

# RANCHO VISTA COMMUNITY MEETING

Luck Library  
SEPTEMBER 30, AT 6 PM



# AGENDA

1. INTRODUCTIONS
2. STATUS OF VARIOUS DEVELOPMENTS
3. CITY MANAGER REVIEW OF “CFD ZONE 2”
4. QUESTIONS AND ANSWERS UNTIL (7:30 PM)

## 2. STATUS OF VARIOUS DEVELOPMENTS

1. WATER AND WASTEWATER  
(October 7, 2021)
2. ADU'S, SHORT TERM RENTALS,  
HOME OCCUPATIONS, URBAN  
GROWTH BOUNDARY, THIRD  
STREET MASTER PLAN
3. ELITE HOMES (Trailside)
4. LOAYZA SUBDIVISION
5. MERITAGE



# PARCEL A

RIGHT OF WAY  
DEDICATION

0.13AC

$R=22.50'$

$L=32.30'$

$\Delta=82^{\circ}15'11''$

S  $46^{\circ}17'14''$  E 64.88'

N  $60^{\circ}32'34''$  E 6.27'

0.4%

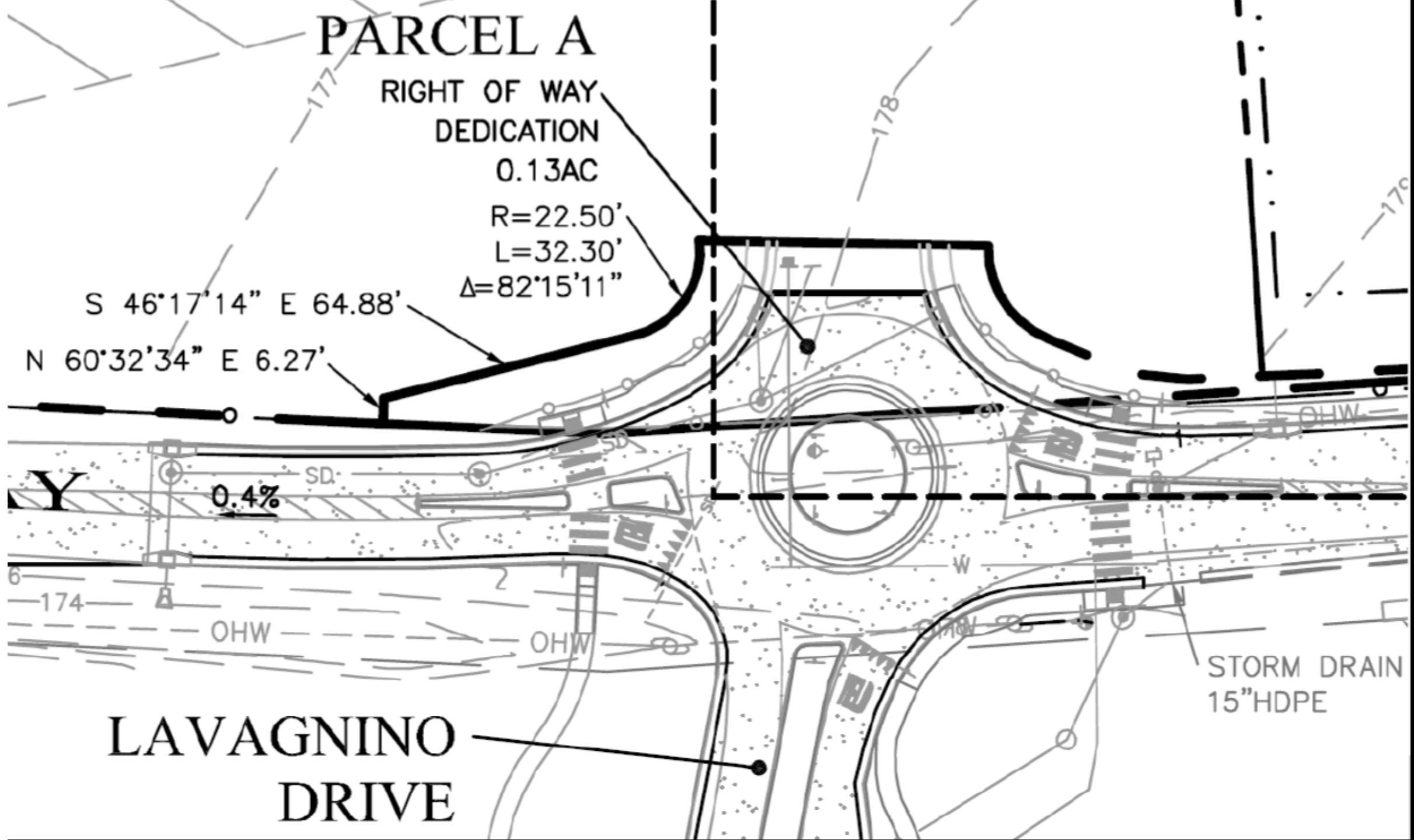
SD

OHW

OHW

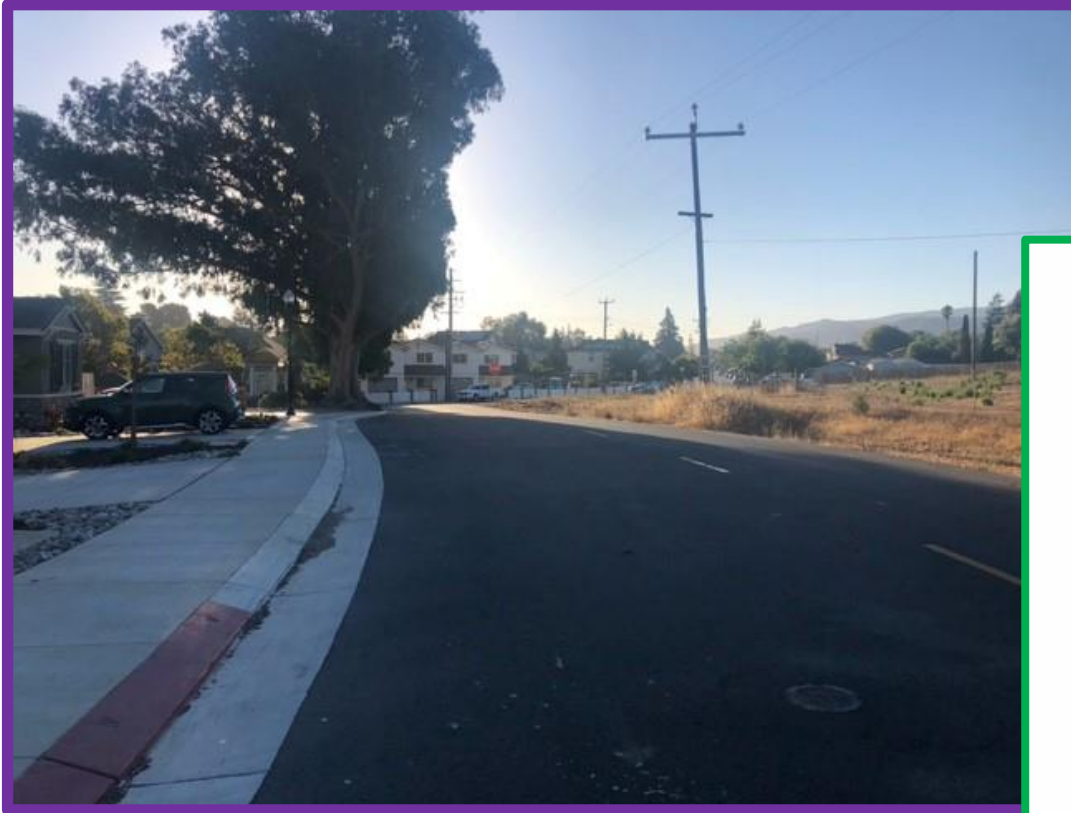
STORM DRAIN  
15"HDPE

LAVAGNINO  
DRIVE



Elite Homes/"Trailside"

