

Plan for Services

Elmwood Estates Subdivision

Annexation into CSA #19 Tuolumne-Gratton Denair, CA

FY 2025-2026

BACKGROUND

County Service Area No. 19 – Tuolumne-Gratton (CSA 19) was established December 2002, to provide extended maintenance services for the storm drain system, landscaped storm drainage basins, and parks within the three separate zones that make up the service area. Combined the three zones consist of eight (8) residential subdivisions.

Stanislaus County Public Works is seeking to annex Elmwood Estates, a future subdivision, into CSA 19 Zone 3. The annexation will add a single parcel totaling 4.85 acres to the CSA area. The future subdivision will subdivide the parcel into 18 parcels: 17 residential lots, and a Lot A/Basin expansion. Once the annexation and construction of Elmwood Estates has been completed, Zone 3 will consist of 74 residential lots, 2 landscaped storm drainage basins, and 1 storm drainage basin.

DESCRIPTION OF SERVICES

CSA 19 currently provides ongoing maintenance, operation and servicing of the storm drain basin, storm drain system, and park. The special benefit assessments to be levied for this CSA are intended to provide a revenue source for all the maintenance and servicing of the service area's improvements including, but not limited to materials, equipment, labor, and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The maintenance, operation, and servicing of the storm drain system are funded entirely or partially through the service area assessments and generally described as:

- Periodic cleaning and maintenance (as needed) on 4,145 linear feet 18-inch pipe, 3,472 linear feet of 24-inch pipe, 1,191 linear feet of 30-inch pipe, 274 linear feet of 36-inch pipe, 181 linear feet of 42-inch pipe, 212 linear feet of 48-inch pipe;
- Two (2) 25 HP pumps;
- Periodic cleaning and maintenance of 34 catch basins and 36 manholes;
- Repair curb and gutter as needed to maintain the storm drain system (26,913 linear feet of curb and gutter; 107,333 square feet of sidewalk);
- Periodic streets sweeping to prevent buildup of silt and other damaging materials to the storm drain system. All debris is contained and hauled offsite with containment bins;
- Annual repairs and general maintenance to storm drain basin and 5 rock wells (erosion control, weed spraying, grading/excavation as needed).
- The Parks and Recreation Department provides continual maintenance of all park/basin public use area and parks and landscape areas within the Sterling Ranch Service Area and Palm Estates and Wenstrand Ranch properties (i.e. irrigation, playground areas, and mowing and weed abatement).

These services will be fully extended to the following infrastructure, added by the annexation, and receive the same benefits described above as well as all benefits extended to Zone 3:

- 152 linear feet of 12-inch PVC Storm pipe, 731 linear feet of 18-inch RCP Storm pipe;
- 1 Bubble-up structure with Rip Rap, 7 catch basins and 5 manholes;
- 268 Cubic Yards of drainage rock/Rip Rap
- 268 linear feet of 6-inch vertical curb & gutter, 1409 linear feet of 4.5" drive over curb & gutter, 6702 square feet of 6" PCC concrete sidewalk, and 1239 square feet of 3.5" PCC concrete sidewalk;
- 240 linear feet of 7' chain link fence, and 106 linear feet of 6' masonry wall;
- 13,055 square feet of landscaped basin area, which will be an expansion of the existing drainage basin.

BUDGET ANALYSIS

It is estimated there will be a fund balance on June 30, 2025, of \$2,869 for Runyan Estates (Zone 1), \$98,992 for Sterling Ranch (Zone 2), and \$41,605 for Palm Estates and Wenstrand Ranch (Zone 3) for a total of \$143,466 for the CSA. This amount has been generated in order to have funds available for future capital improvements in the storm drain system, landscaped park, and streetscapes. It is estimated that replacement pumps will cost approximately \$27,000 each for labor and materials for a total of \$54,000. This fiscal approach is aimed at accumulating a sufficient reserve by the time the pumps are replaced, so that no increase in the annual assessment will be necessary to cover these costs.

