



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Betsy Dirks
District No. 1

Kollin Kosmicki
District No. 2
Vice Chair

Peter Hernandez
District No. 3
Chair

Bob Tiffany
District No. 4

Bea Gonzales
District No. 5

Item Number: 1.1

MEETING DATE: 08/09/2022

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Reed Sanders

DEPT HEAD/DIRECTOR: Steve Loupe

SUBJECT:

RESOURCE MANAGEMENT AGENCY- S. LOUPE, ASSISTANT DIRECTOR PUBLIC WORKS

(To Be Heard at 9:00 a.m. or soon thereafter as the matter may be heard)

Hold a public hearing and adopt a Resolution imposing a fee/tax assessment in FY 2022/2023 for utilities and services provided to County Service Areas (CSAs). Adopt Resolutions authorizing the County Auditor to levy special taxes and establish the 2022/2023 taxes within Community Facilities Districts (CFDs).

SBC FILE NUMBER: 105.3

RESOLUTION NO: 2022-81, 2022-82, 2022-83

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

County Service Area (CSA) Nos. 16 (Holliday Estates), 21 (Long Acres), 22 (Cielo Vista), 23 (Rancho San Joaquin), 24 (Santa Ana Acres), 28 (Heatherwood/Foxhill), 31 (Stonegate), 34 (Ausaymas Estates), 35 (Union Heights), 42 (Lemmon Acres), 46 (Quail Hollow), 47 (Oak Creek), 48 (Dry Creek), 50 (Dunneville), 51 (Comstock), 53 (Riverview Estates), 54 (Pacheco Creek Estates), 55 (Creekside 5 & 6), and Community Facility District (CFD) Nos. 2015-01 (Santana Ranch) and 2018-01 (Residential Services) are the consumers of various services provided by the County. These services vary among the different CSAs/CFDs but may include water and wastewater treatment, storm drainage maintenance, road maintenance, landscape maintenance, utilities, and certain other governmental services. Each year, a Public Hearing is conducted and resolutions adopted implementing the applicable fees/taxes on CSAs/CFDs.

CSA Fee Report:

The maximum fees/taxes and the actual fees/taxes levied for each CSA will both remain the same in Fiscal Year 2022/2023 as in the previous fiscal year.

CFD No. 2015-01 (Santana Ranch):

On November 2, 2010, the County entered into a development agreement with the Santana Ranch Landowners as the first step to creating a new housing subdivision called Santana Ranch CFD. On September 8, 2015, the San Benito County Board of Supervisors adopted a resolution ordering the formation of Santana Ranch CFD and that a special tax, sufficient to pay the costs for facilities, services, and administrative expenses, be levied annually within the CFD. On February 21, 2017, the San Benito County Board of Supervisors adopted a resolution levying special taxes within the Santana Ranch CFD. The special tax includes an annual increase equal to the annual percentage change in the San Francisco-Oakland-San Jose Area Consumer Price Index ("CPI") per year without a further vote or balloting process. The change in the CPI in 2020 was 3.21% therefore, the maximum authorized special tax rate for Fiscal Year 2022/2023 has been increased to \$718.64 per developed residential unit. Based on the foregoing, the attached resolution authorizes and levies special taxes within the Santana Ranch CFD at a rate of \$718.64 per parcel for FY 2022/2023.

CFD No. 2018-01 (Residential Services)

On September 25, 2019, the San Benito County Board of Supervisors adopted a resolution ordering the formation of CFD No. 2018-01 (Residential Services) and that a special tax, sufficient to pay the costs for facilities, services, and administrative expenses, be levied annually. The special tax includes an annual increase based on the percentage change in the San Francisco-Oakland-San Jose Area Consumer Price Index ("CPI") per year, ending in April, without a further vote or balloting process. The change in the CPI in April 2022 was 4.99% therefore,

the maximum authorized special tax rate for Fiscal Year 2022-23 has been increased \$1,599.28 to \$1,679.08 per developed residential unit in Tax Zone No. 1 (Brigantino), from \$1,847.58 to \$1,939.76 for Tax Zone No. 2 (Bennet Ranch), from \$832.24 to \$873.76 for Tax Zone No. 3 (The Bluffs) and the contingent special tax rate has been increased from \$968.78 to \$1,017.12 for Tax Zone No. 3 (The Bluffs), from \$780.22 to \$819.16 for Tax Zone No. 4, from \$1,183.10 to \$1,242.12 for Tax Zone No. 5, from \$943.12 to \$990.18 for Tax Zone No. 6, and from \$820.30 to \$861.54 for Tax Zone No. 7

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

Yes

CONTRACT NEEDED FOR THIS ITEM:

No

CONTRACT AND RFP HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

STATE IF THIS IS A NEW CONTRACT/ HOW MANY PAST AMENDED CONTRACTS/ OR

N/A:

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

BUDGETED:

Yes

BUDGET ADJUSTMENT NEEDED:

N/A

SOURCE OF FUNDING:

N/A

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

N/A

STAFF RECOMMENDATION:

Staff recommends:

1. Hold a Public Hearing with regard to County Service Area (CSA) Nos. 16, 21, 22, 23, 24, 28, 31, 34, 35, 42, 46, 47, 48, 50, 51, 53, 54 and 55 and Community Facilities District (CFD) Nos. 2015-01 and 2018-01;
2. Adopt resolution confirming the applicable 2022/2023 fees/taxes for extended services in CSAs as found in the Fee/Tax Report;
3. Adopt resolution authorizing the County Auditor to levy a special tax and establish the 2022/2023 tax rate for CFD #2015-01 (Santana Ranch); and
4. Adopt resolution authorizing the County Auditor to levy a special tax and establish the 2022/2023 tax rate for CFD #2018-01 (Residential Services).

ATTACHMENTS:

[Board Resolution Confirming FY 22-23 CSA Charges](#)

[Board Resolution Authorizing Levy of Special Taxes for FY 22-23 for CFD 2018-01 \(Residential Services\)](#)

[Board Resolution Authorizing Levy of Special Taxes for FY 22-23 for CFD 2015-01 \(Santana Ranch\)](#)

[CSA Fee Report 22-23 initial submission](#)

[Public Hearing. Notice - CSA Fees CSA-CFD Special Taxes for FY 22-23](#)

[Proof of Public Notice](#)