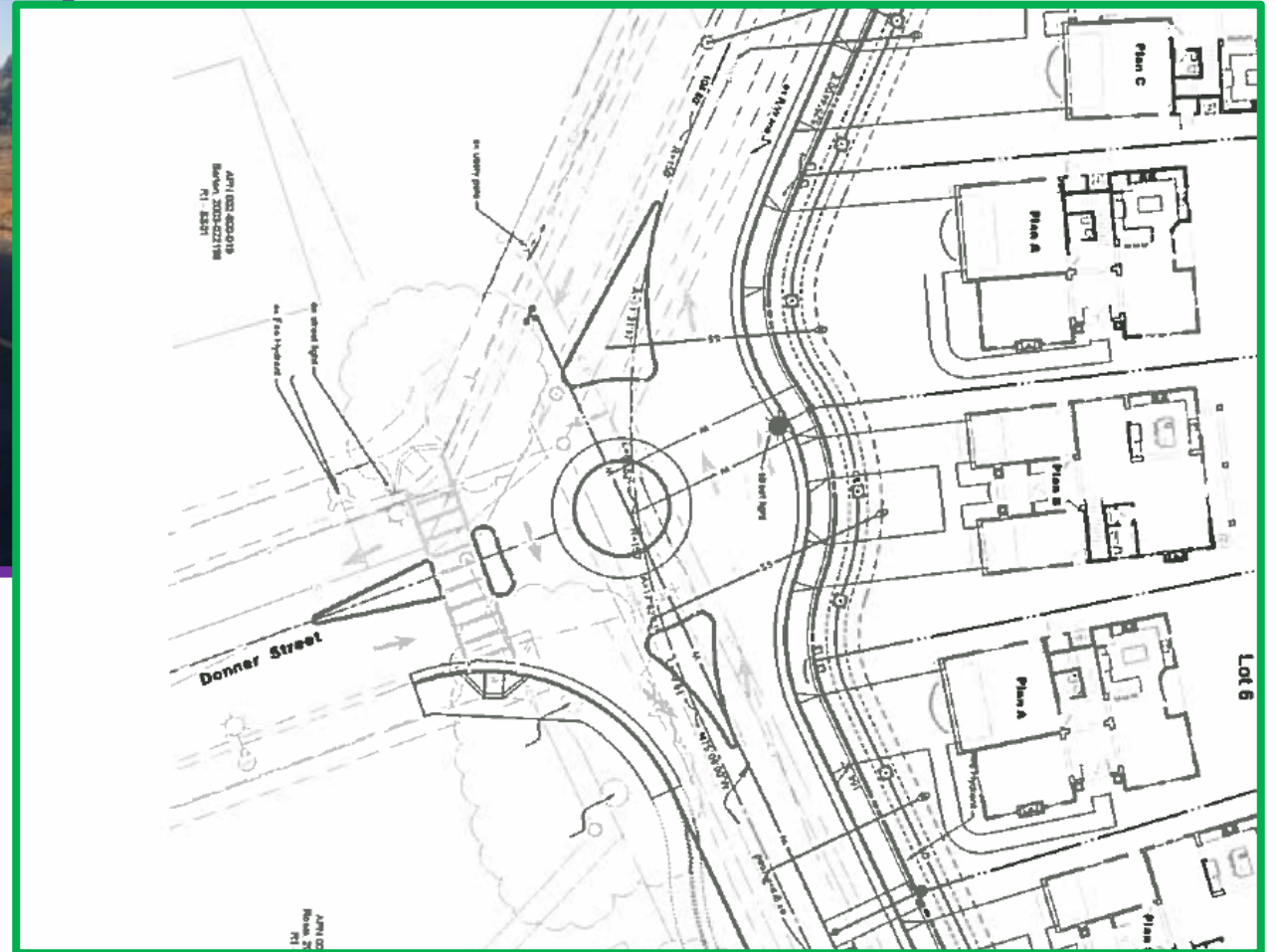
27 Single family Homes @ 4,000 Sq Feet



Condition 27 and 28

Widen 3<sup>rd</sup> Street

Build a Round-About at Donner and  
3<sup>rd</sup>



# 3. OVERVIEW OF “CFD ZONE 2”

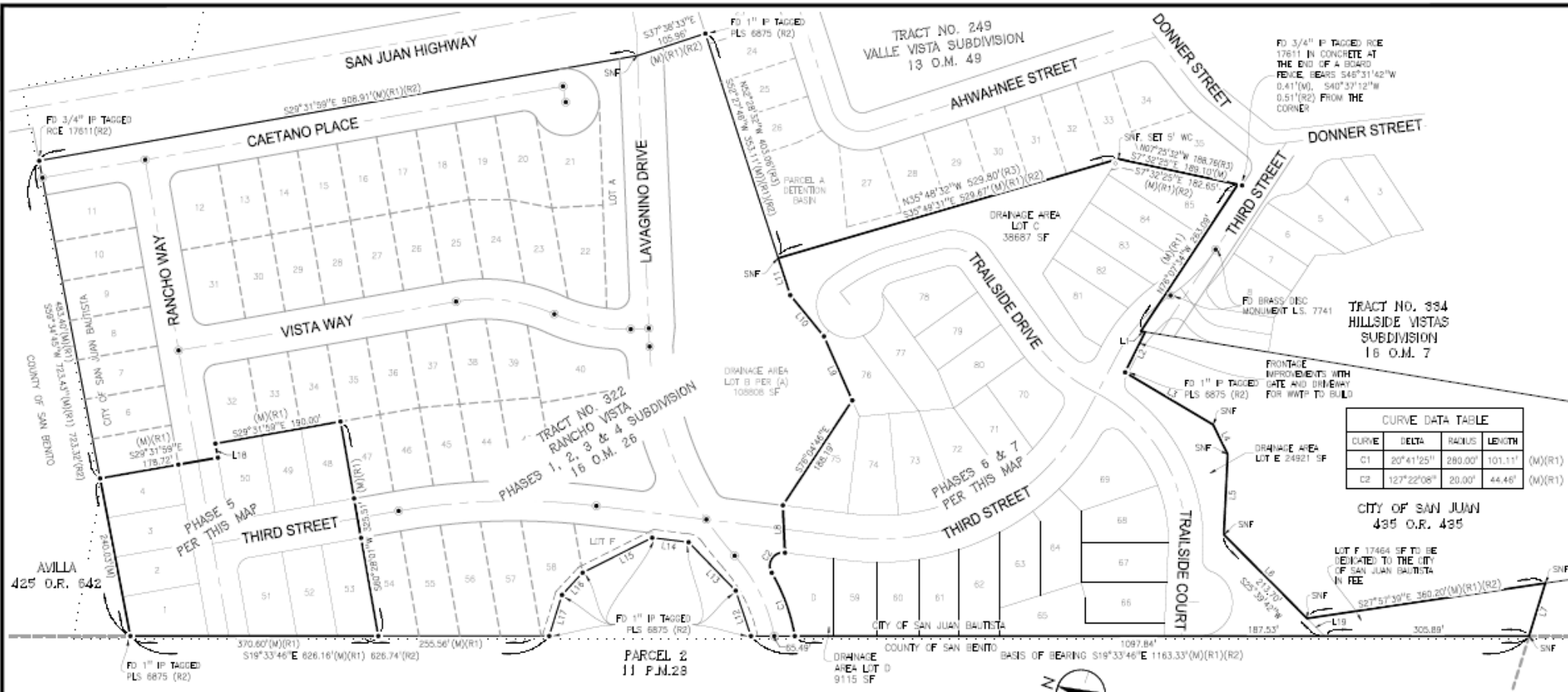
**Origin-** Mello Ros Community Facilities Act of 1982