The threat to stormwater quality comes from the urbanized areas within the County, which the CSA's encompass. The County is mandated by the State Water Resources Control Board, Water Quality Order No. 2013-0001-DWQ to regulate stormwater within these urbanized areas. The CSA's receive additional services above the General Benefit for the following permit areas: Education and Outreach (E.7), Public Involvement and Participation Program (E.8), Illicit Discharge Detection and Elimination Program (E.9), Post-Construction Stormwater Management Program (E.12), Water Quality Monitoring (E.13), Program Effectiveness Assessment and Improvement (E.14), Total Maximum Daily Loads Compliance Requirements (E.15) and the Annual Reporting Program (E.16).

The fee structure to implement the state requirements has not been determined for Fiscal Year 2025-2026. An estimated annual fee of \$5 per parcel is included in this year's budget. Any surplus or shortfall will be adjusted in future calculations.

The fiscal year is the 12-month period from July 1st through June 30th of the following year. The annual assessment is received with property taxes collected in December and April. This means the fiscal year starts on July 1st, but the first installment of the annual assessment will

not be collected until December, creating a 6-month lag in receiving the money necessary to maintain the various services provided. Therefore, \$49,537.50 (\$815 for Runyan Estates (Zone 1), \$35,089 for Sterling Ranch (Zone 2), and \$13,633.50 for Palm Estates and Wenstrand Ranch (Zone 3)) of available fund balance will be carried forward to cover costs from July 1st to December 31st.

ASSESSMENT FORMULA

Proposition 218, a statewide initiative approved by the voters in November 1996, requires property owners approve any change in the method of calculating assessment and any increase in the assessment rate through a ballot procedure. An assessment ballot procedure occurred during the formation of CSA 19. A majority protest was not filed regarding the formula for calculating the annual assessment and the levy of the annual assessment to pay for services provided by CSA 19. Therefore, a formula for calculating the annual assessment has been approved and is in place. The formula that is being used to calculate the assessments is as follows:

The amount of annual assessment equals the total operation and maintenance cost minus any fund balance from previous year divided equally by the number of EBUs within the CSA 19. A residential parcel with a recorded final map receives the same equal benefit as the number of approved residential properties on or for the parcel annual assessment and the levy of the annual assessment to pay for services provided by CSA 19.

$$\frac{\text{(Total Cost of Operations \& Maintenance-Use of Fund Balance)}}{\text{Total EBUs}} = \text{Assessment per EBU}$$

ASSESSMENT CALCULATION:

2025-2026 Assessment (Runyan Country Estates (Zone 1)) = \$1,091.20 / 20 EBU = \$54.56 per EBU

2025-2026 Assessment (Sterling Ranch Units 1-5 (Zone 2)) = \$38,598.74 / 306.68 EBU = \$125.86 per EBU

2025-2026 Assessment (Palm Estates/Wenstrand Ranch (Zone 3)) = \$16,176.84/ 57.348 EBU = \$282.08 per EBU.

2024-2025 Assessment (Runyan Country Estates (Zone 1)) = \$1,091.20 / 20 EBU = \$54.56 per EBU

2024-2025 Assessment (Sterling Ranch Units 1-5 (Zone 2)) = \$38,598.74 / 306.68 EBU = \$125.86 per EBU

2024-2025 Assessment (Palm Estates/Wenstrand Ranch (Zone 3)) = \$16,176.84/ 57.348 EBU = \$282.08 per EBU.

If the annexation project is approved, the assessment of proposed parcels will start in Fiscal Year 2026-2027. A deposit of \$32,264.91 from the developer that covers 1st year of Operation and Maintenance will be transferred to the CSA 19 Zone 3 fund. Thus, the fund balance of CSA 19 Zone 3 will be sufficient to cover services provided in this zone.

A method for calculating the annual assessment has been approved per Proposition 218, therefore no ballot procedure is necessary to approve any change in the assessment. The Fiscal Year 2025-2026 assessment is in compliance with Proposition 218.

EXISTING SERVICE AREA BUDGET

CSA 19 - Runyan Zone 1, Sterling Zone 2, Palm Estates and Wenstrand Ranch Zone 3

EXPENSE DESCRIPTION	TOTAL BUDGET Zone 1	TOTAL BUDGET Zone 2	TOTAL BUDGET Zone 3
	2%	69%	29%
ADMINISTRATION			
County Administration	\$ 20.00	\$ 690.00	\$ 290.00
Miscellaneous/Other Admin Fees	\$ -	\$ -	\$ -
Total	\$ 20.00	\$ 690.00	\$ 290.00
PARKS & RECREATION			
Parks Labor	\$ 114.34	\$ 3,937.83	\$ 1,655.03
Parks Vandalism/Graffiti	\$ 60.00	\$ 2,070.00	\$ 870.00
Parks Utilities	\$ -	\$ -	\$ -
Parks Other Supplies	\$ 1.08	\$ 37.26	\$ 15.66
Total	\$ 175.42	\$ 6,045.09	\$ 2,540.69
PUBLIC WORKS			
Pond Excavation	\$ -	\$ -	\$ -
SWRCB Permit Requirement	\$ 100.00	\$ 1,535.00	\$ 295.00
Pump Replacement	\$ -	\$ -	\$ -
Cleaning Drainage System (storm and/or catch basins)	\$ 584.58	\$ 23,837.91	\$ 7,000.00
Street Sweeping	\$ 1,000.00	\$ 30,000.00	\$ 16,500.00
Curb & Gutter Repair	\$ -	\$ -	\$ -
Weed Spraying	\$ -	\$ 1,620.00	\$ 1,131.31
Erosion Control	\$ -	\$ -	\$ -
Separator Cleaning	\$ -	\$ -	\$ -
Utilities	\$ -	\$ 13,950.00	\$ 3,635.00
Total	\$ 1,684.58	\$ 70,942.91	\$ 28,561.31
Capital Improvement Reserve-Parks	\$ -	\$ -	\$ -
Capital Improvement Reserve -Public Works	\$ -	\$ -	\$ -
General Benefits (-)	\$ (250.00)	\$ (7,500.00)	\$ (4,125.00)
Total Administration, Parks & Rec, Public Works Budget	\$ 1,630.00	\$ 70,178.00	\$ 27,267.00
Adjustments to Available Fund Balance			
Beginning Fund Balance (Estimated for 2025-26)	\$ 2,869.00	\$ 98,992.00	\$ 41,605.00
General Fund (or PW) Loan Repayment/Advance (+)	\$ -	\$ -	\$ -
Capital Improvement Expenditure -Parks (-)	\$ -	\$ -	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -	\$ -	\$ -
6 Months Operating Reserve (-)	\$ (815.00)	\$ (35,089.00)	\$ (13,633.50)
Use of Fund Balance for FY2025-26 (-)	\$ (589.00)	\$ (31,579.00)	\$ (11,084.00)
Current Fund Balance	\$ 1,465.00	\$ 32,324.00	\$ 16,887.50
Required Capital Reserve Parks (-)	\$ (600.00)	\$ (5,400.00)	\$ -
Required Capital Reserve Public Works (-)	\$ -	\$ (54,000.00)	\$ -
Available Fund Balance	\$ 865.00	\$ (27,076.00)	\$ 16,887.50
Total Administration, Parks & Rec, Public Works Budget	\$ 1,630.00	\$ 70,178.00	\$ 27,267.00
Use of Fund Balance (-)	\$ (589.00)	\$ (31,579.00)	\$ (11,084.00)
Balance to Levy	\$ 1,041.00	\$ 38,599.00	\$ 16,183.00
District Statistics			
Total Parcels	20	307	60
Parcels Levied	20	307	59
Total EBU	20.00	306.68	57.37
Levy per EBU	\$ 52.05	\$ 125.86	\$ 282.08
Capital Reserve Target	\$ 600.00	\$ 59,400.00	\$ -

*Runyan receives no benefit from Sterling storm drain system and equal benefit from parks.

