

AGENDA DATE: November 14, 2006



RESOURCE MANAGEMENT AGENCY

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Roger Hunt	Administrative Services

HENRY HASH, DIRECTOR

AGENDA ITEM

ITEM NO. _____
District 1

SUBJECT:

Initiate proceedings to form Assessment District No. 05-773R-STRATHMORE, to pay for the continuing cost of maintenance of the public streets and roadways within Subdivision Tract No. 773 located in the community of Strathmore.

REQUEST(S):

1. Initiate proceedings to form Assessment District No. 05-773R-STRATHMORE.
2. Designate the County Engineer as the Engineer for the purpose of these proceedings.
3. Direct the Engineer to prepare and file a report with the Clerk of the Board.

SUMMARY:

The Board of Supervisors has directed, in Board Resolution No. 2005-0519, that the County will require the formation of an assessment district for the maintenance of new public roadways resulting from land division and land development activities. Planning Commission Resolution No. 8164 approving the Tentative Map for Subdivision Tract No. 773 required the formation of a road maintenance assessment district as a condition precedent to recordation of the Final Map for Subdivision Tract No. 773. The Subdivider (Halpern Industries) has requested the County form an assessment district to pay for maintenance of the public streets and roadways serving Subdivision Tract No. 773.

Subdivision Tract No. 773 is a division of an 11 acre parcel into 46 residential lots located on the east side of Road 228 and the north side of Avenue 194 in the community of Strathmore.

Construction cost of the streets and roadway improvements will be borne by the Subdivider of Subdivision Tract No. 773. The cost of maintaining these improvements and administering this assessment district is proposed to be provided for by assessing the 46 residential lots in the subdivision. 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.

3. The County Engineer of the County of Tulare is hereby designated the Engineer for the purpose of these proceedings. The Engineer is hereby directed to prepare and file with the Clerk of the Board of Supervisors a report in accordance with the Benefit Assessment Act of 1982, particularly Government Code Section 54716. Such report shall include, among the other requirements set out by the cited statutes, the originals and at least one copy of a map prepared in accordance with Streets and Highways Code Section 3110 and labeled "Proposed Boundaries, Assessment District No. 05-773R-STRATHMORE of the County of Tulare, State of California" and an assessment diagram prepared in accordance with Streets and Highways Code Sections 3114, 22570, 22571 and 22574 and labeled "Assessment Diagram, Assessment District No. 05-773R-STRATHMORE of the County of Tulare, State of California".

4. The Engineer shall include in the report a factor to cover inflationary cost.

5. Upon receipt of the Engineer's report by the Clerk of the Board of Supervisors, the Resource Management Agency shall bring this matter back to the Board of Supervisors for further action.

THE FOREGOING RESOLUTION was adopted upon motion of Supervisor
seconded by Supervisor _____, at a regular meeting of the Board of Supervisors held
on November 14, 2006 by the following vote:

AYES:

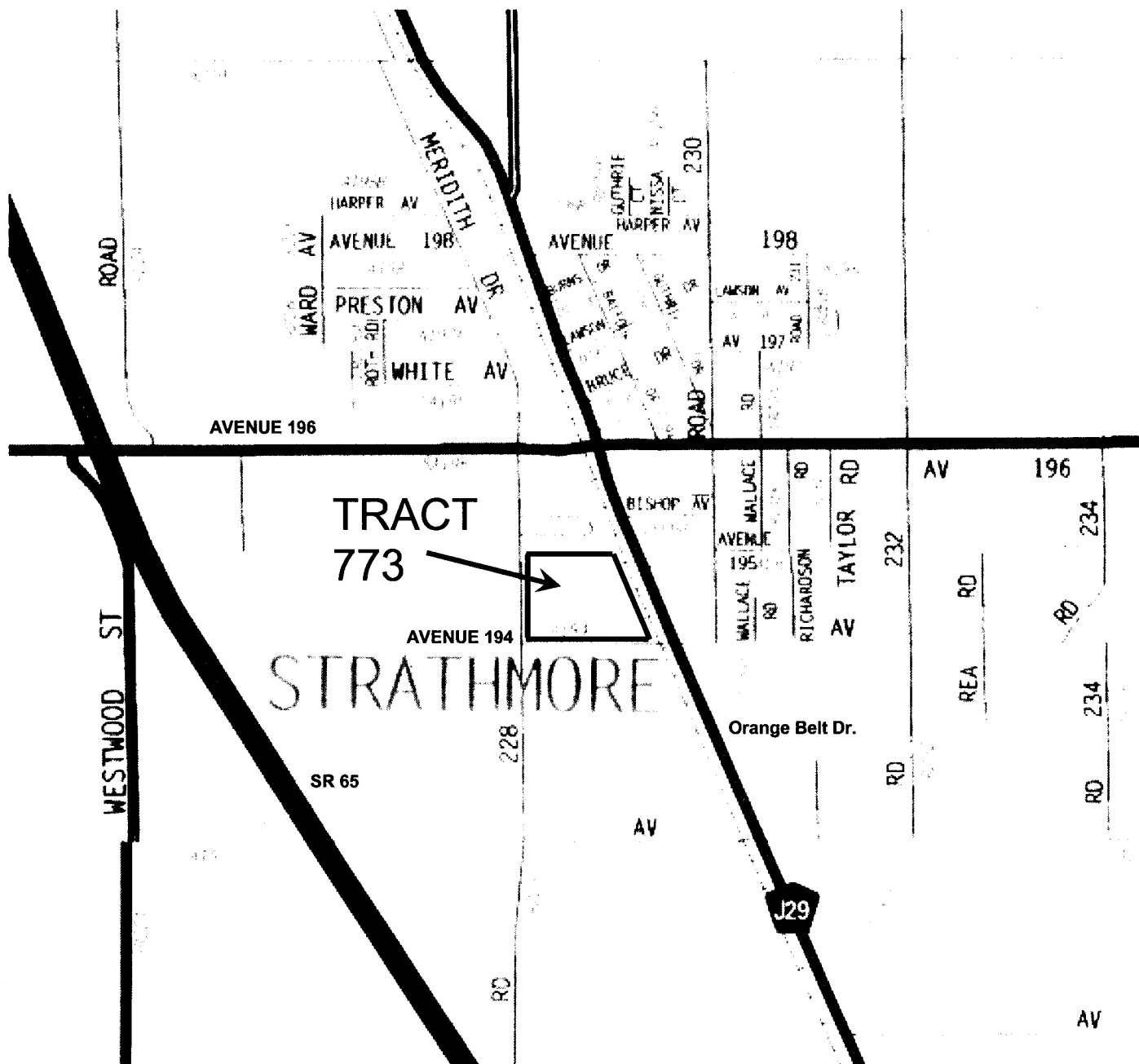
NOES:

ABSTAIN:

ABSENT:

ATTEST: C. BRIAN HADDIX
County Administrative Officer/Clerk
of the Board of Supervisors

By _____
Deputy



Locator Map



No Scale