



# Resource Management Agency

## COUNTY OF TULARE AGENDA ITEM

### BOARD OF SUPERVISORS

LARRY MICARI  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

EDDIE VALERO  
District Four

DENNIS TOWNSEND  
District Five

**AGENDA DATE:** December 17, 2024 – REVISED

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	N/A

CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010

**SUBJECT:** Proceedings to Form Assessment District No. 24-835R-GOSHEN

### **REQUEST(S):**

That the Board of Supervisors:

1. Initiate proceedings to form Assessment District No. 24-835R-GOSHEN, to pay for public street maintenance, within Subdivision Tract No. 835, located at the southwest corner of Avenue 312 and Road 76, in the community of Goshen.
2. Approve the Engineer's Report.
3. Approve the proposed Boundary Map and direct the Clerk of the Board to file certified copies with the Clerk-Recorder.
4. Declare the Board's intention to levy and collect assessments.
5. Set the date and time for a public hearing on February 4, 2025 at 9:30 a.m. or thereafter.
6. Approve the form of the letter notice and ballot and direct the County Engineer to mail the letter notice and ballot to each record owner within Subdivision Tract No. 835 that is benefited by Florence Avenue.
7. Direct the County Engineer to post and publish the Notice of Public Hearing in accordance with law.

### **SUMMARY:**

On August 16, 2005, the Board of Supervisors adopted Resolution No. 2005-0519 requiring the formation of an assessment district for the maintenance of new public roadways resulting from land division and/or development activities. Planning Commission Resolution No. 2015-0960, approving the tentative map for Subdivision Tract No. 835, required the formation of a road maintenance assessment district as a condition precedent to the recordation of the Final Map for Phase 2 of Subdivision Tract No. 835.

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Subdivision Tract No. 835 is a division of a 35-acre site into single-family, multi-family, parks/open space, and commercial lots. This subdivision is located at the southwest corner of Avenue 312 (Riggin Avenue) and Road 76 (American Street) in the unincorporated community of Goshen. The vesting tentative map for TSM 835 was approved by Planning Commission Resolution No. 9141 and affirmed by the Board under Resolution No. 2015-0960.

Florence Avenue was constructed to serve the multi-family residential and commercial lots of Subdivision Tract No. 835. The single-family residential lots portion of the tract will be not part of this Assessment District or serviced by Florence Avenue. These will be serviced by internal roads for which a separate Road Assessment District 24-835R-GOSHEN(2), was already formed.

The Benefit Assessment Act of 1982, Section 54703 et seq. of the Government Code, provides for the formation of assessment districts to fund the maintenance of the public streets and roadways. Construction costs of road improvements were borne by the Subdivider of Subdivision Tract No. 835. The costs of maintaining these improvements and administering this Assessment District are proposed to be provided for by assessing the 5 lots with frontage on Florence Avenue or whose primary access is Florence Avenue proportional to equivalent dwelling units, for which the district will have 251.3. The proposed annual assessment rate is \$12.67 per equivalent dwelling unit, totaling \$3,184.65 annually.

Typically, assessments of this nature are formed with the final maps, when the properties are under common ownership, which permits the waiver of ballots, notices, and public hearings. In this instance, however, the assessment district formation is occurring after the subdivision map has been recorded and ownership has changed. This was done to accommodate specific deadlines for the developer; however, while this approach simplifies administration by enabling the creation of a single assessment district for the lots benefitted by Florence, rather than multiple districts, it was only considered as the long-term ownership Self-Help Enterprise and its affiliated companies of most of the previously subdivided parcel in this tract.

The Notice of Public Hearing will be published in accordance with Government Code Section 6066, which requires two successive weeks of publication before the hearing. Additionally, the Notice will be posted in three conspicuous locations within the County jurisdiction. Resource Management Agency staff will handle these requirements.

**FISCAL IMPACT/FINANCING:**

There is no net cost to the County General Fund.

Costs for preparing the reports, maps, and notices will be covered by the Roads Fund.

All expenses related to engineering, district oversight, and road maintenance will be funded through the assessment district.

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**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

Safety and Security: The County's five-year strategic plan includes a Safety and Security initiative to provide for the safety and security of the public. The formation of this assessment district helps fulfill this initiative by ensuring and maintaining adequate roadways for the safety and protection of the public.

**ADMINISTRATIVE SIGN-OFF:**

**/s/ Reed Schenke**

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Reed Schenke, P.E.  
Director

Cc: County Administrative Office

Attachment A – Vicinity Map

Attachment B – Engineer's Report

Attachment C – Proposed Boundary Map

Attachment D – Letter of Notice

Attachment E – Assessment Ballot

Attachment F – Notice of Public Meeting and Hearing