STANDBY FEES  
AS OF JANUARY 1, 1998**

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**COULTERVILLE SERVICE AREA**

<b>Water Hook-up Fee</b>	\$926.67	flat rate
<b>Water Residential Fee/Monthly</b>	\$12.15	flat rate per E.D.U.* plus .80 per 1000 gallons usage
<b>Water Commercial Fee/ Monthly</b>	\$8.47	flat rate per E.D.U.* plus .80 per 1000 gallons usage
<b>Water Variable Rate Both Categories</b>	\$0.80	per 1000 gallons usage
<b>Water Standby Fee/Annual (1)</b>	\$30.00	per parcel
<b>Sewer Hook-up Fee</b>	\$1,737.19	flat rate
<b>Sewer Residential Fee/Monthly</b>	\$32.79	flat rate per E.D.U.*
<b>Sewer Commercial Fee/Monthly</b>	\$32.79	flat rate per E.D.U.*
<b>Sewer Standby Fee/Annual (1)</b>	\$30.00	per parcel
<b>Sewer Multiple Dwellings/Hook-up</b>	\$1,737.19	plus
	\$82.50	per fixture over 20
<b>Permit and Inspection Fee</b>	\$65.00	per single unit
	\$65.00	per unit of multiple units
	\$100.00	per sewer extension
	\$0.20	per lin. ft. plan review-proposed extensions

\* E.D.U.=Equivalent dwelling unit

**(1) Not currently assessed due to questions as to what constitutes a legal parcel within the District boundaries.**

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**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

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**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

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**Zones of Benefit Assessment Rates:**

The following table indicates the existing assessment rates being fixed by the Mariposa County Board of Supervisors at the public fee hearing on July 7, 1998, for zones of benefit within Countywide County Service Area No. 1. The adopted rates are as follows:

Name of Zone	Area	No. Parcels	Zone Total	Per Parcel
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	9	\$3,118.50	\$346.50
Sierra Vista Estates	All	16	\$4,000.00	\$250.00
Miami Mtn Snow Plowing	All	18	\$450.00	\$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	\$6,725.33	\$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		\$20,470.00	Varies
▶This zone is divided according to the level of improvements.	Unimproved	227		\$20.00
	Improved	499		\$30.00
	Commercial	16		\$60.00

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

(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.

**\*\*Notes:** The following notes are the notes referenced in the table above.

- 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.
- The number of parcels within Little Bear Road Maintenance Zone of Benefit being assessed the rate shown in the preceding table, is nine (9), as approved and adopted by the Board of Supervisors. A Resolution Approving the Reorganization of Little Bear Road Maintenance Zone of Benefit was adopted by Resolution No. 95-141. 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 1997-1998. The other nine (9) parcels within the boundaries of the zone shall be assessed the rate shown on the preceding page.
- 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. 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 will be made based upon values contained in the Mariposa County assessment records for each property. Determinations are reviewed annually by the Planning Director and the County Fire Chief. Property owners may appeal the determinations to the Board of Supervisors. The results of that determination showing the revised status of several parcels are shown on Attachment #4.

4. When created, the seventy-four (74) 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.

**\*\* Note:** APN 017-350-033 is a single Assessor's Parcel Number that was recently assigned to two (2) legal parcels under a single ownership. Therefore, said parcel should be assessed double the normal rate for the Parent Area in Rate Area 1.



### Midpines Zones of Benefit Annual Land Use Determination:

When the Midpines Fire Equipment Zone of Benefit was formed, the Board specified that the Planning Department would be responsible for preparing a yearly list of parcels where development activity had occurred and might necessitate a change in the land use category. In June 1998, the Planning Department prepared a list covering the changes that had occurred between June 1, 1997 to June 1, 1998. Permits or development applications had been pulled affecting approximately fifty (50) parcels within the zone. Additionally, several parcel numbers were retired, and new numbers issued, as a result of Land Divisions, Lot Line Adjustments, or Gift Deeds. The list below indicates the changes being requested for the current tax year.

The County Fire Chief has reviewed the list and concurs that the parcels indicated below qualify for a change in land use as dictated by the administrative guidelines in accordance with Mariposa County Resolution No. 93-605. **At this time, Public Works recommends changing the land use classification on all four (4) of parcels to the fees as indicated below:**

<u>Parcel Number</u>	<u>Owner of Record</u>	<u>Parcel Address</u>	<u>New Fee</u>
<u>Changes based on Land Divisions, Lot Line Adjustments, or Certificates of Compliance:</u>			
APN 008-170-026	Thomas O'Malley et al	6748 Leichtlin Lane	Retired
APN 008-170-073	Thomas O'Malley et al	Unassigned	\$20.00
APN 008-170-074	Thomas O'Malley et al	Unassigned	\$20.00
APN 008-170-075	Wayne Peischl et al	6706 Leichtlin Lane	\$20.00
APN 008-400-024	Thomas O'Malley et al	Unassigned	\$30.00
APN 008-340-077	Robert Payton et al	6169 Sherlock Road	Retired
APN 008-345-001	Robert Payton et al	Unassigned	\$20.00
APN 008-345-002	Robert Payton et al	Unassigned	\$20.00
APN 008-345-003	Robert Payton et al	Unassigned	\$20.00
APN 008-345-004	Robert Payton et al	Unassigned	\$30.00
APN 008-345-005	Robert Payton et al	6169 Sherlock Road	\$30.00
APN 009-160-007	Fischer et al	4988 Carstens Road	Retired
APN 009-160-027	Fischer et al	Unassigned	Retired
APN 009-160-028	Phyllis Becker	4988 Carstens Road	\$30.00
APN 009-160-029	Ami Fischer et al	Unassigned	\$20.00
APN 009-160-030	Joshua Fischer et al	4992/4994 Carstens Rd	\$30.00
APN 014-010-045	Sharon L. Power Tr.	5145 Yosemite Oaks Rd	Retired
APN 014-010-057	Lowell Buffehr et al	5145 Yosemite Oaks Rd	\$30.00
APN 014-010-046	Jeffrey Power et al	5135 Yosemite Oaks Rd	Retired
APN 014-010-058	Lowell Buffehr et al	5135 Yosemite Oaks Rd	\$20.00

Changes based on Development Permits:

APN 008-170-069	Carol Ann Gonzalez	Unassigned	\$30.00
APN 008-190-012	Christopher Zeck	6820B Highway 140	\$30.00
APN 008-240-017	Roger/Gloria Brown	5862 Colorado Road	\$30.00
APN 008-240-054	Sheila Tarvin	5470 E. Whitlock Road	\$30.00
APN 008-340-083	Raucina et al	Unassigned	Retired
APN 008-343-006	B.I.M. Mining Corp.	6092 Sherlock Road	\$20.00
APN 014-090-017	Jay McDonald et al	4773B Triangle Road	\$30.00

The balance of the permits reviewed this year were either for allowable development on Non-commercially Improved parcels, or for incomplete development that did not result in a change in valuation on the latest Mariposa County Equalized Assessment Roll, on Unimproved parcels, in accordance with Mariposa County Resolution No. 93-605: