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**PLANNING DEPARTMENT  
BUILDING DEPARTMENT**

October 29, 2002

Mr. Gene H. Zanger  
Pacheco Creek Estates Development JV  
6680 Pacheco Pass Highway  
Hollister, CA 95023

Subject: Clarification of services for CSA 54 (Pacheco Creek Estates Subdivision)

Dear Mr. Zanger:

The Local Agency Formation Commission of San Benito County approved the formation of County Service Area 54 to provide services to Pacheco Creek Estates. The list of services was articulated in LAFCO Resolution 2001-17.

It is the practice of the LAFCO of San Benito County to authorize the creation of all potential services to a project. The actual services provided by San Benito County are mutually agreed to with the project developer and/or the residents of the County Service Area. Services not covered by San Benito County may be provided through the Home Owner's Association (HOA) of the project.

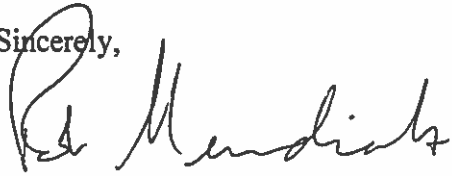
Resolution 2001-17 authorized County Service 54 and created services that are not funded and will only be activated and funded if the Home Owner's Association (HOA) has not fulfilled its responsibility. This creation allows the County to provide additional services to the project in the future should the HOA fail to meet its responsibilities without have to go through the LAFCO authorization and creation process.

Pacheco Creek Estates Development JV as project developer has funded CSA 54 for a period of one year per LAFCO regulations. CSA 54 includes the following service provided by the County of San Benito:

1. Maintenance of sewer and sanitary sewer facilities
2. Maintenance of street lighting
3. Maintenance of roads, streets and street sweeping
4. Maintenance of open space, landscaping and recreational facilities
5. Maintenance of drainage facilities
6. Maintenance of water service
7. Extended police and fire protection

If you have any questions please contact Mary Paxton at (831) 637-5313.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Mendiola". The signature is written in a cursive style with a large initial "R" and "M".

Rob Mendiola  
Director, San Benito County