**Intention-** establish a financing tool to pay for the maintenance and special needs of a specific community (“District”)

**Voted for and approved,** prior to approval of the Parcel Map

**Based on a list of services to be provided,** and an Engineer’s cost estimate





CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	(M)(R1)
C1	20°41'25"	280.00'	101.11'	(M)(R1)
C2	127°22'08"	20.00'	44.48'	(M)(R1)

CITY OF SAN JUAN  
435 O.R. 435

LOT F 17464 SF TO BE  
REVERTED TO THE CITY  
OF SAN JUAN BAUTISTA  
IN FEE

**LEGEND:**

- FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED L.S. 8225 UNLESS NOTED OTHERWISE
- FOUND AND ACCEPTED 3/4" IRON PIPE TAGGED L.S. 8225 IN MONUMENT WELL UNLESS NOTED OTHERWISE
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225 IN MONUMENT WELL
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. 8225 AT ALL LOT CORNERS, BEGINNING & END OF CURVES AND INTERSECTION OF SUBDIVISION BOUNDARIES UNLESS NOTED OTHERWISE
- DENOTES JURISDICTIONAL BOUNDARY LINE BETWEEN CITY AND THE COUNTY

S.B.C.R. SAN BENITO COUNTY RECORDS  
RS RECORD OF SURVEY  
PW PARCEL MAP  
M MAPS  
PUE MEASURED ON THIS SURVEY  
C99 PUBLIC UTILITY EXISTENT  
L99 CURVE DATA TABLE REFERENCE  
(R) LINE DATA TABLE REFERENCE  
(R) RADIAL BEARING  
WC WITNESS CORNER  
FD FOUND  
IP IRON PIPE  
SF SQUARE FEET  
SNF SEARCHED: NOTHING FOUND

**BASIS OF BEARINGS:**

THE BEARINGS ON THIS MAP ARE BASED ON THE WESTERLY LINE OF THAT CERTAIN PARCEL 1 AS FOUND MONUMENTED AND RECORDED AS SOUTH 19°33'46" EAST IN BOOK 11 OF PARCEL MAPS, PAGE 28, SAN BENITO COUNTY RECORDS.

**REFERENCES:**

(R1) BOOK 16 OF MAPS, PAGE 26, S.B.C.R.  
(R2) BOOK 11 OF MAPS, PAGE 28, S.B.C.R.  
(R3) BOOK 13 OF MAPS, PAGE 49, S.B.C.R.

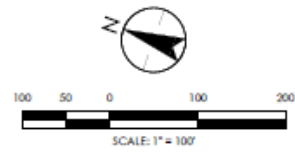
**SUBDIVISION SUMMARY:**

37 LOTS — 6.89 ACRES  
LOTS C, D, E AND F — 2.06 ACRES  
STREET R/W DEDICATION — 2.97 ACRES

**TOTAL (PHASES 5, 6 & 7) — 11.92 ACRES**

**NOTES:**

1. SHEET 1 CERTIFICATE
2. SEE SHEET 2 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.
3. SEE SHEET 3 FOR DETAILED LOTS
4. SEE SHEET 4 FOR DETAILED LOTS AND THALES OF MEASUREMENTS
5. FOR EXISTING EXHIBITS SEE SHEET 3 OF 4



LINE DATA TABLE			LINE DATA TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S10°19'09"E	6.58'	L11	N52°27'46"E	58.15'
L2	S83°01'13"E	67.48'	L12	S51°52'17"W	71.36'
L3	S11°10'02"W	153.16'	L13	S26°19'29"W	101.21'
L4	S44°11'01"W	49.38'	L14	S12°31'26"E	54.80'
L5	S73°14'31"W	120.04'	L15	S46°15'04"E	118.38'
L6	S25°39'42"W	176.56'	L16	S66°41'37"E	45.45'
L7	S67°31'58"W	82.62'	L17	N67°42'41"E	64.26'
L8	N67°55'09"E	70.99'	L18	N60°28'01"E	21.34'
L9	N46°33'20"E	104.62'	L19	S25°39'42"W	37.14'
L10	N31°06'06"E	79.57'			

TRACT NO. \_\_\_\_\_ - PHASE 5, 6 & 7

## RANCHO VISTA

BEING A SUBDIVISION OF PHASE 5, 6 AND 7, AS SHOWN ON THE MAP OF "RANCHO VISTA" TRACT NO. 322 FILED IN BOOK 16 OF MAPS, AT PAGE 26, SAN BENITO COUNTY RECORDS, IN THE CITY OF SAN JUAN BAUTISTA, IN THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA

DATE: FEBRUARY 16, 2018

**W&H CONSULTING ENGINEERS**

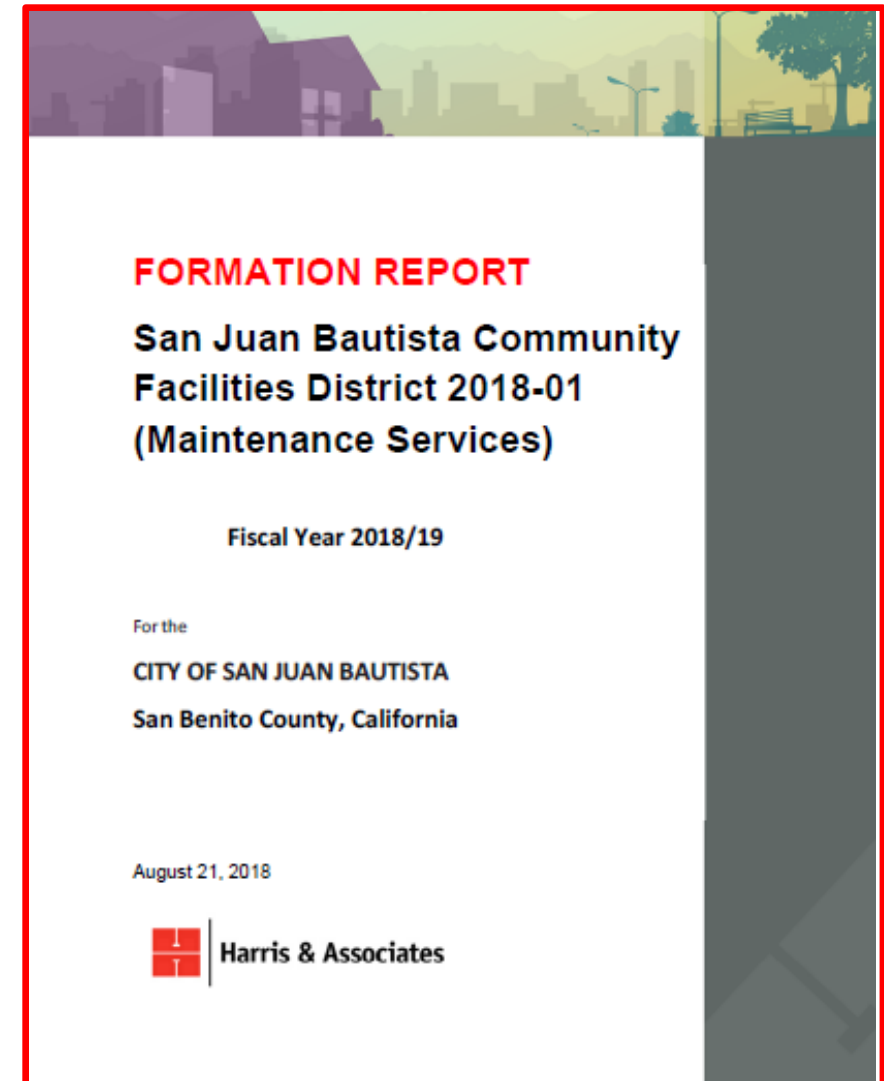
430 10th Street  
Modesto, CA 95354  
Tel: 209.568.4477 Fax: 209.568.4478

# 3. CFDs

## TABLE OF CONTENTS

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INTRODUCTION.....	1
DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD .....	2
PROPOSED BOUNDARIES OF THE CFD.....	2
COSTS OF SERVICES TO BE MAINTAINED BY THE CFD.....	3
CFD BUDGET.....	3
RATE AND METHOD OF APPORTIONMENT .....	9
APPENDIX A – DISTRICT BOUNDARY MAP	
APPENDIX B – AUTHORIZED SERVICES	
APPENDIX C – SPECIAL TAX ROLL	





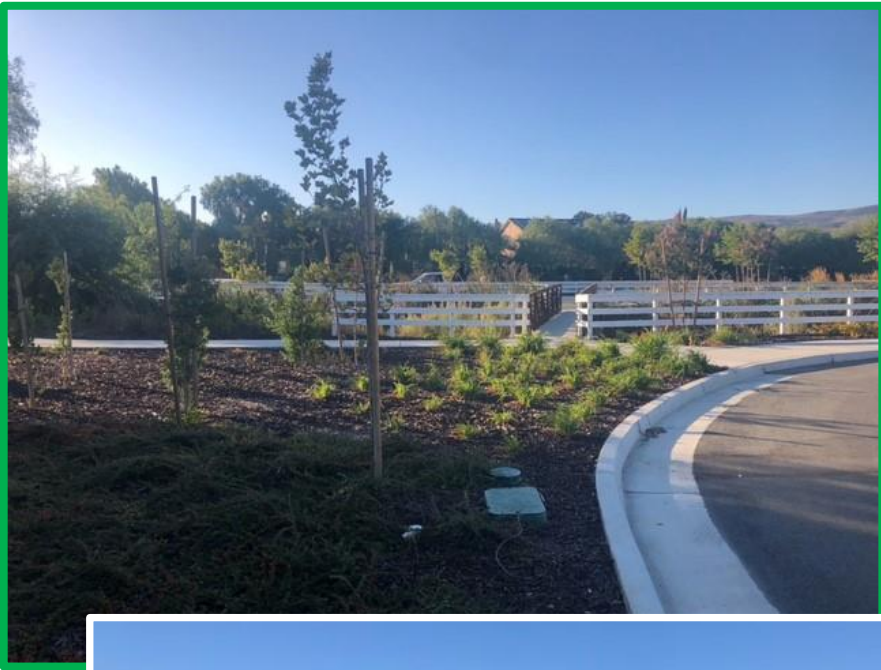
# DESCRIPTION OF SERVICES TO BE FUNDED BY THE CFD

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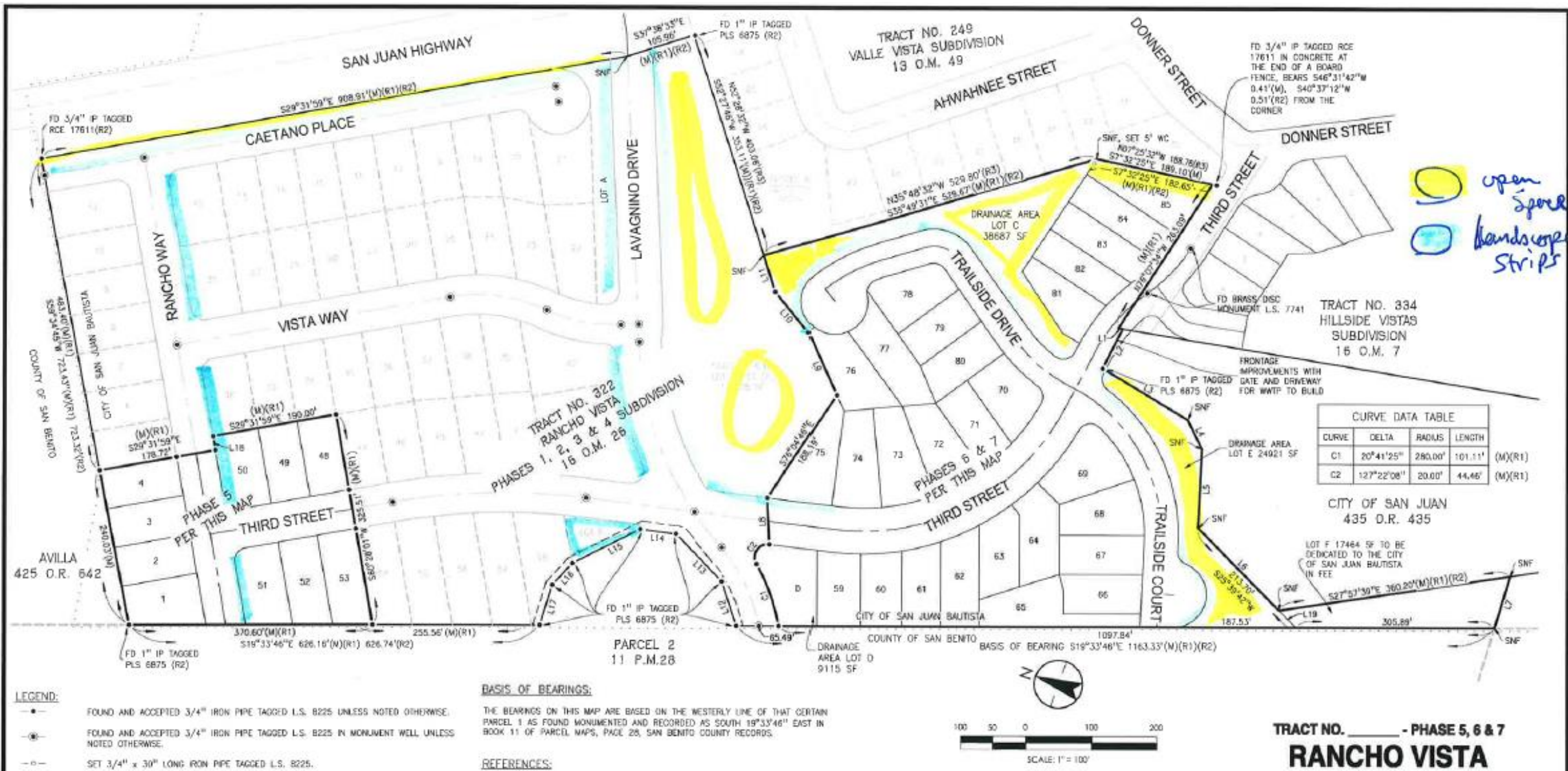
The Services include but are not limited to the list shown below ("Services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982), and are proposed to be funded by the CFD, including all related administrative costs, expenses and related reserves for the proper and continued maintenance of same. Please see Appendix B for a more detailed list of all Services.

- Landscape Maintenance
- Park Maintenance
- Recreational Equipment
- Street and Sidewalk Maintenance
- Curb & Gutter Maintenance
- Street Lighting Maintenance
- Storm Drain Maintenance
- Sound Wall Maintenance
- Fencing
- Graffiti Abatement
- Mosquito Abatement

The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the City to fund future repairs and/or replacement of the facilities/improvements described above, as determined by the City.











## Tax Zone 2 (Rancho Vista) Cost Estimate

Item	Cost/Year
<b>Maintenance</b>	
Landscape Maintenance	\$30,099.77
Street Lighting Maintenance	1,110.00
Street Maintenance	<u>4,133.94</u>
<b>Total Maintenance Cost</b>	<b>\$35,343.71</b>
<b>Administrative Cost</b>	<b>\$5,561.97</b>
<b>Reserves</b>	
Operating Reserve (10% of Total Maintenance Cost)	\$3,534.37
Annual Capital Replacement Reserve	<u>48,306.85</u>
<b>Total Reserves</b>	<b>\$51,841.22</b>
<b>Total Maintenance, Administrative and Reserve Costs</b>	<b>\$92,746.90</b>
<b>Total Maximum Special Tax Amount - Fiscal Year 2018/19</b>	<b>\$92,746.90</b>

FORMATION REPORT ANNUAL COST ESTIMATE  
CALLS FOR AN ANNUAL CAPITAL RESERVE OF  
**\$48,306.85** (HALF OF THE ANNUAL ASSESSMENT)

TOTAL ANNUAL BUDGET IN FY 18/19 OF **\$92,746.90**

**THE LIST OF CAPITAL RESERVE COSTS IS EXTENSIVE**

**Includes the Sewer Lift Station**

**All 37 Street lights**

**Sound walls and Fencing**

**Sidewalks and Streets**



# ANNUAL CAPITAL RESERVE RECOMMENDATION

1.Landscape Improvements = \$17,000

2.Street lighting Improvements = \$2,800

3.Streets and Sidewalks = \$28,500

\$48,300

# CFD REVENUES

Original FY 18/19 estimate requires  
( $\$1,091.14 \times 85 \text{ lots} = \$92,746.90$ )

\$1,091.14

Increased by the Cost of Living each year

First Year Assessment was in FY 19/20

\$1,133.30

This is an increase of 39% (about 2% per year)

Assessed on 59 lots out of 85, District received \$56,260

# Current Fiscal Status

FY 20/21 the Assessment was reduced from \$1,130 to \$678.32

Not clear why, could have billed \$1,155.97 (2% increase)

Billed 85 Lots for a total revenue of \$57,644

FY 2021 expenditures = \$37,065 (no reserves)

Mostly for Landscaping and PGE- (less than 18/19 estimates)

FY 21/22- SMALL INCREASE TO \$768.50 PROJECTED REVENUE OF \$65,322

COULD HAVE BILLED \$1,193.29 (WOULD HAVE YEILDED \$101,430)

