



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

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. 24-835-GOSHEN

REQUEST(S):

That the Board of Supervisors:

1. Initiate proceedings to form Assessment District No. 24-835-GOSHEN, to pay for storm drainage systems within Subdivision Tract No. 835, located at the northwest corner of Avenue 310 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 of notice and ballot and direct the County Engineer to mail the letter of notice and ballot to each record owner within Subdivision Tract No. 835.
7. Direct the County Engineer to post and publish the Notice of Public Hearing in accordance with law.

SUMMARY:

On December 7, 1993, the Board of Supervisors adopted Resolution No. 93-1375 requiring the formation of an assessment district for the maintenance of storm drainage systems resulting from land division and/or development activities.

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

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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.

Condition No. 19 of the Planning Commission's approval required the formation of a storm drainage Assessment District. The Board approved the final phase of Tract No. 835, recorded on November 13, 2024, in Volume 45 of Maps, Page 33. The timing of Condition No. 19 was modified to be a prerequisite for building permits for the final phase through Minor Modification MIM 24-053, recorded on October 16, 2024, as Document No. 2024-0052074. This modification is also noted on the face of the final map.

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 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 Benefit Assessment Act of 1982, Section 54700 et seq. of the Government Code, provides for the formation of Assessment Districts to fund the maintenance of storm drainage systems. The subdivider of Subdivision Tract No. 835 has borne the construction costs of storm drainage system improvements. The costs of maintaining these improvements and administering this Assessment

The assessment for the 95 lots in Subdivision Tract No. 835 is calculated based on acreage and will fund the ongoing maintenance and repair of the storm drainage system. The proposed annual assessment rate is \$85.40 per acre, totaling \$2,715.00 annually.

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 storm drainage maintenance will be funded through the assessment district.

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

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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

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