SERVICE AREA BUDGET AFTER ANNEXATION

CSA 19 - Runyan Zone 1, Sterling Zone 2, Palm Estates and Wenstrand Ranch Zone 3

EXPENSE DESCRIPTION	TOTAL BUDGET Zone 1	TOTAL BUDGET Zone 2	TOTAL BUDGET Zone 3
	2%	69%	29%
ADMINISTRATION			
County Administration	\$ 20.00	\$ 690.00	\$ 290.00
Miscellaneous/Other Admin Fees	\$ -	\$ -	\$ -
Total	\$ 20.00	\$ 690.00	\$ 290.00
PARKS & RECREATION			
Parks Labor	\$ 114.34	\$ 3,937.83	\$ 1,655.03
Parks Vandalism/Graffiti	\$ 60.00	\$ 2,070.00	\$ 870.00
Parks Utilities	\$ -	\$ -	\$ 547.24
Parks Other Supplies	\$ 1.08	\$ 37.26	\$ 15.66
Total	\$ 175.42	\$ 6,045.09	\$ 3,087.93
PUBLIC WORKS			
Pond Excavation	\$ -	\$ -	\$ -
SWRCB Permit Requirement	\$ 100.00	\$ 1,535.00	\$ 295.00
Pump Replacement	\$ -	\$ -	\$ -
Cleaning Drainage System (storm and/or catch basins)	\$ 584.58	\$ 23,837.91	\$ 7,000.00
Street Sweeping	\$ 1,000.00	\$ 30,000.00	\$ 16,500.00
Curb & Gutter Repair	\$ -	\$ -	\$ -
Weed Spraying	\$ -	\$ 1,620.00	\$ 1,131.31
Erosion Control	\$ -	\$ -	\$ -
Separator Cleaning	\$ -	\$ -	\$ -
Utilities	\$ -	\$ 13,950.00	\$ 3,635.00
Total	\$ 1,684.58	\$ 70,942.91	\$ 28,561.31
Capital Improvement Reserve-Parks	\$ -	\$ -	\$ -
Capital Improvement Reserve -Public Works	\$ -	\$ -	\$ -
General Benefits (-)	\$ (250.00)	\$ (7,500.00)	\$ (4,125.00)
Total Administration, Parks & Rec, Public Works Budget	\$ 1,630.00	\$ 70,178.00	\$ 27,814.24
Adjustments to Available Fund Balance			
Beginning Fund Balance (Estimated for 2026-27)	\$ 2,869.00	\$ 98,992.00	\$ 73,869.91
General Fund (or PW) Loan Repayment/Advance (+)	\$ -	\$ -	\$ -
Capital Improvement Expenditure -Parks (-)	\$ -	\$ -	\$ -
Capital Improvement Expenditure (pumps etc.) (-)	\$ -	\$ -	\$ -
6 Months Operating Reserve (-)	\$ (815.00)	\$ (35,089.00)	\$ (13,907.12)
Use of Fund Balance for FY2026-27 (-)	\$ (589.00)	\$ (31,579.00)	\$ (11,084.00)
Current Fund Balance	\$ 1,465.00	\$ 32,324.00	\$ 48,878.79
Required Capital Reserve Parks (-)	\$ (600.00)	\$ (5,400.00)	\$ -
Required Capital ReservePublic Works (-)	\$ -	\$ (54,000.00)	\$ -
Availbale Fund Balance	\$ 865.00	\$ (27,076.00)	\$ 48,878.79
Total Administration, Parks & Rec, Public Works Budget	\$ 1,630.00	\$ 70,178.00	\$ 27,814.24
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Balance to Levy	\$ 1,041.00	\$ 38,599.00	\$ 16,730.24
District Statistics			
Total Parcels	20	307	60
Parcels Levied	20	307	59
Total EBU	20.00	306.68	59.31
Levy per EBU	\$ 52.05	\$ 125.86	\$ 282.08
Capital Reserve Target	\$ 600.00	\$ 59,400.00	\$ -

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