FUND BALANCE JULY 1, 2021 = \$47,201

# EXPENSE BUDGET for FY 21/22

ACCOUNT ID	Description	Fund Name	Fund Code	FY21/22 Budget Rancho Vista
660.66.599.999	Transfer to GF for Admin	CFD Z2 Rancho Vista	660	4,654
660.66.642.000	PG&E - Street Lights	CFD Z2 Rancho Vista	660	2,234
660.66.760.000	Grounds Maintenance	CFD Z2 Rancho Vista	660	18,495
660.66.760.001	Operational Reserves	CFD Z2 Rancho Vista	660	2,792
660.66.760.002	Capital Reserves	CFD Z2 Rancho Vista	660	28,001
660.66.762.000	Street Maintenance	CFD Z2 Rancho Vista	660	2,540

**TOTAL EXPENSES (RESERVES) = \$58,716**

# Further analysis needed...

Item	Unit	Quantity	Cost/Unit	Cycle	Cost/Year
<u>Landscape Improvements</u>					
Irrigation Controllers	EA	2.00	\$3,500.00	15	\$466.67
Sound Wall	SF	18,650.00	\$1.50	50	\$559.50
Wood/Wire Fencing	LF	2,237.00	\$12.00	15	\$1,789.60
Split-Rail Wood Fencing	LF	1,275.00	\$12.00	15	\$1,020.00
Fitness Stations	EA	4.00	\$5,500.00	12	\$1,833.33
Play Structure (2-5 year olds)	EA	1.00	\$19,500.00	12	\$1,625.00
Play Structure (5-12 year olds)	EA	1.00	\$28,500.00	12	\$2,375.00
Community Cluster Mailboxes	EA	7.00	\$2,500.00	25	\$700.00
Lift Station Controls	EA	1.00	\$5,000.00	7	\$714.29
Lift Station Pump	EA	2.00	\$8,500.00	10	\$1,700.00
Lift Station Back-Up Pump	EA	1.00	\$8,500.00	20	\$425.00
Lift Station Well and Piping	EA	1.00	\$150,000.00	40	<u>\$3,750.00</u>
<b>Total Landscape Improvements Replacement Cost</b>					<b>\$16,958.39</b>

DESCRIPTION	0-5 years	5-10 years	10-15 year	15-20 years	20- 25years	25-30 year	35-40 years	40-55- years	50 years	TOTALS
<b>LANDSCAPE COSTS</b>										
<b>Irrigation Controllers</b>			\$ 7,000							
<b>Sound Wall</b>									\$ 932,500	
<b>Wood wire fencing</b>				\$26,844						
<b>Split Rail Wood Fencing</b>				\$15,300						
<b>Fitness Stations</b>			\$ 22,000							
<b>Play structure (2-5yr old)</b>			\$ 19,500							
<b>Play structure (5-12yr old)</b>			\$ 28,500							
<b>Mailboxes</b>						\$ 17,500				
<b>Sewer Lift Station Controls</b>		\$ 5,000								
<b>Sewer Lift Station Pump</b>		\$ 17,000								
<b>Sewer Lift Station back-up Pump</b>					\$ 8,500					
<b>Sewer Well and Pipes</b>								\$ 150,000		
<b>STREET LIGHTS</b>	\$ -	\$ 22,000	\$ 77,000	\$ 42,144	\$ 8,500	\$ 17,500	\$ -	\$ 150,000	\$ 932,500	\$ 1,249,644
<b>Street light Pole</b>									\$ 111,000	
<b>Street Light LED Poer mod</b>	\$ 5,550									
<b>Strret Light Optical Mod</b>				\$ 27,750						
<b>STREETS AND SIDEWALKS</b>	\$ 5,550	\$ -	\$ -	\$ 27,750	\$ -	\$ -	\$ -	\$ -	\$ 111,000	\$ 144,300
<b>Slurry Streets</b>						\$ 147,912				
<b>Street crack repiar</b>						\$ 62,279				
<b>Street overlay</b>							\$ 700,638			
<b>Sidewalk</b>									\$ 312,739	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,191	\$ 700,638	\$ -	\$ 312,739	\$ 1,223,568
	\$ 5,550	\$ 22,000	\$ 77,000	\$ 69,894	\$ 8,500	\$ 227,691	\$ 700,638	\$ 150,000	\$ 1,356,239	\$ 2,617,511.85



# Assets valued at \$2.617 million in 2018/29

Saving \$50,000 per year, it will take 52.35 years to save that much

But, if \$28,000 per year is saved for 40-years, it will cover 90%

Half of the Assets (value) have an expected life of more than 50 years

The current Budget will put \$28,000 aside in FY 21-22

# SUMMARY

The District is new, and operational cost are lower than anticipated

City began charging the maximum allowable, then cut back for two-years

District receives 70% of the estimated revenue needed to fully fund reserves

Recommend working back to that fully funded reserve

The capital reserve does not have a cap (so how much is enough?)

Cost of Living Increase next year? Any increase?